

**MANATEE COUNTY  
CODE ENFORCEMENT BOARD**

**CE2012090569**

**AUGUST 14, 2013**

# **CE2012090569**

- **James Thomas, Manatee County Code Enforcement Officer, I have been sworn**
- **Respondent: Irene R. Friedhof**
- **Violation address: 707 77<sup>th</sup> St E, Palmetto, Parcel ID #2081000057**
- **Zoned: RSF 1 – Residential Single Family**
- **Violation description: an air conditioning unit, elevator and interior work (including but not limited to: interior walls, bathroom, kitchen area, bedroom and living room type furniture have been constructed/being used in the ground floor area of the residence) without the required building permits, certificate of occupancy/completion and all required approvals. In violation of Sections 718.6.1.7 (Floodplain Management – Standards), 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion- Purpose and Effect) of the Manatee County Land Development Code and Section 2-10-25(b)(3) Chapter 2-10 (Drainage and Flood Control - Article II - Floodplain Management - Elevated buildings) and Section 2-10-25-(b)(3)(c) Chapter 2-10 (Drainage and Flood Control - Article II - Floodplain Management - Interior portion) of the Manatee County Code of Ordinances.**

**CE2012090569**

## **Case Summary**

- **Initial inspection: 10/08/2012**
- **Initial notice of violation dated: 02/11/2013 – Corrected letter of violation 4/26/2013 – Hand Served to Don Friedhof on 4/26/2013**
- **Follow-up inspection(s): 11/19/2012, 2/19/2013, 4/11/2013, 4/26/2013 and 6/21/2013**
- **Notice of hearing dated: 07/10/2013**
- **Hearing notice was received by certified mail on 7/15/2013 and signed for by: Donald Friedhof**

**CE2012090569**

## **Evidence Submittal**

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

# **CE2012090569**

- **Corrective action required: Building permits, Certificate of Occupancy/Completion must be issued and approval for floodplain management must be obtained for non-permitted/non-approved work or structure must be returned to previously approved condition with the required building permits and Certificate of Occupancy issued.**
- **Recommended compliance date: 10/04/2013 for Section 512.1 (Building Permits – Purpose and Applicability) – A complete permit application to be submitted**
- **Recommended compliance date: 02/07/2014 for Certificate of Occupancy/Completion to be issued and all Floodplain Management issues to be approved**
- **Manatee County Land Development Code**
  - Section 718.6.1.7 (Floodplain Management – Standards)**
  - Section 513.1 (Certificate of Occupancy/Completion- Purpose and Effect)**
- **Manatee County Code of Ordinances.**
  - Section 2-10-25(b)(3) Chapter 2-10 (Drainage and Flood Control – Article II - Floodplain Management - Elevated buildings)**
  - Section 2-10-25-(b)(3)(c) Chapter 2-10 (Drainage and Flood Control - Article II - Floodplain Management - Interior portion)**
- **Recommended fine: Minimum fine of \$100.00 and \$100.00 per day for each of the 5 sections to be imposed**

# **CE2012090569**

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



# MANATEE COUNTY FLORIDA

April 26, 2013

## CORRECTED LETTER OF VIOLATION

Irene R Friedhof  
707 77<sup>th</sup> St E  
Palmetto, FL 34221-9775

RE: File Number CE2012090569

It has come to the attention of the Building and Development Services Department that an air conditioning unit, elevator and interior work (including but not limited to: interior walls, bathroom, kitchen area, bedroom and living room type furniture have been constructed/being used in the ground floor area of the residence) without the required building permits, certificate of occupancy/completion and all required approvals on your property located at **707 77<sup>th</sup> St E, Palmetto, Florida, (DP#2081000057)**. This constitutes a violation of Sections 718.6.1.7 (Floodplain Management – Standards), 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion- Purpose and Effect) of the Manatee County Land Development Code and Section 2-10-25(b)(3) Chapter 2-10 (Drainage and Flood Control - Article II - Floodplain Management - Elevated buildings) and Section 2-10-25-(b)(3)(c) Chapter 2-10 (Drainage and Flood Control - Article II - Floodplain Management - Interior portion) of the Manatee County Code of Ordinances.

Perhaps you were not previously aware of this regulation. However, this letter is intended to give you written notice of such violation(s). You are required to correct the violations(s) by May 10, 2013. In order to correct the violation(s), all permits and approvals must be obtained.

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 present to the Enforcement Board or Special Magistrate even if the violation has been corrected prior to the board hearing.

If, after May 10, 2013, 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 State law, the Code Enforcement Board or Special Magistrate may assess fines up to \$250.00 per day for each day the violation exists beyond the date the Board sets for compliance or for each day the violation is repeated.

If you require further assistance and or information please contact James Thomas (941) 737-2576 between the hours of 8:00 and 4:30 pm Monday through Friday.

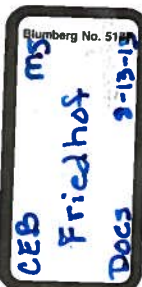
Sincerely,

James Thomas  
Code Enforcement Officer

Building & Development Services Department

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

WEB: [www.myanatee.org](http://www.myanatee.org) \* PHONE: 941.748.2071 \* FAX: 941.749.3094



## MANATEE COUNTY CODE ENFORCEMENT

Case Number: **CE2012090569**

Owner: Irene R Friedhof  
707 77<sup>th</sup> St E  
Palmetto, FL 34221-9775

Serve: Mr. Friedhof 729-8662

Serve This: **CORRECTED LETTER OF VIOLATION**

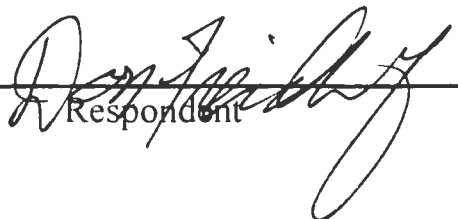
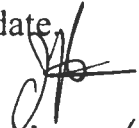
On **26th day of April, 2013** in Manatee County, Florida.

☒ by delivering to the within named person a true copy thereof and informing such person of the contents thereof.

By: James Thomas 

Title: Code Enforcement Officer II

I hereby accept a true copy of the above mentioned document on this date.

 3:30 pm 4-26-13   
Respondent



718.6.1.3. All new development shall use methods and practices that minimize flood damage, collapse or infiltration.

718.6.1.4. All new and replacement water supply, sewerage, and waste disposal systems shall be located and designed to: (a) avoid impairment to them, (b) minimize contamination from or to them, (c) eliminate infiltration of flood waters into the systems, (d) have a backflow prevention device required for all systems connected to the Manatee County Public Water Supply, or any private or public water well.

718.6.1.5. Adequate assurance shall be provided that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

718.6.1.6. Improvements to or construction on a given property shall not increase the rate of runoff so as to adversely impact adjacent property owners.

718.6.1.7. All development, substantial improvements and new construction shall meet the lowest floor elevation and other requirements of this Code and the Manatee County Floodplain Management Code, Ordinance 89-10. The lowest floor elevation for floodplain management purposes shall be one of the following:

- A. All existing structures and additions to them that meet or exceed the Base Flood Elevation shall be considered conforming for floodplain management elevation provisions.
- B. All Pre-Firm Structures that are substantially damaged or substantially improved structures must meet or exceed the Base Flood Elevation.
- C. All new construction must meet or exceed the Flood Protection Elevation.
- D. Administrative waivers of the Flood Protection Elevation may be approved upon demonstration of just cause, by the Building Official. These waivers shall not result in a lower-

ing of the required Flood Protection Elevation of more than two (2.0) inches.

718.6.1.7.1. Small, detached, accessory structures, such as sheds, garages, which are resistant to flood damage, containing no habitable space, and have a maximum fair market value of ten thousand (10,000) dollars may be granted an exemption for the elevation requirements by the Building Official in accordance with the Federal Emergency Management Agency (FEMA) rules, policy, and interpretations. These exempted structures shall be firmly anchored and constructed and placed on the lot so as to offer the minimum resistance to the flow of flood waters and not cause damage to other structures. This exemption does not apply to services such as electrical, plumbing and mechanical, however they may be designed per Manatee County Building Codes and Floodplain Management Code, Ordinance 89-10 as amended.

718.6.1.8. All fill within the One Hundred (100) Year Floodplain shall be compensated by creation of stormwater storage of an equal or greater volume, credited above the seasonal high water table, with such compensatory storage also located within the One Hundred (100) Year Floodplain. Stormwater retention and detention volumes below the seasonal high water table shall not be used to compensate for the placement of fill within the One Hundred (100) Year Floodplain. Stormwater retention and detention facilities within the One Hundred (100) Year Floodplain adjacent to a tidally influenced water body shall not be subject to this performance standard. All fill and

511.7.6. An applicant may submit a letter to withdraw its application at any time prior to its execution of the agreement. The application fee and any associated advertising costs to the County will be nonrefundable.

511.7.7. The County may enter into proportionate fair-share agreements for selected corridor improvements to facilitate collaboration among multiple applicants on improvements to a shared transportation facility.

#### 511.8. *Appropriation of Fair-Share Revenues.*

511.8.1. Revenues received pursuant to this Section as proportionate fair-share mitigation shall be placed in the appropriate project account for funding of scheduled improvements in the 5-Year CIE, or as otherwise established in the terms of the proportionate fair-share agreement. At the discretion of the County, proportionate fair-share revenues may be used for operational improvements prior to construction of the capacity project for which the proportionate fair-share revenues were contributed. Proportionate fair-share revenues may also be used as the local match for funding under various FDOT cost-sharing programs.

