

June 12, 2018 - Regular Meeting
Agenda Item #21

Subject

Reduction of Code Enforcement Fines for Paul Giorgetti, Code Enforcement Case Number CE2009080101

Briefings

None

Contact and/or Presenter Information

Jeff Bowman, Division Chief, Ext 6854

Action Requested

Motion to reduce the fines for this case to \$2,000.00 + \$40.00 recording fees as previously recommended by the Special Magistrate on May 23, 2018, subject to the following conditions:

1. The reduced fine shall be paid within 90 days or it will revert back to the original fine amount of \$488,700.00 for CE2009080101.
2. Recording fees shall be paid, which total \$40.00.
3. Building and Development Services Department Director is authorized to sign satisfactions of liens if the reduced fines are paid.

Enabling/Regulating Authority

Section 162.09 Florida Statutes

Section 2-7-27 Code of Ordinances

Background Discussion

The previous owner, Niurka Navarro, was cited for placing a mobile home on the property without proper permits or Certificate of Occupancy. The current owner, Paul Giorgetti, purchased the property in foreclosure on February 27, 2013. Mr Giorgetti was unaware of any violations or fines running on the property until code enforcement informed him in 2017. Once he learned of the violations he immediately had both mobile homes removed from the property and all trash and debris removed.

Violation: Sections 512 and 513 of the Manatee County Land Development Code.

History:

1. Notice of Violation was issued August 13, 2009
2. The Special Magistrate Hearing was held on May 26, 2010. The property owner was ordered to comply by July 23, 2010, or a minimum fine of \$150.00 and a daily fine of \$100.00 per violation would be imposed for each day the property was in violation.
3. Complied June 30, 2017
4. Fines for this case total \$488,740.00, which includes \$40.00 for recording fees.
5. Special Magistrate Mitigation hearing was held May 23, 2018. The Magistrate determined that justification exists to reduce the total fine amount and to forward the request to the Board of County

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - June 12, 2018

Commissioners with a recommendation to reduce the fine amount, which totals \$488,740.00, to \$2,000.00 plus \$40.00 recording fees for a total of \$2,040.00 to settle this case. Staff recommends approval.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [BOCC Attachments Paul Giorgetti CE2009080101 \(2\).pdf](#)

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2009080101

vs.

Paul Giorgetti,

Respondent.

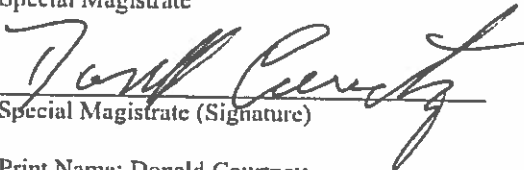
ORDER OF REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 23, 2018, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

1. The Compliance Orders issued on May 26, 2010 found that the original owner(s) Niurka Navarro, was/were the owner(s) or person(s) in charge of the property located at 4750 Wingate Rd., Myakka City and identified in the Manatee County Property Appraiser's records as: PIN57800120, and that the property was in violation of Section(s) 512 and 513 of the Manatee County Land Development Code, in that Respondent set up a single wide mobile home on the property without the required building permit and certificate of occupancy.
2. The Compliance Order imposed a minimum fine of \$150 for each violation in addition to a daily fine of \$150.00 for each day each violation(s) continued to exist past the compliance date ordered.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$488,740.00 which includes \$40 recording fees. A certified copy of the Order of Imposing Fine/Lien issued on May 26, 2010 was recorded in the Public Records of Manatee County for Section 512 Book 2348, Page 3237 and Section 513 Book 2369, Page 5468, and thereafter constituted a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-9-8 of the Manatee County Code of Ordinances.
4. The corrective action ordered in the Compliance Order has been completed and the property is now in compliance with Manatee County Land Development Code.
5. Justification exists to refer this case to the Manatee County Board of County Commissioners with a recommendation to reduce the outstanding fines to \$2,000.00 plus \$40.00 in recording fees.

DONE AND ORDERED this 23rd day of May, 2018.

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)

Print Name: Donald Courtney


CASE NO. CE2009080101

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on March 28, 2018 and has been furnished to the Respondent (s),

- Personally, on this 28th day of March, 2018
- By US Mail on this 28th day of March, 2018

Robin Dyer, Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)

Print Name: Ms. Robin J Dyer

Code Enforcement Division
1112 Manatee Ave West
Bradenton, FL. 34205

Attention: It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance and that any fines/liens have been satisfied.

Application For Relief - Code Enforcement Liens

Manatee County Code Enforcement Division

1112 Manatee Avenue West
Bradenton, FL 34205
Tel: (941) 748-2071 Fax: (941) 749-3094

Notice: This application is available as a WORD document for your convenience.

Manatee County accepts applications for Code Enforcement Lien relief from owners of properties that have corrected ALL of the violations on the subject property. Please complete the form in its entirety. Incomplete applications will not be accepted.

Case # 2009080101 Manatee County - vs - (Respondent) Paul Giorgetti

Property Information

Parcel Identification Number: 57800120		
Lot:	Block:	Subdivision: N/A
Address: 4750 Wingate Rd.		
City: Myakka City		Zip Code: 34251

Property Owner Information

Current property owner: Paul Giorgetti		
Address: 11477 Tinder Court		
City: Venice	State: Florida	Zip: 34292
Phone #: (941) 374 - 1936	Email address: pjgpg@aol.com	
Representative/Agent: Kyle W. Grimes; Grimes Goebel Grimes Hawkins Gladfelter Galvano, P.L.		
Address: 1023 Manatee Avenue West		
City: Bradenton	State: Florida	Zip: 34205
Phone #: (941) 748 - 0151	Email address: kgrimes@grimesgoebel.com	

Lien Information

Amount of lien: \$488,700.00 + \$40 recording fees	Amount of offer: \$2,000.00 + \$40 recording fees
Date lien was recorded: Violation 513 2/16/11 Violation 512 8/6/2010	Number of days the property was in Violation: Total of 2533
Date of Compliance: Violation 513 6/30/2017 Violation 512 6/30/2017	How much money was spent to abate the Violation: \$6,900.00

The following documentation (when applicable) SHALL be submitted with the application:
(Reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

1. Notice of Lis Pendens recorded with Manatee County Clerk of Courts with the date, book and page shown;
2. Foreclosure Order, with the recording date, book and page shown;
3. Final Summary Judgment of Foreclosure, with the recording date, book and page shown;

4. New Certificate of Title, with the recording date, book and page shown;
5. County's Final Order of Imposition of Fine; and
6. Claim of Lien(s) with the recording date, book and page shown.

