



**MANATEE COUNTY
FLORIDA**

September 6, 2012

DOUGLAS S ROHRER
PO BOX 304
MYAKKA CITY, FL 34251-0304

RE: File Number: CE 2012090033

Dear Property Owner:

It has come to the attention of the Building and Development Services Department that a construction service establishment (Pit Stop Sanitation, LLC) is being operated on an A-zoned property located at 6204 JUEL GILL RD, MYAKKA CITY, FL (PIN# 60720000). This constitutes a violation of Section 602.2 Figure 6-1, Page 425 and 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 September 20, 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 September 20, 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
Vicki Diorazio
Code Enforcement Officer

91 7199 9991 7030 7096 9863

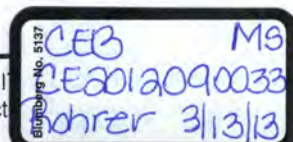
Building and Development Services Department - Code Enforcement Division

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

PHONE: 941.748.2071; FAX: 941.749.3094

www.mymanatee.org

LARRY BUSTLE * MICHAEL GALLEN * JOHN R. CHAPPIE * ROBIN DISABATINO * DONNA G. HAYES * CAROL WHITNEY
District 1 District 2 District 3 District 4 District 5 District 6



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-

COMMERCIAL USES—SERVICES

	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
Banking:																														
Bank	X	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	P	P	P	P	X	X	P	X	X	X	AP	X	X	P
Bank/Drive-through	X	X	X	X	X	X	X	AP	AP	AP	AP	X	AP	X	X	X	P*	P*	P*	P*	X	X	P*	X	X	X	AP	X	P*	P
Business Services	X	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	P	P	P	P	P	X	P	X	X	X	AP	X	X	P
Exterminating and Pest Control	X	X	X	X	X	X	X	X	X	X	SP	X	AP	AP	X	X	X	X	X	X	X	X	SP	SP	X	AP	AP	X	P*	X
Health Services:																														
Professional Office	X	P	P	X	X	X	X	P	P	P	P	P	P*	X	X	X	P	P	P	P	P	P	P	P	X	X	AP	X	X	P
Clinic	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	P	P	X	X	P	X	P	X	X	X	AP	X	X	P
Veterinary Clinic	X	AP	SP	X	X	X	X	AP	AP	AP	AP	X	X	X	X	X	P*	P*	P*	X	X	X	P*	X	X	X	AP	P*	X	X
Hospitals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	X	X	X	X	X	P
Medical and Dental Laboratories	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	P	P	P	P	P	X	P	X	X	X	AP	X	X	P
Nursing Home	X	X	X	SP	X	SP	SP	AP	AP	AP	X	X	X	X	X	X	P*	P*	X	X	P*	X	P*	X	X	X	AP	X		P
Industrial Service Establishment	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	P*	P*	X	X	P*	X	X	X	AP	X	P*	X
Lodging Places:																														
Bed and Breakfast	X	AP	SP	SP	X	AP	AP	AP	AP	X	X	X	X	X	X	P*	X	P*	X	X	X	P*	P*	X	X	X	AP	P*	X	P
Boarding House	X	X	X	X	X	X	AP	AP	AP	AP	AP	X	X	X	X	P*	X	X	X	X	X	X	P*	X	X	X	X	X	X	P
Dormitories	X	X	X	X	X	X	AP	X	X	AP	X	X	X	X	X	P*	X	X	X	X	P*	X	P*	X	X	X	X	X	X	P
Hospital Guest House	X	X	X	X	X	X	SP	AP	AP	AP	AP	X	X	X	X	X	X	P*	X	X	P*	X	P*	X	X	X	X	X	X	P
Hotel	X	X	X	X	X	X	X	X	X	P	P	X	P	AP	X	X	X	P	P	P*	P	P	P	X	X	X	SP	X	P	P
RV Park	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X
Miscellaneous Services:																														
Office	X	X	X	X	X	X	X	P	P	P	P	X	P	P	X	X	P	P	P	P	P	P	P	X	X	X	AP	P*		P
Car Wash:																														
Self Serve	X	X	X	X	X	X	X	X	X	AP	AP	X	AP	X	X	X	X	P	X	P	P	X	P	X	X	X	AP	X	X	X
Incidental	X	X	X	X	X	X	X	X	AP	AP	AP	X	AP	X	X	X	X	P	X	P	P	X	P	X	X	X	SP	X	X	X
Full Service	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	X	X	X	X	P	X	P	P	X	P	X	X	X	X	X	X	X
Construction Service Estab.	X	X	X	X	X	X	X	X	X	SP	AP	X	AP	AP	X	X	X	P*	X	P*	P*	X	P*	X	X	X	SP	X	X	X
Dry Cleaners:																														
Neighborhood	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	X	X	X	X
General	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X	X	X	P	X	P	P	X	P	X	X	X	X	X	X	X
Pick-up	X	X	X	X	X	X	X	AP	AP	AP	AP	X	X	X	X	X	X	P	P	P	P	X	P	X	X	X	AP	P*	P*	X
Food Catering	X	X	X	X	X	X	X	X	SP	AP	AP	X	AP	X	X	X	X	P*	X	P*	X	X	P*	X	X	X	X	X	X	X
Funeral Chapel	X	AP	AP	SP	SP	SP	SP	AP	AP	AP	AP	X	X	X	X	P*	P*	P*	X	X	X	X	P*	X	X	X	AP	P*	X	X
Funeral Home	X	SP	SP	SP	SP	SP	SP	AP	AP	AP	AP	X	X	X	X	X	P*	P*	P*	X	X	X	P*	X	X	X	SP	X	X	X

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-I	
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	SP	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.

College. (See "School, College/University.")

Collocation shall mean the placement of a second or subsequent wireless antenna on an existing telecommunication tower or existing structure. The term includes the ground, platform or roof installation of equipment enclosures, cabinets or buildings, and cables, brackets, and other equipment associated with the location and operation of the antennae.

Co-location shall mean the ability to use or the use of a common telecommunication facility by more than one (1) telecommunication service provider, or more than one (1) type of telecommunication technology by one (1) provider.

Combination Sign. (See "Sign, Combination.")

Commercial Parking. (See "Parking, Commercial.")

Commercial Vehicle shall mean any motor vehicle that qualifies as one of the following:

- (A) Is designed, altered or used principally for business, governmental, institutional, or non-profit organizational purposes; or
- (B) Has a platform, cabinet, box, rack, compartment, or other facility for transportation of materials, equipment, and items other than the personal effects of private passengers or for carrying passengers for hire; or
- (C) Conspicuously displays the name or other advertising of the business, agency or organization on the exterior thereof, resulting in a total of more than six (6) square feet of sign area on the vehicle.
- (D) Is designed to carry passengers for hire;
- (E) Has a rated gross payload of three-quarter ($\frac{3}{4}$) ton or greater.
- (F) Commercial vehicles shall not be deemed to include any manufactured homes or recreational vehicles.

Common Household Pet. (See "Pet, Common Household.")

Common Improvement shall mean all streets, driveways, parking areas and other vehicular use areas, and all uses, facilities, structures, build-

ings, and other improvements, or portions thereof, which are designed and provided for the common use, benefit, and enjoyment of all residents or occupants of all or a designated portion of a development or neighborhood, or for the protection of adjacent property.

Common Open Space. (See "Open Space, Common.")

Common Ownership. (See "Ownership, Common.")

Compactor shall mean a container ranging from five (5) to forty (40) cubic yards in size, in which wastes are compressed to reduce their volume and are stored for disposal.

Comprehensive Plan shall mean the Manatee County Comprehensive Plan adopted pursuant to the requirements and authority of Chapter 163, Part II, Florida Statutes (the "Local Government Comprehensive Planning and Land Development Regulation Act") as adopted by Ordinance No. 89-1 and as may be amended from time to time.

Conditional Use. (See "Use, Conditional.")

Conservation Area shall mean any area that has been set aside for environmental protection through conservation easements, dedicated open space, or other legal mechanism.

Consistent shall mean in accordance, in compliance, in agreement, and to the same extent as.

Construction shall mean any manmade change to improved or ~~unimproved~~ real estate, which shall include but shall not be limited to: buildings or other structures, mining, dredging, filling, grading, paving, or excavation.

Construction Drawing shall mean the drawing(s) showing the location, elevations, dimensions, and materials of improvements and facilities to be installed in a development.

Construction Service Establishment shall mean any premises which may contain outside storage of equipment, materials, vehicles and other items, where the principal use is the provision of services off the premises that directly result in the fabrication, construction, addition, alteration, repair or development of land, buildings or other structures. Construction Service Establishment

shall also mean an establishment whose principal use is the rental and retail/wholesale sales of heavy equipment over one and one-half (1½) tons in size. This equipment shall include, but not be limited to bulldozers, backhoes, other construction equipment and tractor/trailer rigs.

Construction Sign. (See "Sign, Construction.")

Contiguous shall mean adjoining or separated by no more than a street, railroad, canal, stream, or similar feature.

Control Structure shall mean any structure designed to control the volume of stormwater runoff that passes through it during a given time period.

Convenience Retail. (See "Retail, Convenience.")

Correctional Facility shall mean any facility used for the housing of persons convicted of or being held for a crime. A correctional facility shall be considered as one of the following:

- (A) *Major Facility.* A prison facility regulated by the State of Florida Department of Corrections designed for maximum security to house persons convicted of a crime.
- (B) *Community Facility.* A facility designed to house persons convicted of a crime, or for the custody of persons arrested for a crime and awaiting adjudication. Such facilities shall include community correctional centers, probation and restitution centers, vocational training centers and forestry camps (all as defined by the State of Florida Department of Corrections), or local government jails or detention centers.

Cost (Floodplain Management). See Floodplain Management.

County shall mean Manatee County, Florida, a political subdivision of the State of Florida.

County Capital Facilities (Impact Fees). (See IMPACT FEES.)

County Environmental Preserve shall mean a resource based preserve operated by the County for the primary purpose of environmental preservation and public enjoyment of environmentally sensitive lands.

The following uses may be permitted in an Environmental Preserve, subject to approval of those uses in an Environmental Management Plan or General Development Plan

Agriculture
 Animal Rehabilitation Centers
 Stables and Equestrian Centers
 Eating Establishment*
 Neighborhood Convenience Retail*
 Cultural Facilities
 Public Community Use
 Public Use Facilities
 Game Preserve
 Land Reserves
 Tree Farm
 Low Intensity Recreation Use
 Passive Recreation Use
 Caretakers Residence
 Environmental Education Facility
 Recreational Vehicle Parks
 Recreation Use, Temporary
 Accessory Uses and Structures

*As accessory to the Environmental Preserve

County Impact Fee Administrator (Impact Fees). (See IMPACT FEES.)

County Impact Fee Funds (Impact Fees). (See IMPACT FEES.)

Critical Habitat shall mean viable areas of habitation for Endangered and Threatened species as confirmed by appropriate jurisdictional agency documentation, or by reports which may be submitted by an applicant requesting a development order on a site containing an area of such habitation by Endangered or Threatened species. The extent of these areas shall have a definitive boundary which may vary in extent based upon the individual species, e.g., bald eagle's nest or pond harboring a protected turtle.

Cul-de-Sac shall mean a minor local street, one (1) end of which is closed and consists of a

MANATEE COUNTY, FLORIDA
SPECIAL MAGISTRATE

File No. CE 2012090033

COUNTY OF MANATEE

Petitioner,

-vs-

DOUGLAS S ROHRER

Respondent.

