



**MANATEE COUNTY  
FLORIDA**

July 23, 2012

HUSAM A GHNAIM AND EDIA A GHNAIM  
6803 BROOKHAVEN PL  
BRADENTON, FL 34203-8828

RE: File Number: CE 2012070507

Dear Property Owner:

It has come to the attention of the Building and Development Services Department that unpermitted motor vehicle repairs are occurring on your property located at 1252 WHITFIELD AVE, SARASOTA, FL (PIN# 6622810007 ). This constitutes a violation of Section 602.2 Figure 6-1, Page 426 (Permitted, Administrative and Special Uses by District) of the Manatee County Land Development Code.

Perhaps you were not previously aware of this regulation/ordinance. However, this letter is intended to give you written notice of such violation(s). You are required to correct the violation(s) by August 6, 2012. In order to correct the violation(s), please contact me.

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

If, after August 6, 2012, the violation has not been corrected it will be necessary to schedule a hearing before the Manatee County Code Enforcement Board or Special Magistrate.

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

If you require further assistance and/or information, please contact Vicki Diorazio at (941) 348-5463 between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday.

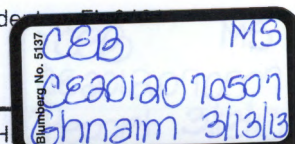
Sincerely,

Vicki Diorazio  
Code Enforcement Officer

91 7199 9991 7030 7102 4882

Building and Development Services Department - Code Enforcement Division  
Mailing Address: P.O. Box 1000, Bradenton, FL 34206-1000; Street Address: 1112 Manatee Avenue West, Bradenton, FL 34206  
PHONE: 941.748.2071; FAX: 941.749.3094  
[www.mymanatee.org](http://www.mymanatee.org)

LARRY BUSTLE \* MICHAEL GALLEN \* JOHN R. CHAPPIE \* ROBIN DISABATINO \* DONNA G. HAYES \* CAROL WH







Date Produced: 07/30/2012

MANATEE COUNTY GOVERNMENT

The following is the delivery information for Certified Mail™ item number 7199 9991 7030 7102 4882. Our records indicate that this item was delivered on 07/26/2012 at 02:03 p.m. in BRADENTON, FL, 34203. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature of Recipient: Edia Ghain

Address of Recipient:

Address of Recipient: 6803 Brookhaver

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

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Customer Reference Number: 302-CE2012070507P-O

Letter of Vial



no walls, rollup screen enclosures, popout units and similar attachments which are integral to the recreational unit as originally manufactured. All recreational vehicle sites shall comply with all applicable Floodplain Management regulations. No park trailers shall be allowed within the CRVP district. See Figure 6-5. Liquefied Petroleum Gas (LPG) tanks/pumps are a permitted accessory use.

**602.1.6. Industrial Districts.** The industrial districts are designed primarily to provide for manufacturing, processing, assembly, warehousing, intensive commercial and other related uses. Performance standards are used to ensure compatibility with neighboring uses and districts and to distinguish among the various classes on industrial uses.

**602.1.6.1. LM: Light Manufacturing District.** The purpose is to provide areas for light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of Manatee County if they are compatible with existing development and in conformance with the provisions of the Comprehensive Plan. Appropriate performance standards shall be applied to limit the effect of such uses on uses within the district and adjacent districts.

**602.1.6.2. HM: Heavy Manufacturing District.** The purpose is to provide for areas of intensive manufacturing and industrial uses in areas capable of supporting such uses in conformance with the provisions of the Comprehensive Plan. Appropriate performance standards shall be applied to limit the effect of such uses on uses in adjacent districts.

**602.1.7. EX: Extraction District.** The EX District is established to: provide for areas in which mining, beneficiation, and other closely related activities may be conducted and will be compatible with surrounding land uses and the general character of the area; ensure the orderly development of mineral resources in a manner compatible with the overall development of the county; assure the use of best

management practices and developing technology for maximum control of potential adverse environmental impacts, ensure that mining activity and reclamation will be conducted in such a manner as not to preclude future normal uses of mined-out land; permit the beneficial use of such lands consistent with the above standards, practices, and objectives; provide for special protection of those areas of the County having particular environmental, biological, economic, or social qualities requiring more stringent protection; and otherwise implement the stated purpose and intent of this Code.

