

Maria Garcia

Case#: CE2018010290

CERTIFICATE OF SATISFACTION OF LIEN

The Development Services Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Compliance Order, which was duly recorded in **Official Records Instrument number 201941040003** for fees due on the property located **4728 16th Ave E., Palmetto, FL 34221** more particularly described as follows:

BEG ON E LN OF CANAL RD AT A PT ON S LN OF NW1/4 OF NW1/4 OF NW1/4, N 360 FT FOR POB, THENCE N 60 FT, E 210 FT, S 60 FT, W 210 FT TO POB PI#7667.0000/9

pursuant to Manatee County Land Development Code.

On September 22, 2026, the lien was satisfied.

Manatee County releases the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.

Dated: September 22, 2026,

by: Nicole M. Knapp
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
PO Box 1000
Bradenton, Florida 34205
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- ☒ physical presence or
☐ online notarization

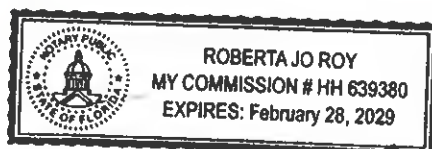
this 22nd day of September, 2026 by Nicole Knapp, who
☒ is personally known to me or
☐ has produced NA as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Roberta Jo Roy
Signature of Notary Public

My Commission Expires: 2/28/2029

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)





**CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA**

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2018010290

vs.

Maria Garcia,

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on **January 23, 2019**, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Compliance Order as follows:

FINDINGS OF FACT

1. Respondent(s), **Maria Garcia**, whose mailing address is 4728 16th Ave. E., Palmetto is/are the owner(s) or person(s) in charge of the property located at 4728 16th Ave. E., Palmetto, and identified in the Manatee County Property Appraiser's records as: PIN 766700009.
2. Respondent(s) was/were properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes, and Section 2-7-3 of the Manatee County Code. Respondent(s)
☐ was/were ☐ was/were not present at the hearing.
3. The violation: ***Structural Standards* (Section 2-9-106(b)) – There is a broken window on the front of the home and missing window frame on the front of the home.**
4. The Notice of Violation states that the violation must be corrected on or before **June 6, 2018**.
5. As of **January 23, 2019**, the condition described in paragraph 3 herein remained uncorrected.

CONCLUSIONS OF LAW

1. Respondent by reason of the foregoing, is in violation of **Section 2-9-106(b) of the County Code of Ordinances**, in that Respondent has a **broken window on front of the home and a missing window frame on front of home** and has failed to remedy the aforesaid violation.
2. Respondent is subject to the provisions of Chapter 162, Part 1, Florida Statutes, and Chapter 2-9 of the Manatee County Code of Ordinances.

ORDER

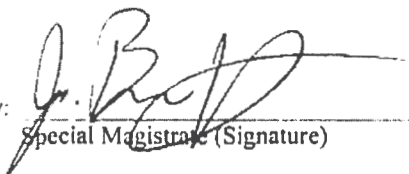
Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT respondent corrects the aforesaid violation by **obtaining a permit to repair or replace the windows on the front of the home and replace the window frame on the front of the home.**
2. THAT in the event that the aforesaid violation is not corrected on or before **February 22, 2019**, a fine of **\$50.00 per day to a maximum of \$20,000.00** shall be imposed against the Respondent for each day the violation has continued past the compliance date ordered. This fine shall continue to accrue until Respondent comes into compliance with this Order or the fines reach the maximum ordered amount.

CE2018010290

3. If the required corrective action is not taken as ordered on or before **February 22, 2019**, a certified copy of this Order shall be recorded in the public records of Manatee County, Florida, and shall thereafter constitute a lien against the above-described property and upon any other real or personal property owned by Respondent pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
4. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County.

DONE AND ORDERED this 23rd day of January, 2019.

