October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 2, 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 (10/2/26) for the meeting of October 8, 2026:

CONSENT AGENDA
Attorney
Item 4, Annual Report of County Attorney for Fiscal Year 2024/2025

- This agenda item was updated with a revised Annual Report due to typographical errors.

Development Services
Item 8, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services Deputy Director - Countywide

- This agenda item was updated to correct the Instructions to Board Records Section to delete Tom Wooten, Code Enforcement Chief, and replace with Stephanie Charles, Development Services Deputy Director; and include revised Certificate for Satisfaction of Lien for all attached CE cases.

Financial Management
Item 9, Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer

- Corrected coversheet in strikethrough underline format to revise instructions to Board Records.

ADVERTISED PUBLIC HEARINGS- QUASI-JUDICIAL
Presentations Upon Request
Item 17, PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Added request for continuance and moved to upon request.

Regular
Item 22, Planning Commission Appointment- Choose two - Nicole Knapp, Director

- Revised PC Matrix candidate uploaded.

COMMISSIONER AGENDA ITEMS
Item 24, Public Notice and Neighborhood Meeting Signs

- This agenda item has added public comment.

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

OFFICE OF THE MANATEE COUNTY ATTORNEY
ANNUAL REPORT

OCTOBER 1, 2024 – SEPTEMBER 30, 2025

FISCAL YEAR 2024/2025





AS OF SEPTEMBER 28, 2026

OFFICE AT A GLANCE

LEGAL REPRESENTATION

COUNTY ATTORNEY
Pamela J. D'Agostino

DEPUTY COUNTY ATTORNEY
Christopher M. De Carlo

CHIEF ASSISTANT COUNTY ATTORNEY
Sarah A. Schenk
Florida Bar Board Certified in City, County, and Local Government Law

ASSISTANT COUNTY ATTORNEYS
Douglas E. Polk
Camilo A. Soto
Master of Urban and Regional Planning
Whittni M. Hodges
Deanne C. Fields
Katherine H. Welch
Rebecca E. Waterman
Master of Business Administration
Jared M. Monahan
Kristina H. Snyderman

LAW OFFICE ADMINISTRATOR
Patricia Nolan * †

LEGAL ASSISTANTS
Diane Hajek
Janet Gable

LAW OFFICE ASSISTANT
Sabrina Oien

PARALEGALS
Alicia Stull * †
Advanced Certified Paralegal: Real Estate Principles
Juliet Shepard * †
Advanced Certified Paralegal: Land Use and Contract Management
Pamala Roberts *
PACE Registered Paralegal
Kayla Lewis *
Melissa Mayernick *
Donna Belcher *

RISK MANAGEMENT DIVISION

RISK MANAGER
Nicole Bezdek ‡
Certified in Workers' Compensation Litigation

RISK ANALYST
Tracey Martin ‡
Master of Business Administration
Certified Safety Manager

SENIOR CLAIMS ADJUSTER
Sheila Moore ‡

WORKERS' COMPENSATION CLAIMS ADJUSTER
Melinda Dunnam ‡

CLAIMS ADJUSTER
Shannon Moore ‡

*Florida Registered Paralegals
†Certified Paralegal
‡Licensed Accredited Claims Adjuster

EXECUTIVE SUMMARY

Fiscal Year 2024/2025 (FY24/25) was a year of rebuilding and renewed momentum for the County Attorney's Office (CAO). The CAO remained steadfast in its mission to provide exemplary, cost-effective, ethical, and timely legal representation and risk management services to the Board of County Commissioners (Board) and County departments. While continuing to navigate the increasing complexity, urgency, and volume of matters requiring legal and risk management support, the CAO focused on strengthening and stabilizing its team and operations. We said goodbye to valued team members as they transitioned to new professional opportunities and challenges, celebrated the growth and promotion of existing team members, and welcomed new team members whose experience and perspectives further strengthened the team.

Strategic priorities remain largely consistent with prior years (including, but not limited to, maintaining continuity of legal services and organizational resilience, strengthening collaboration and communication with County Administration and County departments, retaining and recruiting high-quality team members, fostering professional development and leadership growth, identifying opportunities for improvement, and succession planning). The comprehensive legal representation and risk management services delivered in FY24/25 to advance and protect the County's interests and as described herein are estimated to equate to a more than $3 million financial benefit for the County, reflecting a strong return on investment for the Board and this community.

For the first time in the history of the CAO, all of the paralegals are Florida Registered Paralegals. To earn this accolade, a paralegal must satisfy the education, training, certification and work experience requirements outlined in Chapter 20 of the Rules Regulating The Florida Bar. According to May 2025 data from the U.S. Bureau of Labor Statistics, Florida has more than 40,000 paralegals and legal assistants, yet fewer than 5,000 paralegals have this credential. As such, this designation reflects a significant professional accomplishment and distinguishes the CAO's paralegals as members of a relatively small group of paralegals who have met The Florida Bar's rigorous standards.

Guidelines for Work Assignments

Since 1998, the CAO has been guided by certain Guidelines for Work Assignments (Guidelines). The Guidelines have been set forth each year in the annual report and have been approved by the Board pursuant to the Board's acceptance of the annual report. They are of critical importance to the CAO in helping to maintain a positive and productive working relationship with the Board and with individual Commissioners. The Guidelines are included in the annual report again this year.

GUIDELINES FOR WORK ASSIGNMENTS

The County Attorney's Office (CAO) will undertake any work assignment directed by a majority of the Board of County Commissioners (Board) consistent with applicable law, Article II½, Chapter 2-2 of the Manatee County Code of Ordinances, as may be amended from time to time, and the contract between Manatee County (County) and the County Attorney. No attorney in the CAO is required to render legal services where to do so would violate applicable ethical standards or create a conflict of interest.

The attorneys in the CAO maintain an attorney-client relationship with the Board as a collegial body. The CAO intends to avoid any action that undermines or jeopardizes the confidence and trust that are essential to maintenance of the attorney-client relationship. In the absence of a legal or ethical mandate, the CAO will not knowingly undertake action that is inconsistent with the will of the majority of the Board.

The ordinary mission of the CAO includes routine handling of legal issues that are the subject of requests for legal services from managerial-level County employees pertaining to County business, without waiting for specific Board direction. When a request for legal services (RLS) comes from someone other than a majority of the Board (e.g., a Commissioner, the County Administrator, or a Department Director), attorneys in the CAO ordinarily will utilize the following guidelines in responding:

A. County Commissioners are constitutional officers and are entitled to legal advice regarding issues related to the performance of their duties as Commissioners. Therefore, unless precluded by other considerations, a County Commissioner is entitled to a complete response to a RLS regarding such issues.

B. The CAO will follow normal legal/ethical principles in determining the priority to be given to work assignments, such as the approach of deadlines, the significance of the matter at issue, the consequences of delay in responding, etc. Other things being equal, Board requests and requests from the County Administrator or Department Directors, acting at the behest or direction of the majority of the Board, shall have priority over other requests.

C. The CAO will not undertake legal work that entails an inordinate commitment of time or other resources in the absence of direction from the Board.

D. The CAO will not undertake to draft an ordinance, resolution, or other formal expression of County policy if there is reason to believe the majority of the Board does not support it.

E. The CAO does not review the propriety or legality of actions or omissions of a Commissioner in the absence of a request to do so from the involved Commissioner.

F. The CAO does not respond to requests which pose hypothetical or speculative fact situations.

GUIDELINES FOR WORK ASSIGNMENTS (continued)

G. When legal service has been undertaken on a matter, whether or not pursuant to a Board request, and it appears that completion of the service may demand considerably more resources than anticipated at the outset of service, the CAO may request Board direction on whether to continue the service.

H. The CAO will not review past decisions of the Board for legality in the absence of a majority request, unless there is reason to believe that the past decision could result in serious future loss or damage to the Board or the County and that legal review could lead to corrective action that would prevent or mitigate the loss or damage.

I. The CAO ordinarily will not undertake legal service regarding matters outside the scope of the Board's powers and duties, (e.g., review of actions of constitutional officers), unless said action appears to pose a serious impact or concern affecting the County's interests or unless directed to do so by a majority of the Board and the work can be done without ethical impropriety.