FACTORS RELEVANT TO APPLICATIONS FOR RELIEF:

1. The nature and gravity of the violation(s);
2. Any actions you have taken to correct the violation(s);
3. The length of time between the previously ordered compliance date and the date the violation(s) was brought into compliance;
4. Any actual costs you expended to cure the violation(s), if supported by documentation;
5. Any other prior or current violations you committed on the subject property or upon any other property you own within the County; and
6. Equitable considerations.
 - i. Whether there was any extraordinary hardship which existed or currently exists;
 - ii. Whether the applicant was the property owner when the fine or lien was imposed;
 - iii. Whether the property is homestead or non-homestead property;
 - iv. Whether the County lien is interfering with the sale or restoration of the property or will prevent the property from being conveyed to a new owner.

Please provide written justification as to why relief should be granted: (When you complete this section, at a minimum, address the above factors and reference any supporting documentation as Exhibit 1, Exhibit 2, and so forth.)

PROPERTY LITIGATION: (If applicable give detail here if this property is involved in litigation.)

I certify that I am: (Include documentation of the below)

- the owner of the subject property;
- an Attorney representing the owner,
- the legal representative for the property, or
- otherwise authorized to act on behalf of the property owner in this matter.


Signature of Owner/Authorized Representative

4/19/18
Date

Kyle W. Grimes, ESQ
Print Name

Note: County code section 2-36-8(f) allows the Board of County Commissioners to execute a satisfaction or release of lien. The application process requires two (2) public meetings. Once the application and documentation is found to be complete it will be scheduled and presented before a Special Magistrate. The findings of the Special Magistrate along with the application will be forwarded to the Board of County Commissioners for final approval or denial. All payments will need to be mailed to Manatee County, Attention Code Enforcement, P.O. Box 1000, Bradenton, FL 34206-1000 and payable to: Manatee County, and include the Case Number. Once payment is received a Satisfaction of Lien will be prepared and recorded.

Revised 3/20/15

GRIMES GOEBEL
Grimes Hawkins Gladfelter & Galvano, P.L.
Attorneys at Law Est. 1922

Caleb J. Grimes
Jack Hawkins
Leslie Horton Gladfelter
Bill Galvano
Derin Parks
Sacha Ross
Kyle W. Grimes

Reply to: Bradenton

April 19, 2018

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Manatee County
Attention: Code Enforcement Division
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Application for Relief – Code Enforcement Liens
Applicant: Paul Giorgetti
Case Number: 2009080101

Dear Sir or Madam:

Introduction

I am writing at this time on behalf of our client, Paul Giorgetti, regarding the code enforcement lien levied on Mr. Giorgetti's property located in Manatee County, Florida with an address of 4750 Wingate Road, Myakka City, Florida (the "Property"). As more detailed below, in January of 2017 Mr. Giorgetti received a notice from Manatee County Code Enforcement that there was a code violation on his property dating back to 2011, about two years prior to the date Mr. Giorgetti first took possession of the Property. At no time prior to January of 2017 did Mr. Giorgetti receive any notification that any code violations existed on the Property, so he was not aware of any violation. Following the notification and directions from the County, Mr. Giorgetti promptly removed all code violations from the Property, with all violations removed less than two weeks after his discussions with Manatee County Code Enforcement. Given the fact that Mr. Giorgetti did not own the Property when the code violations began, did not create the code violations, did not receive notice of the violations for nearly six years after they were first imposed on the Property, and promptly removed all code violation after he was notified of said violations, Mr. Jim Bowman, Division Chief of Code Enforcement, has recommended a settlement in the amount of \$2,000.00 plus \$40 recording fee, which Mr. Giorgetti is willing to accept and pay.

Statement of Facts

On or about January 20, 2017, Mr. Giorgetti received his first notice from Manatee County Code Enforcement that there was a code violation on the Property. A copy of the "Notice of Violation" is attached hereto as **Exhibit "1."** This notification made no reference to any fines accumulating on the Property. Mr. Giorgetti promptly followed up with a phone call to Manatee County Code Enforcement, speaking with code enforcement officer Vicki DiOrazio and her supervisor. At that time, Mr. Giorgetti was informed that there was a code violation present on the Property, but, because there was an ongoing Sheriff's matter regarding the tenant on the Property, he was advised by Ms. DiOrazio's supervisor not to take any action until further notice.

Mr. Giorgetti was contacted for the second time on or about May 24, 2017, via a telephone call from code enforcement officer Kris Weiskopf. Mr. Weiskopf explained that the violation on the Property was due to the presence of two mobile homes without the proper permitting. Mr. Giorgetti was not responsible for the placement of the mobile homes on the Property. Furthermore, at no time prior to the January notice was Mr. Giorgetti aware that there was any code violation on the Property. During the May phone call, Mr. Weiskopf further explained that a fine for the code violation was imposed on the Property in 2011, with additional fines accumulating in the amount of \$100.00 per day since January 21, 2011. A copy of the original "Order Imposing Fine" is attached hereto and incorporated herein as **Exhibit "2."** The total outstanding fine to date is \$488,700.00. After hearing of the code violation and accompanying fines, Mr. Giorgetti promptly hired Curllie Joe's Inc. of Bradenton, Florida to remove the mobile homes. Both mobile homes and all trash were completely removed from the Property by June 6, 2017, within two weeks of the phone call from Mr. Weiskopf. The cost to Mr. Giorgetti of removing the mobile homes and trash totaled \$6,900.00. A copy of the invoice is attached hereto as **Exhibit "3."**

Mr. Giorgetti's involvement with the Property began in 2005 when he issued a Promissory Note to the previous owners of the Property, Niurka Navarro and Gisela Macias. The Promissory Note was issued using a Mortgage and Security Agreement on the Property as collateral. When the investigation of the code violation originally began in August of 2009, Navarro and Macias still owned and occupied the Property. However, due to a failure to maintain payments, Mr. Giorgetti was forced to pursue foreclosure proceedings in 2012, with final foreclosure occurring in January of 2013. A copy of the Corrective Certificate of Title is attached hereto as **Exhibit "4."** Mr. Giorgetti made very few personal visits to the Property from the time the Promissory Note was signed through foreclosure; and very minimal visits to the Property thereafter. In or about March, 2014, Mr. Giorgetti was contacted by Isiais Carralero Polacios, who desired to enter into a lease for deed agreement with Mr. Giorgetti for the Property. Soon thereafter the two entered into the lease agreement, although it was never recorded. Mr. Polacios remained on the Property until after Mr. Giorgetti was first contacted about the code violation in January of 2017.