By: 
Special Magistrate (Signature)

Manatee County Code Enforcement Special Magistrate

Print Name: Ben Viaie

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on January 23, 2019 and has been furnished to the Respondent (s),

☐ Personally, on this 23rd day of January, 2019.

☒ By US Mail on this 23rd day of January, 2019.

By: 
Administrative Specialist (Signature)

Manatee County Code Enforcement
Administrative Specialist

Print Name: Ms. Robin J. Dyer

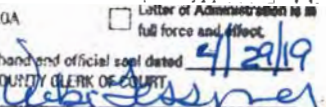
Attention: It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the above described property has been brought into compliance and that any fines/ liens have been satisfied.

Code Enforcement Division
5030 US Hwy 301N
Ellenton, FL 34222



This is to certify that the foregoing is a true and correct copy of the document on file in my office.

☒ No redactions	☐ Redacted pursuant to law
☒ Full Document	☐ Page ____ of ____
☒ No LGA	☐ Letter of Administration is in full force and effect

Witness my hand and official seal dated 4/29/19
MANATEE COUNTY CLERK OF COURT
By: 
Clerk of Court

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2018010290

vs.

Maria Garcia,

Respondent.

**ORDER VACATING COMPLIANCE ORDER NUNC PRO TUNC AND
RECOMMENDING THE CORRESPONDING LIEN BE RELEASED**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on **August 26, 2026**, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issued an Order Vacating Compliance Order Nunc Pro Tunc and Recommending the Corresponding Lien be Released.

1. Respondent, **Maria Garcia**, whose mailing address is 4728 16th Ave. E., Palmetto, FL 34221 are the owners or persons in charge of the property located at 4728 16th Ave. E., Palmetto, FL 34221 and identified in the Manatee County Property Appraiser's records as: PIN 766700009.
2. Respondent was properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes. The respondent was not present at the hearing.
3. On January 23, 2019, the Special Magistrate entered a Compliance Order finding the Respondent in violation of Section 2-9-106 of the Manatee County Code of Ordinances and establishing February 22, 2019, as the compliance date for correcting the violation and imposing a fine of \$50.00 per day to a maximum of \$20,000.00 for each day the violation continues past the compliance date ordered or the fines reach the maximum ordered amount.
4. On April 29, 2019, the Compliance Order for the violation of Section 2-9-106 of the Manatee County Code of Ordinances, was recorded in the public records of Manatee County, Florida (Instrument number 201941040003), and thereafter constituted a lien against the subject property running in favor of the Board of County Commissioners of Manatee County, Florida (Board).
5. New discoveries show that the ownership of the property in question changed from Maria Garcia to Linda, Daniel, Luis and Fernando Deleon. This transfer of ownership was not recorded or reflected at the time the lien was originally imposed on the property. Although the probate documents were recorded in 2020, they retroactively vested ownership in the Deleon heirs effective July 24, 2004, the date of Maria Garcia's death.

Based upon the foregoing, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT the January 23, 2019, Compliance Order finding the Respondent in violation of Section 2-9-106 of the Manatee County Code of Ordinances is hereby vacated NUNC PRO TUNC; and
2. Recommending to the Board that January 23, 2019, Compliance Order (Instrument number 201941040003) recorded as a lien on the property be released.

DONE AND ORDERED this 26th day of August 2026

By: 

Special Magistrate (Signature)

Manatee County Code Enforcement Special Magistrate

Print Name: Walter Sowa

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CASE NO. CE2018010290

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order Vacating Compliance Order Nunc Pro Tunc and Recommending the Corresponding Lien be Released has been filed for the record on August 26, 2026, and has been furnished to the Respondent (s),

☒ Personally, on this 26th day of August, 2026

☒ By US Mail on this 26th day of August, 2026

By: Karen Mata
Administrative Specialist (Signature)

Code Enforcement
Manatee County Administrative Specialist

Print Name: Karen Mata

Code Enforcement Division
PO Box 1000
Bradenton FL 34206



September 22, 2026 - Regular Meeting

Subject

Authorization for Staff to Record the Satisfaction of Lien for Case Number CE2018010290, Stephanie Charles, Deputy Director - District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Charles, Deputy Director Ext 3805

Action Requested

Motion for staff to record Satisfaction of Lien for Case Number CE2018010290, and Authorizing the County Administrator or Nicole Knapp, Development Services Director, to execute the Satisfaction.