J. The CAO will not undertake legal service regarding actions by or issues confronting the Board solely in a different capacity where the Board has separate legal counsel in that capacity (e.g., the Port Authority) unless directed to do so by majority request and the work can be done without ethical impropriety.

K. The CAO does not represent and does not furnish legal advice to Commissioners or other County employees regarding their personal business or legal problems encountered outside the scope of their duties as County officers or employees.

L. Matters that ordinarily would not be addressed may be reviewed if it appears that failure to undertake such review and advise the Board could adversely affect the interests of the Board or the County or that the review deals with issues which the Board must consider in the future.

M. In the absence of extraordinary circumstances, the usual protocol is that a RLS is directed to the County Attorney, who will then assign it to an Assistant County Attorney for response.

Identification of the Need for Legal Guidance

Generally, the CAO relies upon managerial-level County team members to raise legal issues and seek legal advice when it is prudent to do so. It is the responsibility of managerial staff to be alert for potential legal issues and to consult with the CAO when necessary to protect the County's interests. The primary mechanism by which the CAO renders legal advice and guidance to the various departments is in response to a request for legal services (RLS) submitted via a pre-approved form which contains all relevant information and is transmitted with all appropriate and material documentation.

SUMMARY OF LEGAL REPRESENTATION DELIVERED

During FY24/25, 532 RLSs and 380 litigation matters were active, 458 RLSs and 185 litigation matters were opened, and 468 RLSs and 191 litigation matters were answered/closed. On average, the legal representation workload demands appear to have increased by approximately 5% compared to the prior fiscal year.

ATTORNEY AND PARALEGAL HOURS

The attorneys in the CAO have a combined more than 200 years of experience, averaging more than 18 years of legal practice per attorney. The average prevailing market rates in the community for similar legal services by attorneys, paralegals, and legal assistants of reasonably comparable skill, experience, and reputation are estimated to be at least $277, $121, and $60 per hour, respectively. Therefore, procuring the legal services performed by the CAO's personnel through outside law firms would have likely cost the County approximately $6.5 million in Fiscal Year 24/25.

	Litigation	Non-Litigation	Total
Attorney	**6,296.3**	**11,778.5**	**18,074.8**
Paralegal	**4,493.7**	**4,445.7**	**8,939.4**
Total Hours	**10,790.0**	**16,224.2**	**27,014.2**

HOURS BY DEPARTMENT

Department	Litigation		Non-Litigation		
	Hours	Percentage	Hours	Percentage	Total
Board of County Commissioners	10,288.3	95.4%	3,918.4	24.2%	14,206.7
Community & Veterans Services	23.7	0.2%	347.4	2.1%	371.1
Convention & Visitors Bureau	0.0	0.0%	313.0	1.9%	313.0
County Administration	0.0	0.0%	243.9	1.5%	243.9
Development Services	8.9	0.1%	3,424.1	21.1%	3,433.0
Financial Management	0.0	0.0%	1,182.1	7.3%	1,182.1
Government Relations	0.0	0.0%	103.0	0.6%	103.0
Human Resources	53.2	0.5%	1,601.7	9.9%	1,654.9
Information Technology	0.0	0.0%	13.5	0.1%	13.5
Natural Resources	0.0	0.0%	575.7	3.5%	575.7
Property Management	0.0	0.0%	1,558.5	9.6%	1,558.5
Public Safety	263.8	2.4%	1,394.5	8.6%	1,658.3
Public Works	21.0	0.2%	906.8	5.6%	927.8
Sports & Leisure	0.0	0.0%	141.0	0.9%	141.0
Utilities	131.1	1.2%	500.6	3.1%	631.7
Total Hours	**10,790.0**		**16,224.2**		**27,014.2**



REQUESTS FOR LEGAL SERVICES

BY DEPARTMENT

Department	RLS	Percentage
Board of County Commissioners	14	2.6%
Community & Veterans Services	12	2.3%
Convention & Visitors Bureau	20	3.8%
County Administration	6	1.1%
Development Services	127	23.9%
Financial Management	22	4.1%
Government Relations	9	1.7%
Human Resources	36	6.8%
Information Technology	4	0.8%
Natural Resources	19	3.6%
Property Management	75	14.1%
Public Safety	97	18.2%
Public Works	48	9.0%
Sports & Leisure	14	2.6%
Utilities	29	5.5%
Total	**532**	



LITIGATION SNAPSHOT

LITIGATION CASES AND HOURS

Category	Cases	Percentage	Hours	Percentage
Animals in Distress	2	0.5%	39.4	0.4%
Auto Property Liability	7	1.8%	416.7	3.9%
Bankruptcy	59	15.5%	219.6	2.0%
Civil Rights	3	0.8%	190.1	1.8%
Code Enforcement	39	10.3%	451.6	4.2%
Construction	1	0.3%	14.3	0.1%
Declaratory or Injunctive Relief	13	3.4%	789.3	7.3%
Eminent Domain	31	8.2%	210.8	2.0%
Employment	4	1.1%	72.7	0.7%
Environmental	1	0.3%	4.3	0.0%
Foreclosure	12	3.2%	77.7	0.7%
Garnishment	8	2.1%	25.9	0.2%
General Liability	3	0.8%	126.6	1.2%
Land Use	8	2.1%	982.6	9.1%
Other	17	4.5%	1,741.2	16.1%
Personal Injury	63	16.6%	5,196.7	48.2%
Probate	108	28.4%	219.5	2.0%
Sunshine/Records/Ethics	1	0.3%	10.2	0.1%
Total	**380**		**10,790.0**	

RECOVERIES

Matter Type		Amount
Bankruptcy	$	4,102.85
Code Enforcement Liens	$	5,513.16
Foreclosures (SHIP Loans)	$	181,770.64
Garnishment Attorney's Fees	$	500.00
Opioid Settlement Funds	$	3,672,630.78
Probate:	$	17,678.50
Other:	$	3,002.67
Total	**$**	**3,885,198.60**





OUTSIDE COUNSEL

Outside counsel are generally engaged for matters that cannot be handled solely by the CAO's attorneys when (a) a conflict of interest exists, (b) a case presents the need for particular expertise that our attorneys do not have; (c) a special matter demands an unusually concentrated and heavy time commitment; and/or (d) the professional responsibilities of the attorneys cannot be met with an increase in workload. Attorneys have a duty to manage their workload in a manner that ensures they can competently, diligently, and ethically represent each client. This includes not accepting more cases or assignments than they can reasonably handle, so as to avoid compromising the quality of legal services, violating ethical obligations, or failing to meet professional standards of care.

Excluding workers' compensation, the CAO utilized outside counsel for 16 litigation matters and 9 non-litigation matters. Outside counsel provided approximately 15% of the total legal services performed on behalf of the County for FY24/25. The outside counsel services paid by the CAO for FY24/25 were $510,351.57 ($223,479.57 for workers' compensation plus $286,872 for all other legal services). Individual departments fund certain outside counsel expenses (e.g., bond counsel—Finance; eminent domain—Public Works; immigration—sponsoring department). The below firms were retained by the CAO to provide legal representation for the County in specified matters in FY24/25:

Law Firm	Legal Areas
Cohen Vaughan, LLP	Workers' Compensation
Ford Harrison	Labor & Employment
Gray Robinson	Eminent Domain; General Representation
Greenberg Traurig	Bond Counsel
Immigration Attorneys, LLP	Immigration
Johnson Anselmo	Jail Medical Litigation
Law Offices of Scott F. Bergthold	Civil Rights
Nabors Giblin	Bond Disclosure
Ogletree Deakins	Union Negotiations
Romano Law Group	Opioids Litigation
Trenam Law	Bankruptcy; Construction
Weiss Serota Helfman Cole & Berman, PL	Statutory Challenge

SETTLED CLAIMS, LITIGATION, AND ADMINISTRATIVE MATTERS

MATTERS RESOLVED PURSUANT TO COUNTY ATTORNEY'S SETTLEMENT AUTHORITY OF UP TO $30,000:

Case or Claimant Name	Case/Claim Number	Type	Amount	Date
Azcui, Jose	2024022496	Tort	$ 3,000.00	10/7/2024
Cook, Lynne	2022-CA-3694	Tort	$ 17,500.00	10/23/2024
Albritton, Dawn	2024022476	Tort	$ 812.97	10/28/2024
Hermes, Devon	2024022380	Tort	$ 6,614.52	10/31/2024
Crawford, Trudy	2025022550	Tort	$ 2,672.55	11/12/2024
Harley, Katrina	2023020248	Tort	$ 6,500.00	11/22/2024
VanDam, Hailey	2025022864	Tort	$ 2,500.00	11/22/2024
Beauregard, Donna	2022005324	Tort	$ 17,000.00	12/10/2024
Moran, Doug (Estate of Jeanette Moran)	2022-CA-1223	Tort	$ 25,000.00	12/11/2024
Miller, Judy	2023-CA-1229	Tort	$ 21,500.00	12/17/2024
Orellana Duran, Andreas	2025022658	Tort	$ 3,113.76	1/4/2025
Torres, Yeni	2024022359	Tort	$ 3,224.59	1/7/2025
Yokeum, Travis	2020-CA-1844	Tort	$ 10,000.00	1/16/2025
Floyd, Jeremy	2024022442	Tort	$ 5,165.02	1/27/2025
Van Landingham, Lenabelle	2025022840	Tort	$ 5,400.00	1/28/2025
Skorski, John	2025022837	Tort	$ 4,000.00	1/31/2025
Little League, Lakewood Ranch	2024022511	Tort	$ 970.00	2/4/2025
Chavez, Douglas	2024021802	Tort	$ 5,844.94	2/5/2025
Joy Gonzalez	2024022295	Tort	$ 3,266.69	2/20/2025
Ardila, Gerard And Suzanne	2025023005	Tort	$ 461.74	2/20/2025
Pacheco Guerrero, Ivan	2025022943	Tort	$ 4,585.86	2/24/2025
Snowden, Vista	N/A	Employment	$ 10,000.00	2/24/2025
Hackney, Samantha	2024-CA-1844	Tort	$ 7,500.00	3/4/2025
Cupidon, Violette	2025023067	Tort	$ 5,000.00	3/5/2025
Armstrong, Jill	2024021321	Tort	$ 18,359.98	3/7/2025
Thompson, Walter O/B/O Imperial Lakes Estates	2025022924	Tort	$ 2,390.00	3/11/2025
Emmalena Lord	2025023162	Tort	$ 5,668.57	3/14/2025
Sissel, Joseph	2024022464	Tort	$ 4,322.96	3/14/2025
Ann Colonna	2025023095	Tort	$ 8,592.70	3/18/2025
Sturgill, Casey	2025022955	Tort	$ 3,665.94	3/18/2025
Scott, Allowishes	2023-CA-6360	Tort	$ 15,000.00	3/19/2025
Lane, Kevin	2024022519	Tort	$ 201.90	3/19/2025
Hudson, Betty	2023-CA-2610	Tort	$ 30,000.00	3/19/2025
Stephens, Darline	2025023094	Tort	$ 16,875.00	3/20/2025
Macey, Ryan	2025023200	Tort	$ 4,546.00	3/20/2025
Corbett, James	A2350308	Workers' Comp	$ 26,419.00	3/21/2025
Witt, Christina	2024022443	Tort	$ 451.50	3/21/2025
Beckmann, Karrie	2025023202	Tort	$ 477.19	3/24/2025
Chavez, Rafael	2023020174	Tort	$ 5,000.00	3/25/2025
Florida Power and Light Company	2024022413	Tort	$ 3,667.67	3/25/2025
Kotter, Christa	2025023233	Tort	$ 3,340.99	3/27/2025
Klomp, Jack	2025023054	Tort	$ 10,199.17	4/1/2025
Kerestesy, Randy	2024-CA-519	Tort	$ 29,500.00	4/3/2025
Kerestesy, Shelly	2024-CA-519	Tort	$ 29,500.00	4/3/2025

SETTLED CLAIMS, LITIGATION, AND ADMINISTRATIVE MATTERS

MATTERS RESOLVED PURSUANT TO COUNTY ATTORNEY'S SETTLEMENT AUTHORITY OF UP TO $30,000:

Case or Claimant Name	Case/Claim Number	Type	Amount	Date
Hiram Feliciano-Safeco Insurance Co.	2025023035	Tort	$ 12,683.20	4/3/2025
King, Adam	2025023000	Tort	$ 2,240.58	4/7/2025
Thurber, Jason	2025023307	Tort	$ 547.18	4/10/2025
Tashunda Richardson	2025023255	Tort	$ 10,523.76	4/11/2025
Smith, Marsha	2024022508	Tort	$ 4,000.00	4/14/2025
Paizes, Spiros	2021-SC-6805	Tort	$ 7,000.00	4/22/2025
Nesllali Herreria	2025023047	Tort	$ 1,013.29	4/28/2025
Zane, Larry	2025023099	Tort	$ 2,820.52	4/30/2025
Mays, Yolanda	2025023222	Tort	$ 1,700.00	5/5/2025
Robison, Natalie	2025023310	Tort	$ 1,075.00	5/6/2025
Williams, Norma	2025023263	Tort	$ 1,000.00	5/13/2025
Muchna, Tim	2025023404	Tort	$ 428.00	5/16/2025
Snowden, Vista	A2420249	Workers' Comp	$ 25,000.00	5/20/2025
Harvey, Wayne	A2420331	Workers' Comp	$ 15,100.00	5/20/2025
Davenport, Marne	2025023343	Tort	$ 5,547.20	5/20/2025
Catalina Rojas	2025023151	Tort	$ 2,990.18	5/21/2025
Save Gates Creek	2020-CA-4515	Land Use	$ 2,155.71	6/2/2025
Michael Sanz Pomier	2025023089	Tort	$ 2,783.63	6/5/2025
Nasaire, Fanel	2024-CA-672	Tort	$ 20,000.00	6/9/2025
Weisz, Andrew	2025022832	Tort	$ 1,500.00	6/10/2025
Matthews, Susan	2025023376	Tort	$ 1,388.47	6/26/2025
Freeman, Joseph	2024-CA-1844	Tort	$ 20,000.00	7/3/2025
Weiskopf, Kristopher	A2380033	Workers' Comp	$ 20,100.00	7/8/2025
Mcavoy, Karen	2025022972	Tort	$ 882.98	7/8/2025
Cole, Harold	2025023447	Tort	$ 1,570.84	7/10/2025
Currie, Paul	2025023354	Tort	$ 10,000.00	7/15/2025
Wooton, Lee Ann	2023021257	Tort	$ 10,000.00	7/15/2025
Hudson, Katie	2024022024	Tort	$ 12,500.00	7/21/2025
Burke, Michael	2025022974	Tort	$ 6,159.60	7/24/2025
Dunfee (Minor), Jasper	2024022099	Tort	$ 5,500.00	7/24/2025
Chibli, Zeina	2024-CA-894	Tort	$ 30,000.00	8/4/2025
Frederic Tinord, Celavie	2024022469	Tort	$ 12,911.82	8/11/2025
Bradley, Sharon	2025023688	Tort	$ 88.52	8/11/2025
Smith, John	2025022829	Tort	$ 1,539.52	8/19/2025
Santiago-Casillas, Erangelis	2025023636	Tort	$ 8,873.24	8/20/2025
Neville, Myriam	FY24/25-0535	Employment	$ 900.98	8/26/2025
Gillis, Tania	FY24/25-0535	Employment	$ 1,068.56	8/26/2025
Peltz, Mark	2025023777	Tort	$ 1,274.81	9/3/2025
Cole, Madeline	2025023737	Tort	$ 9,693.39	9/9/2025
Jason Thurber	2025023876	Tort	$ 1,750.00	9/16/2025
Calzada (Minor), Jose	2024022168	Tort	$ 7,500.00	9/17/2025
Simmons, Cindy	2025023630	Tort	$ 415.00	9/18/2025
Carson, Bennie	2023020386	Tort	$ 3,500.00	9/19/2025
Cohen, Ellen	2024-CA-582	Tort	$ 10,000.00	9/19/2025

SETTLED CLAIMS, LITIGATION, AND ADMINISTRATIVE MATTERS

MATTERS RESOLVED PURSUANT TO COUNTY ATTORNEY'S SETTLEMENT AUTHORITY OF UP TO $30,000:

Case or Claimant Name	Case/Claim Number	Type	Amount	Date
Austin Hamblin	2025023770	Tort	$ 2,493.38	9/23/2025
Paul Lang	2025023771	Tort	$ 4,404.96	9/25/2025
Watson, Tyrone	A2420309	Workers' Comp	$ 24,100.00	9/26/2025
Ganey, Katherine	2025023666	Tort	$ 5,885.00	9/30/2025

SUMMARY OF SETTLEMENTS

Type	Number	Total Amount	Average
Employment	3	$ 11,969.54	$ 3,989.85
Land Use	1	$ 2,155.71	$ 2,155.71
Tort	83	$ 599,576.28	$ 7,223.81
Workers' Comp	5	$ 110,719.00	$ 22,143.80
Totals	**92**	**$ 724,420.53**	**$ 7,874.14**





RISK MANAGEMENT DIVISION ACTIVITIES

LIABILITY, PROPERTY, AND WORKERS' COMPENSATION CLAIMS

In FY24/25, the Risk Management Division received, processed, and adjusted 1,396 new claims. This is an increase of more than 5% over the number of new claims for the prior fiscal year. This correlates into each of the three claims adjusters handling approximately 465 new claims in FY24/25, in addition to adjusting any open claims from prior years.