As the INRE Investigation Results Inquiry indicates, there are no records of any update in this case from January 27, 2011 through September 28, 2015, at which time the case was reassigned to Mr. Jeff Bowman, Division Chief. Thereafter, there are no records on the case until May 24, 2017, when Mr. Weiskopf contacted Mr. Giorgetti, discussed above. During the nearly six years from the date the fines were first imposed on the Property to the date Mr. Giorgetti was finally contacted, the ownership of the Property was transferred to Mr. Giorgetti who then leased it to another tenant. During that time, Mr. Giorgetti was never contacted by Code Enforcement, and to the best of his knowledge, neither was the tenant, Mr. Polacios. Moreover, Mr. Polacios had previously informed Mr. Giorgetti he was applying for a permit to place another trailer on the Property. Although the permit was never acquired, Mr. Polacios made no indication to Mr. Giorgetti that he had knowledge of any code violations or fines on the Property.

Conclusion

Mr. Giorgetti obtained the Property nearly two years after the fines were initially imposed on the property and nearly four years after the code violation investigation began. Mr. Giorgetti was not notified of the violation until early 2017, at which point Mr. Giorgetti promptly took the appropriate actions and had the mobile homes and trash removed from the Property. From that point on, the Property has remained in compliance with all local and state laws and regulations. Mr. Giorgetti has incurred his fair share of difficulties since his involvement in the Property began. However, he has had very limited personal presence on the Property since he became the owner by foreclosure in 2013. Moreover, since Mr. Giorgetti first learned of the code enforcement violation in January of 2017, he has worked diligently with Manatee County Code Enforcement to reconcile the issue and remove all code violations, bringing the Property in compliance with all Manatee County codes and ordinances. As such, we believe that a settlement in the amount of \$2,000.00 suggested by Mr. Jeff Bowman is a reasonable fee to resolve this issue.

Sincerely,

**GRIMES GOEBEL GRIMES HAWKINS
GLADFELTER & GALVANO, P.L.**



Kyle W. Grimes, ESQ.
1023 Manatee Avenue West
Bradenton, Florida 34205
(941) 748-0151
(941) 748-0158 facsimile
kgrimes@grimesgoebel.com
Attorney for Applicant, Paul Giorgetti

EXHIBIT 2



Manatee County Code Enforcement Division
1112 Manatee Avenue West
Bradenton, FL 34205
941-748-2071



Notice of Violation Case # 2017010116

Date Issued: 01/20/17 Time Issued: 2:55 AM PM
Violators Name: Paul J Giorgetti Owner Tenant
Phone #:
Location of Violation: 4750 Wingate Rd PID#: 57800120
City: Myakka Repeat Violation: Yes No

Description of Violation:

LDC = Land Development Code CCO = County Code of Ordinances

- Fence (Height and Location) LDC, Section 511.6(b)
Fence (Maintenance) CCO, Section 2-9-107(a)
Inoperable/Improperly Stored Vehicle CCO, Section 2-9-108(c)
Commercial Vehicle CCO, Section 2-9-108(a)
Pool Maintenance CCO, Section 2-9-107(c) (1) & (2)
Pool Enclosure CCO, Section 2-9-107(d)
Parking Over/On a Sidewalk CCO, Section 2-9-108(d)
Portable Storage Units CCO, Section 2-9-107(e)
Vending/Soliciting/Peddling from ROW LDC, Section 531.55(c)
Structural Standards CCO, Section 2-9-106(b)
Structural Standards (Vacant Property) CCO, Section 2-9-106(c)
Address Numbers CCO, Section 2-9-106(e)
Water Restrictions CCO, Section 2-31-75
Zoning/Land Use LDC, Section 401.2 Table 4 -
Other Violation:
Trash & Debris CCO, Section 2-9-105(c)
Trash & Debris (Lot Clearing) CCO, Section 2-9-109(e)
Restricted Vehicle CCO, Section 2-9-108(b)
Outdoor Storage (Residential) CCO, Section 2-9-105(f)
Building Permit Required LDC, Section 310.3
Certificate of Occupancy Required LDC, Section 310.4
Certificate of Completion Required LDC, Section 310.5
Sign Permit Required LDC, Section 603
Overgrowth CCO, Section 2-9-109(e)
Fertilizer Certification CCO, Section 2-14-70(a)
Landscape Certification CCO, Section 2-14-70(b)
Dumping into Storm Water System CCO, Section 2-31-195
Vacant Property Registration CCO, Section 2-9-35
Stop Work Order LDC, Section 106.4(b)
Agricultural Animals (Residential) LDC, Section 531.1
Chickens (Residential) CCO, Section 2-4-28
Whitfield Residential Overlay District LDC, Section 403.13

Violation Details: The are two mobile homes on the property that do not have a building permit or certificate of occupancy.

Corrective Action Required:

Building permits and certificates of occupancy must be obtained for the mobile homes or they must be removed.

Correct on or before the 3rd Day of Feb, 2017

Officer's Signature: Vicki DiOrazio (Printed): Vicki DiOrazio

Officer's Phone #: (941) 348-5463

IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT DIVISION/OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR MAY ISSUE A CITATION. IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION OF THE LOCATION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.

Received by (Signature): Owner Tenant Manager

Print Name: Date:

Revised: 5/04/2015

Office Use Only: Posted Date Time (if different than above)

Send Cert. Mail to: Owner Agent Vehicle Owner

91 7199 9991 7031 5570 8356



MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE FOR RECORD
MANATEE COUNTY, FLORIDA
R. B. SHORE

MANATEE COUNTY, a political subdivision
of the State of Florida,
Petitioner,

2010 MAY 28 PM 3:09

Case No. CE2009080101
CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

vs.

NIURKA NAVARRO,
Respondent,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on May 26, 2010, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That Niurka Navarro hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 513 were made and served on the Respondent by certified mail.
4. That the property located at 4750 Wingate Road, Myakka City, Florida, DP 57800120, has a violation of Manatee County Land Development Code Section 513 because a mobile home was set-up and occupied on the property without obtaining the required Certificate of Occupancy/Completion.
5. That the Respondent is in violation of Section 513 for setting up and occupying a mobile home on the property without obtaining the required Certificate of Occupancy/Completion.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code Section 513.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Manatee County Land Development Code, it is hereby ORDERED:

1. THAT the Respondent corrects the violation of Manatee County Land Development Code Section 513
2. THAT if this Order is not complied with on or before January 21, 2011, it is hereby ordered that Respondent shall pay a minimum fine of \$150, plus \$100 per day for each and every day any violation described herein continues past January 21, 2011.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered May 26, 2010, and executed this 28th day of May, 2010.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: Nikki Sawatt
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, NIURKA NAVARRO, 4750 WINGATE ROAD, MYAKKA CITY, FLORIDA 34251, by U.S. mail and to the Manatee County Code Enforcement Division, this 28th day of May, 2010.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: Nikki Sawatt
Deputy Clerk

STATE OF FLORIDA COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 11th day of February, 2011.
R.B. SHORE
Clerk of Circuit Court
By: Nikki Sawatt DC

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).