511.8.2. In the event a scheduled facility improvement is removed from the 5-Year CIE, then the revenues collected for its construction may, in the discretion of the County, be applied toward the construction of another improvement that would mitigate the impacts of development pursuant to the requirements of Section 511.2.3.2.

511.8.3. Where an impacted regional facility has been designated as a regionally significant transportation facility in an adopted regional transportation plan as provided in Section 339.155, Florida Statutes, the County may coordinate with other impacted jurisdictions and agencies to apply proportionate fair-share contributions and public contributions to seek funding for improving the impacted regional facility under a FDOT cost-sharing program. Such coordination shall be ratified by the County through an interlocal agreement that establishes a procedure for earmarking of the developer contributions for this purpose.

511.8.4. Where an applicant, in performance of an agreement approved pursuant to this Section 511, constructs a transportation facility that is set forth in the 5-Year CIE as required pursuant to Section 511.2.3.1., hereof, and the cost of such construction exceeds the applicant's proportionate fair-share obligation calculated under Section 511.5, the County shall reimburse the applicant for the excess contribution using one or more of the following methods:

511.8.4.1. Impact fee credits may be awarded to the applicant in the amount of the excess contribution, a portion or all of which may be assigned and reassigned under the terms and conditions acceptable to the County.

511.8.4.2. An account may be established for the applicant for the purpose of reimbursing the applicant for the excess contribution with proportionate fair-share payments from future applicants on the facility.

511.8.4.3. The County may compensate the applicant for the excess contribution through payment or other consideration, or combination thereof, acceptable to the County and the applicant.

(Ord. No. 07-59, § 4(Exh. B), 10-23-07)

### Section 512. **Building Permits.**

512.1. *Purpose and Applicability.* All other approvals, permits and certificates required by this Code must be applied for and obtained before an application for a Building Permit can be approved by the County. Where the Manatee County Building Code, this Code or other applicable Code requires a Building Permit, no start of construction or development shall occur until and unless the Building Department has issued a Building Permit for that development in accordance with the terms of this Code and the Manatee County Building Code.

512.2. *Application Requirements.* An application for a Building Permit shall be filed with the Building Department on a form proscribed by the Building Official, and shall be accompanied by any necessary plans, documents or information.

**512.3. Action by Building Department.** The Building Department may issue a Building Permit if the applicant demonstrates that the proposed development and lot is in compliance with the Manatee County Building Code, Health Code, this Land Development Code, the Comprehensive Plan, and other applicable codes.

The Building Department shall not issue a Building Permit until compliance with the Comprehensive Plan has been verified for such a proposed development by requiring the demonstration of consistency described herein. The Building Department shall review all applications for Building Permits to verify the existence of a valid Certificate of Level of Service Compliance for that project, or project phase. The Building Department shall condition all Building Permits upon compliance with soil stabilization, soil erosion and transport policies and regulations. (Ord. No. 07-59, § 4(Exh. B), 10-23-07)

### **Section 513. Certificate of Occupancy.**

**513.1. Purpose and Effect.** No new building or structure shall be used or occupied unless and until a Certificate of Occupancy has been issued by the Building Department. No addition or structural alteration to existing building or structure, shall be used or occupied until and unless a Certificate of Occupancy has been issued by the Building Department. No new non-residential use, and no change in the occupancy of an existing non-residential use, shall be established until and unless a Certificate of Occupancy has been issued by the Building Department. No Certificate of Occupancy shall be issued unless all applicable fees are paid.

**513.2. Standards and Review.** A Certificate of Occupancy shall be issued only after the premises have been inspected and found to comply with all applicable development standards and requirements for the zoning district in which they are located, and that the use or structure conforms to the plans and specifications for which the Building Permit was issued.

**513.2.1. Temporary Certificate of Occupancy.** The Building Department may issue a Temporary Certificate of Occupancy for a period of time not to exceed one hundred and eighty

(180) days to allow the building, structure, or lot to be occupied for the proposed use, provided that such certificate shall become final and effective only upon full compliance with the requirements of this Code and provided that the failure to fully comply with this Code does not relate to provisions regarding health and safety. The Building Official may place conditions on a Temporary Certificate of Occupancy to insure public safety, health and welfare.

**513.3. Action by Building Department.** The Certificate of Occupancy shall be issued or denied by the Building Department. When a request for a Certificate of Occupancy is denied, the applicant may in writing request a written explanation specifying the reasons for denial. This explanation shall be issued within fourteen (14) days from receipt of the request by the Building Department.

**513.4. Contents of Certificate.** Every Certificate of Occupancy shall be dated, shall state the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the Building Code, and shall be signed by the Building Official.

**513.5. Certificate of Completion.** Upon the satisfactory completion of improvements for a site plan approval, when no Building Permit is required, the Building Official shall issue a Certificate of Completion.

(Ord. No. 07-59, § 4(Exh. B), 10-23-07)

### **Section 514. Certificate of Appropriateness.**

**514.1. Purpose and Intent.** It is the intent of this Section to regulate alterations, restorations, renovations, excavations, movement, demolition and erection of historic buildings, structures, improvements, architectural features, landscape features or archaeological sites within the County in order to preserve, protect and enhance the valuable historic and archaeological features.

**514.2. Applicability.** No person may remove, relocate, alter, restore, renovate, demolish, destroy, excavate or build on an historic landmark, or in an Historical and Archaeological Overlay District

- (4) New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
  - (5) Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
  - (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. A backflow prevention device shall be required for all systems connected to the county public water supply;
  - (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
  - (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding; and
  - (9) Any alteration, addition, enlargement, repair, reconstruction or improvements to a structure which is in compliance with the provisions of this article shall meet the requirements of "new construction" as contained in this article.
- (b) *Specific standards.* In all areas of special flood hazard where base flood elevation data has been provided as set forth in subsection 2-10-21(c) or subsection 2-10-23(2)k of this article, the following requirements shall apply:
- (1) *Residential construction.* New construction or substantial improvement of any residential structure located in an A zone shall have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation. This shall be the flood protection elevation (FPE). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with standards of subsection (b)(3)a of this section. Structures located in a V zone or floodway shall have the lowest part of the lowest horizontal structure member elevated no lower than the FPE.
  - (2) *Nonresidential construction.* New construction or substantial improvement of any commercial, industrial or nonresidential structure located in an A zone shall have the lowest floor, including basement, elevated no lower than one foot above the level of the base flood elevation. This shall be the flood protection elevation (FPE). Structures located in all A zones may be floodproofed in lieu of being elevated provided that all areas of the structure below the required flood protection elevation (FPE) are enclosed by watertight walls substantially impermeable to the passage of water and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the building official as set forth in subsection 2-10-23(1)b of this article.
  - (3) *Elevated buildings.* New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls

below the flood protection elevation (FPE) shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a professional engineer or architect, or meet the following minimum criteria:
    1. Provide a minimum of two (2) openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
    2. The bottom of all openings shall be no higher than one foot above grade; and
    3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
  - b. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). Glazed openings in exterior walls below the base flood elevation shall be kept to a minimum, as determined by the building official.
  - c. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms. Materials and finishings which are normally associated with living area shall not be installed in such areas.
- (4) *Floodways*. Located within areas of special flood hazard, as reference in subsection 2-10-21(c) of this article, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles and have erosion potential, the following provisions shall apply:
- a. Prohibit encroachments, including fill, new construction, substantial improvements and other developments unless certification (with supporting technical data) by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during occurrence of the base flood discharge; nor any adverse impact on adjacent properties caused by increase of flow or velocity of flood waters or increased erosion.
  - b. If subsection (b)(4)a of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of subsection (b)(5).
- (5) *Coastal high hazard areas (V zones)*. Located within the areas of special flood hazard, as referenced in subsection 2-10-21(c) of this article, are areas designated as coastal high hazard areas. Since these areas have special flood hazards associated with wave wash, the following provisions shall apply:
- a. Reserved;
  - b. All buildings or structures shall be elevated so that the bottom of the lowest supporting horizontal member (excluding pilings or columns) is located no lower than one foot above the base flood elevation level, with all space below the lowest supporting member open so as not to impede the flow of water. This shall be the

(e) *Interpretation.* In the interpretation and application of this article, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other power granted by state law.

(f) *Abrogation and greater restrictions.* This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where any provision of this code conflicts or overlaps with another existing provision, the more or most stringent of the applicable provision(s) shall prevail.

(g) *Warning and disclaimer of liability.* The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the county or of any officer or employee thereof for any flood damage that may result from reliance on this article or any administrative decision lawfully made hereunder.

(h) *Penalties for violation.* Violation of the provisions of this article or failure to comply with any of its requirements, including violation of conditions or safeguards established in connection with grants of variance or special exceptions, shall be prosecuted in the same manner as a misdemeanor. Any person who violates this article or who fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars (\$500.00) or imprisoned for not more than sixty (60) days, or both, and in addition, shall pay all pertinent costs and expenses. Each day such violation continues shall be considered a separate offense. Nothing herein shall prevent the county from taking any other lawful action as is necessary to prevent or remedy any violation.