The Risk Management Division received and analyzed 614 incident reports in FY24/25. This is a decrease of almost 25% from the number of incident reports for the prior fiscal year. This decrease is likely attributable to the fact that there were not two major hurricanes in FY24/25.

The Risk Management Division utilizes outside counsel (Cohen Vaughan, formerly Vaughan McLean) for workers' compensation matters. In FY24/25, 38 workers' compensation matters were handled by outside counsel at a total cost of $223,479.57.

RECOVERIES

In FY24/25, the Risk Management Division recovered $2,938,620.79 in subrogation, salvage, restitution, and payouts from insurance companies on damage to County-owned property and automobiles. The recovery increase includes property damage reinsurance for Hurricane Debby, Hurricane Helene, and Hurricane Milton. The Risk Management Division also recovered $18,392.22 in subrogation and $26,684.77 in reinsurance from workers' compensation claims.

CONCLUSION: RETURN ON INVESTMENT AND COMMITMENT TO EXCELLENCE

The CAO delivers substantial financial value through its in-house legal team. During FY24/25, the CAO's total personnel cost for its in-house legal team was approximately $3.2 million. By comparison, obtaining comparable legal services through outside counsel was estimated to cost approximately $6.5 million. The County avoided more than $3.3 million in costs by maintaining legal services in-house. In addition to these cost savings, the CAO helped recover more than $3.8 million for the County. Together, these results demonstrate the significant financial value generated by an experienced, dedicated in-house legal team while providing the County with legal services that are readily available, knowledgeable about County operations, and integrated into the organization.

The CAO remains dedicated to delivering superior, cost-effective, ethical, impartial, and prompt legal representation and risk management services to the Board of County Commissioners and its various operating departments.



Manatee County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, FL 34205
941-745-3750

CERTIFICATE FOR SATISFACTION OF LIEN

Case Number: CE2001-0047

Name: ALBRITTON E J

The Manatee County Building Official filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Claim of Lien which was duly recorded in **Book 2372 Page 2905** of the Records of Manatee County, Florida for fees due on the property located at 2401 38TH AVE E, BRADENTON, FL 34208 PID # 1619700006 for unpaid costs incurred by Manatee County for the abatement of Hazardous/Unsafe Conditions Case CE2001-0047 of the Manatee County Unsafe Structure Ordinance 2-16-16 thru 2-6-30.

On October 8th, 2026, the lien was satisfied.

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

_____ Date:_____

County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

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

☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who

☐ is personally known to me or
☐ has produced _____ as identification.

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

_____ My Commission Expires: _____

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

BK 2372 PG 2905 Dkt#2898102
R. B. "CHIPS" SHORE Clerk of Circuit Court Manatee County FL. Filed & Recorded 3/10/11 2:44:58 PM
(1 of 1)

CLAIM OF LIEN

Notice is hereby given that pursuant to Manatee County Unsafe Structure Ordinance 01-69, the Building Department of Manatee County assesses a lien in the amount of $4726.00 on the following real property located at 2401 38th Avenue East Bradenton, FL, legally described as:

ALL LAND LYING W OF TS RR R/W IN NE1/4 OF SE1/4, LESS 3.99 AC TO DOT FOR RD R/W AS DESC IN OR 954 P 107 PRMCF P-47

The lien is claimed for the unpaid costs incurred by Manatee County through the period of time from 02/09/2010 to 02/03/2011, in the abatement of Hazardous / Unsafe Conditions Order #4000 and necessary related administrative expenses. The owner of record, E J Albritton, was billed for these costs but failed to make payment. This claim of lien shall also secure reasonable attorney fees and subsequent related costs including the filing of this lien and its satisfaction.

Direct and indirect costs for the abatement of hazardous/unsafe conditions on this property were funded using Neighborhood Stabilization Program (NSP) funds under Title III of the Housing and Economic Recovery Act of 2008, Public Law 110-289. Revenue received through the satisfaction of this Claim of Lien shall be returned to the Manatee County Neighborhood Services Department for subsequent use authorized by the Neighborhood Stabilization Program.

Date: 03/10/2011

CARROLL J. DUPRE, CBO
Manatee County Building Department
P. O. Box 1000
Bradenton, Florida 34206
Telephone: (941) 749-3078

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10 day of March, 2011, by CARROLL J. DUPRE', Manatee County Building Official, who is personally known to me and who did not take an oath.

Notary Public Signature: Mary Erin Gostkowski Date: 3/10/11
(Notary Public Stamp)

MARY ERIN GOSTKOWSKI
Commission # DD0696535
Expires 9/24/2011
Bonded through
Florida Notary Assn., Inc.
(800-432-4254)

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1136669
Receipt Date: 8/27/26

RECEIPT

Record and Payer Information

Record ID	CE2001-0047	**Record Type**	Unsafe Structure				
Parcel ID	1619700006000-2028206488						
Desc. of Work	2/5/20 Updated invoice "return to sender". rjd1/24/2020 Updated invoice mailed to property owner. Follow up for payment. rjd Unsafe case created for old demo case NSP68-4000.						
Property Address	2401 38TH AVE E	**City**	BRADENTON	**State**	FL	**Zip**	34208
Owner	Gail Albritton Manuel, Trustee						
Address	4116 16TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34205
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	Koontz & Associates, P.L.						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/27/2026	Manual Check	AA	Check 31458	$4,726.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Demo	150577	4,700	$4,700.00	$4,700.00	$0.00
Postage Fee CE Case	150577	26	$26.00	$26.00	$0.00

ROUSSEAU, JENNIFER
Case No. **CE2503-0367**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541090375** for fees due on the property located at **4612 7TH STREET CT E, ELLENTON, FL 34222** more particularly described as follows:

LOT 14 MANALEE SUB PI#9865.0000/7

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

ROUSSEAU, JENNIFER

Case No: CE2503-0367

Invoice No: **723065 / 732829**

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

CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two hundred eight dollars and sixteen cents. ($208.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 986500007

The owner(s) of the above-described property is **ROUSSEAU, JENNIFER.** Said property is located at **4612 7TH STREET CT E, ELLENTON FL 34222,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **ROUSSEAU, JENNIFER** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **($20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: $232.72

Dated: 7-16-25

By: _____

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

_____ 7-16-2025 _____

Notary Public Signature Date Notary Public Stamp

Angelina "Angel" Colonneso
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: dhernandez
Cashiered By: dhernandez

Receipt#: 900771349 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 07/22/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541090375-LIEN

Receipt Total:	$10.00
Amount Tendered:	$0.00
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$0.00**

Instrument: 202541090375 LIEN

001000000341100	RECORDING FEE $5/$4	$5.00
199000000341150	PRMTF $1/$.50	$1.00
001000000208911	PRMTF FACC $.10	$0.10
199000000341160	PRMTF CLERK $1.90	$1.90
001000000208912	PRMTF BCC $2	$2.00
	Instrument Total:	**$10.00**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1122755
Receipt Date: 6/29/26