To:

DOUGLAS S ROHRER

PO BOX 304

MYAKKA CITY, FL 34251-0304

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.

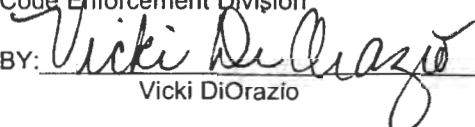
A plea of not in violation may be entered in writing and may be mailed to Manatee County Code Enforcement Division, Post Office Box 1000, Bradenton, Florida 34206. If it is received before the date set for hearing before the Special Magistrate, you will not have to appear at the Special Magistrate hearing, 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.

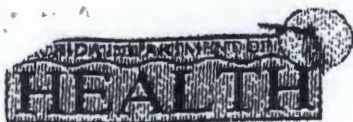
PLEASE GOVERN YOURSELF ACCORDINGLY.

January 8, 2013

MANATEE COUNTY, FLORIDA
Code Enforcement Division

BY: 
Vicki DiOrazio

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.



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

41-QB-00114**OSTDS Service - TTS*****41-BID-1895657**

Issued To: Pit Stop Sanitation LLC
6204 Juel Gill Road
Myakka City, FL 34251

County: **Manatee**
Amount Paid: \$ 145.00
Date Paid: 03/20/2012
Issue Date: 03/20/2012

Permit Expires On: 12/31/2012

Mail To: Pit Stop Sanitation LLC (,)
P O Box 219
Myakka City, FL 34251

Manatee County Health Department
410 Sixth Avenue E
Bradenton, FL 34208
(941) 748-0747

Owner: Pit Stop Sanitation LLC (,)

SDS Trucks: 0**TTS Trucks: 2**

The facility shown above has been inspected by a duly authorized representative of the Department of Health, and was found in conformance with those rules promulgated by the department under the authority of chapters 381, 386 and 489 part II, Florida Statutes, and set forth in Rule 64E-6, Florida Administrative Code.

This permit grants authority to operate the above referenced facility, service, or system in conformance with department rules and the conditions of operation shown below. This permit is revocable, upon service of notice, when it is determined by the department that the operational conditions and department standards are not being maintained.

*OSTDS Service Permit Abbreviations: SDS - Septage Disposal Service TTS - Temporary Tank Service LAS - Land Application Site
ATUM - ATU Maintenance Entity LSF - Lime Stabilization Facility TM - Tank Manufacturer

Original Customer: Pit Stop Sanitation LLC (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

41-QB-00114**OSTDS - Service - TTS****41-BID-1895657**

Issued To: Pit Stop Sanitation LLC
6204 Juel Gill Road
Myakka City, FL 34251

County: **Manatee**
Amount Paid: \$ 145.00
Date Paid: 03/20/2012
Issue Date: 03/20/2012

Permit Expires On: 12/31/2012

Mail To: Pit Stop Sanitation LLC (,)
P O Box 219
Myakka City, FL 34251

Manatee County Health Department
410 Sixth Avenue E
Bradenton, FL 34208
(941) 748-0747

Owner: Pit Stop Sanitation LLC (,)



Portable Restroom Solutions

This web site is under construction.

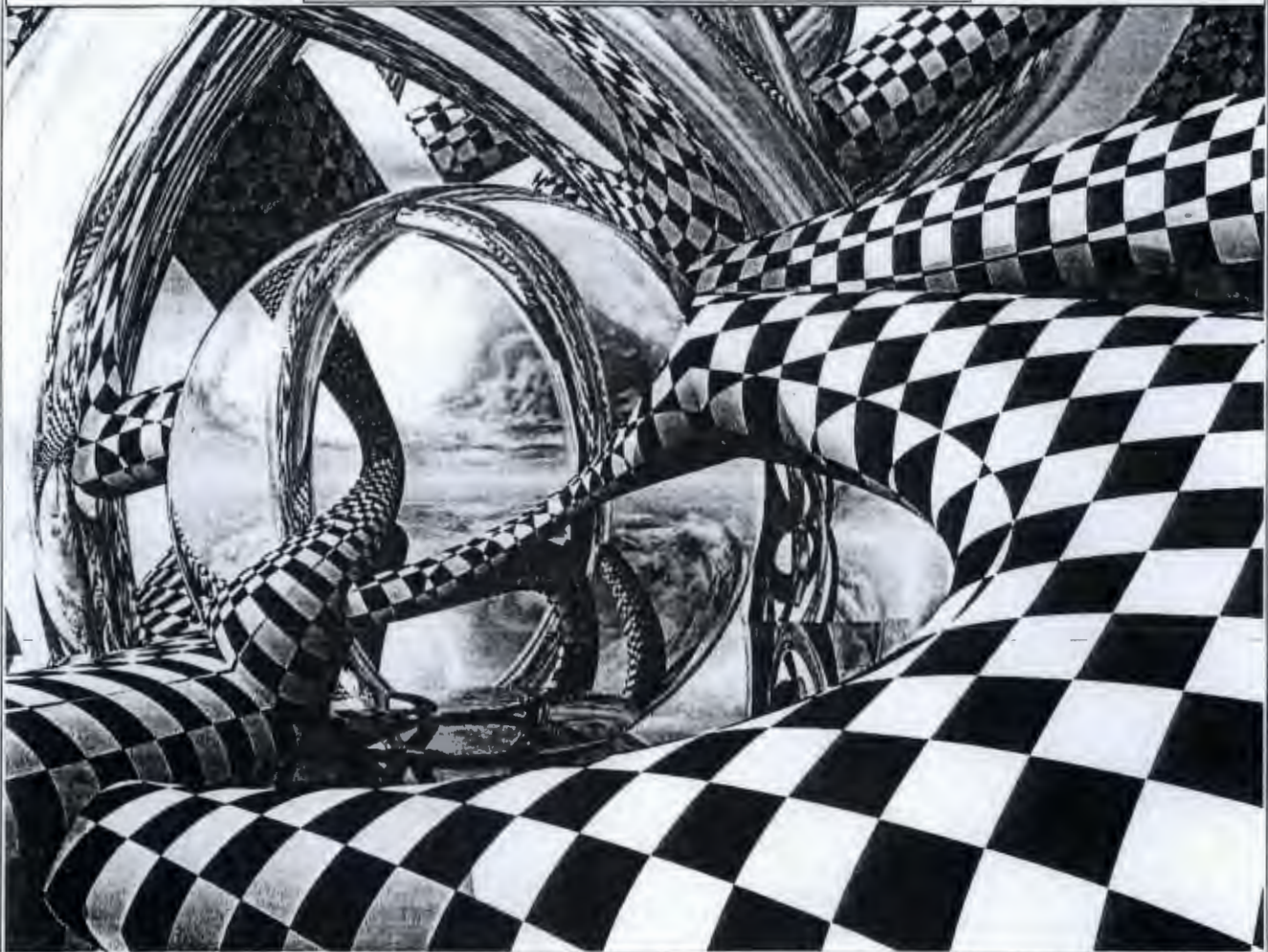
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Service Area

Sarasota, Bradenton, Arcadia, Myakka City,
Sarasota County, Manatee County, Hardee County

Contact Us

6204 Juel Gill Rd, Myakka City, FL 34251
phone 941-322-6363



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[Events](#) [No Name History](#)

Detail by Entity Name

Florida Limited Liability Company

PIT STOP SANITATION, L.L.C.

Filing Information

Document Number	L07000028769
FEI/EIN Number	208723663
Date Filed	03/15/2007
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	07/15/2009
Event Effective Date	NONE

Principal Address

6204 JUEL GILL ROAD
MYAKKA CITY FL 34251

Mailing Address

P.O. BOX 219
MYAKKA CITY FL 34251
Changed 07/15/2009

Registered Agent Name & Address

ROHRER, JOY L
6204 JUEL GILL ROAD
MYAKKA CITY FL 34251

Manager/Member Detail

Name & Address	
Title MGR	
ROHRER, JOY L 6204 JUEL GILL ROAD MYAKKA CITY FL 34251	

Annual Reports

Report Year	Filed Date
2010	02/23/2010
2011	04/11/2011
2012	02/13/2012

Document Images

02/13/2012 -- ANNUAL REPORT	View image in PDF format
04/11/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
07/15/2009 -- REINSTATEMENT	View image in PDF format
03/15/2007 -- Florida Limited Liability	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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State of Florida, Department of State

GARRET T. BARNES
ADRON H. WALKER
JEFFREY S. GOETHE*
ROBERT A. HOONHOUT**

**BARNES WALKER
GOETHE & HOONHOUT**
CHARTERED
ATTORNEYS AT LAW

MATTHEW B. TAYLOR
JENNIFER M. LaROCCO
PAUL F. GRONDAHL
ELIZABETH C. PENNEWILL

* Board Certified in Wills, Trusts and Estates Law
** Also admitted in NJ

January 30, 2013

Received

FEB 08 2013

CODE ENFORCEMENT

VIA US MAIL

Manatee County Code Enforcement
Attn: Vicki DiOrazio
P.O. Box 1000
Bradenton, Florida 34206

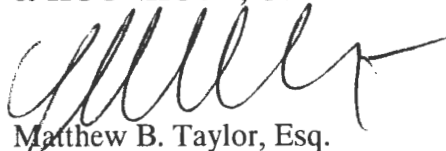
Re: *County of Manatee v. Douglas Rohrer; File No. CE 2012090033*

Dear Ms. DiOrazio:

This firm has the privilege of representing Douglas S. Rohrer ("Mr. Rohrer") with respect to the above referenced matter. Enclosed please find Mr. Rohrer's plea of not in violation. Should you have any questions, you have only to call.

Sincerely,

**BARNES WALKER, GOETHE
& HOONHOUT, CHARTERED**



Matthew B. Taylor, Esq.

MBT:/ml
Enclosures

Cc: Douglas S. Rohrer

MAIN OFFICE:

3119 MANATEE AVENUE WEST
BRADENTON, FL 34205
TELEPHONE (941) 741-8224
REAL ESTATE FAX (941) 741-8225
GENERAL FAX (941) 708-3225

ANNA MARIA ISLAND OFFICE:

5914 MARINA DRIVE
HOLMES BEACH, FL 34217

TELEPHONE (941) 778-7721
FACSIMILE (941) 779-2042

CORTEZ RD OFFICE:

3639 CORTEZ RD WEST
SUITE 130
BRADENTON, FL 34210
TELEPHONE (941) 753-8500
FACSIMILE (941) 753-8808

STATE ROAD 70 EAST OFFICE:

7000 STATE ROAD 70 EAST
SUITE 103
BRADENTON, FL 34202
TELEPHONE: (941) 727-8006
FACSIMILE (941) 727-8228

"A REAL ESTATE, WILLS/TRUSTS, CIVIL LITIGATION AND BUSINESS LAW GROUP"

Visit us at www.barneswalker.com

MANATEE COUNTY, FLORIDA
SPECIAL MAGISTRATE

Received

FEB 08 2013

CODE ENFORCEMENT

File No. CE 2012090033

COUNTY OF MANATEE
Petitioner,

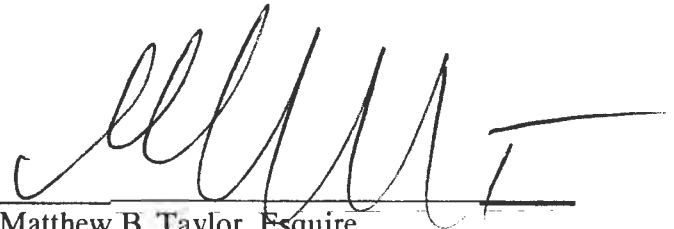
v.