**602.1.8. MP-I: Master Planned Institutional District.** The MP-I District is established to provide for areas for institutional uses such as churches, schools, medical facilities, or other similar uses with multiple buildings and/or facilities in a campus setting. The district is designed to allow for future expansions and eventual build-out of master planned campuses while ensuring compatibility with adjacent land uses. In addition, this district shall allow for vertical integration of structures and a compact form of development in a village setting. This zoning district shall not be construed to grant entitlements to any property approved for an Institution Master Plan in excess of any statutorily prescribed threshold for a development-of-regional-impact review under applicable state law. The permissible uses within the MP-I District shall be limited to those uses authorized pursuant to Figure 6-1 within such District.

**602.2. Permitted, Administrative and Special Uses by District.** Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in the Schedule of Permitted, Administrative and Special Uses by District.

Uses of land or structures which are not expressly listed in this Schedule of Permitted, Administrative and Special Permit Uses, are prohibited uses and shall not be established in that district.

Uses listed as Special Permit Uses or Administrative Permit Uses may be established in that





district only after approval of an application in accord with the procedures and requirements in Chapter 5.

Notwithstanding the development review procedures set forth in Figure 6-1 or any other provision of this Code, the development review procedures required pursuant to Section 605 and Chart 605 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

The permitted, administrative and special uses in the various zoning districts are grouped by major headings. These major headings are:

- Agriculture Uses;
- Commercial Uses;
- Community Service Uses;
- Industrial Uses;
- Open Uses of Land—Light;
- Open Uses of Land—Heavy;
- Recreation Uses;
- Residential Uses;
- Residential Support Uses;
- Transportation Facilities;
- Warehousing.

Miscellaneous—Figure 6-1 indicates the permitted, administrative and special uses for the standard zoning districts and Planned Districts.

**602.2.1. Uncertain Classification.** Whenever there is any uncertainty as to the classification of a use, the Planning Director shall determine the classification within, if any, which the use falls, according to its similar characteristics. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

**602.3. Schedule of Area, Height, Bulk and Placement Regulations.** Except as specifically provided in this Code, regulations governing the minimum lot area, width and area per dwelling unit, re-

quired front, side and rear yards, maximum permitted floor area ratio, maximum permitted height of structures, maximum permitted lot coverage, maximum permitted impervious surface and related matters for the standard districts shall be as shown in Figure 6-2, Schedule of Area, Height, Bulk and Placement Regulations.

Permitted variations shall result from peculiar shapes of land, the necessity of extending streets, or other unusual circumstances, but shall not be permitted simply because the existing lots, manufactured home spaces, streets, buffers, etc., do not meet these standards. Improvement of non-conforming conditions in existing developments may be required as a precedent to expansion of such developments when such improvement is feasible.

#### **602.4. Procedures for Extraction District.**

##### **602.4.1. Use Limitations.**

**602.4.1.1.** All mining activities shall conform to the provisions of the Manatee County Mining and Reclamation Code.

**602.4.1.2.** All Master Mining and Reclamation Plans approved in this district shall meet the requirements of Ordinance 81-22, and all subsequent revisions. In addition, all such plans shall follow the procedures defined herein.

##### **602.4.2. Procedures.**

**602.4.2.1. Pre-application Conference.** The developer of a proposed mining activity shall meet jointly with staff of the Planning Department, Phosphate Mining Coordinator and other affected County agencies prior to the preparation or submission of a Master Mining and Reclamation Plan. The purpose of this meeting shall be to discuss informally the minimum requirements and design standards for proposed mining activities as well as to discuss existing or proposed developments which may affect, or be affected by the proposed activities. For the purpose of such discussion, it is advised that the applicant have a sketch plan indicating the proposed project area, its relationship to the surrounding area, and its general develop-