RECEIPT

Record and Payer Information

Record ID	CE2503-0367		**Record Type**	Overgrown			
Parcel ID	9865000070000-3844761330						
Desc. of Work	The property is overgrown						
Property Address	4612 7TH STREET CT E	**City**	ELLENTON	**State**	FL	**Zip**	34222
Owner	ROUSSEAU JENNIFER						
Address	4612 7TH STREET CT E	**City**	ELLENTON	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/29/2026	Cash Receipt	AA	Payment processed incorrectly. Fees will be added and payment will be processed to match cash receipt C2609563.	$244.49

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	723065	200	$200.00	$200.00	$0.00
Postage Fee CE Case	723065	8	$8.16	$8.16	$0.00
Recording Fee CE Case	732829	20	$20.00	$20.00	$0.00
One Time Fee	753426	5	$4.56	$4.56	$0.00

MCTCO Interest Penalty	830169	12	$11.77	$11.77	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S0531202(	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH S	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD A	S0531202(	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S0531202(	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVEI	S0531202(	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S0531202(	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S0531202(	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		
								20,476.26														

C2609563

GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty $11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026 05/01/26 **thru** 06/25/26

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
			Total for:	349913	**$0.00**	**$21,551.68**	**$21,551.68**
			Total for:	1070000000	**$0.00**	**$21,551.68**	**$21,551.68**

KALETA, SHAWN T
Case No. **CE2503-0732**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541087869** for fees due on the property located at **3600 RIVERVIEW BLVD, BRADENTON, FL 34205** more particularly described as follows:

LOT 1, RIVER WEST SUB, LESS OR 1791/238 DESC AS FOLLOWS: E 35 FT THEREOF AND LESS THAT PORTION ENCROACHED UPON BY THE COURTYARD DESC AS FOLLOWS: COM AT SW COR OF E 35 FT OF SD

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

Inst. Number: 202541087869 Page 1 of 1 Date: 7/16/2025 Time: 10:44 AM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

KALETA, SHAWN T

Case No: CE2503-0732

Invoice No: **718123 / 731920**

CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **four hundred thirty-three dollars and sixteen cents. ($433.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PID # 3548000109

The owner(s) of the above-described property is **KALETA, SHAWN T.** Said property is located at **3600 RIVERVIEW BLVD, BRADENTON FL 34205,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **KALETA, SHAWN T** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **($20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: $462.22

Dated: 7-14-25

By: _____
Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 14th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

_____ 7-14-2025 _____
Notary Public Signature Date Notary Public Stamp

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123056
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2503-0732		**Record Type**	Overgrown			
Parcel ID	3548000109000-1995871702						
Desc. of Work	Violator doesn't keep grass cut.						
Property Address	3600 RIVERVIEW BLVD	**City**	BRADENTON	**State**	FL	**Zip**	34205
Owner	KALETA SHAWN T						
Address	PO BOX 4099	**City**	ANNA MARIA	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office	$476.09

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	718123	425	$425.00	$425.00	$0.00
Postage Fee CE Case	718123	8	$8.16	$8.16	$0.00
Recording Fee CE Case	731920	20	$20.00	$20.00	$0.00
One Time Fee	753434	9	$9.06	$9.06	$0.00
MCTCO Interest Penalty	830415	14	$13.87	$13.87	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S0531202(	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH S	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD A	S0531202(	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S0531202(	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVEI	S0531202(	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S0531202(	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S0531202(	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		
								20,476.26														

C2609563

GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty $11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026 05/01/26 **thru** 06/25/26

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
			Total for:	349913	**$0.00**	**$21,551.68**	**$21,551.68**
			Total for:	1070000000	**$0.00**	**$21,551.68**	**$21,551.68**

LEMON TREE DEVELOPMENT LLC
Case No. **CE2505-0196**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541106107** for fees due on the property located at **2108 51ST AVE W, BRADENTON, FL 34207** more particularly described as follows:

LOT 28, LESS THE E 30 FT THEREOF, BLK 39, HOLIDAY HEIGHTS, 2ND ADD, TOGETHER WITH: COM AT THE NE COR OF THE SW 1/4 OF THE SE 1/4 OF SEC 10, SD COR ALSO BEING THE SE COR OF SD LOT

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

LEMON TREE DEVELOPMENT LLC

Case No: CE2505-0196

Invoice No: **732924 / 748466**

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

CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **four thousand eight hundred. ($4,800.00)** against certain lands lying in Manatee County, Florida, more particularly described as follows: **PID # 5308900058**

The owner(s) of the above-described property is **LEMON TREE DEVELOPMENT LLC.** Said property is located at **2108 51ST AVE W, BRADENTON, FL 34207,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **LEMON TREE DEVELOPMENT LLC,** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **($20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 29th, 2025: $4,916.40

Dated: 8-22-25

By: _____

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of August, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

_____ 8-22-2025 _____

Notary Public Signature Date Notary Public Stamp

Angelina "Angel" Colonneso
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: TALLRED
Cashiered By: TALLRED

Receipt#: 900781699 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 08/27/2025 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202541106107-LIEN

Receipt Total:	$10.00
Amount Tendered:	$0.00
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$0.00**

Instrument: 202541106107 LIEN

001000000341100	RECORDING FEE $5/$4	$5.00
199000000341150	PRMTF $1/$.50	$1.00
001000000208911	PRMTF FACC $.10	$0.10
199000000341160	PRMTF CLERK $1.90	$1.90
001000000208912	PRMTF BCC $2	$2.00
	Instrument Total:	**$10.00**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123057
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0196		**Record Type**	Overgrown			
Parcel ID	5308900058000-0875626681						
Desc. of Work	Overgrown/Tree Debris. BG						
Property Address	2108 51ST AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34207
Owner	LEMON TREE DEVELOPMENT LLC						
Address	4941 25TH ST W UNIT 104	**City**	BRADENTON	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office	$5,063.89

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	732924	4,800	$4,800.00	$4,800.00	$0.00
Recording Fee CE Case	748466	20	$20.00	$20.00	$0.00
One Time Fee	753445	96	$96.40	$96.40	$0.00
MCTCO Interest Penalty	830418	147	$147.49	$147.49	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S0531202(	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH S	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD A	S0531202(	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S0531202(	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVEI	S0531202(	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S0531202(	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S0531202(	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		
								20,476.26														

C2609563

GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty $11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026 05/01/26 **thru** 06/25/26

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
			Total for:	349913	**$0.00**	**$21,551.68**	**$21,551.68**
			Total for:	1070000000	**$0.00**	**$21,551.68**	**$21,551.68**

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C
Case No. **CE2505-0252**

CERTIFICATE OF SATISFACTION OF LIEN

The Public Safety Department of Manatee County filed for record in the Office of the Clerk of the Circuit Court of Manatee County, State of Florida, a Notice of Lien, which was duly recorded in Official Records **Instrument Number 202541094789** for fees due on the property located at **1911 3RD AVE E, PALMETTO, FL 34221** more particularly described as follows:

LOT 11 BLK 11 WILLIS PLAT NEW MEMPHIS PI#25531.0000/5

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of
☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who
☐ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

_____ My Commission Expires: _____
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

Inst. Number: 202541094789 Page 1 of 1 Date: 7/31/2025 Time: 12:24 PM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida

SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C

Case No CE2505-0252

Invoice No **723948 / 736244**

CLAIM OF LIEN

Notice is hereby given that the Public Safety Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **two thousand five hundred eighty-three dollars and sixteen cents. ($2,583.16)** against certain lands lying in Manatee County, Florida, more particularly described as follows **PID # 2553100005**

The owner(s) of the above-described property is **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C.** Said property is located at **1911 3RD AVE E, PALMETTO, FL 34221,** County of Manatee, State of Florida

The lien is claimed against the interest of the property owned by **SANTANA-FLORES, JOEL; ANTUNEZ, MARIA C** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **($20.00)**.

If payment is not received by August 29th, 2025, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll Total amount due after August 29th, 2025 $2,655 22

Dated. 7-28-25

By. _____

Tom Wooten for
Jodie Fiske, Director
Public Safety Department
2101 47th Terrace East
Bradenton, FL 34203
Telephone (941) 748-2071

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of July, 2025 by Tom Wooten, who is personally known to me and who did not take an oath.

Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

_____ 7-28-2025 _____

Notary Public Signature Date Notary Public Stamp

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1123036
Receipt Date: 6/30/26

RECEIPT

Record and Payer Information

Record ID	CE2505-0252		**Record Type**	Overgrown			
Parcel ID	2553100005000-4190014913						
Desc. of Work	Trash and debris						
Property Address	1911 3RD AVE E	**City**	PALMETTO	**State**	FL	**Zip**	34221
Owner	SANTANA-FLORES JOEL						
Address	1010 21ST ST E	**City**	PALMETTO	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer							

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
06/30/2026	Cash Receipt	AA	Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office	$2,734.87

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Lot Clearing	723948	2,575	$2,575.00	$2,575.00	$0.00
Postage Fee CE Case	723948	8	$8.16	$8.16	$0.00
Recording Fee CE Case	736244	20	$20.00	$20.00	$0.00
One Time Fee	753438	52	$52.06	$52.06	$0.00
MCTCO Interest Penalty	830394	80	$79.65	$79.65	$0.00

6/16/2026

Account No.	Tax Year	Instmnt	OwnerName	PhysLocation	ReceiptNumber	Posted Date	Fund1	Paid Amt Fund1	CE Case#	Fees In Accela	Fees Paid	TCO 2% Fee	Total	One- time fee	penalty/(discount)	Lot Clearing/ Mowing	other fees	penalty/(discount) fee to be added to Accela	Total	Notes	Revised Receipt #	
2578501009	2025	N	HARRISON, EDITH	16TH AVE I	S0531202(	5/31/2026 0:00	LOT1	8,892.44	CE2501-0488	8633.44	8,892.44	177.85	9,070.29	169.28	8.57	8436.00	28.16	259.00	8892.44	1122356	1123128	Voided/Corrected 6/30/26
5077400009	2025	N	AVERY, CONNIE,	3514 20TH	S0531202(	5/31/2026 0:00	LOT1	1,391.38	CE2407-0486	1350.85	1,391.38	27.83	1,419.21	26.49	1.34	1297.00	27.36	40.53	1391.38	1122359	1123130	Voided/Corrected 6/30/26
986500007	2025	N	UPSCALE FLIPPERS LLC	4612 7TH S	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2503-0367	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1122755	1122826	Voided/Corrected 6/29/26
5194500004	2025	N	KOKOT, KENNETH J,	4425 19TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0524	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123028		
6095100001	2025	N	RAYNOR, WILLIAM	5519 26TH	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2409-0265	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123030		
6236100001	2025	N	WHITE, DEAN, ADAMS,	6332 CORI	S0531202(	5/31/2026 0:00	LOT1	239.70	CE2411-0106	232.72	239.70	4.79	244.49	4.56	0.23	200.00	28.16	6.98	239.70	1123032		
2553100005	2025	N	SANTANA-FLORES,	1911 3RD A	S0531202(	5/31/2026 0:00	LOT1	2,734.87	CE2505-0252	2655.22	2,734.87	54.70	2,789.57	52.06	2.64	2575.00	28.16	79.65	2734.87	1123036		
2487800001	2025	N	GAVIN, CHARLES	1103 26TH	S0531202(	5/31/2026 0:00	LOT1	318.49	CE2407-0827	309.22	318.49	6.37	324.86	6.06	0.31	275.00	28.16	9.27	318.49	1123040		
6686500059	2025	N	GLEESON, DENNIS,	7506	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2409-0305	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123045		
6650212100	2025	N	OAKS HOLDINGS 34639	904 CYPRE	S0531202(	5/31/2026 0:00	LOT1	213.43	CE2501-0274	207.22	213.43	4.27	217.70	4.06	0.21	175.00	28.16	6.21	213.43	1123052		
3548000109	2025	N	KALETA, SHAWN T	3600 RIVEI	S0531202(	5/31/2026 0:00	LOT1	476.09	CE2503-0732	462.22	476.09	9.52	485.61	9.06	0.46	425.00	28.16	13.87	476.09	1123056		
5308900058	2025	N	LEMON TREE	2108 51ST	S0531202(	5/31/2026 0:00	LOT1	5,063.89	CE2505-0196	4916.4	5,063.89	101.28	5,165.17	96.40	4.88	4800.00	20.00	147.49	5063.89	1123057		
5565200002	2025	N	LUPPO, PHILLIP	112 52ND	S0531202(	5/31/2026 0:00	LOT1	213.44	CE2409-0255	207.22	213.44	4.27	217.71	4.06	0.21	175.00	28.16	6.22	213.44	1123059		
								20,476.26														

C2609563

GLIQ OBJECT CODE: 349913

MCTTO Interest Penalty $11.77 applied Cash Receipt #C2609563

Cash Receipt #C2609563 Payment via Manatee County Tax Collectors Office

Detailed Trial Balance

Fiscal: 2026 05/01/26 **thru** 06/25/26

Org Key	Description	Director	Status	FUND	ACT	FUNC	DEPT	DIV
1070000000	Unincorporated Services Fund		A	107	107	00	00	000

Object	Description	Posting Date	Reference	Transaction Description	Debits	Credits	Balance
349913	Lot clearing revenue	05/04/2026	BP260504	Mowing Fee	0.00	375.00	375.00
349913	Lot clearing revenue	06/16/2026	C2609563	AD VALOREM DIST 6/15	0.00	20,476.26	20,851.26
349913	Lot clearing revenue	05/27/2026	C2608979	AD VALOREM DIST 5/27	0.00	500.42	21,351.68
349913	Lot clearing revenue	05/26/2026	BP260526	Mowing Fee	0.00	200.00	21,551.68
			Total for:	349913	**$0.00**	**$21,551.68**	**$21,551.68**
			Total for:	1070000000	**$0.00**	**$21,551.68**	**$21,551.68**

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH
Case No. **CE2511-0692**

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 Notice of Lien, which was duly recorded in Official Records **Instrument Number 202641040078** for fees due on the property located at **6107 12TH AVE W, BRADENTON, FL 34209** more particularly described as follows:

LOT 17 BLK B SPANISH PARK SUB 1ST ADD PI#39378.0185/4

pursuant to Chapter 82-321, Laws of Florida.

On the 8th day of October 2026, **Manatee County releases, the above-referenced Lien against the aforementioned property and consents that the same be discharged of record.**

Dated: _____

By: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
P.O. Box 1000,
Bradenton, FL 34206

STATE OF FLORIDA
COUNTY OF MANATEE

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

☐ physical presence or
☐ online notarization

This _____ day of _____, 20___, by _____, who

☐ is personally known to me or
☐ has produced _____ as identification.

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

_____ My Commission Expires: _____

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

MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH

Case No: **CE2511-0692**

Invoice No: **799097 / 807294**

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

CLAIM OF LIEN

Notice is hereby given that the Development Services Department of Manatee County hereby assesses a lien on behalf of Manatee County, pursuant to Chapter 82-321, Laws of Florida, in the amount of **one hundred eighty-three dollars and eighty-six cents. ($183.86)** against certain lands lying in Manatee County, Florida, more particularly described as follows:
PIN# 3937801854

The owner(s)of the above-described property is/are **MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH,** said property is located at **6107 12TH AVE W, BRADENTON, FL 34209,** County of Manatee, State of Florida.

The lien is claimed against the interest of the property owned by **MILLER, REGINA MARIA; MILLER, MARCIA LYNN; MILLER, MONICA ELIZABETH,** for the reasonable amount of the costs incurred by Manatee County in clearing of the above-described property. For the necessary expense, for the preparation of the assessment lien, filing and recording the same, and the legal expenses incident thereto there is an additional charge of **($20.00)**.

If payment is not received by August 28th, 2026, an additional 2% fee will be levied for costs associated with placing said lien on the tax roll. Total amount due after August 28th, 2026: $207.94

Dated: 4-7-26

By: _____

Tom Wooten, Chief
Code Enforcement Division
Nicole Knapp, Director
Development Services Department
P.O. Box 1000,
Bradenton, FL 34206
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 7th day of April, 2026, by Tom Wooten, who
☑ is personally known to me or
☐ has produced _____ as identification.