DOUGLAS S. ROHRER
Respondent.

PLEA OF NOT IN VIOLATION

Douglas S. Rohrer ("Mr. Rohrer") submits this plea of not in violation with respect to the above referenced file number via the undersigned attorney. Mr. Rohrer requests that all further notices be served upon him via the undersigned attorney.

Dated: January 30, 2013



Matthew B. Taylor, Esquire
Florida Bar No. 0322570
**Barnes Walker, Goethe,
& Hoonhout, Chartered**
3119 Manatee Avenue West
Bradenton, Florida 34205
mtaylor@barneswalker.com – Primary
tliedke@barneswalker.com – Secondary
(941) 741-8224 - Telephone
(941) 708-3225 - Facsimile
Attorney for Mr. Rohrer



Date Produced: 01/21/2013

MANATEE COUNTY GOVERNMENT

The following is the delivery information for Certified Mail™ item number 7199 9991 7030 6737 3376. Our records indicate that this item was delivered on 01/16/2013 at 09:57 a.m. in MYAKKA CITY, FL, 34251. The scanned image of the recipient information is provided below.

Signature of Recipient:

www.usps.com/redelivery or 800-ASK-USPS (275-8777)
Delivery Section
ure
ed
Jay Rohrer
Jay Rohrer

Address of Recipient:

ery
ess
Jay Rohrer

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

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 302-CE2012090033B-O

Letter of Violation and Notice of Hearing

MANATEE COUNTY CODE ENFORCEMENT BOARD



MARCH 13, 2013

**MANATEE COUNTY
CODE ENFORCEMENT BOARD**

CE2012090033

MARCH 13, 2013

CE2012090033

- **Vicki DiOrazio, Manatee County Code Enforcement Officer, I have been sworn**
- **Respondent: Douglas S. Rohrer**
- **Violation address: 6204 Juel Gill Rd., Myakka, Parcel ID #60720000**
- **Zoned A – Agricultural**
- **Violation description: Construction services establishment in violation of Section 602.2, Fig. 6-1, Pg. 425 and 426 of the Manatee County Land Development Code.**

CE2012090033

Case Summary

- **Initial inspection: 9-4-12**
- **Initial notice of violation dated: 9-6-12**
- **Initial notice of violation was signed for on 10-2-12**
- **Notice of hearing dated: 1-8-13**
- **Notices of violation and hearing were signed for on 1-16-13**

CE2012090033

Evidence Submittal

- **Web site information**
- **Property Appraiser's Parcel ID and Description**
- **Copy of this Presentation**

CE2012090033

- **Corrective action required: The activity must cease**
- **Recommended compliance date: 04-19-13**
- **Recommended fine: Minimum fine of \$100 and \$75 per day until the violation is corrected**

CE2012090033

- **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. CE2012090033

vs.

DOUGLAS S. ROHRER

Respondent,

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 **Douglas S. Rohrer**, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code **Section 602.2 Figure 6-1, Pages 425 and 426** were made and served on the Respondent by certified mail.
4. That the property located at **6204 Juel Gill Road, Myakka City, Florida, DP 60720000**, has a violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Pages 425 and 426** because a **construction service establishment is operating on property zone general agriculture**.
5. That the Respondent is in violation of **Section 602.2, Figure 6-1, Pages 425 and 426** for operating a construction service establishment on property zoned general agriculture.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Pages 425 and 426**.

ORDER

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

1. THAT the Respondent corrects the violation of Manatee County Land Development Code **Section 602.2 Figure 6-1, Pages 425 and 426**.
2. THAT if this Order is not complied with on or before **May 3, 2013**, it is hereby ordered that the Respondent shall pay a minimum fine of **\$150**, plus **\$75** per day for each and every day any violation described herein continues past **May 3, 2013** and **request the Respondent allow Code Enforcement staff onto the property to verify compliance**.
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 violations exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered **March 13, 2013**, and executed this 19th day of March, 2013.

ATTEST: **R. B. Shore**
Clerk of Circuit Court

By: [Signature]
Manatee County Code Enforcement
Special Magistrate

By: [Signature]
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, **DOUGLAS S. ROHRER, POST OFFICE BOX 304, MYAKKA CITY, FLORIDA 34251-0304**, by U.S. mail and to the Manatee County Code Enforcement Division, this 19th 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 has ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation no longer exists.

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

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

Case No. CE2012090033

vs.
DOUGLAS S. ROHRER
Respondent,

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 Douglas S. Rohrer, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and no one was present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code Section 602.2 Figure 6-1, Pages 425 and 426 were made and served on the Respondent by certified mail.
4. That the property located at 6204 Juel Gill Road, Myakka City, Florida, DP 60720000, has a violation of Manatee County Land Development Code Section 602.2, Figure 6-1, Pages 425 and 426 because a construction service establishment is operating on property zone general agriculture.
5. That the Respondent is in violation of Section 602.2, Figure 6-1, Pages 425 and 426 for operating a construction service establishment on property zoned general agriculture.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code Section 602.2, Figure 6-1, Pages 425 and 426.

ORDER

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

1. THAT the Respondent corrects the violation of Manatee County Land Development Code Section 602.2 Figure 6-1, Pages 425 and 426.
2. THAT if this Order is not complied with on or before May 3, 2013, it is hereby ordered that the Respondent shall pay a minimum fine of \$150, plus \$75 per day for each and every day any violation described herein continues past May 3, 2013 and request the Respondent allow Code Enforcement staff onto the property to verify compliance.
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 violations exist beyond the date set for compliance, the Special Magistrate shall impose a minimum fine of \$65.

Ordered March 13, 2013, and executed this 19th day of March, 2013.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: [Signature]
Manatee County Code Enforcement
Special Magistrate

By: [Signature]
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, DOUGLAS S. ROHRER, POST OFFICE BOX 304, MYAKKA CITY, FLORIDA 34251-0304, by U.S. mail and to the Manatee County Code Enforcement Division, this 19th 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 has ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation no longer exists.

CEB MS
2012090033
Materials Unit

A failure to make the disclosures described in paragraphs (a), (b), and (c) before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

History.—s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 2, ch. 94-291; s. 1442, ch. 95-147; s. 2, ch. 96-385; s. 4, ch. 99-360; s. 64, ch. 2004-11.

Note.—Former s. 166.056.

162.07 Conduct of hearing.—

(1) Upon request of the code inspector, or at such other times as may be necessary, the chair of an enforcement board may call a hearing of an enforcement board; a hearing also may be called by written notice signed by at least three members of a seven-member enforcement board or signed by at least two members of a five-member enforcement board. Minutes shall be kept of all hearings by each enforcement board, and all hearings and proceedings shall be open to the public. The local governing body shall provide clerical and administrative personnel as may be reasonably required by each enforcement board for the proper performance of its duties.

(2) Each case before an enforcement board shall be presented by the local governing body attorney or by a member of the administrative staff of the local governing body. If the local governing body prevails in prosecuting a case before the enforcement board, it shall be entitled to recover all costs incurred in prosecuting the case before the board and such costs may be included in the lien authorized under s. 162.09(3).

(3) An enforcement board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The enforcement board shall take testimony from the code inspector and alleged violator. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(4) At the conclusion of the hearing, the enforcement board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The finding shall be by motion approved by a majority of those members present and voting, except that at least four members of a seven-member enforcement board, or three members of a five-member enforcement board, must vote in order for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under the conditions specified in s. 162.09(1), the cost of repairs may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the public records pursuant to this subsection and the order is

complied with by the date specified in the order, the enforcement board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

History.—s. 1, ch. 80-300; s. 6, ch. 82-37; s. 44, ch. 83-217; s. 6, ch. 86-201; s. 6, ch. 89-268; s. 3, ch. 94-291; s. 1443, ch. 95-147; s. 2, ch. 95-297.

Note.—Former s. 166.057.

162.08 Powers of enforcement boards.—Each enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
- (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the sheriff of the county or police department of the municipality.
- (3) Subpoena evidence to its hearings.
- (4) Take testimony under oath.
- (5) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.

History.—s. 1, ch. 80-300; s. 7, ch. 82-37; s. 7, ch. 86-201; s. 7, ch. 89-268.

Note.—Former s. 166.058.

162.09 Administrative fines; costs of repair; liens.—

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the local governing body to make further repairs or to maintain the property and does not create any liability against the local governing body for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed \$250 per day for a first violation and shall not exceed \$500 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;
 2. Any actions taken by the violator to correct the violation; and
 3. Any previous violations committed by the violator.
- (c) An enforcement board may reduce a fine imposed pursuant to this section.

(d) A county or a municipality having a population equal to or greater than 50,000 may adopt, by a vote of at least a majority plus one of the entire governing body of the county or municipality, an ordinance that gives code enforcement boards or special magistrates, or both, authority to impose fines in excess of the limits set forth in paragraph (a). Such fines shall not exceed \$1,000 per day per violation for a first violation, \$5,000 per day per violation for a repeat violation, and up to \$15,000 per violation if the code enforcement board or special magistrate finds the violation to be irreparable or irreversible in nature. In addition to such fines, a code enforcement board or special magistrate may impose additional fines to cover all costs incurred by the local government in enforcing its codes and all costs of repairs pursuant to subsection (1). Any ordinance imposing such fines shall include criteria to be considered by the code enforcement board or special magistrate in determining the amount of the fines, including, but not limited to, those factors set forth in paragraph (b).

(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under s. 4(a), Art. X of the State Constitution.

History.—s. 1, ch. 80-300; s. 8, ch. 82-37; s. 2, ch. 85-150; s. 8, ch. 86-201; s. 2, ch. 87-391; s. 8, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297; s. 5, ch. 99-360; s. 1, ch. 2000-125; s. 65, ch. 2004-11.

Note.—Former s. 166.059.

162.10 Duration of lien.—No lien provided under the Local Government Code Enforcement Boards Act shall continue for a period longer than 20 years after the

certified copy of an order imposing a fine has been recorded, unless within that time an action is commenced pursuant to s. 162.09(3) in a court of competent jurisdiction. In an action to foreclose on a lien or for a money judgment, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the action. The local governing body shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

History.—s. 9, ch. 82-37; s. 9, ch. 86-201; s. 9, ch. 89-268; s. 5, ch. 94-291; s. 2, ch. 2000-125.

162.11 Appeals.—An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

History.—s. 1, ch. 80-300; s. 10, ch. 82-37; s. 3, ch. 85-150; s. 10, ch. 86-201.

Note.—Former s. 166.061.

162.12 Notices.—

(1) All notices required by this part must be provided to the alleged violator by:

(a) Certified mail to the address listed in the tax collector's office for tax notices, or to any other address provided by the property owner in writing to the local government for the purpose of receiving notices. For property owned by a corporation, notices may be provided by certified mail to the registered agent of the corporation. If any notice sent by certified mail is not signed as received within 30 days after the date of mailing, notice may be provided by posting as described in subparagraphs (2)(b)1. and 2.;

(b) Hand delivery by the sheriff or other law enforcement officer, code inspector, or other person designated by the local governing body;

(c) Leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice; or

(d) In the case of commercial premises, leaving the notice with the manager or other person in charge.

(2) In addition to providing notice as set forth in subsection (1), at the option of the code enforcement board, notice may also be served by publication or posting, as follows:

(a)1. Such notice shall be published once during each week for 4 consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county where the code enforcement board is located. The newspaper shall meet such requirements as are prescribed under chapter 50 for legal and official advertisements.