(Ord. No. 89-10, § 1(101), 4-27-89; Ord. No. 91-29, § 4, 11-20-91; Ord. No. 92-50, § 1, 7-1-92)

#### **Sec. 2-10-22. Definitions.**

Unless specifically defined below, or in Ordinance 90-01, Manatee Land Development Code, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application.

*Accessory structure* means a building, the use of which is incidental to that of the main building and which building is located on the same lot as the main building. This definition shall also include the term "outbuilding."

*Addition (to an existing building)* means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common loadbearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter loadbearing walls is new construction.

*Appeal* means a request for a review of a decision of the county building official or his or her duly authorized designee.

*Approved agency* means an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the building official of the county.

*Area of shallow flooding* means a designated AO or VO zone on a community's flood insurance rate map (FIRM) with base flood depths from one to three (3) feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

*Area of special flood hazard* is the land in the floodplain within a community subject to a one per cent or greater chance of flooding in any given year.

*Base flood* means the flood having a one per cent chance of being equaled or exceeded in any given year.

*Base flood elevation (BFE)* means the height above mean sea level (MSL) that floodwaters are estimated to reach during a base flood event.

*Basement* means that portion of a building having its floor subgrade (below ground level) on all sides.

*Breakaway wall* means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system. The design safe lateral loading resistance shall be not less than ten (10) and no more than twenty (20) pounds per square foot.

*Building* means any structure built for support, shelter, or enclosure for any occupancy or storage, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

*Building official* means the building official of the county.

*Coastal high hazard area* means the area subject to high-velocity waters caused by, among other things, hurricane wave wash. The area is designated as Zone VI-30, VE, or V on the flood insurance rate map (FIRM).

*Development* means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or permanent storage of materials.

*Elevated building* means a nonbasement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, or D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude

of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, or D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwaters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building", even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of 44 C.F.R., § 60.3(e)(5).

*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

*Flood hazard boundary map (FHBM)* means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

*Flood insurance rate map (FIRM)* means an official map of the community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

*Flood insurance study* is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood boundary-floodway map and the water surface elevation of the base flood.

*Flood protection elevation (FPE)* shall mean the height above mean sea level (MSL) that a building must be elevated in order to substantially minimize property damage. The flood protection elevation (FPE) shall be one foot above the base flood elevation (BFE) established in accordance with the floodplain management section 718 of the Manatee Land Development Code. (See "Freeboard").

*Floodway* means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

*Freeboard* means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

For the purpose of this article, the term "freeboard" shall be the distance between the base flood elevation (BFE) and the flood protection elevation (FPE).

*Functionally dependent facility* means a facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as docking or port



facilities necessary for the loading and unloading of cargo or passengers, ship building, ship repair, or seafood processing facilities. The term does not include longterm storage, manufacture, sales or service facilities.

*Highest adjacent grade* means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

*Lowest floor* means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 C.F.R. § 60.3 (2000).

The lowest floor elevation for floodplain management purposes shall be one of the following:

- (1) All existing structures and additions to structures that meet or exceed the base flood elevation (BFE) shall be considered conforming for floodplain management elevation provisions.
- (2) All pre-flood insurance rate map (FIRM) structures that are substantially damaged or substantially improved structures must meet or exceed the base flood elevation (BFE).
- (3) All new construction must meet or exceed the flood protection elevation (FPE).
- (4) Administrative waivers of the flood protection elevation (FPE) may be approved by the building official upon demonstration of just cause. These waivers shall not result in a lowering of the required flood protection elevation (FPE) of more than two (2) inches.

*Mangrove stand* means an assemblage of mangrove trees, which is mostly low trees noted for a copious development of interlacing adventitious roots above the ground and which contains one or more of the following species: black mangrove (*Avicennia nitida*); red mangrove (*Rhizophora mangle*); white mangrove (*Languncularia racemosa*); and buttonwood (*Conocarpus erecta*).

*Manufactured home*, may also be referred to as "Manufactured home dwelling," and shall mean any structure, transportable in one or more sections, which is built on a permanent chassis or is designed to be used with or without a permanent foundation when connected to the required utilities. The term shall include park trailers. Manufactured home dwelling shall not be deemed to include recreational vehicles. Dwelling, manufactured home, shall include all of the following characteristics:

- (1) Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower, bath and kitchen facilities with plumbing and electrical connections provided for permanent attachment to outside systems.
- (2) Designed to be transported after fabrication on its own wheels or on a flat bed or other trailer or detachable wheels.

- (3) Arriving at the site where it is to be occupied as a dwelling complete, conventionally designed to include major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, located on foundation supports, permanent connection to utilities, and the like.
- (4) Designed for removal to and installation or erection on other sites.
- (5) Approved as such by the department of housing and urban development.

A manufactured home dwelling may include two (2) or more sections, separately towable, which when joined together shall have the characteristics as described above.

*Manufactured home park* shall mean any parcel of land under single ownership where manufactured home sites are offered for sale as part of an approved condominium plat, lease, or rent, for the placement of manufactured home dwellings which are occupied on a nontransient residential basis.

*Manufactured home subdivision* shall mean any subdivision where lots are sold or offered for sale for the placement of manufactured home dwellings which are occupied on a nontransient residential basis.

*Mean sea level (MSL)* means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this article, the term is synonymous with National Geodetic Vertical Datum (NGVD).

*National Geodetic Vertical Datum (NGVD)* as corrected in 1929 is a vertical control used as a reference for establishing varying elevations within the floodplain.

*New construction* means structures for which the start of construction commenced on or after the effective date of this article.

*Occupied space* means the total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane, excluding permitted projections as allowed by this article.

*100-year storm* means a storm which has a one per cent chance of occurring in any given year. This storm will be accompanied by flooding and one hundred twenty (120) mile per hour winds in the designated floodplain.

*Person* means any individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two (2) or more persons having a joint or common interest, or any other legal entity.

*Sand dunes* means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

*Special flood hazard area* means those areas which have been identified by the Federal Emergency Management Agency in its flood insurance study dated September 15, 1983, with all accompanying documentation (see subsection 2-10-21(c) of this article).

*Start of construction* (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Public Law 97-348)) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

*Structure* means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. For floodplain management purposes, structures, infrastructures or other manmade facilities are regulated to protect them from the 100-year flood or storm event.

*Substantial improvement (floodplain management)* shall mean any combination of reconstruction, rehabilitation, addition, or other improvement to a structure, taking place, within a three-year period, which the cumulative cost equals or exceeds fifty (50) per cent of the fair market value of the structure either:

- (1) Before the start of construction of improvements; or
- (2) If the structure has been damaged, and is being repaired, before the damage occurred. For the purpose of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The terms shall not, however, include:
  - a. The cost of the minimum improvements necessary to correct existing violations of a health, sanitary, handicap accessibility or safety code which is solely necessary to assure safe conditions only when such improvement is initiated, as a result of the issuance of an order, citation, unsafe notice or other directive from an appropriate governmental agency or official prior to the repair or improvement.
  - b. Any alteration of a historic structure, provided the alteration will not preclude the structure's continued designation as a historic structure.
  - c. Maintenance items shall be exempt from cumulative tracking provided they are one of the following:
    1. Replace roofing materials with like material—No structural repair to roof trusses.
    2. Replace existing doors or windows.

3. Repair or replace existing air conditioners, water heaters, electric equipment, plumbing fixtures—Like type.
  4. Repair or replace dry rot or termite damage with no upgrade.
  5. Replacement of same type exterior siding or soffits.
  6. Any other items not requiring a permit in Manatee County.
- (Ord. No. 89-10, § 1(102), 4-27-89; Ord. No. 90-01, § 5(b), 7-25-90; Ord. No. 91-29, § 4, 11-20-91; Ord. No. 01-41, § 1, 2-10-22; Ord. No. 89-42, § 1, 6-13-89)

**Sec. 2-10-23. Administration.**

The county building official or his duly authorized designee shall be responsible for the administration and implementation of the provisions of this article.

- (1) *Permit procedures.* Application for a floodplain management permit shall be made to the county building official on forms furnished by him or her prior to any development activity and may require, among other things, the pertinent plans, drawn to scale, showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, location of the foregoing, identification of building materials, and other pertinent data. Additionally, the following information is specifically required:

- a. *Application stage.*

1. Elevation in relation to mean sea level of the proposed lowest floor in an A zone (including basement) or lowest part of the lowest horizontal structural member in a V zone or a floodway of all structures;
2. Elevation in relation to mean sea level to which any nonresidential structure will be floodproofed;
3. Certificate from a registered professional engineer or architect that the nonresidential floodproofed structure will meet the floodproofing criteria contained herein; and
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Certification from a registered professional engineer (with supporting technical data) that any encroachment shall not result in any increase in flood levels during occurrence of the base flood discharge, nor any adverse impact on adjacent properties caused by increase of flow or velocity of floodwaters or increased erosion.
5. Identify locations and provide details for appropriate specific standards stipulated under subsection 2-10-25(b) of this article.
6. Upon request by the building official, in order for a determination to be made regarding substantial improvement, the applicant shall furnish a



# MANATEE COUNTY FLORIDA

December 20, 2012

Mrs. Irene R. Friedhof  
707 77<sup>th</sup> Street East  
Palmetto, FL 34221

**RE: Non-compliance at 707 77<sup>th</sup> Street East**

As agreed upon at the meeting held on Monday, December 17, 2012, at the Building & Development Services Department, the following schedule was set to bring this property into compliance.