EXHIBIT 3

Curie Joe's Inc.
7800 Senrab Dr.
Bradenton, FL 34209
(941)753-8772
curiejoes@yahoo.com
http://www.curiejoes.com

Invoice



BILL TO
Paul Giorgetti
POB 15971
Sarasota, Fl 34277

SHIP TO
4750 Wingate Rd

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
65853	05/26/2017	\$6,900.00	06/05/2017	Net 10	

ACTIVITY	QTY	RATE	AMOUNT
Service work Equipment/ Labor remove mobile homes and clean up trash 6/4/17	1	6,900.00	6,900.00

We welcome your reviews. Let us know. Leave a review on Google. Just search up Curie Joes Inc.

BALANCE DUE \$6,900.00

Filing # 10967285 Electronically Filed 03/05/2014 10:51:52 AM

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NCR



X IN THE CIRCUIT COURT OF
THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

IN AND FOR SARASOTA
COUNTY, FLORIDA

Stamp for recording

PLAINTIFF(S)
PAUL J. GIORGETTI, trustee

Plaintiff,

v. Case No. 2012-CA-003681

NIURKA NAVARRO, a/k/a
NIURKA NAVARRO MADDOX,
DEFENDANT(S)

CORRECTIVE CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on January 28, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.

The following property located in Manatee County, Florida:

SEE ATTACHED

Was sold to: Paul J Giorgetti, trustee
Whose address is: PO Box 15971, Sarasota, Fl 34237

Witness my hand and seal of this Court on March 12, 2014.



R. B. SHORE
CLERK OF THE CIRCUIT COURT
BY: [Signature]
DEPUTY CLERK
P. O. BOX 25400
BRADENTON, FL 34208

FILED FOR RECORD
R.B. SHORE
2014 MAR 12 PM 4:20
CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

COM AT A LITERWOOD POST, MARKING THE NE COR OF SEC 7, TH S
 02 DEG 47 MIN 03 SEC E, ALG THE E LN OF SD SEC 7, A DIST OF
 421.63 FT TO A CONC MON, MARKING THE SE COR OF THAT CERTAIN
 PARCEL OF LAND, IN OR 1483 P 1276, FOR A POB; TH CONT S 02
 DEG 47 MIN 03 SEC E, ALG SD N SEC LN, A DIST OF 495.39 FT TO
 A CONC MON, MARKING THE NE COR OF THAT CERTAIN PARCEL OF
 LAND IN OR 1164 P 3692, TH S 81 DEG 01 MIN 23 SEC W, ALG THE
 NLY LN OF SD CERTAIN PARCEL IN 1164 P 3692, A DIST OF 686.59
 FT TO A CONC MON; TH N 00 DEG 11 MIN 28 SEC W, A DIST OF
 431.47 FT TO A CONC MON; TH N 62 DEG 27 MIN 01 SEC E, A DIST
 OF 84.97 FT TO A CONC MON; TH S 89 DEG 41 MIN 28 SEC B, A
 DIST OF 210.95 FT TO A CONC MON; TH N 02 DEG 47 MIN 30 SEC
 W, PARALLEL WITH THE E LN OF SD SEC 7, A DIST OF 125 FT TO A
 CONC MON, MARKING THE SW COR OF THAT CERTAIN PARCEL IN OR
 1483 P 1276; TH N 88 DEG 27 MIN 07 SEC E, ALG THE S LN OF SD
 CERTAIN PARCEL IN OR 1483 P 1276, A DIST OF 174.18 FT TO THE
 POB. (1534/4751) P14978.0022/0



BK 2422 PG 5016 Dkt#3031758 (1 of 3)

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA

PAUL J. GIORGETTI, trustee

Plaintiff,

v.

Case No. 2012-CA _____

NIURKA NAVARRO, a/k/a
NIURKA NAVARRO MADDOX,

Defendant.

_____ /

NOTICE OF LIS PENDENS

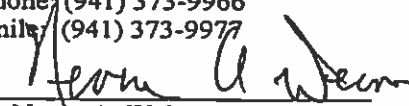
To: NIURKA NAVARRO, a/k/a NIURKA NAVARRO MADDOX
4750 Wingate Road
Myakka City, FL 34251

You are notified of the institution of this action by Plaintiff against you seeking to enforce a promissory note and foreclose a mortgage, a legal description attached as Exhibit A hereto.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been sent out for service on the above individuals and entities.

NEVIN A. WEINER, P.A.
Attorney for Plaintiffs
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Telephone: (941) 373-9966
Facsimile: (941) 373-9977

By: 
Nevin A. Weiner
FL Bar No. 203173

SERVICE LIST

Case No 2012 CA 003681

NEVIN A. WEINER, P.A.
Attorney for Plaintiffs
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

PREPARED BY &
ATTY. FOR PLAINTIFF

PREPARED BY &
ATTY. FOR PLAINTIFF

Niurka Navarro
4750 Wingate Road
Myakka City, FL 34251

INRE-Investigator Results Inquiry**HELP**To Bottom**Case Number: 2009080101R Status: Open (Compliance Orders)****VIOLATION LOCATION & DESCRIPTION****4750 WINGATE RD , MYAKKA CITY****Extra Inspection Information**

Case Number:	2009080101R
Type:	EX
Date:	24-MAY-2017
Investigator:	Kris Weiskopf
Result:	V
Investigator Remarks:	I observed two mobile homes on the property. No permits have been applied for or issued. According to the Property Appraiser's site, the property sold to Paul J. Giorgetti (941-374-1936) on 02/27/2013. The property is listed for sale with the phone number for Mr. Giorgetti. I spoke with him by phone advising of the fines and need for permits. He was not aware of the fines, stating he purchased the property from a foreclosure. He told me no one is occupying the property at this time. He will contact our office to determine current fine amounts. I told him fine mitigation will not be possible until the mobile homes are permitted or removed, which he understood. I took 5 update photos. KW Tickle to: 23-AUG-2017 -KW.
Last Update:	24-MAY-2017 1538
Updated by:	KWEISKOPF

EXHIBIT "A"

BK 2422 PG 5018 Filed & Recorded 06/01/2012 05:56:23 PM**R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. (3 of 3)**