2. Proof of publication shall be made as provided in ss. 50.041 and 50.051.

(b)1. In lieu of publication as described in paragraph (a), such notice may be posted at least 10 days prior to

the hearing contained which she alleged to case of m ment offic of the co center in :

2. Pro posting th the notice

(c) Not currently provide n under sub

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(2) A cc of its emj officers.

GARRET T. BARNES
ADRON H. WALKER
JEFFREY S. GOETHE*
ROBERT A. HOONHOUT**

**BARNES WALKER
GOETHE & HOONHOUT**
CHARTERED
ATTORNEYS AT LAW

MATTHEW B. TAYLOR
PAUL F. GRONDAHL
ELIZABETH C. PENNEWILL
JOY LEGGETT-MURPHY

* Board Certified in Wills, Trusts and Estates Law
** Also admitted in NJ

March 15, 2013

Received

MAR 15 2013

VIA FACSIMILE NO. 941-749-3094

Manatee County Code Enforcement

Attn: Vicki DiOrazio

P.O. Box 1000

Bradenton, Florida 34206

CODE ENFORCEMENT

Re: *County of Manatee v. Douglas Roher; File No. CE 2012090033*

Dear Ms. DiOrazio:

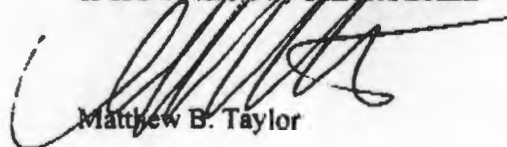
As you are aware, this firm has the privilege of representing Douglas S. Roher ("Mr. Roher") with respect to the above referenced file. It is our understanding that this matter went to hearing on March 13, 2013. Because of confusion after speaking with your office, we did not attend.

As discussed with Mr. Joe Fenton on March 14, 2013, our client is currently working to resolve the alleged violations and will be meeting with the Planning Department in the near future to resolve the same. Accordingly, given the fact that we are feverishly working to resolve this matter at the planning level, we request that this matter be placed on the April 10, 2013 hearing calendar to stop enforcement while we work with planning to resolve the alleged violations.

Should you have any questions, you have only to call.

Sincerely,

**BARNES WALKER, GOETHE
& HOONHOUT, CHARTERED**



Matthew B. Taylor

/tml

Cc: Mr. Doug Roher

MAIN OFFICE:

3119 MANATEE AVENUE WEST
BRADENTON, FL 34205
TELEPHONE (941) 741-8224
REAL ESTATE FAX (941) 741-8225
GENERAL FAX (941) 708-3225

ANNA MARIA ISLAND OFFICE:

5914 MARINA DRIVE
HOLMES BEACH, FL 34217

TELEPHONE (941) 778-7721
FACSIMILE (941) 779-2042

CORTEZ RD OFFICE:

3639 CORTEZ RD WEST
SUITE 130
BRADENTON, FL 34210
TELEPHONE (941) 753-8500
FACSIMILE (941) 753-8808

STATE ROAD 70 EAST OFFICE:

9020 58TH DRIVE EAST
SUITE 103
BRADENTON, FL 34202
TELEPHONE: (941) 727-8006
FACSIMILE (941) 727-8228

**MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT BOARD
OLD BUSINESS**

COUNTY OF MANATEE

FILE NO. CE2012090033

Petitioner,

-vs-

Douglas S. Rohrer

Respondent.

TO: Douglas S. Rohrer
P.O. Box 304
Myakka City, FL 34251-0304

NOTICE OF HEARING

Pursuant to Chapter 162 of the Florida Statutes and Manatee County, Florida, Ordinance Number 90-01, you are hereby called upon to take notice that a hearing will be conducted before the Manatee County Code Enforcement Board. This hearing will be held on the 10th day of April 2013, at 9:00 a.m., in the Manatee County Administration Complex, 1112 Manatee Avenue West, Bradenton, Florida, 1st Floor, Board Chambers.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 20th day of March 2013.

MANATEE COUNTY, FLORIDA,

BY



Joe Fenton, Division Manager
Manatee County Code Enforcement

NOTE

If you wish to be represented in the above described matter by a person other than an attorney, complete and sign the section below. Be sure that your representative brings this form to the hearing. Without this authorization your representative will not be able to speak for you.

AUTHORIZATION TO APPEAR FOR RESPONDENT

I hereby authorize:

NAME

ADDRESS

to appear as my agent and representative before the Manatee County Code Enforcement Board in the above described matter.

SIGNED

DATED

If a person desires to appeal any decision with respect to any matter considered at these meetings, such person will need a record of the proceedings and for this purpose, such person may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

Sent cert. to Matthew Taylor

91 7199 9991 7030 6724 5987



Track/Confirm - Intranet Item Inquiry
Item Number: 9171 9999 9170 3067 2459 87

This item was delivered on 03/26/2013 at 11:45

Signature:	Delivery Section
	Signature: K. Bennett Printed Name: K. Bennett
Address:	Address: 3119 Man Ave W.

Enter Request Type and Item Number:

Quick Search ☐ **Extensive Search** ☐

Explanation of Quick and Extensive Searches

Submit

Version 1.0

Inquire on multiple items.

Go to the Product Tracking System Home Page.

CE 2012090033 - Notice of Hearing
for April 10, 2013 CEB

**MANATEE COUNTY
BUILDING AND DEVELOPMENT SERVICES
PRE-APPLICATION CONFERENCE
(941) 748-4501**

COPY

PRE-APPLICATION DATE AND TIME: 04-05-13 09:30 am	
PROJECT NAME: Pit Stop Sanitation	
REQUEST: Administrative Permit located at 6204 Juell Gill Road on 96 acres for a Port a Potty wastewater treatment facility	
PARCEL ID NUMBER: 60720000	
APPLICANT/AGENT: Matthew B. Taylor; Esq.; Doug Rohrer	
TELEPHONE NUMBER: 941-741-8224	
LAND USE DISTRICT (ZONING): A	
Future Land Use Category: AG-R	
FEES: \$6,000 + \$10.00 per lot commercial and \$40.00 per 1,000 square feet This may be a one stop submission where just the planner and environmental review the project. \$1400.00 plus \$165.00 for inspection may apply	
PLANNING COMMENTS: If additional lines are required, please use attached form.	
CONTACT PERSON:	941-748-4501
<i>Bernard Salmer</i>	
This request will not require a Public Hearing process and will be administrative in nature only.	
The use is considered under the category of 'Utility Use'. This type of use requires an Administrative Approval within the A zoning category.	
<p>602.1.2. <i>Agricultural Districts.</i> Agricultural districts provide for agriculture and agricultural uses on minimum five acre and one acre lots.</p> <p>602.1.2.1. <i>A: General Agriculture District.</i> The A General Agriculture District is intended to preserve agricultural lands, promote general agricultural economic activity, and allow for the co-existence of other uses generally consistent with agricultural activities. It is also the intent of this Section to provide for rural residential development in which the gross density does not exceed 0.2 dwelling unit per acre. In addition, it is intended that agricultural areas be protected from the encroachment of incompatible uses and that development be guided within the district to occur in a manner that complies with the Manatee County Comprehensive Plan.</p> <p>Minimum lot requirements: 200' lot width / required setbacks: 50' front yard / 10' side yard / 25' rear yard . Maximum height : 35'</p> <p>Off street parking per Section 710</p> <p>Driveway access per Section 711</p> <p>Landscaping per Section 715</p> <p>Adverse Impact Standards apply</p> <p>723.1. <i>Intent.</i> The intent of these performance standards is to grant the property owner maximum latitude with respect to on-site uses, provided potential adverse impacts and/or conflicts with adjacent uses are avoided. Any use in any District shall not be conducted in a manner to cause any form of environmental pollution or affect the surrounding environment. Any use shall not emit any dangerous, noxious, injurious, or otherwise objectionable, fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor or other form of environmental pollution; electrical or other disturbance. No use shall cause glare, humidity, heat or cold, liquid or solid; refuse or wastes; conditions conducive to the breeding of insects, rodents, or other vectors; and conditions or elements in an amount which will adversely affect the surrounding environment.</p> <p>723.2. <i>Laws, Codes, and Standards.</i> The most current amendment of the following laws, codes and standards shall be strictly adhered to:</p>	

CEB MT
2012090033
4/10/13

723.2.1. *Noise*: Manatee County Noise Ordinance 99-20, as amended.

723.2.2. *Odors*: Manatee County Air Regulations.

723.2.3. *Vibrations*: Subsection 723.3.3 of this Code.

723.2.4. *Visual Emissions*: Manatee County Air Regulations.

723.2.5. *Glare*: Subsection 723.3.5 of this Code.

723.2.6. *Humidity, Heat and Cold*: Subsection 723.3.6 of this Code.

723.2.7. *Hazardous Materials and Toxic Substances*:

U.S. Environmental Protection Agency

Occupational Safety and Health Administration

United States Department of Agriculture

United States Coast Guard

United States Dept. of Transportation

Florida Dept. of Environmental Regulation

Florida Dept. of Transportation

National Fire Protection Association

Please
Submit your reports

723.3. General Requirements.

723.3.1. *Noise disturbance*. No person shall make, continue, or cause to be made any noise disturbance, in accordance with the Manatee County Noise Ordinance 81-3, as amended. Ordinance 81-3 is enforceable by trained law enforcement officers and code enforcement officers who have met the required Manatee County standards for noise enforcement as registered with the Florida Department of police standards and training. Documented violations may be reported directly to the Office of the State Attorney. (does not apply)

723.3.2. *Odors*. All commercial and industrial uses shall be operated in accordance with the Manatee County Air Regulations.

723.3.7. *Hazardous Materials and Toxic Substances*.

If applicable

723.3.7.1. Any biological or chemical substance exceeding the minimum quantities listed in:

723.3.7.1.1. List of extremely hazardous substances, as published by U.S. Environmental Protection Agency, Title 40 Code of Federal Regulations (CFR), Part 355, as amended.

723.3.7.1.2. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) chemicals, published by U.S. Environmental Protection Agency as Title III List of Lists, consolidated list of chemicals subject to reporting under Title III, of the Superfund Amendments and Reauthorization Act (SARA) of 1986, as amended.

723.3.7.1.3. Hazardous chemicals [for] which the Occupational Safety and Health Administration (OSHA) requires a Material Safety Data Sheet (MSDS) to be maintained, as amended.

723.3.7.1.4. Toxic chemicals as published by the U.S. Environmental Protection Agency, Section 313, Toxic chemical list and 40 CFR 372, as amended.

723.3.7.1.5. Hazardous chemicals as published under 49 CFR 172.101 and appendices, as amended, by the United States Department of Transportation.

723.3.7.2. *Notification*.

723.3.7.2.1. All property owners and facility operators shall conform to the Environmental Protection Agency requirements of Sections 302, 303, and 304 as published in the Title 40 Code of Federal Regulations (CFR) Parts 300 and 355 and any amendments thereof, for Chemical Notification, Facility Representative Designation and Emergency Notification.

723.3.7.3. *Facility and Operations Plan*. Any site or facility which uses or proposes to use, generate or store hazardous

materials and toxic substances in quantities exceeding the specified threshold listed in Section 723.3.7.1 above as part of its operation shall submit to the Manatee County Environmental Management Department and the appropriate Fire District a written assessment of the potential impacts on human health and safety and the environment should there be a system failure at any point in the materials flow. This assessment shall include a description of the facility and its proposed operations, the type of materials to be used, process flow, storage methods, safety provisions and contingency plan, emissions, effluents and waste to be generated, and planned pollution control measures, waste minimization techniques and planned waste processing and disposal. Evidence of sufficient liability insurance and a performance bond shall be submitted.