1. A Federal Emergency Management Agency (FEMA) Elevation Certificate will be submitted to the department by January 31, 2013. Upon submittal it will be reviewed for compliance with the elevation requirements and a determination will be made on how to proceed with the bathroom, kitchen, and bedroom area in the lower level.
2. A building permit application for the air conditioning unit will be applied for and issued by January 31, 2013.
3. A building permit will be required for the elevator. Construction drawings must be reviewed, signed and sealed by a registered engineer. The department staff will work with you on that.

If you have additional questions, please contact the Building & Development Services Department at 941-748-4501.

Sincerely,

John R. Barnott  
Director, Building & Development Services

cc: Jon Betcher, Construction Review Inspections Manager  
Cindi Blake, Permitting Services Division Manager  
Joe Fenton, Code Enforcement Division Manager  
Sandy Tudor, CFM, Floodplain Investigator

Building & Development Services Department  
Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Bradenton, FL 34206-1000  
WEB: [www.myanatee.org](http://www.myanatee.org) \* PHONE: 941.749.3047 \* FAX: 941.708.6156



## MANATEE COUNTY FLORIDA

December 21, 2011

Ms. Irene Friedhof  
707 77<sup>th</sup> Street East  
Palmetto, FL 34221

**Re: Noncompliance of Floodplain Regulations at 707 77<sup>th</sup> Street East, Palmetto, FL**

Dear Ms. Friedhof:

It has come to the attention of the Building & Development Services Department/Floodplain Section of non-compliance of floodplain regulations at your residence. It has been reported that areas of the ground level has been converted into habitable space and has been air conditioned.

The single family residence was constructed under three permits, #97060484 foundation, #97091209 single family, and completed under #00110376 single family. The flood zone was determined to be AE with a Base Flood Elevation (BFE) of 9 feet above Mean Sea Level (MSL) based on the Flood Insurance Rate Map (FIRM) Panel 120153 0183C, revised 7/15/92. Other permits included a fence permit (#90020647) and an electrical permit (#91011243) for pole mounted service for a pump. An Elevation Certificate submitted at the time of construction certified the lowest floor at 17.6 feet above MSL. Construction plans showed the single family residence elevated on stem walls with proper flood openings and no partitions. The Certificate of Occupancy was issued on September 13, 2001.

Manatee County Floodplain Ordinance 89-10, as revised, Section 105.2.3 states: "Elevated Buildings – new construction of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the Flood Protection Elevation (FPE) shall be designed to preclude finished living space." Section 105.2.3(c) further states: "The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms. Materials and finishings which are normally associated with living area shall not be installed in such areas."

The definition of "Lowest Floor" references living areas as "areas used for working, sleeping, eating, cooking, bathing, toiletry, recreation or a combination thereof."

Please contact me within 14 days at 941-749-3047, extension 3843, to set up a complete inspection of the ground level of your single family residence. You will be informed of the steps necessary to bring your residence back into compliance at that time with a follow-up letter further detailing these steps. Failure to do so may result in forwarding this case to Code Enforcement for dispensation and possible fines.

Sincerely,

Sandy Tudor, CFM  
Floodplain Investigator

Building & Development Services Department  
Mailing Address: P. O. Box 1000 Street Address: 1112 Manatee Avenue West, Bradenton, FL 34206-1000  
WEB: [www.myanatee.org](http://www.myanatee.org) \* PHONE: 941.749.3047 \* FAX: 941.749.3098

3  
#1112  
code



**Fw: Floodplain Violation at 707 77th Street East, Palmetto, FL**  
Sandy Tudor to: James Thomas

04/22/2013 03:45 PM

This was the e-mail originally sent to Laurie 9/19/2012 about the violation. Laurie then forwarded it to you on 9/25/2012.

The e-mail does address the Floodplain Ordinance 89-10 sections.

*add*

Below are the section numbers from the Code of Ordinances from municode.com:

**Chapter 2-10 - DRAINAGE AND FLOOD CONTROL**

**ARTICLE II - FLOODPLAIN MANAGEMENT**

**Section 2-10-25(b)(3) *Elevated buildings.*** New construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the flood protection elevation (FPE) shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

**Section 2-10-25(b)(3)(c)** The interior portion of such enclosed area shall not be partitioned or finished into separate rooms. Materials and finishings which are normally associated with living area shall not be installed in such areas.

----- Forwarded by Sandy Tudor/MCG on 04/22/2013 03:27 PM -----

From: Laurie Menard/MCG  
To: James Thomas/MCG@MCG  
Cc: Sandy Tudor/MCG@MCG, Joe Fenton/MCG@MCG, Cindi Blake/MCG@MCG, John Barnott/MCG@MCG  
Date: 09/25/2012 12:31 PM  
Subject: Fw: Floodplain Violation at 707 77th Street East, Palmetto, FL

---

Good Afternoon James,

I have logged this case in for you, CE2012090569.

Sincerely,  
Laurie L. Menard  
Administrative Specialist, Code Enforcement Division  
Building & Development Services Department  
Manatee County Government  
1112 Manatee Avenue West  
4th Floor  
Bradenton, FL 34205  
(PO Box 1000, 34206)  
941-748-2071, Ext. 6910  
941-749-3094 (fax)  
laurie.menard@mymanatee.org

----- Forwarded by Laurie Menard/MCG on 09/25/2012 12:31 PM -----

From: Sandy Tudor/MCG  
To: Laurie Menard/MCG@MCG  
Cc: Joe Fenton/MCG@MCG, Cindi Blake/MCG@MCG  
Date: 09/19/2012 10:48 AM  
Subject: Floodplain Violation at 707 77th Street East, Palmetto, FL

---

#### **VIOLATION:**

LDC 718.6.1.7. All new construction shall meet the lowest floor elevation and other requirements of this Code and the Manatee County Floodplain Management Code, 89-10. The lowest floor elevation for floodplain management purposes shall be one of the following:

C. All new construction must meet or exceed the Flood Protection Elevation.

LDC Definitions: Lowest Floor (for floodplain management purposes) shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.

Habitable Space means a space in a structure for living, sleeping, eating, cooking, working, entertainment or otherwise occupied by people for their used. Storage or utility space and similar areas are not considered habitable space (for floodplain management purposes only).

add  
Manatee County Floodplain Ordinance 89-10, as revised:

~~Section 105.2.3 Elevated Buildings - new construction of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the Flood Protection Elevation (FPE) shall be designed to preclude finished living space.~~

~~Section 105.2.3(c) The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms. Materials and finishings which are normally associated with living area shall not be installed in such areas.~~

*as adopted into Code of Ordinance*

#### **History:**

Based on a letter received from an attorney and inspection was requested for possible violation in the floodplain.

The single family residence was constructed under three permits, #97060484 foundation, #97091209 single family, and completed under #00110376 single family. The flood zone was determined to be AE with a Base Flood Elevation (BFE) of 9 feet above Mean Sea Level (MSL) based on the Flood Insurance Rate Map (FIRM) Panel 120153 0183C, revised 7/15/92. The Elevation Certificate submitted certified the lowest floor at 17.6 feet above MSL with the ground level slab at 5.3 feet.

At the inspection, interior walls were seen, a bathroom, kitchen area, bedroom, and living room type furniture. The owner was informed at that time that this was a violation and that the ground level needed to be reverted back to what was on the construction drawings. Mr. Don Friedhof (the owner's husband) contended that the lowest floor met the elevation requirements. A new Elevation Certificate was requested to prove his contention.

Subsequently, there have been several calls to myself, John Barnott, Director of Building & Development Services. He, at various times, said he was working on getting a surveyor, others he wasn't going to comply. Last phone call was Monday, Sept. 17, 2012. He had two surveyors out there and he contended that were both wrong and he was working on getting another one.



Feel free to contact me if you have any questions.

Sandy Tudor, CFM  
Floodplain Investigator  
Manatee County Government  
Building & Development Services Department  
941-748-4501, ext. 3843  
fax: 941-742-5825  
e-mail: [sandy.tudor@mymanatee.org](mailto:sandy.tudor@mymanatee.org)

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

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

Petitioner,

Case No. CE2012090569

vs.

Irene R. Friedhof,

Respondent,

REFERRAL ORDER AND NOTICE OF HEARING

THIS MATTER came on for public hearing before the undersigned Special Magistrate on June 26, 2013, after due notice to the Respondent(s), and the Respondent(s) having entered a plea of not in violation,

IT IS ORDERED That this matter be and is hereby scheduled for hearing before the Manatee County Code Enforcement Board on July 10, 2013, at 9:00 a.m., or as soon thereafter as it may be heard, in Commission Chambers, Manatee County Administrative Complex, 1112 Manatee Avenue West, Bradenton, Florida.

  
Manatee County Code Enforcement  
Special Magistrate



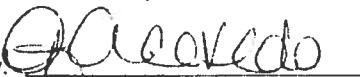
ATTEST: R. B. SHORE  
CLERK OF CIRCUIT COURT

By:   
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, IRENE R. FRIEDHOF, 707 77th ST E, PALMETTO, FL 34221-9775, by U.S. mail, and to the Manatee County Code Enforcement Division, this 26<sup>th</sup> day of June, 2013.