Commence at a literwood post, marking the N.E. corner of Section 7, Township 35 South, Range 22 East; thence S 02°47'03" E, along the East line of said Section 7, a distance of 421.63 feet to a concrete monument, marking the .E. corner of that certain parcel of land, as described and recorded in Official Record Book 1483, Page 1276, of the Public Records of Manatee County, Florida, for a Point of Beginning; thence continue S 02°47'03" E, along said East Section line, a distance of 495.39 feet to a concrete monument, marking the N.E. corner of that certain parcel of land, as described and recorded in Official Record Book 1164, Page 3692, of said public records; thence S 81°01'23" W, along the Northerly line of said certain parcel in Official Records Book 1264, Page 3692, a distance of 686-59 feet to a concrete monument; thence N 00°11'28" W, a distance of 431.47 feet to a concrete monument; thence N 64°27'01" E, a distance of 84.97 feet to a concrete monument; thence S 89°41'28" E, a distance of 210.95 feet to a concrete monument; thence N 02°47'30" W, parallel with the East line of said Section 7, a distance of 125.00 feet to a concrete monument, marking the S.W. corner of that certain parcel of land in Official Records Book 1483, Page 1276; thence N 88°27'07" E, along the South line of said certain parcel in Official Records Book 1483, Page 1276, a distance of 374.10 feet to the Point of Beginning, being and lying in Section 7, Township 35 South, Range 22 East, Manatee County, Florida.

Together with any and all rights of ingress, egress and utility uses to the existing "Wingate Road" along the East line thereof and extending to S.R. 64.

BK 2451 PG 7855 Dkt#3101714 (1 of 5)

IN THE CIRCUIT COURT OF THE TWELFTH
 JUDICIAL CIRCUIT
 IN AND FOR MANATEE COUNTY, FLORIDA

PAUL J. GIORGETTI, trustee

Plaintiff,

v. Case No. 2012-CA-003681

**NIURKA NAVARRO, a/k/a
 NIURKA NAVARRO MADDOX,**

Defendant.

FOR CLERK'S USE ONLY

FILED IN OPEN COURT
 THIS 19 DAY OF Dec 20 12
 R.B. SHORE, CLERK
 BY *CS* DC

~~AMENDED~~ **UNIFORM FINAL JUDGMENT OF MORTGAGE
 FORECLOSURE**

This form substantially complies with Form 1.996, adopted by the Florida Supreme Court February 11, 2010, SC09-1579; form published in 12th Circuit on 4-5-10.

THIS action was tried before the Court. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, PAUL J. GIORGETTI, trustee, P.O. Box 15971, Sarasota, Florida 34237 are due:

Description	Amount
Principal	\$47,167.55
Interest @8.5%/year (\$4000/ year; \$10.96/day)	\$8,544.46
Title Search Expense	\$
Taxes	\$5,186.88
Filing Fee	\$988.32
Service of Process	\$60.00
Attorneys' Fees through	\$
Finding as to reasonable number of hours 9.6	\$
Finding as to reasonable hourly rate: \$275.00 per hour	\$
Attorneys' Fee Total	\$ 2640.00
Court costs, now taxed	\$
Other: Real estate attorney's fees	\$
Other: Late fees	\$538.16
Other:	\$
Other:	\$
SUBTOTAL	\$ 65,125.37
LESS: Escrow balance:	\$

LESS: Other	\$
LESS: Other	\$
LESS: Other	\$
TOTAL	\$ 65,125.37

that shall bear interest at the rate of 6% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in Manatee County, Florida:

Commence at a literwood post, marking the N.E. corner of Section 7, Township 35 South, Range 22 East; thence S 02°47'03" E, along the East line of said Section 7, a distance of 421.63 feet to a concrete monument, marking the E. corner of that certain parcel of land, as described and recorded in Official Record Book 1483, Page 1276, of the Public Records of Manatee County, Florida, for a Point of Beginning; thence continue S 02°47'03" E, along said East Section line, a distance of 495.39 feet to a concrete monument, marking the N.E. corner of that certain parcel of land, as described and recorded in Official Record Book 1164, Page 3692, of said public records; thence S 81°01'23" W, along the Northerly line of said certain parcel in Official Records Book 1264, Page 3692, a distance of 686-59 feet to a concrete monument; thence N 00°11'28" W, a distance of 431.47 feet to a concrete monument; thence N 64°27'01" E, a distance of 84.97 feet to a concrete monument; thence S 89°41'28" E, a distance of 210.95 feet to a concrete monument; thence N 02°47'30" W, parallel with the East line of said Section 7, a distance of 125.00 feet to a concrete monument, marking the S.W. corner of that certain parcel of land in Official Records Book 1483, Page 1276; thence N 88°27'07" E, along the South line of said certain parcel in Official Records Book 1483, Page 1276, a distance of 374.10 feet to the Point of Beginning, being and lying in Section 7, Township 35 South, Range 22 East, Manatee County, Florida.

Together with any and all rights of ingress, egress and utility uses to the existing "Wingate Road" along the East line thereof and extending to S.R. 64.

3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, except as prescribed in paragraph 45, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County		9:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County	1-25-13	11:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com

DeSoto County		11:00 am or as soon as possible thereafter	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266
---------------	--	--	---

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiffs bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff s costs; second, documentary stamps affixed to the certificate; third, plaintiffs attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

8. Additions, Modifications or Changes to Standard Form

Any additions, modifications or changes to the provisions above may only be set forth in this paragraph. a. b. c. d. e.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2006) If this property is sold at public auction, there may be additional money from the sale after payment of persons who are entitled to be paid from the sale proceeds pursuant to this Final Judgment. If you are a subordinate lienholder claiming a right to funds remaining after the sale, you must file a claim with the Clerk no later than sixty (60) days after the sale. If you fail to file a claim,

you will not be entitled to any remaining funds. *If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:*

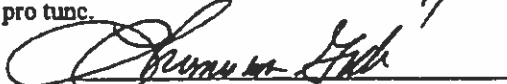
If you are the property owner, you may claim these funds yourself. You are not required to have a lawyer or any other representation and you do not have to assign your rights to anyone else in order for you to claim any money to which you are entitled. Please check with the Clerk of Court for your county within ten (10) days after the sale to see if there is additional money from the foreclosure sale that the clerk has in the registry of the Court.

Sarasota County Clerk of Court	Manatee County Clerk of Court	Desoto County Clerk of Court
2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941)749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com

If you decide to sell your home or hire someone to help you claim the additional money, you should read very carefully all papers you are required to sign, ask someone else, preferably an attorney who is not related to the person offering help to you, to make sure that you understand what you are signing and that you are not transferring your property or the equity in your property without the proper information. If you cannot afford to pay an attorney, you may contact the local legal services listed below to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact one of the services listed below, you should do so as soon as possible after the receipt of this notice.