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

_____ My Commission Expires: 11/21/2026

Signature of Notary Public

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

Paola Sepulveda Moreno
Notary Public
State of Florida
Comm# HH334318
Expires 11/21/2026

Angelina "Angel" Colonneso
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: esanchez
Cashiered By: esanchez

Receipt#: 900837009 **Payee Name:** MANATEE COUNTY CODE ENFORCEMENT AR700009

Receipt Date: 04/09/2026 PUBLIC SAFETY RAQUEL BOTHAST
BRADENTON, FL 34205

Instrument(s): 202641040078-LIEN

Receipt Total:	$10.00
Amount Tendered:	$0.00
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$0.00**

Instrument: 202641040078 LIEN

001000000341100	RECORDING FEE $5/$4	$5.00
199000000341150	PRMTF $1/$.50	$1.00
001000000208911	PRMTF FACC $.10	$0.10
199000000341160	PRMTF CLERK $1.90	$1.90
001000000208912	PRMTF BCC $2	$2.00
	Instrument Total:	**$10.00**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1136097
Receipt Date: 8/26/26

RECEIPT

Record and Payer Information

Record ID	CE2511-0692		**Record Type**	Overgrown			
Parcel ID	3937801854000-1582549926						
Desc. of Work	The property is overgrown. -JH						
Property Address	6107 12TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34209
Owner	MILLER REGINA MARIA						
Address	3604 PRADO DR	**City**	SARASOTA	**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	REGINA MARIA MILLER						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
08/26/2026	Manual Check	AA	118	$203.86

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Mowing Fee	799097	175	$175.00	$175.00	$0.00
Postage Fee CE Case	799097	9	$8.86	$8.86	$0.00
Recording Fee CE Case	807294	20	$20.00	$20.00	$0.00

NIGRELLI, JAMES SR, NIGRELLI, PAULA,
Case#: CE2011110465

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 Book 2414 Page 4305** for fees due on the property located **4208 17th Ave W., Bradenton FL 34205** more particularly described as follows:

LOT 9 BLK E COUNTRY CLUB HEIGHTS PI#39919.0000/6

pursuant to Manatee County Land Development Code.

On October 8th, 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: October 8, 2026,

by: _____
County Administrator or Nicole Knapp,
Development Services Director,
Manatee County
PO Box 1000
Bradenton, Florida 34206
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 _____ day of _____, 20___, by _____, who

☐ is personally known to me or
☐ has produced _____ as identification.

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

_____ My Commission Expires: _____

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

Manatee County Building and Development Services
Code Enforcement
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Receipt No. 1138951
Receipt Date: 9/9/26

RECEIPT

Record and Payer Information

Record ID	CE2011110465		**Record Type**	Structures - Construction			
Parcel ID	3991900006000-0200166882						
Desc. of Work	CITE 512.1 & 513.1, ENCLOSURE AND NEW WINDOWS WITHOUT A PERMIT AND C/O. S.W.O. # 5023 WAS ISSUED ON 8/09. TW						
Property Address	4208 17TH AVE W	**City**	BRADENTON	**State**	FL	**Zip**	34205
Owner	NIGRELLI JAMES SR						
Address	4208 17TH AVE W	**City**		**State**		**Zip**	
Phone							
Contractor				**License #**			
Company							
Address		**City**		**State**		**Zip**	
Phone							
Payer	MEMBERS TITLE AGENCY, LLC						

Payment Detail

Date	Payment Method	Source of Payment	Comments	Amount
09/09/2026	Manual Check	AA	Check 423001	$3,570.00

Fee Details

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid	Outstanding Balance
Daily Fine	233549	3,450	$3,450.00	$3,450.00	$0.00
One Time Fee	233549	100	$100.00	$100.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00
Recording Fee CE Order	233549	10	$10.00	$10.00	$0.00

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

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

Case No. CE2011110465

vs.

JAMES, SR. AND PAULA NIGRELLI
Respondents,

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on January 25, 2012, 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 **James and Paula Nigrelli, Sr.**, hereinafter referred to as the Respondents are the owners of record of the subject property.
2. That notice was served on the Respondents and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 512.1** were made and served on the Respondents by certified mail.
4. That the property located at **4208 17th Avenue West, Bradenton, Florida, DP 3991900006**, has a violation of Manatee County Land Development Code **Section 512.1** because **an enclosure was constructed and new windows installed without obtaining the required building permit.**
5. That the Respondents are in violation of **Section 512.1** for enclosing a structure and installing new windows without obtaining the required building permit.

CONCLUSIONS OF LAW

1. That the Respondents are in violation of Manatee County Land Development Code **Section 512.1**.

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 Respondents correct the violation of Manatee County Land Development Code **Section 512.1**.
2. THAT if this Order is not complied with on or before **March 23, 2012**, it is hereby ordered that Respondents shall pay a minimum fine of **$100**, plus **$50** per day for each and every day any violation described herein continues past **March 23, 2012**.
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 January 25, 2012, and executed this 31ST day of January, 2012.

Manatee County Code Enforcement
Special Magistrate

ATTEST: R. B. Shore
Clerk of Circuit Court

By: _____
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondents, **JAMES AND PAULA NIGRELLI, SR., 4208 17TH AVENUE WEST, BRADENTON, FLORIDA 34205-1419**, by U.S. mail and to the Manatee County Code Enforcement Division, this 31ST day of January, 2012.

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

By: _____
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 2nd day of March, 2012
R.B. SHORE
Clerk of Circuit Court
By: _____ D.C.

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).

ICARD MERRILL
ATTORNEYS & COUNSELORS

P: 941.366.8100
F: 941.366.6384

2033 Main Street, Suite 600
Sarasota, FL 34237

IcardMerrill.com

September 30, 2026

Lindsey E W Craig, Planner I
Manatee County Government
Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

VIA EMAIL ONLY

RE: Request for Continuance - PLN2511-0132 Sawgrass Storage Rezone and PSP Modification

Dear Ms. Craig,

On behalf of the applicant, PSI Atlantic Parrish FL #2, LLC (the "Applicant"), for PLN2511-0132 (Sawgrass Storage Rezone and PSP Modification), please accept this formal request for a continuance from the October 8, 2026 Manatee County Board of County Commissioners meeting to the November 19, 2026 meeting, or as soon thereafter as may be heard.

We appreciate the Board's consideration of this request which would allow the Applicant to compile additional information to further support the application and to help inform the Board's decision.

Thank you and please do not hesitate to contact my office with any questions or concerns.

Sincerely,
ICARD MERRILL

N. Macaire King, Esq.

Enclosures (1)

Planning Commission – Candidate Matrix

Choose One (2)

Commission District	Applicant	Profession	Education/Experience/Employment/ Potential Conflicts	Current Advisory Board Member
5	Richard Barber	Retired	BS Engineering U. VA, MS Engineering, Harvard University, PH.S. Engineering, Harvard University 40 years as an executive in the real estate development and building business, focusing 20 years in land development.	No
1	Cody Bell	Civil Designer, Land Development	Civil Designer – creating construction plan for various types of products. JR Evans Engineering, P.A.	No
5	Brad Bowermaster	Real Estate Agent	Bachelor of Science – University of Florida More than 20 years of experience in mortgage banking and residential real estate. Bradley Bowermaster, PA	No
1	Mark Bowne	State Director of Operations	Bachelor's degree. More than 20 years of progressive leadership in emergency medical services and healthcare operations.	No
4	Steven Carnes	Retired Federal Judge and Air Force Colonel	Penn State University , Bachelors of Arts, Stetson University, Juris Doctor, National Judicial College, In residence courses, USAF Squadron Officer School, USAF Sir Command and Staff College, USAF Air War College, US Military Judges School Numerous staff and advisory positions at all levels of government. US Military Judge and several other positions.	No
1	Jonathan Dunn	Student	Air Force medic and ER technician.	No
1	Steve Fleischacker	Civil, Environmental and Agricultural Engineer	More than 40 years of public- and private-sector experience that directly supports Planning Commission responsibilities. M.S. in Environmental Engineering, Professional Engineer in Florda and five other states, Board Certified Environmental Engineer. Tampa Bay Water – Water Quality Services Manager	No
4	Glen Gibellina	Certified Building Contractor	Certified Building Contractor, Certified Roofing Contractor	No
5	Bruce Hamous	Commercial Real Estate Broker	4 years Commercial Real Estate Appraisal, 4 Years Commercial Development, 10 Years Commercial/Residential Finance, 25 Years Commercial Real Estate Brokerage, Countless	No