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

By:   
Deputy Clerk

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

COUNTY OF MANATEE

FILE NO. CE2012090569

Petitioner,  
-vs-

Irene R Friedhof  
Respondent.

TO: Irene R Friedhof  
707 77<sup>th</sup> St E  
Palmetto, FL 34221-9775

**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 **14th day of August 2013 at 9:00 a.m.** in the **Manatee County Administration Complex, 1112 Manatee Avenue West, Bradenton, Florida, 1st Floor, Board Chambers.**

The Board will receive testimony and evidence at this hearing on the matters alleged in the attached Notice of Violation. If you are in violation, a fine may be assessed against you as provided by law. Your attendance is required.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATED this 10th day of July 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.

FILED 2013 JUL 10 PM 4:13



Date: August 6, 2013

Susan Hunt:

The following is in response to your August 6, 2013 request for delivery information on your Certified Mail™ item number 9171999991703070988895. The delivery record shows that this item was delivered on July 15, 2013 at 11:23 am in PALMETTO, FL 34221. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature of Recipient: [Handwritten signature]

Address of Recipient :

Address of Recipient: 707 77 St E

Thank you for selecting the Postal Service for your mailing needs.

If you require additional assistance, please contact your local Post Office or postal representative.

Sincerely,  
United States Postal Service

CE 20 12090549

Code Enforcement Board Hearing

Notice for Aug 14, 2013

and  
Copy Corrected Letter of Violation

# Permit Information

File Edit Actions Details Links Tools Favorites Help



## Search Criteria

Permit | Property | Defined Fields

PARCEL ID	2081000057	Subdivision	
Building		Impact Area	
Address		Zoning Class	
Owner		Flood Zone	

Find Advanced Sounds Like Search

Permit	Status	Type	Address	Owner	Purpose
12020148	Printed	MECHANICAL	707 77TH ST E	FRIEDHOF, IRENE R	RESET AC & DUCT WORK
00110376	Closed	SFDETACHED	707 77TH ST E	FRIEDHOF, IRENE R	NCRQD:FLOOD:ACDR/SF/2/2
97091209	Void	SFDETACHED	707 77TH ST E	FRIEDHOF, IRENE R	NCRQD:SF 2/2,2STRY,GARAG
97060484	Closed	CONC3	707 77TH ST E	FRIEDHOF, IRENE R	NCRQD: FLOOD: COL PAD FC

4 match(es) found.

7/8/2013 330 PM



**707 77th Street East - Friedhoff**  
**Sandy Tudor** to: Laurie Menard  
Cc: James Thomas

08/13/2013 08:09 AM

Attached are the three cover sheets of the permits for the single family residence.



97060484.pdf



97091209.pdf



00110376.pdf

This is the air conditioning permit.



12020148 - MECHANICAL.pdf

This is the Elevation Certificate submitted at time of construction. Clearly shows on the back that the ground level slab is at 5.30' above mean sea level, which is below the base flood elevation of 9.0' and the required elevation of 10.0' feet.



Elevation Certificate.pdf

If you think you need anything more, let me know.

Feel free to contact me if you have any questions.

Sandy Tudor, CFM  
Floodplain Investigator  
Manatee County Government  
Building & Development Services Department  
941-748-4501, ext. 3843  
fax: 941-742-5825  
e-mail: [sandy.tudor@mymanatee.org](mailto:sandy.tudor@mymanatee.org)

MANATEE COUNTY CONSTRUCTION  
1112 Manatee Avenue West Bradenton, Florida 34206  
07/02/1997 Permit Number 97060484

Project Address: 707 77TH ST E NCT  
Type of Permit: CONC/STRUCTURAL SLAB  
Setbacks (Feet): Front- 40.00 Rear- 25.00 Left- 10.00 Right- 10.00  
\*\*Subdivision: NOT IN SUBDIVISION

**\*\*OWNER INFORMATION\*\***

Owner: FRIEDHOF, IRENE R  
Address: 7315 WESTMORELAND DR  
City: SARASOTA  
State: FL  
Zip: 34243  
Phone:

**\*\*CONTRACTOR INFORMATION\*\***

Contractor: FRIEDHOF, IRENE R  
License No: OWNER  
Lic. Type: OWNER  
DBA: FRIEDHOF, IRENE R  
Address: 7315 WESTMORELAND DR  
C/S/Z: SARASOTA, FL 34243

Telephone:

**\*\*PARCEL INFORMATION\*\***

Parcel ID No: 2081000057  
Section: 25  
Township: 33S  
Range: 17E  
Lot:  
Block: M & B  
Zoning: RSF1  
Flood Zone: A10 AE - 183C  
Flood Eleva: 0004 10'  
Fire District: NFRD  
Impact Area:

**\*\*PROJECT INFORMATION\*\***

Square Footage: 1384  
Declared Value: 5500

**\*\*PROJECT INFORMATION/NOTES/CONDITIONS\*\***

NCRQD: FLOOD: COL PAD FOUNDATION AND STEEL  
FRAMEWORK FOR FUTURE MODULAR RESIDENCE  
SETBACKS REAR SDS WTR 30'

\*\*\*\*\*  
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN  
THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

This permit shall become void if work has not started within six months from the above date, or if work has been suspended longer than six months.

\*\*\*\*\*

PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT  
MANATEE COUNTY, FLORIDA

Permit issued by: debbiepo

*ROP*  
Representative of: G.R. Devenport, CBO  
County Building Official

# Permit Information

File Edit Actions Details Links Favorites Help



## Permit Information

Permit Number *	97060484
Status *	C - Closed
Master Number	
Project	Notes 4
Apply Date *	06/11/1997
Permit Issue Date	07/02/1997
Certificate Issued	01/26/2001
Certificate Type	
Certificate Number	

## Parcel Information

PARCEL ID	2081000057
Building	
Address *	707 77TH ST E
City/State/Zip	NCT FL 34221

Owner Information	
Owner 1 *	FRIEDHOF, IRENE R
Owner 2	
Address	7315 WESTMORELAND DR
City/State/Zip	SARASOTA FL 34243

Permit \* | Property | Zoning | Contractor \* | Defined Fields |

## Permit Details

Permit Type *	CONC3 - CONC/STRUCTURAL SLAB
Usage Class *	CONCRETE - CONCRETE
Applied Value *	5500
SQUARE FT.	1384
Calculated Value	0
US C-404 Type	
Permit Form *	CONC3 - ISSUED PERMIT
Ownership	1 - Private

## Purpose/Special Conditions

NCRQD: FLOOD: COL PAD FOUNDATION AND STEEL FRAMEWORK FOR FUTURE MODULAR RESIDENCE SETBACKS REAR SDS WTR 30'
--

☐ Add Default Text

Permit issued 07/02/1997

Enter permit status

OVR

OK
Back
Contractors
Fees
Plan Reviews
Inspections
Print Permit
Adjustments
Notes
Holds
Attachments
Defined Windows



MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34205  
10/31/1997 Permit Number 97091209

Project Address: 707 77TH ST E  
Type of Permit: SINGLE FAMILY DETACHED  
Setbacks (Feet): Front- 40.00 Rear- 25.00 Left- 10.00 Right- 10.00  
\*\*Subdivision: NOT IN SUBDIVISION

**\*\*OWNER INFORMATION\*\***

Owner: FRIEDHOF, IRENE R  
Address: 7315 WESTMORELAND DR  
City: SARASOTA  
State: FL  
Zip: 34243  
Phone: 729-8662

**\*\*CONTRACTOR INFORMATION\*\***

Contractor: FRIEDHOF, IRENE R  
License No: OWNER  
Lic. Type: OWNER  
DBA: FRIEDHOF, IRENE R  
Address: 7315 WESTMORELAND DR  
C/S/Z: SARASOTA, FL 34243

Telephone:

**\*\*PARCEL INFORMATION\*\***

Parcel ID No: 2001000057  
Section: 25  
Township: 33S  
Range: 17E  
Lot: M&BLL  
Block:  
Zoning: RSF1  
Flood Zone: AE  
Flood Eleva: 00010  
Fire District: NRPD  
Impact Area: BS

**\*\*PROJECT INFORMATION\*\***

Square Footage: 4900  
Declared Value: 35000

**\*\*PROJECT INFORMATION/NOTES/CONDITIONS\*\***

NCROD: SF 2/2.2STRY. GARAGE, STEEL FRAME/METAL ROOF  
SEPTIC/WELL ACOR  
REF: FOUNDATION PERMIT #97060484  
M&BLL #SWD#2450 (ISSUED 10/31/97) \*Completed 11/4/97

\*\*\*\*\*  
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

FAILURE TO COMPLY WITH THE MANATEE COUNTY LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.  
This permit shall become void if work has not started within six months from the above date, or if work has been suspended longer than six months.  
\*\*\*\*\*

PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT  
MANATEE COUNTY, FLORIDA

Permit issued by: [Signature]

Representative of: [Signature] CEO  
County Building Official

# Permit Information

File Edit Actions Details Links Favorites Help



## Permit Information

Permit Number *	97091209
Status *	V - Void
Master Number	
Project	Notes 5
Apply Date *	09/30/1997
Permit Issue Date	10/31/1997
Certificate Issued	Operator mailenei
Certificate Type	Operator chrish
Certificate Number	

## Parcel Information

PARCEL ID	2081000057
Building	
Address *	707 77TH ST E
City/State/Zip	NCT FL 34221