723.3.7.4. Hazardous Sites and Facilities. Property owners and facility operators of hazardous material and toxic substances, sites and facilities existing on the effective date of this Code shall comply with the requirements of this Section 723.

again permit will be sufficient
723.3.7.5. Site Requirements. In addition to the requirements of Federal, State and other County Codes, all sites for the use, storage and production of extremely hazardous substances in quantities stipulated in 723.3.7.1 shall be located and contained in a suitable room(s) located, properly labeled and alarmed for safe keeping. All storage allowed by the Manatee County Environmental Management Department and the appropriate Fire District, to be exterior to the structure shall be located within a six (6) foot fence locked under management control. Adequate containment facilities shall be sized and located so as to accommodate and contain all accidental spillage. Computation shall be submitted to the Manatee County Environmental Management department and Fire District to justify all containment structures. The type, quantity, and location of all extinguishing components shall also be submitted for review by the Manatee County Environmental Management Department and appropriate Fire District.

All activities and all storage of extremely hazardous substances at any point, shall be provided with adequate safety devices against fire and explosion with firefighting and fire-suppression devices and equipment.

723.3.7.6. Building Permit Requirement. No Building Permit for any type of construction, except related retrofit construction to achieve compliance shall be issued on any lot for which a known violation of this Section exists. The Manatee County Environmental Management Department and appropriate fire district shall notify the Planning Department of all cited violations. The Planning Department shall review all Building Permit applications, conduct inspections both during construction and after occupancy, including conducting Code Enforcement investigations, all with respect to the requirements of this section.

723.3.7.7. Hazardous Material Discharges. No discharge, at any point, into a sewage system, stream, or ground of any material in such a way, or of such a nature or temperature to contaminate any running stream, water supply or earth; or otherwise cause the emission of any dangerous or objectionable elements; or the accumulation of wastes conducive to the breeding of rodents or insects shall be permitted.

723.3.7.8. Hazardous Material Emergencies. The Manatee County Environmental Management Department, Department of Public Safety, Emergency Management Service, and the appropriate Fire District may cause any hazardous material which is an immediate danger to persons or property to be removed immediately at the expense of the owner, agent, lessee, or facility operator. The building and site shall be posted as "Unsafe," and shall not be occupied until an inspection of the premises is conducted and determined safe by the appropriate County agencies. A Building Permit shall be obtained for all related retrofit construction to achieve compliance.

723.3.7.9. Airborne Releases. The release of airborne toxic matter shall comply with applicable Federal, State and County regulations. Maximum concentrations across lot lines at habitable elevations shall not exceed those concentrations established by the Federal, State and County governments as being acceptable to the general population.

723.3.7.10. Facility Closure. Prior to the termination of a business, abandonment, sale, or change in use, or temporary closure for more than thirty (30) days, any business which has used, generated, or stored hazardous materials and toxic substances in quantities indicated in Section 723.3.7.1, shall submit to the Manatee County Environmental Management Department and appropriate Fire District evidence that all contaminated portions of the facility and site have been remediated in compliance with federal and state standards and all hazardous materials have been properly processed and disposed of. No property use shall be considered terminated, and no new use begun until evidence of such remediation has been provided and a site inspection has been conducted by the Manatee County Environmental Management Department and the appropriate Fire District to evaluate the facility and site condition. The facility operator or property owner shall provide at their joint or single expense all soil and water sampling necessary to assure that no contamination is present, should the County determine there is evidence of possible contamination. The Manatee County Environmental Management Department and the appropriate Fire District will provide a written inspection and compliance report to the property owner and facility operator. A final inspection and compliance report by the Manatee County Environmental Management Department and the appropriate Fire District shall be a prerequisite for any further development order to be issued at that site.

704.72. Utility Uses.

704.72.1. Application Requirements. All applications for public utilities uses shall be submitted to the Public Works Director for approval.

704.72.1.1. Authorization. A certified copy of the law, code, resolution or other official act, adopted by Manatee County,

authorizing the establishment of the proposed use.

704.72.1.2. *Uses Within the Right-of-Way.* All utility uses within the rights-of-way, public lands, and public easements shall be approved by the Environmental Management Director.

704.72.1.3. *Selection Basis.* A statement by an official or officer of the utility company shall be submitted giving the exact reasons for selecting the particular site as the location for the proposed utility use.

704.72.1.4. *Generally.* If the proposed location of any public utilities use is in a Residential or Neighborhood Commercial district, the decision making body shall find that there is no alternative site available for such use in a Commercial or Industrial district within five hundred (500) feet of the proposed location.

704.72.1.5. For the following utilities uses, the decision making body shall find that there is no alternative site available in a non-residential district within a distance of one (1) mile, unless there is a substantial showing that satisfactory service cannot be rendered from an available location in such Commercial or Industrial district: Electric Substations and Distribution Centers; and Service and Supply Yards.

704.72.2. *Location.* The proposed location of the public utility use shall be necessary for the rendering of efficient governmental services to the residents of properties within the general area of the location or within the jurisdiction of the applicant agency as a whole.

704.72.3. *Additional Submission Requirements.*

704.72.3.1. *System Description.* A map shall be furnished showing the utility system, of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

704.72.3.2. *Exemptions.*

704.72.3.2.1. Submission as part of a development approval process. Any public utilities or facilities, specifically approved in accordance with the standards of this Section, in connection with another application for development approval, or by an accessory use, shall not be required to obtain a separate development approval.

704.72.3.2.2. *Dimensional Standards.* All utilities and facilities, other than buildings, shall not be required to comply with the dimensional Development Standards of the zoning district, as specified in Chapter 6.

704.72.4. *Standards.*

704.72.4.1. *Storage; Vehicle Parking, Servicing.* No land or building in any district other than "HM" (Heavy Manufacturing), "LM" (Light Manufacturing), "HC" (Heavy Commercial), or "A" (General Agricultural) Districts shall be used for the outside storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility. However, utility service and supply yards not exceeding one (1) acre may be allowed in other districts upon showing of a demonstrated need.

704.72.4.2. *Screening.* In all zoning districts except the LM, HM, HC, and A Districts, all equipment, machinery and facilities not located within an enclosed building shall be adequately screened in accordance with the requirements of Section 715, Landscaping.

Parking requirements where applicable

710.1.3.3. *Location in Required Yards.*

710.1.3.3.1. *Generally.* Except as may be qualified elsewhere in this Code, vehicle use areas, including parking spaces and drive-aisles that are located on the ground and are open to the sky may be located in any required yard but not nearer to any lot line than eight (8) feet, or in a drainage easement. Parking spaces shall not be located: immediately at entrances; in front of exits closer than five (5) feet from the exit; in front of dumpsters; in pedestrian ways; in fire lanes; in a loading space; in a turning radius for a loading space; in a visibility triangle; or in locations impeding proper traffic flow or maneuvering of other vehicles. Parking spaces shall be so arranged that backing of a vehicle from a parking space into the driveway access or egress is avoided. All parking spaces shall also be located at least ten (10) feet from all street rights-of-way.

710.1.5.5.3. *Distance From Buildings.*

710.1.5.5.3.1. No parking space or drive aisle shall be constructed closer than five (5) feet to any building unless it is completely under the building, an attached carport, an enclosed garage, or at a drive-thru service lane.

710.1.5.5.8. *Landscaping.* All off-street parking facilities shall comply with the landscaping requirements of Section 715, Landscaping. All interior portions of off-street parking facilities not utilized specifically as a parking space, maneuvering, fire lane, [or] other necessary vehicular use area shall not be paved, but shall be landscaped in accordance with Section 715, Landscaping.

Perimeter landscape area shall be a minimum width of 8 feet wide where vehicle use areas are located i.e. parking spaces.

If applicable

723.3.7. Hazardous Materials and Toxic Substances.

723.3.7.1. Any biological or chemical substance exceeding the minimum quantities listed in:

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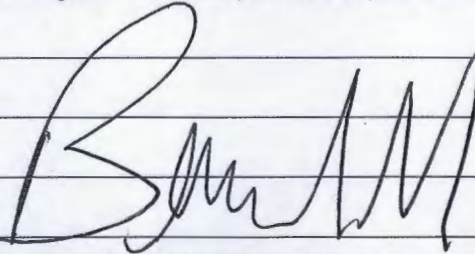
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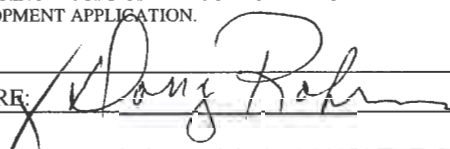
STAFF SIGNATURE: Bernard Salmon



4/05/2013

THE DIRECTIONS GIVEN AND COMMENTS RECORDED HAVE BEEN BASED UPON THE INFORMATION AVAILABLE AT THE TIME OF THIS PRE-APPLICATION CONFERENCE AND MAY NOT REFLECT THE LAWS, PROCEDURES AND/OR FEES IN EFFECT AT TIME OF SUBMITTAL OF THE APPLICATION. THIS PRE-APPLICATION CONFERENCE DOES NOT CONSTITUTE A RECOMMENDATION NOR A REVIEW OF THE MERITS OF THE APPLICATION. ADDITIONAL REQUIREMENTS MAY BE NECESSARY TO ASSURE COMPLIANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THE MANATEE COUNTY COMPREHENSIVE PLAN.

ALL FEES SUBMITTED AT THE TIME OF THIS PRE-APPLICATION CONFERENCE SHALL BE CREDITED TO THE APPLICANT AT THE TIME OF APPLICATION SUBMITTAL. THE APPLICANT MUST BRING A COPY OF THIS COMPLETED FORM AND PROOF OF PAYMENT (RECEIPT) IN ORDER TO BE ELIGIBLE FOR CREDIT UPON SUBMITTING A DEVELOPMENT APPLICATION.

APPLICANT/AGENT SIGNATURE: 	DATE: 04-05-13
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For forms, applications, and access to regulations, visit the MANATEE COUNTY PLANNING DEPARTMENT WEB
PAGE AT: <http://www.co.manatee.fl.us/planning>

PRE-APPLICATION CONFERENCE FORM

PLANNING COMMENTS CONTINUED:

Page 2

Pre-Application Comments

Sharla Fouquet 03/28 09:32 AM

Subject: Impact Fees

Response to:  Pre-Application

Attached files: A_County_Impact_Fees_Effective_October_1_2011.pdf

The proposed land use would likely be assessed Law Enforcement, Public Safety, and Road impact fees at the manufacturing rate, which is currently \$627.71 per 1,000 square feet. To obtain a copy of the current County impact fee schedule, go to

www.mymanatee.org/impact-fees and click on the link to **"Impact Fee Schedules."**

For new construction, impact fees are generally assessed when a new building permit application is submitted, and payable at issuance of a Certificate of Occupancy.

If you have any questions regarding these comments, contact Sharla Fouquet, Manatee County Impact Fee Program Manager, at (941)748-4501, Extension 3966, or at **SHARLA.FOUQUET@ MYMANATEE.ORG.**

Please note that these comments apply ONLY to law enforcement, public safety, and road impact fees. For information on water and sewer impact fees that may be required for this project, contact the Manatee County Utilities Department, New Services Division, at (941) 792-8811, Extension 5316. For information on fire impact fees, contact the Myakka City Fire District at (941) 322-6525.