Fig. 6-1

## LAND DEVELOPMENT CODE

	CON	A	A-1	RSF	RSMH	RDD	RMF	PR	NC	GC	HC	CRV	LM	HM	EX	PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	VIL	PDA	PDEZ	MP-1	
Lawn Care/ Landscaping	X	AP	SP	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P*	X	X	X	X	P*	X	X	X	AP	X	X	X	
Printing, Small	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	P	P	X	P	X	X	P	X	X	X	P	X	X	X	
Printing, Medium	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	X	P	X	X	P	X	X	X	P	X		X	
Printing, Heavy	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X		X	
Wholesale Trade Establishment	X	X	X	X	X	X	X	X	X	X	P	X	P	P	X	X	X	P	P	P	X	X	P	X	X	X	X	X		X	
Personal Service Establishment	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	AP	P	X	P	
Rental Service Establishment	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	P	P	X	X	P	X	X	X	AP	X		X	
Repair Service Establishment	X	X	X	X	X	X	X	X	AP	AP	AP	X	AP	X	X	X	X	P	P	X	P	X	P	X	X	X	AP	X	X	X	
Motor Vehicle Repair:																															
Neighborhood Serving	X	X	X	X	X	X	X	X	AP	AP/SP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP	X	X	X	
Community Serving	X	X	X	X	X	X	X	X	SF	AP/SP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	SP	X	X	X	
Major	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	P*	X	
Sign Painting Service	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	AP	X	X	X	P	X	P	P	X	P	X	X	X	AP	X	X	X	
Taxi-Cab, Limou- sine Service	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P	X	P	X	X	P	X	X	X	X	X	X	X	

AP = Administrative Permit

SP = Special Permit

P = Permitted

X = Not Permitted

AP/SP = Administrative Permit required as specified in Section 704 or elsewhere in this Code.

P\* = With limitations, as specified in Section 704, Conditional use Criteria, or elsewhere in this Code. Accessory towers in the PDR district are allowed a maximum height of 150 feet.

Note: Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.

\* Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

Note: Uses may be further restricted or modified by the overlay district criteria in Section 604.

Note: Notwithstanding the development review procedures set forth in this Figure 6-1 or any other provision of this Code, the development review procedures required pursuant to Section 605 and Chart 605 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.

VIL District Note: All conditional uses within the VIL District shall meet the conditional use criteria for the VIL districts found in Section 704.

Development in the Cortez Fishing Village Historical and Archaeological overlay district may be limited by and is subject to special standards as contained in Section 604.6.8.

Note: All Sexually Oriented Businesses shall meet the requirements of this Code including, without limitation, Section 707.



*Minor Subdivision.* (See "Subdivision, Minor.")

*Mitigation.* (See "Wetland Mitigation.")

*Model Home* shall mean any residential structure used for demonstration or sales purposes, open to the public for inspection, and not occupied as a dwelling unit.

*Moderate Income Household* shall mean one (1) or more natural persons or a family with a total annual gross household income which does not exceed one hundred twenty (120) percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the County, or the non-metropolitan median for the state, whichever is greatest. With respect to rental units, the moderate income household's annual income at the time of initial occupancy may not exceed one hundred twenty (120) percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed one hundred forty (140) percent of one hundred twenty (120) percent of the area's median income adjusted for family size.

*Modular Unit* shall mean any factory fabricated transportable building, approved by the Department of Community Affairs (DCA), designed to be used by itself or to be incorporated with similar units at a building site into a modular structure, that will be a finished permanent building in a fixed location on a permanent foundation. This term is intended to apply to major assemblies, and does not include pre-fabricated panels, trusses, plumbing trees, and other pre-fabricated sub-elements incorporated into a structure at the site.

*Monopole Tower* shall mean a telecommunication tower of a single pole design.

*Monument* shall mean a survey marker which must:

- A. Be composed of a durable material.
- B. Have a minimum length of eighteen (18) inches.
- C. Have a minimum cross-section area of material of 0.2 square inches.

D. Be identified with a durable marker or cap bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable.

E. Be detectable with conventional instruments for locating ferrous or magnetic objects.

*Motel.* (See "Hotel.")

*Motor Freight Terminal* shall mean a building or area where freight brought by truck is assembled and/or stored for routing and reshipment, or where semitrailer trucks, including tractor and/or trailer units, are stored.

*Motor Pool Facility* shall mean any premises where the principal use is the outdoor or indoor storage, service, maintenance or repair of any truck, bus, van, automobile or other motor vehicle fleets. A motor pool facility shall not be deemed to include motor vehicle rental establishments.