Owner Information	
Owner 1 *	FRIEDHOF, IRENE R
Owner 2	
Address	7315 WESTMORELAND DR
City/State/Zip	SARASOTA FL 34243

Permit \* | Property | Zoning | Contractor \* | Defined Fields |

## Permit Details

Permit Type *	SFDETACHED - SINGLE FAMILY DETACHED
Usage Class *	SFDTCH - SINGLE FAMILY DETACH
Applied Value *	35000
SQUARE FT.	4950
Calculated Value	0
US C-404 Type	101 - SINGLE FAMILY HOUSES DETACHED
Permit Form *	SFDETACHED - ISSUED PERMIT
Ownership	1 - Private

## Purpose/Special Conditions

NCRQD: SF 2/2,2STRY,CARAGE,STEEL  
FRAME/HETAL ROOF SEPTIC/WELL ACDR  
REF: FOUNDATION PERMIT #97060484  
H6BLL SW0#2450 (ISSUED 10/31/97)

Permit issued 10/31/1997

Enter permit status

OVR

OK	Back	Contractors	Fees	Plan Reviews	Inspections	Print Permit	Adjustments	Notes	Holds	Attachments	Defined Windows
----	------	-------------	------	--------------	-------------	--------------	-------------	-------	-------	-------------	-----------------

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34206  
01/23/2001 Permit Number 00110376

Project Address: 707 77TH ST E  
Type of Permit: SINGLE FAMILY DETACHED  
Setbacks (Feet): Front-40 Rear-25  
\*\*Subdivision: INCORRECT SUBDIV. ID.

NCT  
Left-10 Right-10

**\*\*OWNER INFORMATION\*\***

Owner: FRIEDHOF, IRENE R  
Address: 707 77TH ST E  
City: PALMETTO  
State: FL  
Zip: 34221-  
Phone: 7298662

**\*\*PARCEL INFORMATION\*\***

Parcel ID No: 2081000057  
Section: 25  
Township: 33S  
Range: 17E  
Lot: MB LL  
Block:  
Zoning: RSF1  
Overlay:  
Flood Zone: AE  
Flood Eleva: 00010  
Fire District: NRFD  
Impact Area: BS

**\*\*CONTRACTOR INFORMATION\*\***

Contractor: FRIEDHOF, IRENE R  
License No: OWNER  
Lic. Type :  
DBA: FRIEDHOF, IRENE R  
Address: 707 77TH ST E  
C/S/Z: PALMETTO, FL 34221-

**\*\*PROJECT INFORMATION\*\***

Square Footage: 4950  
Declared Value: 50000

Telephone: 7298662

**\*\*PROJECT INFORMATION/NOTES/CONDITIONS\*\***

NCRQD:FLOOD:ACDR/SF/2/2/STY/SEPT/WE//MMETAL/FR/CB

REPLACES EXPIRED#97091209  
FOUNDATION PERMIT #97060484

\*\*\*\*\*  
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN  
THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

This permit shall become void if work has not started within six months from the above date, or if work has been suspended longer than six months.

\*\*\*\*\*

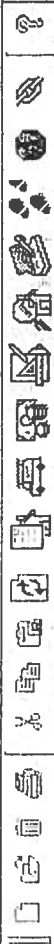
PLANNING, PERMITTING AND INSPECTIONS DEPARTMENT  
MANATEE COUNTY, FLORIDA

Permit issued by: brenda

  
Representative of: G.R. Devenport, CBO  
County Building Official

# Permit Information

File Edit Actions Details Links Favorites Help



Permit Information

Permit Number *	00110376
Status *	C - Closed
Master Number	
Project	Notes 6
Apply Date *	11/08/2000
Permit Issue Date	01/23/2001
Certificate Issued	09/13/2001
Certificate Type	CO - CERTIFICATE OF OCCUP
Certificate Number	

Parcel Information

PARCEL ID	2081000057
Building	
Address *	707 77TH ST E
City/State/Zip	NCT FL

Owner Information

Owner 1 *	FRIEDHOF, IRENE R
Owner 2	
Address	707 77TH ST E
City/State/Zip	FL 34221

Permit \* | Property | Zoning | Contractor \* | Defined Fields |

Permit Details

Permit Type *	SFDETACHED - SINGLE FAMILY DETACHED
Usage Class *	SFDTCH - SINGLE FAMILY DETACH
Applied Value *	50000
SQUARE FT.	4950
Calculated Value	0
US C-404 Type	101 - SINGLE FAMILY HOUSES DETACHED
Permit Form *	SFDETACHED - ISSUED PERMIT
Ownership	1 - Private

Purpose/Special Conditions

NCROD: FLOOD: ACDR/SY/2/2/STY/SEPT/WR/MME  
REPLACES EXPIRED#97091209  
FOUNDATION PERMIT #97060484

Permit issued 01/23/2001

Click to look up the number of the master permit if applicable

OK	Back	Contractors	Fees	Plan Reviews	Inspections	Print Permit	Adjustments	Notes	Holds	Attachments	Defined Windows
----	------	-------------	------	--------------	-------------	--------------	-------------	-------	-------	-------------	-----------------

QvR

MANATEE COUNTY CONSTRUCTION PERMIT  
1112 Manatee Avenue West Bradenton, Florida 34206.  
02/03/2012 Permit Number 12020148

Project Address: 707 77TH ST. E NCT  
Type of Permit: MECHANICAL - NEW/REPLACE/RENO/  
Setbacks (Feet): Front- Rear- Left- Right-  
\*\*Subdivision: NOT IN SUBDIVISION

**\*\*OWNER INFORMATION\*\***

Owner: FRIEDHOF, IRENE R  
Address: 707 77TH ST E  
City: PALMETTO  
State: FL  
Zip: 34221-9775  
Phone: 9417298662

**\*\*PARCEL INFORMATION\*\***

Parcel ID No: 2081000057  
Sec Twn Rge: S25 T33S R17E  
LOT: 2  
Block:  
Floor Elev:  
Impact Area: BNW  
Zoning: RSF1  
Overlay: NONE/NONE  
Flood Zone: AE  
Flood Eleva:  
Fire District: NRFD

**\*\*CONTRACTOR INFORMATION\*\***

Contractor: WALLACE, LYLE B  
License No: CAC014831  
Lic. Type : AIRB  
DBA: ARTIC AIR OF ENGLEWOOD INC  
Address: P.O. BOX 279  
C/S/Z: ENGLEWOOD, FL 34295

**\*\*PROJECT INFORMATION\*\***

Square Footage: 0  
Declared Value: 3000

Telephone: 941-475-1901

**\*\*PROJECT INFORMATION/NOTES/CONDITIONS\*\***

RESET AC & DUCT WORK  
SWD 5416

MBLL

\*\*\*\*\*  
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN  
THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

This permit shall become void if work has not started within six months from the above date, or if work has been suspended longer than six months.

\*\*\*\*\*

BUILDING DEPARTMENT

MANATEE COUNTY, FLORIDA

INSPECTION REQUESTS: 749-3047 PERMITTING FAX: 742-5887

Permit issued by: mlabarr

Representative of: Carroll J. Dupre, CBO  
County Building Official

CALL BEFORE YOU DIG: 1-800-432-4770

TO RETRIEVE BUILDING PERMIT DATA AND DOWNLOAD BUILDING DEPARTMENT FORMS GO TO:  
WWW.MYMANATEE.ORG

# Permit Information

File Edit Actions Details Links Favorites Help



## Permit Information

Permit Number *	12020148
Status *	<b>E - Expired</b>
Master Number	Notes 1
Project	
Apply Date *	02/03/2012 Operator mlabar
Permit Issue Date	02/03/2012 Operator mlabar
Certificate Issued	Operator
Certificate Type	
Certificate Number	

## Parcel Information

PARCEL ID	2081000057
Building	
Address *	707 77TH ST E
City/State/Zip	NCT FL 34221

## Owner Information

Owner 1 *	FRIEDHOF, IRENE R
Owner 2	
Address	707 77TH ST E
City/State/Zip	PALMETTO FL 34221-9775

Permit \* | Property | Zoning | Contractor \* | Defined Fields

## Purpose/Special Conditions

MECHANICAL - MECHANICAL - NEW/REPLACE/RENO/ALT/EXT  
 NONE - NONE  
 RSST AC & DUCT WORK  
 SWO 5416  
 HBLT

Permit Type *	MECHANICAL - MECHANICAL - NEW/REPLACE/RENO/ALT/EXT
Usage Class *	NONE - NONE
Applied Value *	3000
SQUARE FT.	0
Calculated Value	0
US C-404 Type	
Permit Form *	2ISSUE - ISSUED PERMIT
Ownership	1 - Private

☐ Add Default Text

Permit issued 02/03/2012  
 Enter permit status

CVR

# RECORDS ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077  
Expires July 31, 1999

CA 10-2-97  
CAUTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>Irene R. Friedhof</u>		POLICY NUMBER
STREET ADDRESS (including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>707 77th Street East</u>		COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>Section 25, Township 33,S., Range 17 E</u>		
CITY <u>Rubonia</u>	STATE <u>FL</u>	ZIP CODE

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
120153	0183	C	2-5-94	AE	9.0'