A_County_Impact_Fees_Effective_October_1_2011.pdf

Pre-Application Comments

Terri Stripling 04/01 04:08 PM

Subject: Health Dept comments

Response to:  Pre-Application

At this time, the property/business owners are in full compliance with Department of Health requirements that pertain to the operation and permitting of a Temporary Toilet Service (Pit Stop Sanitation), Septage Disposal Service, Lime Stabilization Facility and Land Application Site (Rohrer Septic).

Terri Stripling
Manatee County Health Department
Environmental Health Services
941-748-0747, x1415

Pre-Application Comments

Mark Mayer Yesterday 01:53 PM

Subject: Growth Management Engineering

Response to:  Pre-Application

Septic Systems: (CP9.1 & 9.5, LDC 722.1.8, ORD 19-07):

- Developments outside the **EPA 201 Facilities Service Area** shall be exempted from mandatory potable water and wastewater connection.
- This project proposes to be served by a well and septic holding tank system. Please contact Terri Stripling at "Environmental Health Services", Manatee County Health Department, (941) 748-0747, Ext #1415 for more information and requirements.

Solid Waste: (LDC 728):

- If commercial can service is required the requirements for can service are a 5' x 8' concrete slab with 3' opaque fence and gate. Show the location and detail when plans are submitted.
- If commercial dumpster service is required the requirements for dumpster service are a 10' x 10' inside dimension w/6' high opaque fence and gates. Placement is to be accessible by a 40' truck with minimal backing. Show the location and detail when plans are submitted. Dumpster location shall not be in front yards and not within 10' of property lines or buildings. If placed within 10' of buildings, show a sprinkler system mounted on the outside wall above dumpster. Also show dumpster pad detail Manatee County Utility Dept Detail US-14. **LDC 728.5**
- Contact Shelby Detweiler, (941-798-6760 - Ext #8013), Solid Waste Coordinator for any questions regarding solid waste requirements and Mark G. Mayer, Public Works Department for location of services and detail requirements. (941-750-7450 - Ext #7217).

Fireflow: (CP9.6.1.4, 11.5.1.4, LDC 722.1.8.4, LDC 730):

- No potable water supply and distribution system exists for this proposed development, therefore compliance with **NFPA Standard 1231**, "Standards For Water Supplies for Suburban and Rural Firefighting" and the approval of the fire district may be required.
- The applicant is required to contact the Fire Marshall for any safety improvements to the roadways or if an additional emergency entrance is required before any Site Plan approval. **LDC 722.1.8.4**
- The Emergency Medical Services (EMS) and Myakka City Fire District Fire Marshal's written approval indicating what type of fire protection is required. **LDC 722.1.8.4.**

EMERGENCY MEDICAL SERVICES DIVISION

Ronald J. Koper, Jr., Chief
Manatee County EMS
2101 47th Terrace East
Bradenton, FL 34203
(941)749-3563 office
(941)737-7498 cell

MYAKKA FIRE DISTRICT

10215 Wauchula Road
Myakka City, FL. 34251
(941) - 322-6523

MYAKKA FIRE ADMINISTRATION STATION #2

26636 SR 70 East
Myakka, FL. 34251
(941) - 322-6525
(34251.NET)

Irrigation: (LDC 722.1.8.3):

- LDC Section 722.1.8.3. - Use the lowest quality water possible for the landscape irrigation. Potable Water shall not be used for landscaping irrigation. This source includes **artificial lakes and irrigation wells**. Irrigation well's may be used to supplement an artificial lakes elevation should the lakes capacity to support the proposed irrigation system be in question. **LDC 722.1.8.3**
- No reuse is available for this site at this time.

Drainage: (CP9.4, LDC 717):

- Contact Stormwater Management (Tom Gerstenberger) for concerns or requirements they may have. (941-708-7450, Ext. #7228).

Access: (LDC 711, 712, 713, 907.83, 907.9):

- **FDOT #57** rock, washed shell or crushed granite is acceptable as driveway material or storage areas on private properties with no public access for entry.
- **Driveway Construction** is to be to Manatee County and/or F.D.O.T. Standards. This includes:
 - A 25' minimum driveway radius. **Manatee County Transportation Department Highway, Traffic & Stormwater Standards, 2007, Index #101.3.**
- **Driveway Setback From Property Line** – No driveway shall be closer to a lot line than 15 feet.
- **Entrance Gates** - All entrance gates shall be accessible to all emergency services providers and County personnel according to ORD 09-22. The applicant shall provide a universal remote control to appropriate agencies prior to issuance of any building permits. All gates shall be raised in a storm emergency to expedite an evacuation. **ORD 09-22**

Sidewalks: (LDC 722.1.4): (This requirement may be deferred per LDC Section 722.1.4.

- **Exemptions.** The following conditions shall not be required to provide sidewalks:
 - Where sidewalks do not exist within one thousand (1,000) feet to property zoned A, A-1, LM, HM, or EX.
 - Sidewalks shall not be required along interstate highways.
 - If a project abuts a R/W scheduled for "**Capital Improvement Project**" (C.I.P.) **LDC 722.1.4.5**

General Fees:

- **Commercial Final Inspection Fee (Required):**
Submit with application, an \$460.00 **Final Inspection Fee** (PZI) for initial phase of construction requiring "**Certificate of Occupancy**" release. **Note:** Each phase thereafter shall be \$165.00. **(LDC 717, CP 9.4)**

If you have any questions regarding the above comments, please contact:

Mark G. Mayer - Manatee County Public Works
Growth Management Engineering
1022 - 26th Ave E
Bradenton, FL. 34208
941-708-7450 Ext. #7217
941-807-0846 Cell
mark.mayer@mymanatee.org



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

41-QB-00122

OSTDS - Service - SDS, LAS, LSF

41-BID-2130280

Issued To: Rohrer Septic
6204 Juel Gill Road
Myakka City, FL 34251

County: **Manatee**
Amount Paid: \$ 495.00
Date Paid: 01/09/2013
Issue Date: 01/09/2013

Permit Expires On: 12/31/2013

Mail To: Attention: Doug Rohrer
Rohrer Septic
P.O. 304
Myakka City, FL 34251

Manatee County Health Department
410 Sixth Avenue E
Bradenton, FL 34208
(941) 748-0747

Owner: Rohrer's Septic Tank (,)

PROPERTY LOCATION:

6204 Juel Gill Rd
Myakka City, FL 34251

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:

QUANTITY

FEE

200 - OSTDS Service Permit - Septage Disposal Service	1	\$ 75.00
203 - OSTDS Service Permit - Treatment Facility (Lime)	1	\$ 150.00
204 - OSTDS Service Permit - Land Application Site (Ag)	1	\$ 200.00
-1 - OSTDS Service Permit - ADD A TRUCK	2	\$ 70.00

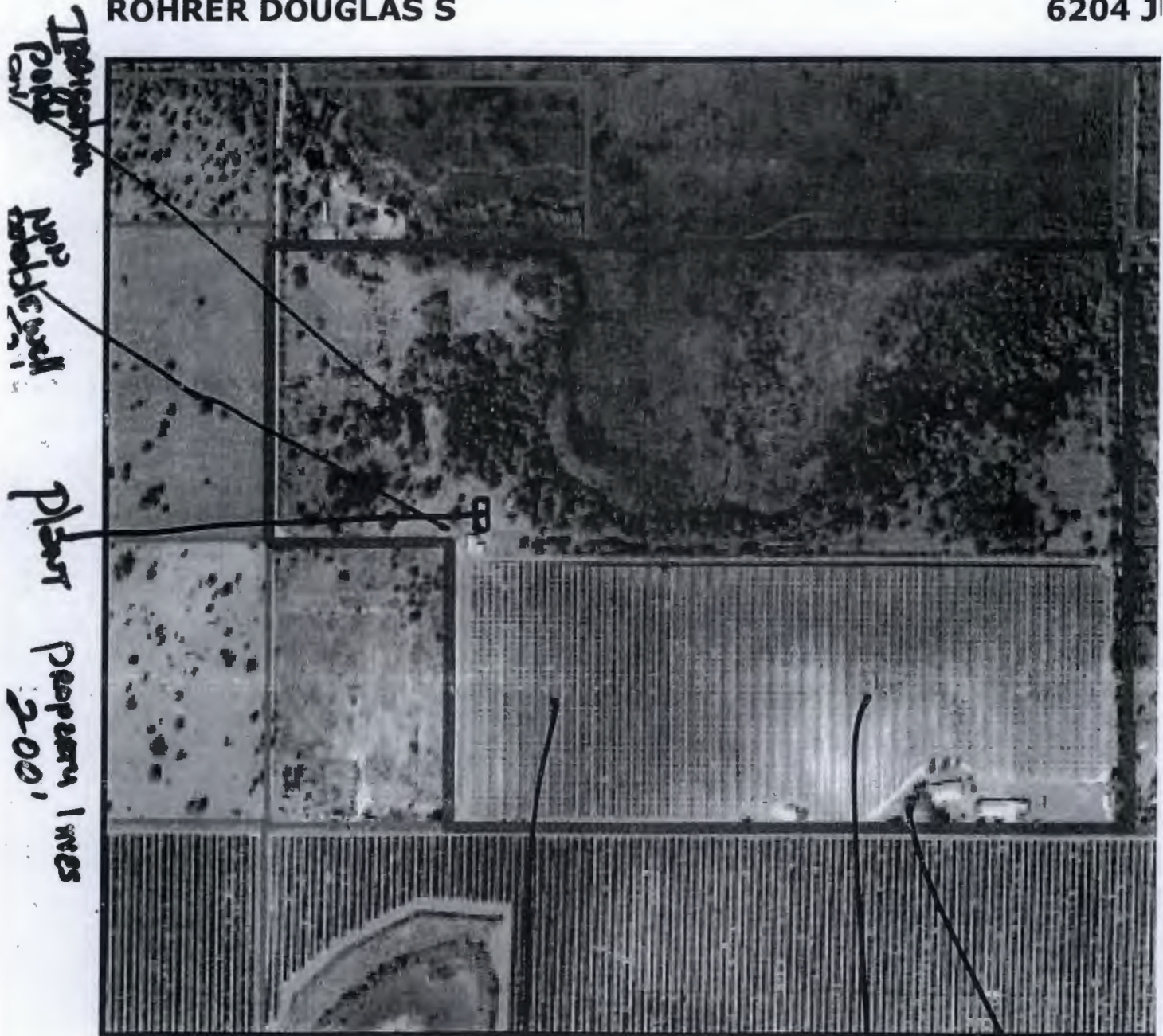
RECEIVED BY: LarkinTB

AUDIT CONTROL NO. 41-PID-2080093

Doug Rohrer

PARID: 60720000
ROHRER DOUGLAS S

6204 J



Manatee County

1/2

1/2

well

*No other wells or open bodies of water
within 75' of property lines*

NO SHALLOU private drinking wells within

LINX STABILIZATION

Surface water
on site
irrigation

PLANT

ROHRER'S Septic
6204 Jewel Gill Rd
Muskogee City

100'