*Motor Vehicle Repair* shall mean either (A), (B), or (C):

- (A) *Neighborhood Serving*, which may include any of the following:
  - 1. Sale and service of spark plugs and batteries.
  - 2. Replacement of fan belts, brake fluids, light bulbs, fuses, floor mats, windshield wipers and blades, and mirrors.
  - 3. Fluid replacement.
  - 4. Greasing and lubrication.
  - 5. Emergency repair of wiring.
  - 6. Minor adjustment not involving removal of the head of crankcase and grinding valves.
  - 7. Battery recharging.
  - 8. Safety inspections.



(B) *Community Serving*, which may include all neighborhood serving motor vehicle repair and may include any of the following:

1. Sale or service of distributor and ignition system parts.
2. Sale, service or repair of tires, but shall not include recapping or regrooving.
3. Replacement of mufflers, tail pipes, water hoses, seat covers, grease retainers, wheel bearings, and the like.
4. Radiator cleaning and flushing.
5. Providing and repairing fuel pumps, oil pumps, and the like.
6. Minor adjustment and repair of carburetors.
7. Adjusting brakes and installing exchange brake shoes.
8. Wheel balancing.
9. Warranty maintenance.
10. Other minor servicing of a similar intensity to those listed above.

(C) *Major*. Activities of greater intensity than those listed in (A) or (B). Major motor vehicle repair shall also include the repair of boats and boat motors. (See Section 704, Motor Vehicle Repair).

*Motor Vehicle Sale, Rental or Leasing Establishment* shall mean any premises where the principal use is the sale, rental or leasing of any commercial or domestic vehicle. Vehicle sale, rental or leasing establishments shall not be deemed to include the storage, except for sales display, of trucks, machinery or equipment of more than one-and-one-half (1½) tons in weight or buses, or the sales, rental or leasing of manufactured homes or recreational vehicles.

*Multiple Occupancy Parcel* shall mean any parcel which is occupied by more than one (1) establishment.

*Multiprism Sign*. (See "Sign, Multiprism.")

*National Flood Insurance Program (NFIP)*. (See FLOODPLAIN MANAGEMENT.)

*National Geodetic Vertical Datum (NGVD) as corrected in 1929* shall mean a vertical control used as a reference for establishing varying elevations. (See "Mean Sea Level.")

*Native (Natural) Vegetation* shall mean flora which naturally occurs in the County.

*New* shall mean a specific entity which is existing legally for the first time on or after the effective date of this Code.

*New Construction* shall mean any structure for which the "start of construction" commenced on or after the effective date of this Code.

*Nonconforming Lot*. (See "Lot, Nonconforming.")

*Nonconforming Structure*. (See "Structure, Nonconforming")

*Nonconforming Use*. (See "Use, Nonconforming.")

*Non-Precision Instrument Runway*. (See AIRPORT.)

*Non-Preferred Zone Districts*, as used in Section 704.59 of this Code, shall mean the zone districts listed as Non-Preferred zone districts as described in Figure 7-A within which new telecommunication towers are discouraged to be located.

*Non-Residential District*. (See "District, Non-Residential.")

*Non-Site Related Capital Transportation Facilities (Impact Fees)*. (See IMPACT FEES.)

*Non-Standard Take-Off Minimums*. (See AIRPORT.)

#### NORTH CENTRAL OVERLAY DISTRICT

*Architectural Feature* means a prominent or significant part or element of a building or structure.

*Awning* means a roof-like cover that is temporary or portable in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is periodically retracted into the face of the building. Awnings are temporary or portable devices.

*Building, Multi-tenant* means a structure for the use of multiple businesses with a roof supported by columns or walls, separated by



MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, a Political  
Subdivision of the State of  
Florida,

Petitioner,

vs.