Enabling/Regulating Authority

F.S.S. 162

C.C.O. 2-7-27

Applicable Advisory Board

N/A

Background Discussion

On January 23, 2019, the Special Magistrate entered a Compliance Order finding the Respondent in violation of Section 2-9-106 of the Manatee County Code of Ordinances and establishing February 22, 2019, as the compliance date for correcting the violation and imposing a fine of \$50.00 per day for each day the violation continues past the compliance date ordered or the fines reach a maximum amount of \$20,000.00.

On April 29, 2019, the Compliance Order for the violation of Section 2-9-106 of the Manatee County Code of Ordinances, was recorded in the public records of Manatee County, Florida (Instrument number 201941040003), and thereafter constituted a lien against the subject property running in favor of the Board of County Commissioners of Manatee County, Florida (Board).

New discoveries show that the ownership of the property in question changed from Maria Garcia to Linda, Daniel, Luis and Fernando Deleon. This transfer of ownership was not

See attached agenda update memo 9/21/26

recorded or reflected at the time the lien was originally imposed on the property. Although the probate documents were recorded in 2020, they retroactively vested ownership in the Deleon heirs effective July 24, 2004, the date of Maria Garcia's death.

On August 26, 2026, Special Magistrate Mr. Sowa approved the Order Vacating Compliance Order Nunc Pro Tunc and Recommending the Corresponding Lien Be Released.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please email approval to:

stephanie.charles@mymanatee.org

Karen.mata@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

**Original Lien forwarded to K. Mata, at 9000 Town Center
Pkwy, to record in Official Records, 9/24/26, RT**



September 22, 2026 - Regular Meeting

Subject

Updates to Agenda - September 21, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 9/21/26) for the meeting of September 22, 2026:

GENERIC PUBLIC COMMENTS

- This agenda item was updated to include additional comments.

CONSENT AGENDA

Development Services

Item 21, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief - Countywide

- This agenda item was updated to change the presenter to reflect Stephanie Charles, Development Services Deputy Director.

Item 22, Authorization for Staff to Record the Satisfaction of Lien for Case Number CE2018010290, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief - District 1

- This agenda item was updated to change the presenter to reflect Stephanie Charles, Development Services Deputy Director.

Financial Management

Item 26, Authorization to Allocate Additional Departmental Budgeted Funding to Blanket Purchase Order No. T2400728 for Backflow Preventer Services, Mark Molinaro, Cross Connection Control Supervisor - Multiple Districts

- This agenda item was updated to change the presenter to Patrick Shea, Utilities Director.

Item 28, Execution of Agreement No. 26-R090428LP for Pump Storage Building, Erik Gibson, Utilities Superintendent - District 3

- This agenda item was updated to change the presenter to Patrick Shea, Utilities Director.

Property Management

Item 31, Execution of Sovereignty Submerged Lands Fee Waived Lease between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and Manatee County for submerged property known as the Kingfish Boat Ramp – Peter Morrow, Property Acquisition Division Manager – District 3

- This agenda item was updated with the correct Request for Legal Services Response.

Public Works

Item 39, Approval and Execution of the Third Amendment to Cooperative Agreement for Central County Complex with Musgrave Real Estate Holding, Limited Partnership, Scott May, P.E., County Engineer– District 5

- This agenda item was updated to move this item from the Consent Agenda to Regular; and include the finalized Third Amendment to Cooperative Agreement, which had a minor change to Section II, Extension and Waiver Justification, CAO Email Confirmation for Tracked Changes, and a revision to the Cost and Funds Source Account Number and Name Section to correct the dollar amount from \$250,000 to \$225,000.