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): ☒ NGVD '29 ☐ Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE:  feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 5.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 17.16 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of        feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is        feet above or below        (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is        feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: ☒ NGVD '29 ☐ Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes ☒ No (See Instructions on Page 4)
5. The reference level elevation is based on: ☒ actual construction ☐ construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: 5 0 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is:        feet NGVD (or other FIRM datum—see Section B, Item 7)
2. Date of the start of construction or substantial improvement




## SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

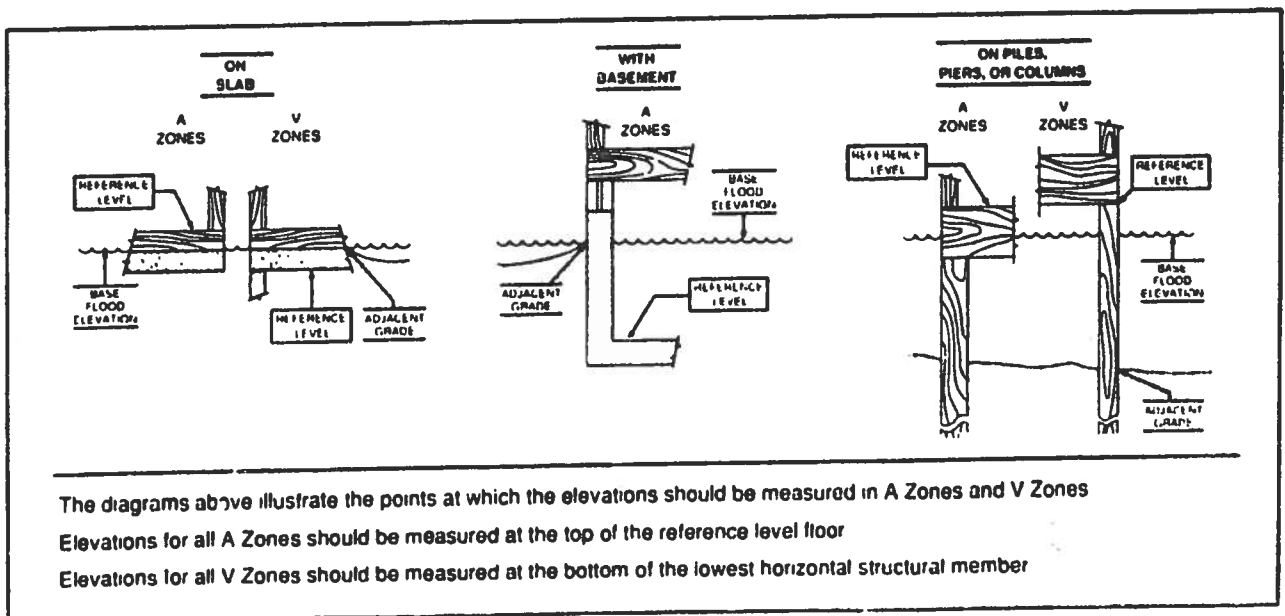
Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available.  
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

<b>CERTIFIER'S NAME</b> <u>James L. Clements</u>	<b>LICENSE NUMBER (or Affix Seal)</b> <u>4091</u>
<b>TITLE</b> <u>Surveyor</u>	<b>COMPANY NAME</b> <u>Clements Surveying, Inc.</u>
<b>ADDRESS</b> <u>509 8th Avenue W., Ste. 140</u>	<b>CITY</b> <u>Palmetto</u>
<b>STATE</b> <u>FL</u>	<b>ZIP</b> <u>34221</u>
<b>SIGNATURE</b> 	<b>DATE</b> <u>9-9-97</u>
<b>PHONE</b> <u>941-729-6690</u>	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

**COMMENTS:** Existing concrete slab is at elevation 5.30'. There are steel columns 12.3' above concrete slab. Per the owner there will be an additional 3/4" of Plywood added, therefore, the elevation will be 17.6'.





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

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

Petitioner,

Case No. CE2012090569

vs.

**IRENE R. FRIEDHOF,**

Respondent,

**ORDER IMPOSING FINE**

THIS CAUSE came on for public hearing before the Code Enforcement Board on **August 14, 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, Conclusion of Law and Order as follows:

**FINDINGS OF FACT**

1. That **IRENE R. FRIEDHOF**, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and **Irene and Don Friedhof** were present at the hearing.
3. That previous notifications of the violations of the Manatee County Land Development Code (LDC) and Code of Ordinances, **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** were made and served on the Respondent by certified mail.
4. That the property located at **707 77th Street East, Palmetto, Florida, DP 2081000057**, is in violation of Manatee County LDC and Code of Ordinances, **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** because an air conditioning unit and elevator were installed, and interior work was performed (including but not limited to interior walls, bathroom, kitchen area, bedroom and living room type furniture) have been constructed and/or being used in the ground floor area of the residence without the required Building Permit and all other required approvals.
5. That the Respondent is in violation of **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** for installing an air conditioning unit and elevator, and performing interior work (including but not limited to interior walls, bathroom, kitchen area, bedroom, and living room type furniture) on the ground floor area of the residence without the required Building Permit and all other required approvals.

**CONCLUSIONS OF LAW**

1. That the Respondent is in violation of Manatee County LDC and Code of Ordinances **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)**.

**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 correct the violations of Manatee County LDC and Code of Ordinances **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)**.
2. That the Respondent must submit for a permit by **October 4, 2013**, either to allow for renovations to remain and be properly inspected or apply for a permit to remove unpermitted features that have been added to the structure or a minimum fine of **\$150**, plus **\$75** per day for each and every day any violations described herein continues past **October 4, 2013**.
3. IF by **October 4, 2013**, the respondent finds a permit cannot be obtained, the respondent has until **December 6, 2013**, to remove any non-permitted work and restore the facility back to its original condition or a minimum fine of **\$150**, plus **\$75** per day for each and every day any violations described herein continues past **December 6, 2013**.
4. 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.
5. 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.
6. 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.
7. That pursuant to Section 305.5.7 of the Land Development Code, should any violations exists beyond the date set for compliance, the Code Enforcement Board shall impose a minimum fine of \$150.

Ordered **August 14, 2013**, and executed this 19 day of August, 2013.

By: \_\_\_\_\_

Chairman, Manatee County  
Code Enforcement Board

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: \_\_\_\_\_



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, **IRENE R. FRIEDHOF**, **707 77TH STREET EAST, PALMETTO, FLORIDA 34221-9775**, by U.S. mail and to the Manatee County Code Enforcement Division, this 19 day of August, 2013.

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

By: \_\_\_\_\_

Deputy Clerk

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

MANATEE COUNTY CODE ENFORCEMENT BOARD  
MANATEE COUNTY, FLORIDA

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

Petitioner,

Case No. CE2012090569

VS.

IRENE R. FRIEDHOF,  
Respondent,

**ORDER IMPOSING FINE**

THIS CAUSE came on for public hearing before the Code Enforcement Board on August 14, 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, Conclusion of Law and Order as follows:

**FINDINGS OF FACT**

1. That IRENE R. FRIEDHOF, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and Irene and Don Friedhof were present at the hearing.
3. That previous notifications of the violation of the Manatee County Land Development Code (LDC), **Section 513.1** was made and served on the Respondent by certified mail.
4. That the property located at **707 77th Street East, Palmetto, Florida, DP 2081000057**, is in violation of Manatee County LDC, **Section 513.1** because an air conditioning unit and elevator were installed, and interior work performed (including but not limited to interior walls, bathroom, kitchen area, bedroom and living room type furniture) have been constructed and/or being used in the ground floor area of the residence without the required Certificate of Occupancy/Completion.
5. That the Respondent is in violation of **Section 513.1** for installing an air conditioning unit and elevator, and performing interior work (including but not limited to interior walls, bathroom, kitchen area, bedroom, and living room type furniture) on the ground floor area of the residence without the required Certificate of Occupancy/Completion.

**CONCLUSIONS OF LAW**

1. That the Respondent is in violation of Manatee County LDC **Section 513.1**.

**ORDER**

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

1. THAT the Respondent corrects the violation of Manatee County LDC **Section 513.1**.
2. THAT if this Order is not complied with on or before January 3, 2014, it is hereby ordered that Respondent shall pay a minimum fine of \$150, plus \$75 per day for each and every day any violations described herein continues past January 3, 2014.
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 any violation exist beyond the date set for compliance, the Code Enforcement Board shall impose a minimum fine of \$150.

Ordered August 14, 2013, and executed this 19 day of August, 2013.

By:   
Chairman, Manatee County  
Code Enforcement Board

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: 



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, **IRENE R. FRIEDHOF, 707 77TH STREET EAST, PALMETTO, FLORIDA 34221-9775**, by U.S. mail and to the Manatee County Code Enforcement Division, this 19 day of August, 2013.

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

By: 

Deputy Clerk

**ATTENTION: It is your responsibility** to notify Code Enforcement at 941-748-4501, Extension 6909 and satisfactorily demonstrate that the violations have 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: CE2012090569

vs.

IRENE R. FRIEDHOF ,

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MANATEE

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


1. That on August 14, 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 October 4, 2013.

That re-inspection was performed on October 7, 2013. That a re-inspection revealed that the corrective action ordered by the Manatee County Code Enforcement Board that an Air Conditioning unit, elevator and interior work was done without the required building permits – permits have not been obtained as of 10/10/2013. Fines to begin for Sections 512.1, 718.6.1.7, 2-10-25(b)(3) and 2-10-25(b)(3)(c) as ordered.