Sarasota County	Manatee County	DeSoto County
Legal Aid of Manasota Sarasota Office 1900 Main Street, Suite 302 Sarasota, Florida 34236 (941)366-0038 Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941)492-4631	Legal Aid of Manasota 1101 6 th Avenue West Bradenton, Florida 34205 (941)747-1628 Gulfcoast Legal Services 430 12 th Street West Bradenton, Florida 34205 (941)746-6151 www.gulfcoastlegal.org	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800)476-8937 www.flrs.org
Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 (941)366-1746 www.gulfcoastlegal.org		

DONE AND ORDERED in Chambers in Manatee County, Bradenton, Florida, this 17 day of Dec, 2012, nunc pro tunc.


Circuit Judge

Copies furnished to all parties on attached Service List

BK 2451 PG 7859 Filed & Recorded 1/3/13 10:00:58 AM

R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. (5 of 5)

SERVICE LIST

Case No 2012 CA 003681

**NEVIN A. WEINER, P.A.
Attorney for Plaintiffs
100 Wallace Avenue, Suite 100
Sarasota, FL 34237**

BK 2460 PG 4048 Doc Stamps \$0.70 Dkt#3122734 (1 of 3)

Electronically Filed 12/10/2012 03:41:21 PM ET

100.00
.70
DSA

FILED FOR RECORD
3.2.2013

2013 FEB 27 PM 3:39

CLERK CIRCUIT COURT
MANATEE COUNTY


<p><input checked="" type="checkbox"/> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>___ IN AND FOR SARASOTA COUNTY, FLORIDA</p>	<p>CASE NO:</p>	<p>Stamp for recording</p>
<p>PLAINTIFF(S) PAUL J. GIORGETTI, trustee</p> <p style="text-align: center;">Plaintiff,</p> <p>v. Case No. 2012-CA-003681</p> <p>NIURKA NAVARRO, a/k/a NIURKA NAVARRO MADDOX, DEFENDANT(S)</p>		
<p>CERTIFICATE OF TITLE</p>		
<p>The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on <u>Jan 28</u>, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.</p>		
<p>The following property located in Manatee County, Florida:</p>		
<p>SEE ATTACHED</p>		
<p>Was sold to: <u>Paul J. Giorgetti, trustee</u></p>		
<p>Whose address is: <u>P.O. Box 15971, Sarasota, FL 34237</u></p>		
<p>Witness my hand and seal of this Court on <u>Feb. 27</u>, 2013.</p>		
<p>R. B. SHORE CLERK OF THE CIRCUIT COURT</p> <p>BY: <u>[Signature]</u> DEPUTY CLERK</p> <p>P.O. BOX 25400 BRADENTON, FL 34206</p>		

EXHIBIT A

Commence at a literwood post, marking the N.E. corner of Section 7, Township 35 South, Range 22 East; thence S 02°47'03" E, along the East line of said Section 7, a distance of 421.63 feet to a concrete monument, marking the E. corner of that certain parcel of land, as described and recorded in Official Record Book 1483, Page 1276, of the Public Records of Manatee County, Florida, for a Point of Beginning; thence continue S 02°47'03" E, along said East Section line, a distance of 495.39 feet to a concrete monument, marking the N.E. corner of that certain parcel of land, as described and recorded in Official Record Book 1164, Page 3692, of said public records; thence S 81°01'23" W, along the Northerly line of said certain parcel in Official Records Book 1264, Page 3692, a distance of 686-59 feet to a concrete monument; thence N 00°11'28" W, a distance of 431.47 feet to a concrete monument; thence N 64°27'01" E, a distance of 84.97 feet to a concrete monument; thence S 89°41'28" E, a distance of 210.95 feet to a concrete monument; thence N 02°47'30" W, parallel with the East line of said Section 7, a distance of 125.00 feet to a concrete monument, marking the S.W. corner of that certain parcel of land in Official Records Book 1483, Page 1276; thence N 88°27'07" E, along the South line of said certain parcel in Official Records Book 1483, Page 1276, a distance of 374.10 feet to the Point of Beginning, being and lying in Section 7, Township 35 South, Range 22 East, Manatee County, Florida.

Together with any and all rights of ingress, egress and utility uses to the existing "Wingate Road" along the East line thereof and extending to S.R. 64.

BK 2460 PG 4050 Filed & Recorded 2/28/13 2:15:55 PM
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. (3 of 3)

SERVICE LIST

Case No 2012 CA 003681

NEVIN A. WEINER, P.A.
Attorney for Plaintiffs
100 Wallace Avenue, Suite 100
Sarasota, FL 34237


PREPARED BY &
ATTY. FOR PLAINTIFF

Niurka Navarro
4750 Wingate Road
Myakka City, FL 34251

BK 2512 PG 3086 Dkt#3249819 (1 of 3)

Filing # 10967285 Electronically Filed 03/05/2014 10:51:52 AM

100
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NCR

<p><u>X</u> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>_____ IN AND FOR SARASOTA COUNTY, FLORIDA</p>		Stamp for recording
<p>PLAINTIFF(S) PAUL J. GIORGETTI, trustee</p> <p style="text-align: center;">Plaintiff,</p> <p>v. Case No. 2012-CA-003681</p> <p>NIURKA NAVARRO, a/k/a NIURKA NAVARRO MADDOX, DEFENDANT(S)</p>		
CORRECTIVE CERTIFICATE OF TITLE		
<p>The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on <u>January 28</u>, 2013 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.</p>		
<p>The following property located in Manatee County, Florida:</p>		
SEE ATTACHED		
<p>Was sold to: Paul J Giorgetti, trustee</p>		
<p>Whose address is: PO Box 15971, Sarasota, Fl 34237</p>		
<p>Witness my hand and seal of this Court on <u>March 12</u>, 2014.</p>		
	<p>R. B. SHORE CLERK OF THE CIRCUIT COURT</p> <p>BY: <u>R. B. Shore</u> DEPUTY CLERK</p> <p style="text-align: right;">P. O. BOX 25400 BRADENTON, FL 34208</p>	

FILED FOR RECORD
 R.B. SHORE
 2014 MAR 12 PM 4:20
 CLERK OF THE CIRCUIT COURT
 MANATEE CO. FLORIDA

BK 2512 PG 3087 (2 of 3)