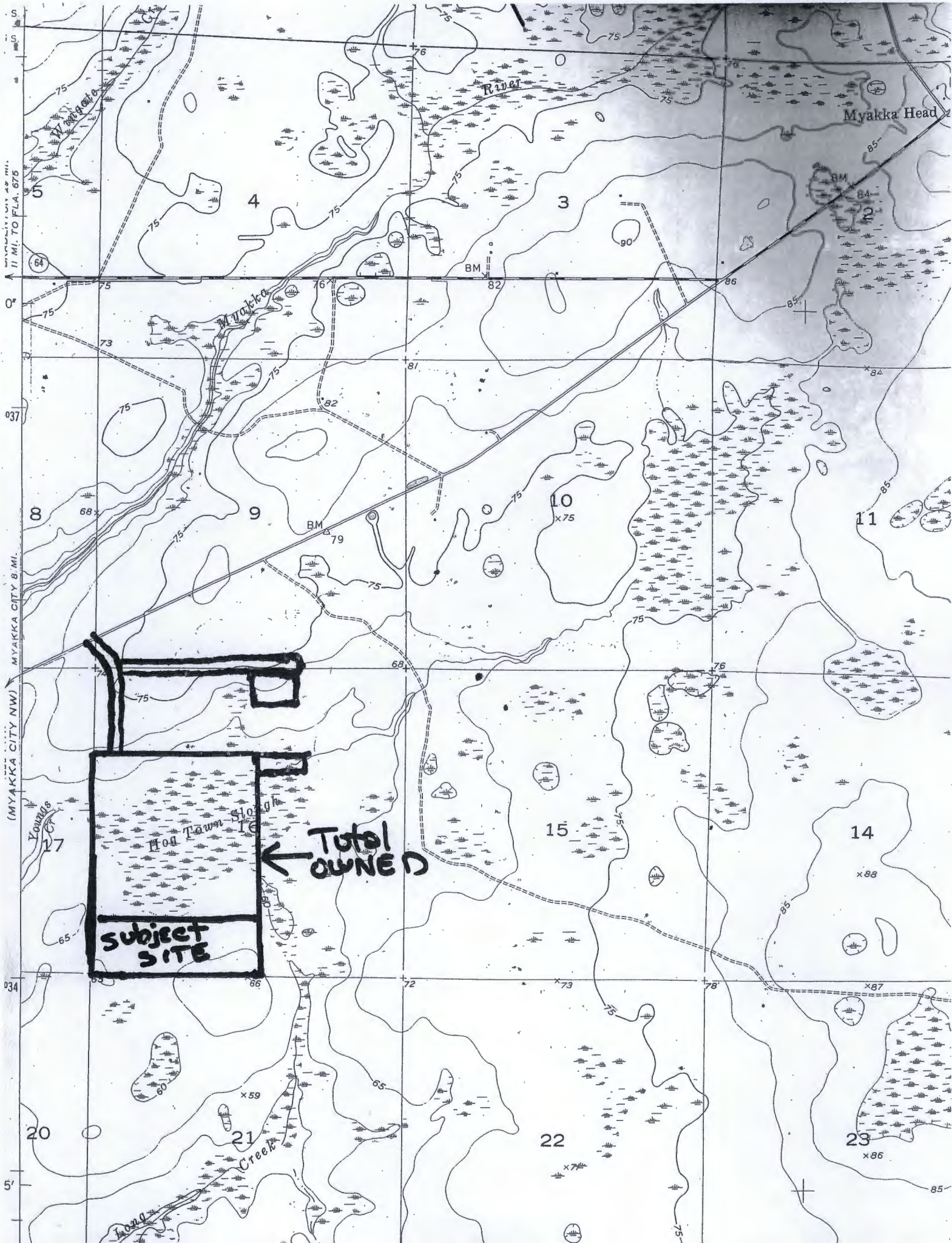
5000 gal.

PRE treatment
SCREEN
3500 gal.

STABILIZATION to be
done by AIR REGENERATION
TANKS 100'+ from LOT LINES
ON 200%+ ACRES

52'

Non Potable
well



11 MI. TO FLA. 876

MYAKKA CITY NW

034

5'

Myakka Head

Total OWNED

subject SITE

Myakka River

Creek

037

0°

5

75

75

4

64

8

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STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

41-QB-00114

OSTDS - Service - TTS

41-BID-2127962

Issued To: Pit Stop Sanitation LLC
6204 Juel Gill Road
Myakka City, FL 34251

County: **Manatee**
Amount Paid: \$145.00
Date Paid: 01/03/2013
Issue Date: 01/04/2013

Mail To: Pit Stop Sanitation LLC (,)
P O Box 219
Myakka City, FL 34251

Permit Expires On: 12/31/2013

Owner: Pit Stop Sanitation LLC (,)

Manatee County Health Department
410 Sixth Avenue E
Bradenton, FL 34208

(941) 748-0747

41-QB-00114

STATE OF FLORIDA
DEPARTMENT OF HEALTHAPPLICATION FOR
SEPTAGE DISPOSAL SERVICE PERMIT
TEMPORARY SYSTEM SERVICE PERMIT
SEPTAGE TREATMENT & DISPOSAL FACILITY
SEPTIC TANK MANUFACTURING APPROVALAuthority: Chapter 381, F.S.
Chapter 64E-6, F.A.C.Application/Permit Number: _____
Date: ____/____/____Application is for:
Septage Disposal Service ☒ Temporary System Service: _____ Septage Treatment Facility: _____ Septic Tank Manufacturing: _____

GENERAL INFORMATION

Business Name: Pit Stop Sanitation, LLC Phone Number: 941-322-6363
Certificate of Authorization # _____ Contractor Registration # _____ Plumbing License # _____
Owner(s) Name: Joy L. Rohrer Phone Number: 322-6363
Business Location: 6204 Juel Gill Rd City: Myakka City County: Manatee
Mailing Address: P.O. Box 219 City: Myakka City State: FL Zip: 34251

SEPTAGE DISPOSAL SERVICES

Number of Vehicles to be Permitted: _____

Vehicle Identification Number/License Plate Number	Truck Gallonage Capacity	Counties of Operation	Inspected & Approved
_____	_____	_____	Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____

List equipment used in the operation of this business necessary for the sanitary pumping, transport, and disposal of septage: _____

Disposal Method	Location	Approved	Yes	No
Wastewater Treatment Plant: <input checked="" type="checkbox"/>	<u>Myakka City</u>	Yes	_____	_____
Land Application Site: _____	Location: _____	Approved	Yes	No
Sanitary Landfill: _____	Location: _____	Approved	Yes	No

Owner/Operator of Disposal Site: _____

Are facilities available at the disposal site for the proper treatment and stabilization of septage and grease: Yes ☒ No _____

If No, location where the waste will be stabilized: _____

By what method: _____ Facility will be under the regulation of DEP _____ DOH _____ Both _____

Directions to Disposal Site: Juel Gill Rd Myakka City

Provide a letter of authorization from the operator of the disposal site allowing your business to dispose of septage at that location. If restrictions have been placed on your business by the operator of the disposal facility, the restrictions must be specified in the letter.

TEMPORARY SYSTEM SERVICES (INCLUDES PORTABLE TOILETS AND HOLDING TANKS)

Back up Service Available: Yes _____ No ☒ If Yes, Name of Back Up Service: _____
Address: _____ Phone Number: _____

Vehicle Identification Number/License Plate Number	Truck Gallonage Capacity (Waste/Water)	Counties of Operation	Inspected & Approved
<u>1HTSDAAN3R4578950</u>	<u>1600 500</u>	<u>Manatee</u>	Yes: _____ No: _____
<u>1HTSDAAN3SH692808</u>	<u>1600 500</u>	<u>"</u>	Yes: _____ No: _____

Disposal Site: 6204 Juel Gill Rd Myakka City, FL Approved: Yes _____ No _____

Provide a letter of authorization from the operator of the disposal site allowing your business to dispose of portable toilet and/or holding tank wastes at that location. If restrictions have been placed on your business by the operator of the disposal facility, the restrictions must be specified in the letter.

SEPTAGE TREATMENT & DISPOSAL FACILITIES

Facility Owner(s): _____ Phone Number: _____
 Facility Location: _____ County: _____
 Directions to Facility: _____
 Name of businesses using facility: _____

Business Name	Address	Phone #	Permit #

Methods of Treatment: _____ Maximum volume to be received daily: _____
 Number of treatment receptacles at facility: _____ Volume of each receptacle: _____ gallons
 Material used in construction: Concrete _____ Fiberglass _____ Other _____ gallons
 If Other, describe: _____ gallons

Describe the treatment processes to be used: _____

Will treated septage be disposed of at this site: Yes _____ No _____ If yes, describe what equipment and methods will be used for the removal and disposal of the treated material: _____

If no, provide the location where the treated material will ultimately be deposited: _____

Will other waste types be treated at this facility (example: Wastewater treatment plant residuals, portable toilet wastes, industrial wastes, holding tank wastes, food establishment sludges, etc.): Yes _____ No _____ If yes, describe how they will be segregated and handled: _____

Will this facility be operating under a permit from the Florida Department of Environmental Regulation: Yes _____ No _____
 If yes, describe the permit and its conditions of operation (If no, an agricultural use plan must be prepared and submitted for review and approval to the department prior to authorizing land application of treated septage) _____

SEPTIC TANK MANUFACTURING FACILITIES

Business Name: _____ Phone Number: _____
 Owner(s) Name: _____ Phone Number: _____
 Business Location: _____ City: _____ State: _____ Zip: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Tank Size Requesting Approval: _____	Material Used: _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used: _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used: _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used: _____	Reinforcing: _____

Engineering Plans Submitted: Yes _____ No _____ Date Submitted: ____/____/____ Approval Granted: Yes _____ No _____

Signature of Applicant: Jay S. Rehner Date: 1/3/13

To be Completed by Health Unit:

Disapproved: _____ Date: ____/____/____ Reason: _____

Approved: se By: James B. Lal Title: ENV MGR CPHU Date: 1/3/13

(Circle as many as apply) Septage Disposal Service Temporary System Service Septage Treatment & Disposal Facility Septic Tank Manufacturing Facility

41-QB-00114

STATE OF FLORIDA
DEPARTMENT OF HEALTH

APPLICATION FOR
SEPTAGE DISPOSAL SERVICE PERMIT
TEMPORARY SYSTEM SERVICE PERMIT
SEPTAGE TREATMENT & DISPOSAL FACILITY
SEPTIC TANK MANUFACTURING APPROVAL

Authority: Chapter 381, F.S.
Chapter 64E-6, F.A.C

Application/Permit Number: _____
Date: ____/____/____

Application is for:
Septage Disposal Service ☒ Temporary System Service: _____ Septage Treatment Facility: _____ Septic Tank Manufacturing: _____

GENERAL INFORMATION

Business Name: Pit Stop Sanitation, LLC. Phone Number: 941-322-6363
Certificate of Authorization # _____ Contractor Registration # _____ Plumbing License # _____
Owner(s) Name: Joy L. Rohrer Phone Number: 322-6363
Business Location: 6204 Juel Gill Rd City: Myakka City County: Manatee
Mailing Address: P.O. Box 219 City: Myakka City State: FL Zip: 34251

SEPTAGE DISPOSAL SERVICES

Number of Vehicles to be Permitted: _____	Truck Gallonage Capacity	Counties of Operation	Inspected & Approved
Vehicle Identification Number/License Plate Number			Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____

List equipment used in the operation of this business necessary for the sanitary pumping, transport, and disposal of septage: _____

Disposal Method: Wastewater Treatment Plant: ☒ Location: Myakka City Approved: Yes _____ No _____
Land Application Site: _____ Location: _____ Approved: Yes _____ No _____
Sanitary Landfill: _____ Location: _____ Approved: Yes _____ No _____

Owner/Operator of Disposal Site: _____

Are facilities available at the disposal site for the proper treatment and stabilization of septage and grease: Yes ☒ No _____

If No, location where the waste will be stabilized: _____

By what method: _____ Facility will be under the regulation of DEP _____ DOH _____ Both _____

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Vehicle Identification Number/License Plate Number	Truck Gallonage Capacity (Waste/Water)	Counties of Operation	Inspected & Approved
<u>1HTSDAAN3R4578950</u>	<u>1600 500</u>	<u>Manatee</u>	Yes: _____ No: _____
<u>1HTSDAAN35H692808</u>	<u>1600 500</u>	<u>"</u>	Yes: _____ No: _____
_____	_____	_____	Yes: _____ No: _____

Disposal Site: 6204 Juel Gill Rd Myakka City, FL Approved: Yes _____ No _____

Provide a letter of authorization from the operator of the disposal site allowing your business to dispose of portable toilet and/or holding tank wastes at that location. If restrictions have been placed on your business by the operator of the disposal facility, the restrictions must be specified in the letter.