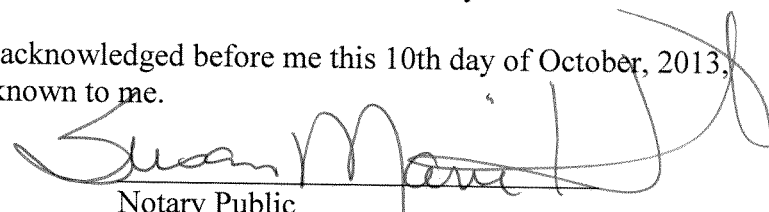
FURTHER AFFIANT SAYETH NOT.

DATED this 10th day of October, 2013.

STATE OF FLORIDA  
COUNTY OF MANATEE

  
Code Enforcement Officer  
Manatee County

The foregoing instrument was acknowledged before me this 10th day of October, 2013, by James Thomas, who is personally known to me.

  
Notary Public  
State of Florida at Large  
Commission No.

NOTARY PUBLIC-STATE OF FLORIDA  
Susan Marie Hunt  
Commission # DD952595  
Expires: JAN. 14, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**INRE-Investigator Results Inquiry****HELP**[To Bottom](#)

Case Number: 2012090569Z Status: Open

**VIOLATION LOCATION & DESCRIPTION**

707 77TH ST E, PALMETTO

**FLOODPLAIN ISSUES****Pre-board Investigation Information**

Case Number:	?	2012090569Z
Type:	?	PR
Date:	?	07-OCT-2013
Investigator:	?	James Thomas
Result:	?	V
Investigator Remarks:	?	Violation Of Section 718.6.1.7, 512.1, 2-10-25(B)(3) And 2-10-25(B)(3)(C) And Gave Until October 4, 2013 start fines, jt
Last Update:	?	07-OCT-2013 0829
Updated by:	?	JTHOMAS

**Pre-board Investigation Information**

Case Number:	?	2012090569Z
Type:	?	PR
Date:	?	04-OCT-2013
Investigator:	?	James Thomas
Result:	?	V
Investigator Remarks:	?	owner has not Pulled permits, start fines, jt
Last Update:	?	04-OCT-2013 1300
Updated by:	?	JTHOMAS

**Board Investigation Information**

Case Number:	?	2012090569Z
Type:	?	BD
Date:	?	30-AUG-2013
Investigator:	?	James Thomas
Result:	?	V
		AUGUST 14, 2013 - CODE ENFORCEMENT BOARD FOUND IN VIOLATION OF SECTION 718.6.1.7,

AFF-CEB  
Irene R. Friedhof  
Start the fines  
Sections: 512.1, 718.6.1.7,  
2-10-25(b)(3) and 2-10-25(b)(3)(c)



**MANATEE COUNTY CODE ENFORCEMENT BOARD**

**MANATEE COUNTY, FLORIDA**

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

Petitioner,

vs.

**IRENE R. FRIEDHOF,**

Respondent,

Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
[www.ManateeClerk.com](http://www.ManateeClerk.com)

Case No. **CE2012090569**

**ORDER IMPOSING FINE**

THIS CAUSE came on for public hearing before the Code Enforcement Board on **August 14, 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, Conclusion of Law and Order as follows:

**FINDINGS OF FACT**

1. That **IRENE R. FRIEDHOF**, hereinafter referred to as the Respondent is the owner of record of the subject property.
2. That notice was served on the Respondent and **Irene and Don Friedhof** were present at the hearing.
3. That previous notifications of the violations of the Manatee County Land Development Code (LDC) and Code of Ordinances, **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** were made and served on the Respondent by certified mail.
4. That the property located at **707 77th Street East, Palmetto, Florida, DP 2081000057**, is in violation of Manatee County LDC and Code of Ordinances, **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** because an air conditioning unit and elevator were installed, and interior work was performed (including but not limited to interior walls, bathroom, kitchen area, bedroom and living room type furniture) have been constructed and/or being used in the ground floor area of the residence without the required Building Permit and all other required approvals.
5. That the Respondent is in violation of **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)** for installing an air conditioning unit and elevator, and performing interior work (including but not limited to interior walls, bathroom, kitchen area, bedroom, and living room type furniture) on the ground floor area of the residence without the required Building Permit and all other required approvals.

**CONCLUSIONS OF LAW**

1. That the Respondent is in violation of Manatee County LDC and Code of Ordinances **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)**.

**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 correct the violations of Manatee County LDC and Code of Ordinances **Sections 718.6.1.7, 512.1, 2-10-25(b)(3), and 2-10-25(b)(3)(c)**.
2. That the Respondent must submit for a permit by **October 4, 2013**, either to allow for renovations to remain and be properly inspected or apply for a permit to remove unpermitted features that have been added to the structure or a minimum fine of **\$150**, plus **\$75** per day for each and every day any violations described herein continues past **October 4, 2013**.
3. IF by **October 4, 2013**, the respondent finds a permit cannot be obtained, the respondent has until **December 6, 2013**, to remove any non-permitted work and restore the facility back to its original condition or a minimum fine of **\$150**, plus **\$75** per day for each and every day any violations described herein continues past **December 6, 2013**.
4. 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.
5. 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.
6. 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.
7. That pursuant to Section 305.5.7 of the Land Development Code, should any violations exists beyond the date set for compliance, the Code Enforcement Board shall impose a minimum fine of \$150.

Ordered **August 14, 2013**, and executed this 19 day of August, 2013.

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

ATTEST: R. B. Shore  
Clerk of Circuit Court

By: [Signature]



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to the Respondent, **IRENE R. FRIEDHOF, 707 77TH STREET EAST, PALMETTO, FLORIDA 34221-9775**, by U.S. mail and to the Manatee County Code Enforcement Division, this 19 day of August, 2013.

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

By: [Signature]  
Deputy Clerk



STATE OF FLORIDA, COUNTY OF MANATEE  
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.  
Witness my hand and official seal this 15th day of October, 2013.  
R.B. SHORE  
Clerk of Circuit Court  
By: [Signature]

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

Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO CODE ENF GOMC

RECEIPT  
#1 of #1

001.133000

FL

AR PAYOR: AR700009 GOMC Book# 2494 Page# 4005  
DOC TYPE: LN CALC AMOUNT: \$0.00  
PAGES: 1 FILE# 003203574  
Receipt: 470031443 10/16/13 7:53AM By: KG

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
R	RECORDING TRUST	199	000000341150	0	1.00
R	RECORDING FEES	001	000000341100	0	5.00
R	CLERK CT TECH FUND	199	000000341160	0	1.90
R	FL ASSOC COURT CLERK	001	000000208911	0	0.10
R	BD OF COUNTY COMM	001	000000208912	0	2.00



RECEIPT TOTAL: \$10.00  
GRAND TOTAL: \$10.00

Receipt#  
470031443 thru 470031443

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

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MANATEE COUNTY, FLORIDA  
CODE ENFORCEMENT

MANATEE COUNTY,  
Petitioner,

Code Enforcement  
File Number: CE2012090569

vs.

IRENE R. FRIEDHOF ,

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

 STATE OF FLORIDA  
COUNTY OF MANATEE

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

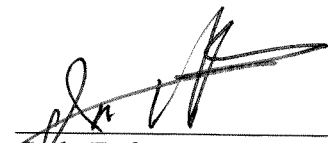
1. That on August 14, 2013 the Manatee County Code Enforcement Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before January 3, 2014.

That re-inspection was performed on January 6, 2014 That the re-inspection revealed that the corrective action ordered by the Manatee County Code Enforcement Board that a air conditioning unit, elevator were installed and interior work performed (including but not limited to interior walls, bathroom, kitchen area, bedroom and living room type furniture) on ground floor area of residence was constructed and installed did not have the required Certificate of Occupancy / Completion. Fines to begin for Section 513.1 as ordered.

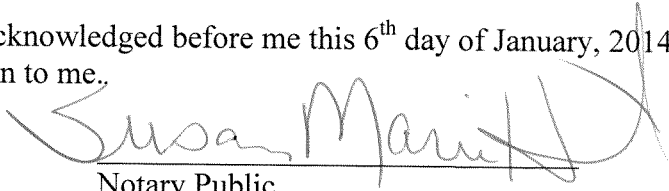
FURTHER AFFIANT SAYETH NOT.

DATED this 6th day of January, 2014.

STATE OF FLORIDA  
COUNTY OF MANATEE

  
Code Enforcement Officer  
Manatee County

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2014, by James Thomas, who is personally known to me..

  
Notary Public  
State of Florida at Large  
Commission No.

NOTARY PUBLIC-STATE OF FLORIDA  
Susan Marie Hunt  
Commission #DD952595  
Expires: JAN. 14, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

<b>INRE-Investigator Record Added Ok</b>	<b>HELP</b>
<b>VIOLATION LOCATION &amp; DESCRIPTION</b>	
707 77TH ST E, PALMETTO	
FLOODPLAIN ISSUES	

<b>NEW Investigation Results Record</b>	
Case Number:	2012090569Z
Type:	EX
Date:	08-JAN-2014
Investigator:	JT
Result:	V
Investigator Remarks:	did re-inspection found address still in violation , start fines for 513.1 jt
Last Update:	08-JAN-2014 0909
Updated by:	JTHOMAS

AFF = CEB

Irene R. Friedhof

Start the Fines

Section 513.1