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 45, Adoption of Ordinance 26-36, regulating Simulated Gambling Devices and Memorandum of Understanding (MOU), Stephanie Charlies, Development Services Deputy Director - Countywide

- This agenda item was updated with revised Ordinance 26-36 correcting scrivener's errors relative to the Florida Administrative Code in Sections 2-21-151, paragraph 5, and 2-21-154, paragraph 4; and correcting the Action Requested to reflect Execution of the Memorandum of Understanding instead of Adoption of.

REPORTS

Natural Resources

Item 50, Report on the Duette Preserve Hunt Program

- This agenda item was updated with a revised Presentation Outline.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



Development Services
Code Enforcement
Mailing Address: P.O. Box 1000,
Bradenton, FL 34205
Office Location: 9000 Town
Center Pkwy, Lakewood Ranch,
FL 34202
Phone: (941) 748-4501
www.mymanatee.org

Order of Operations for Code Violations:

1. Violation and Initial Notice

- When a County Code Enforcement Officer identifies a code violation, the County typically issues a Notice of Violation and provides the property owner with a set period (often up to 30 days) to correct the violation voluntarily.

2. Special Magistrate Hearing

- If the violation is not corrected within the allotted time, the case proceeds to a Special Magistrate Hearing.
- The Special Magistrate determines whether a violation exists and what penalties should apply.

3a. Fines Imposed

- At the hearing, the Special Magistrate may impose administrative fines based on the severity, duration, and history of violations, in accordance with Florida Statutes (e.g., §162).
- Fines continue to accrue daily until compliance is achieved.
 - Up to \$250 per day for a first violation.
 - Up to \$500 per day for repeat violations.
 - Higher fines if the violation is deemed irreparable or irreversible (subject to the Magistrate's discretion).

3b. Fines Imposed for Lot Clearing/Mowing/Demolition

- If the property owner fails to comply by the ordered deadline, Code Enforcement authorizes mowing/clearing/demolition by a contractor or vendor.
- The contractor/vendor performs the work and invoices the County; the County then bills the property owner.
- The owner has 30 days to pay.
 - If paid, the case is financially resolved.
 - If unpaid, a lien is recorded against the property.
 - If still unpaid by August, the lien is certified to the Tax Collector and placed on the property's tax bill for collection.
 - Once payment has been received, proceed to the Satisfaction of Lien process (step 6).

4. Liens and Continued Accrual

- An Order Imposing Fine issued by the Special Magistrate may be recorded in the public records, thereby creating a lien against the property.
- The lien remains until all fines and associated costs are satisfied.

5. Payment

- Once fines are approved, payment may be made in person at the Manatee County Administration Building or by mail, referencing the case number.

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

6. Satisfaction of Lien

- Once payment has been received, the Satisfaction of Lien must be presented to and approved by the Board of County Commissioners pursuant to Manatee County Code of Ordinances § 2-7-27(a).
- Upon execution by the Board, the Satisfaction is forwarded for official recording. Recording the executed Satisfaction formally releases the lien from the property's title in accordance with Florida law.



September 22, 2026 - Regular Meeting

Subject

Authorization for Staff to Record the Satisfaction of Lien for Case Number CE2018010290, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief, District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Charles, Deputy Director Ext 3805
Tom Wooten, Code Enforcement Chief Ext 6908

Action Requested

Motion for staff to record Satisfaction of Lien for Case Number CE2018010290, and Authorizing the County Administrator or Nicole Knapp, Development Services Director, to execute the Satisfaction.

Enabling/Regulating Authority

F.S.S. 162
C.C.O. 2-7-27

Applicable Advisory Board

N/A

Background Discussion

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Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

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Tom.wooten@mymanatee.org

Karen.mata@mymanatee.org

Cost and Funds Source Account Number and Name

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Amount and Frequency of Recurring Costs

N/A

REVISED/REPLACED