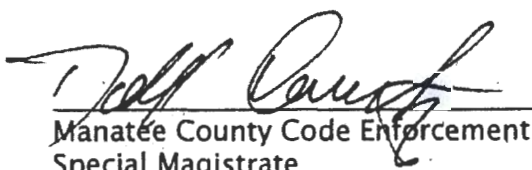
HUSAM A. AND EDIA A. GHNAIM,  
Respondents,

Case No. CE2012070507

REFERRAL ORDER AND NOTICE OF HEARING

THIS MATTER came on for public hearing before the undersigned Special Magistrate on February 27, 2013, after due notice to the Respondents, and the Respondents having entered a plea of not in violation,

IT IS ORDERED That this matter be and is hereby scheduled for hearing before the Manatee County Code Enforcement Board on March 13, 2013, at 9:00 a.m., or as soon thereafter as it may be heard, in Commission Chambers, Manatee County Administrative Complex, 1112 Manatee Avenue West, Bradenton, Florida.

  
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, **HUSAM A. AND EDIA A. GHNAIM, 6803 BROOKHAVEN PLACE, BRADENTON, FLORIDA 34203-8828**, by U.S. mail, and to the Manatee County Code Enforcement Division, this 4<sup>th</sup> day of MARCH, 2013.

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

By: 

Deputy Clerk





MANATEE COUNTY, FLORIDA  
SPECIAL MAGISTRATE

File No. CE 2012070507

COUNTY OF MANATEE

Petitioner,

-vs-

HUSAM A GHNAIM AND EDIA A GHNAIM

Respondent.

To:

HUSAM A GHNAIM AND EDIA A GHNAIM  
6803 BROOKHAVEN PL  
BRADENTON, FL 34203-8828

NOTICE OF HEARING

Pursuant to Chapter 162, Florida Statutes, and the Manatee County Land Development Code, please take notice that a hearing will be held before a Code Enforcement Special Magistrate regarding the Notice of Violation that was previously sent to you. The hearing will be held on **WEDNESDAY, FEBRUARY 27, 2013, at 10:00 A.M.**, at the Manatee County Administrative Complex, 1112 Manatee Ave. W., Bradenton, Florida, Board Chambers, 1st floor.

At this hearing you will be expected to enter a plea of in violation or not in violation. If you enter a plea of in violation, you may be given an opportunity to eliminate the violation short of a fine being imposed. If you enter a plea of not in violation, this matter will be forwarded to the Code Enforcement Board for a hearing on **WEDNESDAY, MARCH 13, 2013, at 9:00 A.M.** at the Board Chambers, 1st floor, Manatee County Administrative Complex, 1112 Manatee Ave. W., Bradenton, Florida.

A plea of not in violation may be entered in writing and may be mailed to Manatee County Code Enforcement Division, Post Office Box 1000, Bradenton, Florida 34206. If it is received before the date set for hearing before the Special Magistrate, you will not have to appear at the Special Magistrate hearing, but you should appear at the meeting of the Code Enforcement Board. **If you file a written plea of not in violation, you will not receive a separate Notice of Hearing for the Code Enforcement Board.**

If you do not enter a written plea of not in violation and fail to appear at the Special Magistrate hearing, or if your case is forwarded to the Code Enforcement Board and you fail to appear at the Code Enforcement Board meeting, you will be deemed to admit the violation and appropriate penalties may be imposed.

PLEASE GOVERN YOURSELF ACCORDINGLY.

January 8, 2013

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

BY:

*Vicki DiOrazio*  
Vicki DiOrazio

A person who decides to appeal any decision made by the Special Magistrate or the Code Enforcement Board with respect to any matter considered at a meeting or hearing will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

91 7199 9991 7030 6737 3352





Date Produced: 01/21/2013

MANATEE COUNTY GOVERNMENT

The following is the delivery information for Certified Mail™ item number 7199 9991 7030 6737 3352. Our records indicate that this item was delivered on 01/16/2013 at 12:50 p.m. in BRADENTON, FL, 34203. The scanned image of the recipient information is provided below.