SEPTAGE TREATMENT & DISPOSAL FACILITIES

Facility Owner(s): _____ Phone Number: _____
 Facility Location: _____ County: _____
 Directions to Facility: _____

Name of businesses using facility:

Business Name	Address	Phone #	Permit #

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 Material used in construction: Concrete _____ Fiberglass _____ Other _____ gallons
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Describe the treatment processes to be used: _____

Will treated septage be disposed of at this site: Yes _____ No _____ If yes, describe what equipment and methods will be used for the removal and disposal of the treated material: _____

If no, provide the location where the treated material will ultimately be deposited: _____

Will other waste types be treated at this facility (example: Wastewater treatment plant residuals, portable toilet wastes, industrial wastes, holding tank wastes, food establishment sludges, etc.): Yes _____ No _____ If yes, describe how they will be segregated and handled: _____

Will this facility be operating under a permit from the Florida Department of Environmental Regulation: Yes _____ No _____
 If yes, describe the permit and its conditions of operation (If no, an agricultural use plan must be prepared and submitted for review and approval to the department prior to authorizing land application of treated septage) _____

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Business Name: _____ Phone Number: _____
 Owner(s) Name: _____ Phone Number: _____
 Business Location: _____ City: _____ State: _____ Zip: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Tank Size Requesting Approval: _____	Material Used _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used _____	Reinforcing: _____
Tank Size Requesting Approval: _____	Material Used _____	Reinforcing: _____

Engineering Plans Submitted: Yes _____ No _____ Date Submitted: ____/____/____ Approval Granted: Yes _____ No _____

Signature of Applicant: Jay R. Raker Date: 3/20/12

To be Completed by Health Unit:
 Disapproved: _____ Date: _____ Reason: _____
 Approved: Y By: Thomas B. Lee Title: ENV. MGR. CPHU Date: 3/20/12
 (Circle as many as apply) Septage Disposal Service Temporary System Service Septage Treatment & Disposal Facility Septic Tank Manufacturing Facility

Pre-Application Comments

Kenneth Kohn Today 07:38 AM

Subject: Stormwater

Response to:  Pre-Application

Project Name: Pit Stop Sanitation

Project Located in Flood Prone Area: Yes

Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall

Project Subject to flow reduction: NA

Project subject to OFW: NA

Watershed/Basin: Myakka River

Project located within Floodplain and/or Floodway (Present FIRM Map vs. DFIRM): Yes.

Portion of the property is in the FEMA 100 year floodplain. Additional portions of the property per the preliminary DFIRM are proposed to be incorporated into the 100 year floodplain.

Drainage Easements/Access Easements required for existing system(s): NA

The following will be required at Preliminary/Final Design:

- 1.) As per Section 717.3.13.2, *Project Area Design Criteria*: The criteria below shall be used as minimum design elements of a Stormwater Plan. For projects using the criteria below, a copy of the SWFWMD permit approval letter must be provided prior to approval by the Manatee County Stormwater Management Division of the Public Works Department. The criteria below shall only be used for approval of a single submittal to Manatee County on a particular piece of land. The criteria below shall not be used on land or lots located within a master drainage system or a subdivision in which each lot is required to provide dedicated stormwater facilities. The criteria below shall not be used repeatedly on a single piece of property unless otherwise approved by Manatee Stormwater Management or Public Works staff. Regardless of the criteria below, stormwater runoff shall discharge to the historical point(s) of discharge. Drainage runoff which flows from offsite areas shall be conveyed through or bypassed around the development. The criteria below are based upon *General Permit for Minor Activities*, Section 40D-400.475, 1d, F.A.C., and subject to conform to any amendments made on this section. The criteria is applicable to all existing platted lots or platted lots of record prior to 1985 with existing improvements and structures that can be claimed as impervious area:

A.) For any project, no additional stormwater facilities will be required for proposed impervious areas less than or equal to 1,000 square feet. However, floodplain and floodway requirements of Sections 717 and 718 continue to apply if the project lies within the FEMA 100-year floodplain or floodway or the 25-year floodplain.

D.) For projects with less than 4,000 square feet of impervious vehicular use areas (roadways, driveways, drive aisles, loading areas, etc.) and less than 9,000 square feet of total impervious area located within the 100-year floodplain or floodway or the 25-year

floodplain:

- i. Attenuation is required and not subject to flow reduction where necessary.
- ii. Water quality treatment is required.
- iii. Floodplain Compensation is required.
- iv. No-rise permit is required where necessary.

E.) For projects with over 4,000 square feet of impervious vehicular use areas (roadways, driveways, drive aisles, loading areas, etc.) and/or greater than 9,000 square feet of total impervious area:

- i. Attenuation is required and subject to flow reduction where necessary.
- ii. Water quality treatment is required and subject to 150 % requirement where necessary.
- iii. Floodplain Compensation is required where necessary.
- iv. No-rise permit is required where necessary.

- 2.) There shall be a full 25-year attenuation on all stormwater ponds within the development.
- 3.) 100-year floodplain compensation shall be compensated in sole use compensation areas, by the creation of an equal or greater storage volume above seasonal high water table.
- 4.) The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

Should you have any questions, please feel free to call Stormwater Management at 708-7450, extension 7228.

MANATEE COUNTY CODE ENFORCEMENT BOARD
MANATEE COUNTY, FLORIDA

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

Petitioner,

vs.

DOUGLAS S. ROHRER

Respondent,

Case No. CE2012090033

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Board on **April 10, 2013**, and the Code Enforcement Board 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 **Douglas S. Rohrer**, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and **Matthew Taylor**, attorney, 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, Pages 425 and 426** were made and served on the Respondent by certified mail.
4. That the property located at **6204 Juel Gill Road, Myakka City, Florida, DP 60720000**, has a violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Pages 425 and 426** because a **construction service establishment is operating on property zone general agriculture**.
5. That the Respondent is in violation of **Section 602.2, Figure 6-1, Pages 425 and 426** for operating a construction service establishment on property zoned general agriculture.

CONCLUSIONS OF LAW

1. That the Respondent is in violation of Manatee County Land Development Code **Section 602.2, Figure 6-1, Pages 425 and 426**.

ORDER

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

1. THAT the Respondent corrects the violation of Manatee County Land Development Code **Section 602.2 Figure 6-1, Pages 425 and 426**.
2. THAT if this Order is not complied with on or before **June 7, 2013**, it is hereby ordered that the Respondent shall pay a minimum fine of **\$150**, plus **\$75** per day for each and every day any violation described herein continues past **June 7, 2013** and **request the Respondent allow Code Enforcement staff onto the property to verify compliance**.
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 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. 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 violations exist beyond the date set for compliance, the Code Enforcement Board shall impose a minimum fine of \$65.

Ordered April 10, 2013, and executed this 17th day of April, 2013.

ATTEST: R. B. Shore
Clerk of Circuit Court

By: [Signature]
Deputy Clerk



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, **DOUGLAS S. ROHRER, POST OFFICE BOX 304, MYAKKA CITY, FLORIDA 34251-0304**, by U.S. mail and to the Manatee County Code Enforcement Division, this 17th day of April, 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 has ceased. Release of this lien cannot occur until Code Enforcement verifies that the violation no longer exists.

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT

MANATEE COUNTY,
Petitioner,

Code Enforcement
File Number: CE2012090033

vs.

Douglas S. Rohrer

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared Vicki DiOrazio, Code Enforcement Officer for the County of Manatee, Florida, who, after being duly sworn, deposes and says:

1. That on April 10, 2013, the Manatee County Code Enforcement Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before June 7, 2013.
3. That re-inspection was performed on June 10, 2013.

The re-inspection revealed that the corrective action ordered by the Manatee County Code Enforcement Board has not been taken. The Special Permit has not been obtained in violation of Section 602.2, Fig. 6-1, Pgs. 425-26 of the Manatee County Land Development Code. Start the fines ordered by the Code Enforcement Board.

FURTHER AFFIANT SAYETH NOT.

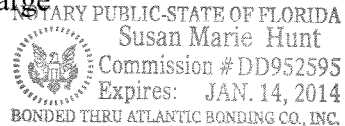
DATED this 10th day of June 2013.

STATE OF FLORIDA
COUNTY OF MANATEE

Vicki DiOrazio
Code Enforcement Officer
Manatee County

The foregoing instrument was acknowledged before me this 10th day of June 2013 by Vicki DiOrazio, who is personally known to me.

Susan Marie Hunt
Notary Public
State of Florida at Large
Commission No.



INRE-Investigator Record Added Ok	HELP
VIOLATION LOCATION & DESCRIPTION	
6204 JUEL GILL RD , MYAKKA CITY	

NEW Investigation Results Record	
Case Number:	2012090033B
Type:	EX
Date:	11-JUN-2013
Investigator:	VD
Result:	V
Investigator Remarks:	THE PROPERTY IS NOT IN COMPLIANCE. START THE FINES AS OF JUNE 8, 2013 FOR 602.2, FIG. 6-1, PGS. 425-26. VD
Last Update:	11-JUN-2013 1543
Updated by:	VDIORAZIO

CERB - AFF

Douglas Rohrer

Start the Fines

Section 602.2, Fig 6-1,

Pgs. 425-426

MEMORANDUM

To: Vicki Tessmer, Supervisor, Clerk of the Circuit Court
From: Jeff Bowman, Division Chief, Code Enforcement *JB*
Date: **April 24, 2015**
Subject: CE2012090033 – Douglas S. Rohrer



Please stop the fines from running for Section 602.2, Figure 6-1, Pages 425 and 426 as of January 22, 2014, the date the approval letter was issued.

Building and Development Services
Code Enforcement Division
PO Box 1000
Bradenton, FL 34206-1000
Phone: (941) 748-2071
www.mymanatee.org

LARRY BUSTLE * CHARLES B. SMITH * JOHN R. CHAPPIE * ROBIN DISABATINO * VANESSA BAUGH * CAROL WHITMORE * BETSY BENAC

District 1

District 2

District 3

District 4

District 5

District 6

District 7

INRE-Investigator Record Added Ok[HELP](#)**VIOLATION LOCATION & DESCRIPTION****6204 JUEL GILL RD , MYAKKA CITY****NEW Investigation Results Record**

Case Number:	2012090033B
Type:	EX
Date:	23-APR-2015
Investigator:	VD
Result:	V
Investigator Remarks:	The approval letter was issued 1-22-14, stop the fines as of that date. vd
Last Update:	23-APR-2015 1505
Updated by:	VDIORAZIO

AFF-CEB

Douglas S. Rehner

Stop the Fines

Section 602.2, Fig 6-1,

Pgs 425+426