COM AT A LITERWOOD POST, MARKING THE NB COR OF SEC 7, TH S
02 DEG 47 MIN 03 SEC E, ALG THE E LN OF SD SEC 7, A DIST OF
421.63 FT TO A CONC MON, MARKING THE SE COR OF THAT CERTAIN
PARCEL OF LAND, IN OR 1483 P 1276, FOR A POB; TH CONT S 02
DEG 47 MIN 03 SEC E, ALG SD E SEC LN, A DIST OF 495.39 FT TO
A CONC MON, MARKING THE NB COR OF THAT CERTAIN PARCEL OF
LAND IN OR 1164 P 3692. TH S 81 DEG 01 MIN 23 SEC W, ALG THE
NLY LN OF SD CERTAIN PARCEL IN 1164 P 3692, A DIST OF 686.59
FT TO A CONC MON; TH N 00 DEG 11 MIN 28 SEC W, A DIST OF
431.47 FT TO A CONC MON; TH N 69 DEG 27 MIN 01 SEC E, A DIST
OF 84.97 FT TO A CONC MON; TH S 89 DEG 41 MIN 28 SEC E, A
DIST OF 210.95 FT TO A CONC MON; TH N 02 DEG 47 MIN 30 SEC
W, PARALLEL WITH THE E LN OF SD SEC 7, A DIST OF 125 FT TO A
CONC MON; MARKING THE SW COR OF THAT CERTAIN PARCEL IN OR
1483 P 1276; TH N 88 DEG 27 MIN 07 SEC E, ALG THE S LN OF SD
CERTAIN PARCEL IN OR 1483 P 1276, A DIST OF 174.10 FT TO THE
POB. (1534/4751) P14978.0012/0



E-Filed with MCCC - 2012CA003681AX- 3/5/2014 10:51 AM - PG 2 of 2

BK 2512 PG 3088 Filed & Recorded 3/13/14 10:08:28 AM
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. (3 of 3)

SERVICE LIST

Case No 2012 CA 003681

NEVIN A. WEINER, P.A.
Attorney for Plaintiffs
100 Wallace Avenue, Suite 100
Sarasota, FL 34237

PREPARED BY &
ATTY. FOR PLAINTIFF

PREPARED BY &
ATTY. FOR PLAINTIFF

Niurka Navarro
4750 Wingate Road
Myakka City, FL 34251

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

RECORD
R. B. SHORE

MANATEE COUNTY, a political subdivision
of the State of Florida,
Petitioner,

vs.

NIURKA NAVARRO,
Respondent,

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

Case No. **CE2009080101**

2010 MAY 28 PM 3: 08

CLERK OF CIRCUIT COURT
MANATEE CO FLORIDA

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on May 26, 2010, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That Niurka Navarro hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 512 were made and served on the Respondent by certified mail.
4. That the property located at **4750 Wingate Road, Myakka City, Florida, DP 57800120**, has a violation of Manatee County Land Development Code Section 512 because a mobile home was set-up without obtaining the required building permit on the property.
5. That the Respondent is in violation of Section 512 for setting up a mobile home without obtaining the required building permits.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code Section 512.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Manatee County Land Development Code, it is hereby ORDERED:

1. THAT the Respondent corrects the violation of Manatee County Land Development Code Section 512
2. THAT if this Order is not complied with on or before July 23, 2010, it is hereby ordered that Respondent shall pay a minimum fine of \$150, plus \$100 per day for each and every day any violation described herein continues past July 23, 2010.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exists beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered May 26, 2010, and executed this 28th day of May, 2010.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: Nicki Garrett
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, NIURKA NAVARRO, 4750 WINGATE ROAD, MYAKKA CITY, FLORIDA 34251, by U.S. mail and to the Manatee County Code Enforcement Division, this 28th day of May, 2010.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: Nicki Garrett
Deputy Clerk



[Signature]
2010

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).

Search By Party Name: Mozilla Firefox

File Edit View History Bookmarks Tools Help

Search By Party Name

http://www.manateeclerk.com/only/Search/Party/Navarro/05-25/2017+05-25/100

Start a new search: Party Corido Subdivision Instrument Num Instrument Type Book Page Case Number Adv Party

Party Search: NAVARRO N Optional Instrument Type Start Date 2007-05-25 End Date 2017-05-25 Search

Searched For: NAVARRO N Showing First On: 05/25/2017 4:10:30 PM Showing Last On: 05/25/2017 4:01:32 PM Showing 1 to 7 of 7

View	Instrument	From	To	Type	Book	Page	Description	Date	Pages
	201741021191	1 ALVAREZ THELMA 2 ALVAREZ MIGUEL	1 ALVAREZ THELMA 2 ALVAREZ CARISTINA 3 NAVARRO NIURKA	DEED	2663	5192	POMELLO PARK	03-08-2017	2
	201441003249819	1 GIORGETTI PAUL J	1 NAVARRO NIURKA 2 MADDOX NIURKA NAVARRO	DEED	2512	3086	2012-CA-003681	03-13-2014	3
	201341003122734	1 NAVARRO NIURKA 2 MADDOX NIURKA NAVARRO	1 GIORGETTI PAUL J	DEED	2460	4040	PT 7-35-22 2012-CA-003681	02-28-2013	3
	201341003101714	1 GIORGETTI PAUL J	1 NAVARRO NIURKA 2 MADDOX NIURKA NAVARRO	JUDGMENT	2451	7855	2012-CA-003681	01-03-2013	5
	201241003031736	1 GIORGETTI PAUL J	1 NAVARRO NIURKA 2 MADDOX NIURKA NAVARRO	LIS PENDENS	2422	5016	PT 7-35-22 2012-CA-003681	06-01-2012	3
	201141002991183	1 MANATEE COUNTY	1 NAVARRO NIURKA	LIEN	2369	5468		02-16-2011	1
	201041002835029	1 MANATEE COUNTY	1 NAVARRO NIURKA	LIEN	2348	3237		08-06-2010	1

PARID: 57800120
 GIORGETTI PAUL J

4750 WINGATE RD

ID Block

Account#	57800120
T/R/S	35S / 22E / 07
Primary Address Location	4750 WINGATE RD MYAKKA CITY 34251 SCT
Exemption Status	No Exemption
DOR Use Code	0201
DOR Description	Single Wide Mobile Home (1554)(New 2014)
Neighborhood Name	MAPS 5F AND 5G
Neighborhood Number	4775
CRA District	
CDD District	
Neighborhood Group	899
Market Area	19
Zone/Field Reference	R4
Route Number	178
Map ID	5G0708
Acres (If Available)	7.48
Size Disclaimer	Sq foot estimates derived from rounded exterior wall measurements
Number of Units	1
Living/Business area	720
Total Under Roof	720
Unit Desc	
Short Legal Desc	COM AT A LITERWOOD POST, MARKING THE NE COR OF SEC 7, TH S 02 DEG 47 MIN 03 SEC E, ALG THE E LN OF SD SEC 7, A DIST OF 421.63 FT TO A CONC MON, MARKING THE [REPLACE "E" WITH "SE"]
Unit #	
Lot ID	
Block ID	
Subdivision Number	0000000
Subdivision Name	NOT IN SUBDIVISION 0/0
City/County Tax District	0001
Tax District Name	0001 - UNINCORPORATED COUNTY
TPP Current Year Date Filed	
TPP Current Year Extension Request	