Signature of Recipient:

Signature	X <i>Wesreen Chngaim</i>
Printed name	Wesreen Chngaim

Address of Recipient:

Delivery address	6803 Brockhaven
------------------	-----------------

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,

United States Postal Service

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Customer Reference Number: 302-CE2012070507

*Feb 2013 SM*



# **MANATEE COUNTY CODE ENFORCEMENT BOARD**



**MARCH 13, 2013**

**MANATEE COUNTY  
CODE ENFORCEMENT BOARD**

**CE2012070507**

**MARCH 13, 2013**



# **CE2012070507**

- **Vicki DiOrazio, Manatee County Code Enforcement Officer, I have been sworn**
- **Respondent: Husam A. & Edia A. Ghnaim**
- **Violation address: 1252 Whitfield Ave., Sarasota, Parcel ID #6622810007**
- **Zoned NCS – Neighborhood Commercial Small**
- **Violation description: Motor vehicle repairs are being conducted on the property in violation of Section 602.2, Fig. 6-1, Pg. 426 of the Manatee County Land Development Code. The property is now in compliance but I am requesting a Finding of Fact.**

**CE2012070507**

## **Case Summary**

- **Initial inspection: 7-18-12**
- **Initial notice of violation dated: 7-23-12**
- **Initial notice of violation was signed for by Edia Ghnaim on 7-26-12**
- **Follow-up inspections: 6-19-12, 7-19-12, 8-8-12, 1-4-13, and 2-25-13**
- **Notice of hearing dated: 1-8-13**
- **Notices of violation and hearing were signed for by Nesreen Ghnaim on 1-16-13**

**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**

**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**



**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**

**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**



**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**



**CE2012070507**

**VIOLATION OF SECTION 602.2, Fig. 6-1, Pg. 426**



**1252 Whitfield Ave., Sarasota**

**CE2012070507**

## **Evidence Submittal**

- **Case Photographs**
- **Property Appraiser's Parcel ID and Description**
- **Copy of this Presentation**

# **CE2012070507**

- **Corrective action required: The activity must cease**
- **Recommended compliance date: As of 2-25-13 there does not seem to be any auto repairs being done on the property, however, from May 2012 to February 2013 I have posted 15 junk vehicles that have been there for repair**
- **Recommended fine: Finding of Fact**

# **CE2012070507**

- **Mr. Chairman, I would like the corrective action specified in the findings of fact**
- **This concludes my presentation**



MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

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

Petitioner,

Case No. CE2012070507

vs.

HUSAM A. AND EDIA A. GHNAIM,

Respondents,

**ORDER IMPOSING FINE**

THIS CAUSE came on for public hearing before the Code Enforcement Special Magistrate on March 13, 2013, 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 **Husam A. and Edia A. Ghnaim**, hereinafter referred to as the Respondents are the owners of record of the subject property.
2. That notice was served on the Respondents and **Husam A. Ghnaim** was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 602.2, Figure 6-1, Page 426** were made and served on the Respondents by certified mail.
4. That the property located at **1252 Whitfield Avenue, Sarasota, Florida, DP 6622810007**, had been in violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Page 426** because **unpermitted motor vehicle repairs were occurring on the property**, which is now in compliance.
5. That Respondents had been in violation of **Section 602.2, Figure 6-1, Page 426** for unpermitted motor vehicle repairs occurring on the property, which is now in compliance.

**CONCLUSIONS OF LAW**

1. That Respondent(s) had been in violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Page 426**, which is now in compliance.

**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 have corrected the violation of **Section 602.2, Figure 6-1, Page 426** of the Manatee County Land Development Code.
2. THAT if a violation of **Section 602.2, Figure 6-1, Page 426** of the Manatee County Land Development Code repeats it is hereby ordered that Respondents shall pay a minimum fine, plus a daily fine, to be imposed by the Code Enforcement Board, for each and every day any violations described herein repeats.
3. Failure to Comply with this Order will result in the recordation of an 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 Board 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. The Order Imposing Fine becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Department and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Code Enforcement Board shall impose a minimum fine of \$150.

Ordered March 13, 2013, and executed this 19<sup>th</sup> day of March, 2013.

By: [Signature]  
Chairman, Manatee County  
Code Enforcement Board

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: [Signature]  
Deputy Clerk

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondents, **HUSAM A. AND EDIA A. GHNAIM, 6803 BROOKHAVEN PLACE, BRADENTON, FLORIDA 34203-8828**, by U.S. mail and to the Manatee County Code Enforcement Division, this 19<sup>th</sup> day of March, 2013.

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

By: [Signature]  
Deputy Clerk

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