			Continuing Education Courses (45 hours required every 4 years)	
5	Steven Hayes	President Workhorse	Former President of Savanna at LWR I worked with and ultimately settled with Casto to build on 64 in front of Savanna.	No
3	Joseph Ireland	Retired	Bachelor's in Music with studies in Economics.	No
3	Hunter Jensen	Deputy Director, Keep Manatee Beautiful	Earned my Bachelor of Arts in Political Science from the University of South Florida, graduating Magna Cum Laude as the first person in my family to earn a college degree. Served for six years in the U.S. Air Force Reserve as an Intelligence Analyst. Yes. I am employed as Deputy Director of Keep Manatee Beautiful, a nonprofit organization that maintains a contractual relationship with and receives funding from Manatee County Government	No
4	Thomas Jorno	Director of Business Development & Client Success - Billing Dynamix, LLC	Studied Construction Management from State College of Florida and a Bachelor of Arts from the University of South Florida. My construction studies included estimating, blueprint reading, AutoCAD, project management, and the legal environment of construction and business.	No
1	Cynthia Keogh	Accounts Payable Specialist – Feld Entertainment	To effectively serve as an objective advisory board member, I bring a unique combination of academic grounding in financial accounting and over two decades of professional data analysis, contract management, and asset evaluation right here in Manatee County. My specific background directly translates into the structural oversight, documentation review, and objective decision-making required by this board.	No
3	George Laios	Retired	Associates degree from Lake-Sumter Community College. Have worked as a bank branch manager, an Air Traffic Controller, USAF Veteran, and retail building supply company store manager.	No
2	Cody Lee	Retired	U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering,	No

			construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology.	
4	Peter Martin	Retired	Graduated in 1985 a 4 year Union Trade School/apprenticeship and worked in that field for 30 more years achieving Unlimited Chief Engineer License. As an Officer in the Merchant Marine and union member I have a gentleman's quality and work ethic in supervisory positions. I have supervised10's of millions of dollars of Shipboard maintenance and repair. I am well versed in OSHA rules, MARPOL rules, researching and understanding CFRs and State Statutes, and understand how to attend meeting using Roberts Rules. I am brilliant at coming up with engineering solutions and alternatives for problems. I have owned No Mineral Rights land in Manatee County and understand those deeds fully along with the pro's and cons of Phosphate mining and the operation. I understand and use many tools of public domain, ELMAC Maps, Property Appraiser, workforce demographics etc. I have experienced Emanate Domaine, and title insurance claims and understand the processes. I currently live on 2.25 acres that are marked proposed conservation lands near Gap Creek. I am a good listener and learner to what others have to say.	No
1	David Otterness	Vice President – Willis Smith Construction	BS Building Construction University of Florida Understanding of Roberts Rules, Quasi Judicial processes, Sunshine Laws Prior work with county staff, Public comment and applicant process Prior experience with county advisory board Willis Smith Construction will contract for public facilities thru the FL Statue procurement process	No
5	Patrick Pribyl	Retired	Current Board Treasurer of The Folly Theater in Kansas City, retired Chairman of the National Surety Practice for Lockton Companies, LLC. BSBA Economics / Finance from Creighton University.	No

5	Stephen Rinehart	General Contractor – Rinehart Homes	General Contractor for 35 years, and provided over 500 homes in the local area.	No
5	Jeff Shelton	Director of Business Development	• Corporate Governance & Regulatory Review: My professional career relies on dissecting complex organizational structures, operational guidelines, and legal compliance. I am highly comfortable analyzing dense text, statutory requirements (such as Section 163.3174, Florida Statutes), and local comprehensive plans to ensure all proposals are lawful, consistent, and practical. • Infrastructure & Resource Scaling: Having spent decades managing multi-site business operations—including high-stakes logistics, retail networks, and commercial petroleum environments—I intimately understand how physical infrastructure projects affect economic growth, traffic, and community resources. I look at large-scale developments from a practical operational lens, ensuring that proposed amendments match real-world county capabilities. • Data-Driven Decision Making & Fiscal Accountability: My business acumen is rooted in analyzing complex metrics, evaluating long-term financial impacts, and generating actionable reports. This discipline will ensure that any recommendations made to the Board of County Commissioners (BCC) are thoroughly vetted, highly objective, and backed by sound data. • Local Market Insights: As a deeply rooted business leader in the Bradenton/Manatee County area, I have a front-row view of our region's rapid growth. I understand the delicate balance needed to encourage responsible commercial development while maintaining the exceptional quality of life that our local residents expect. With a strong foundation in executive leadership, strategic planning, and rigorous resource management, I am fully equipped to perform the public review duties of this commission with absolute transparency and meticulous attention to detail.	No
2	Shirley Smith	Retired	I have no previous experience on any city or county positions. I hold a Bachelor of Arts degree in U.S. History. My career was working as an auditor in hospital and home health areas and before that I was a mother raising two daughters.	No

1	Mark Stanoch	Retired	BS, Psychology, Graduate work in Management Science and Pure and Applied Statistics. 40 year career in business creation and management mostly in technology. Principal, IBM Global Services, Relationship Manager, Dell Inc., High Computing Product Manager, Unisys Corporation. VP, OAO Technology Solutions.	No
2	Scott Ziegler	CEO – CemAI, Inc.	I have a background in construction materials (cement & concrete) and business growth roles that bring real-world experiences to the Planning Commission. With a degree in Chemical Engineering, a focus on data and actual verifiable impacts are important aspects of decisions on the commission.	Yes Attendance 76.5%

Public Comment

Manatee County Government

Submitted On:
Oct 1, 2026, 04:33PM EDT

Full Name	**First Name:** Brenda **Last Name:** Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	24, Reduce Size of Public Notice Signs
Comment	Once again, why are you siding with the builders? Aren't there bigger problems you need to tend to? The cost is minimal to stay with the 36"x36". Putting these signs up helps citizens know when the county is considering making use of land. These signs aid citizens as another way to be Transparent with the issues going on in their community. In 2025, Manatee County increased Public Notice and Neighborhood Meeting signs from 24" × 24" to 36" × 36" (Carol Felts made them larger)to help residents actually see when something was happening in their neighborhood. Now there is a proposal to shrink them back to 24" × 24", reducing the sign area by about 56%, reportedly to save just $5 per sign. This will not save the taxpayers money as the applicant pays for the signs! People already struggle to know when development and land-use decisions are coming before the BOCC. And right now, District 1 doesn't even have a commissioner sitting at the dais representing its residents. If anything, we should be looking for MORE ways to make sure residents know what is happening before decisions are made. Not making the signs smaller. Transparency shouldn't get smaller. Neither should the signs!!

Public Comment

Manatee County Government

Submitted On:
Sep 29, 2026, 05:41AM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glenfede@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Reduction of sign dimensions
Comment	Glen Gibellina Manatee County, Florida October 8, 2026 Board of County Commissioners Manatee County, Florida Subject: Opposition to Motion to Reduce Public Notice and Neighborhood Meeting Sign Sizes Dear Commissioners, I am writing in strong opposition to the motion sponsored by Commissioner Mike Rahn for the October 8, 2026, Land Use Meeting, which proposes reducing the size of Public Notice and Neighborhood Meeting signs from 36 inches by 36 inches back to 24 inches by 24 inches. This proposal moves in exactly the wrong direction when it comes to community transparency, accessibility, and public notification. First and foremost, developers pay for these signs as part of the development review process. Notice requirements should prioritize the public's ability to see and understand what is being proposed in their neighborhoods. These signs should be kept as large as possible—36 inches by 36 inches—to ensure maximum visibility for everyday residents who deserve clear, readable information about nearby developments. Shrinking them only serves to make important notices harder to spot for passing motorists and local residents. Furthermore, increasing public sign visibility was a vital initiative championed by the late local civic advocate Carol Felts. Pushing to roll back these standards undermines the very efforts she fought for to ensure that communities are properly informed. Reducing transparency feels entirely developer-driven, showing a lack of genuine concern for the neighborhoods and residents who live around these proposed developments. I urge the Board to reject this motion, keep the 36 inch by 36 inch sign standard in place, and continue prioritizing community awareness over developer convenience. Sincerely, Glen Gibellina