Owners

Owner	GIORGETTI, PAUL J
Owner Type	IN: INDIVIDUAL
Address	P O BOX 15971
City	SARASOTA
State	FL
Zip Code	34237
International Postal Code	
Country	



PARID: 57800120
GIORGETTI PAUL J

4750 WINGATE RD

Sales

1 of 4

Account#	57800120
Date	27-FEB-2013
Sale Amount	\$1
Vacant/Improved Indicator	Improved
Qualification Code	12
Qualification Code Description	DISQ-TO OR FROM FINANCIAL INSTITUTIONS
Book	2460
Page	4048
Grantee Name	GIORGETTI, PAUL J
Grantor Name	NAVARRO, NIURKA
Deed Type	CT-CERTIFICATE OF TITLE
Sales Key	2063415



PARID: 57800120
GIORGETTI PAUL J

4750 WINGATE RD

Sales

2 of 4

Account#	57800120
Date	27-NOV-2002
Sale Amount	\$36,600
Vacant/Improved Indicator	Improved
Qualification Code	01
Qualification Code Description	ONE PARCEL DISQUALIFIED(PRIOR 2009)
Book	1789
Page	4231
Grantee Name	NAVARRO, NIURKA
Grantor Name	CARRALERO, JESUS O
Deed Type	WD-WARRANTY DEED
Sales Key	1789980



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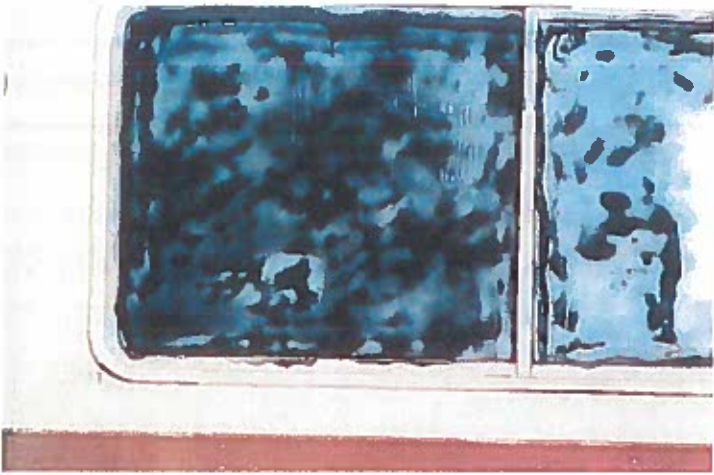


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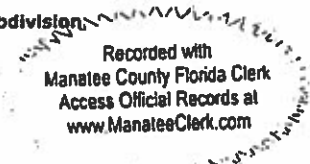
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MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE RECORD
MANATEE COUNTY, FLORIDA R. G. SHORE

MANATEE COUNTY, a political subdivision
of the State of Florida,
Petitioner,

vs.

NIURKA NAVARRO,
Respondent,



2010 MAY 28 PM 3: 08
Case No. CE2009080101
CLERK OF CIRCUIT COURT
MANATEE CO FLORIDA

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on May 26, 2010, and the Special Magistrate having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That Niurka Navarro hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 512 were made and served on the Respondent by certified mail.
4. That the property located at 4750 Wingate Road, Myakka City, Florida, DP 57800120, has a violation of Manatee County Land Development Code Section 512 because a mobile home was set-up without obtaining the required building permit on the property.
5. That the Respondent is in violation of Section 512 for setting up a mobile home without obtaining the required building permits.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code Section 512.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Manatee County Land Development Code, it is hereby ORDERED:

1. THAT the Respondent corrects the violation of Manatee County Land Development Code Section 512
2. THAT if this Order is not complied with on or before July 23, 2010, it is hereby ordered that Respondent shall pay a minimum fine of \$150, plus \$100 per day for each and every day any violation described herein continues past July 23, 2010.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Magistrate also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section, and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should a violation exists beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered May 26, 2010, and executed this 28th day of May, 2010.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: Vicki Garrett
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, NIURKA NAVARRO, 4750 WINGATE ROAD, MYAKKA CITY, FLORIDA 34251, by U.S. mail and to the Manatee County Code Enforcement Division, this 28th day of May, 2010.

R. B. SHORE
Clerk of Circuit Court
Manatee County, Florida

By: Vicki Garrett
Deputy Clerk



[Signature]
2010

ATTENTION: It is your responsibility to notify Code Enforcement at 941-748-4501, extension 6909 and satisfactorily demonstrate that the violation(s) has/have ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation(s) no longer exist(s).



**MANATEE COUNTY
FLORIDA**

August 13, 2009

NIURKA NAVARRO
4750 WINGATE RD
MYAKKA CITY, FL 34251

RE: File Number: CE 2009080101

Dear Property Owner:

It has come to the attention of the Neighborhood Services Department that a double-wide mobile home has been set-up and occupied without the required building permits and certificate of occupancy/completion and trash and debris (broken fence, litter, etc.) is on your property located at 4750 WINGATE RD, MYAKKA CITY, FL (PIN# 57800120). This constitutes a violation of Section 512 (Building Permits) and Section 513 (Certificate Of Occupancy/Completion) and Section 703.2.23.1 (Refuse Prohibited) of the Manatee County Land Development Code.

Perhaps you were not previously aware of this regulation/ordinance. However, this letter is intended to give you written notice of such violation(s). You are required to correct the violation(s) by August 27, 2009. In order to correct the violation(s), a valid Building Permits(s) must be obtained and a Certificate of Occupancy/Completion must be obtained and all trash and debris must be removed.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the board hearing.

If after August 27, 2009 the violation has not been corrected it will be necessary to schedule a hearing before the Manatee County Code Enforcement Board or Special Magistrate.

In accordance with Florida Statutes, the Code Enforcement Board or Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) exists beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and or information please contact Susan Hunt at 748-2071 between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday.

Sincerely,

Susan Hunt
Code Enforcement Officer

Neighborhood Services Department - Code Enforcement Division

Mailing Address: P.O. Box 1000, Bradenton, FL 34206-1000; Street Address: 1112 Manatee Avenue West, Suite 525, Bradenton, FL 34205

PHONE: 941.748.2071; FAX: 941.749.3094

www.mymanatee.org