

**JANUARY 22, 2014**

The Special Magistrate, Manatee County, Florida, convened a REGULAR HEARING in the Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 10:00 a.m.

Presiding was: Donald Courtney

Also present were:

Jim Minix, Chief Assistant County Attorney  
Quantana Acevedo, Deputy Clerk,  
representing R. B. Shore, Clerk of Circuit Court  
Steviemarie Snyder, Board Records Secretary

All witnesses and staff giving testimony were duly sworn.

**AGENDA**

The agenda of January 22, 2014.

[SM20140122](#)

**CODE ENFORCEMENT CASES COMPLIED, CONTINUED, OR LIENS SATISFIED**

**COMPLIED**

**CE2013100608 – CAROLYN E. PENNINGTON**  
**CE2013100772 – MELISSA ANN CARTER**  
**CE2013110342 – GLEN H. MARCUM**  
**CE2013120061 – MILCA DOMINGUEZ FLORES**

**CONTINUED**

**CE2013100437 – JOZSEF N. ZOMBORI**  
**CE2013070040 – JACK TOWNSEND**  
**CE2012120143 – DAVID CORONA**  
**CE2013090764 – WILLIAM P. GUTTENDORF AND ANNETTE M. KIRBY**

**LIEN SATISFIED**

**CE2011070121 – JACQUE L. ALLEN**

**CODE ENFORCEMENT CASES**

**CE2013100370 – JOZSEF N. ZOMBORI**

Violation of Sections 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion – Purpose and Effect) of the Manatee County Land Development Code (LDC) at 3314 59th Avenue Drive East, Bradenton.

Lorretta Merrill, Code Enforcement Officer, utilized a slide presentation to review the violation of an enclosed screened porch.

Jozsef N. Zombori, respondent, stated he purchased the house five years ago as is.

Cyndi Blake, Permitting Services Division Manager, explained the respondent will need to apply for either a building permit or demolition permit to be in compliance.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 512.1 and 513.1 of the Manatee County LDC and set compliance dates of February 21, 2014 for Section 512.1, and March 22, 2014, for Section 513.1, or a daily fine of \$150.00 will be imposed for each violation, each day the violation exists.

**CE2013110007 and CE2013110008 – NATIONAL FINANCE GROUP LLC**

Violations of Sections 703.2.23 (Parking or Storage of Junk Vehicles or Refuse Prohibited) and 602.2 Figure 6-1, Page 433 (Permitted, Administrative and Special Uses by District), and 1202.2 (Violations – Structures and Uses in Violation) of the Manatee County LDC at 6429 15th Street East, Sarasota, and 6415 15th Street East, Sarasota.

Ms. Merrill utilized a slide presentation to review the violation of operating a junk yard.

William Chong, respondent, explained that the influx of vehicles is due to repossessions and service.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 703.2.23, 602.2 Figure 6-1, Page 433, and 1202.2 of the Manatee County LDC and set a compliance date of April 19, 2014, or a daily fine of \$150.00 will be imposed for each violation, for both cases CE2013110007 and CE2013110008.

**CE2013110233 – PAUL SYSAK**

Violation of **Sections 703.2.28.4.5 (Use Limitations – Level of Activity) and 703.2.28.4.7 (Traffic Parking)** of the Manatee County LDC at 6326 5th Street Circle East, Bradenton.

Ms. Merrill utilized a slide presentation to review the violation of operating a business on residential property.

Paul Sysak, respondent, admitted to the violations and is in the process of correcting them.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 703.2.28.4.5 and 703.2.28.4.7 of the Manatee County LDC and set a compliance date of February 21, 2014, or a daily fine of \$150.00 will be imposed for each violation.

**CE2013070599 – DAVID S. PEREZ**

Violation of **Sections 703.2.23 (Parking or Storage of Junk Vehicles or Refuse Prohibited), 703.2.23.1 (Refuse Prohibited) and 703.2.20 (Screened Outdoor Storage)** of the Manatee County LDC at 4206 34th Avenue East, Bradenton.

Tom Wooten, Code Enforcement Officer, utilized a slide presentation to review the trash and debris and unscreened storage.

David S. Perez, respondent, informed the magistrate the property has experienced illegal dumping for five years and he is now restoring the property.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Section 703.2.23, 703.2.23.1 and 703.2.20 of the Manatee County LDC and set a compliance date of February 21, 2014, or a daily fine of \$100.00 will be imposed for each violation, each day the violation exists.

**CE2013090397 – PETER A. HARMON**

Violation of **Sections 703.2.23 (Parking or Storage of Junk Vehicles or Refuse Prohibited) and 703.2.23.1 (Refuse Prohibited)** of the Manatee County LDC at 1257 Hagle Park Road, Bradenton.

Joe Fenton, Code Enforcement Manager, reviewed the history of the case and explained the respondent is looking for additional time to come into compliance.

Vicki DiOrazio, Code Enforcement Officer, agreed with extension of time.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Section 703.2.23 and 703.2.23.1 of the Manatee County LDC and extended the compliance date to March 21, 2014.

**CE2012100135 – MEK PROPERTIES LLC**

Violation of **Sections 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion – Purpose and Effect)** of the Manatee County LDC at 5927 5th Street East, Bradenton.

Ben Dornan, Code Enforcement Officer, utilized a slide presentation to review the violation of improvements made without the required building permit.

Lorraine Caruso, Code Enforcement Officer, stated she took the photos presented.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 512.1 and 513.1 of the Manatee County LDC and set a compliance date of March 21, 2014, for Section 512.1, and May 23, 2014 for Section 513.1, or a daily fine of \$100.00 will be imposed for each violation.

**CE2013060521 – TED V. AND LOIS B. PLOEGSTRA**

Violation of **Sections 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion – Purpose and Effect)** of the Manatee County LDC at 6005 Spencer Parrish Road, Parrish.

Mr. Dornan utilized a slide presentation to review the violation of an barn being erected without the required building permit.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 512.1 and 513.1 of the Manatee County LDC and set a compliance date of March 21, 2014 for Section 512.1, and May 23, 2014 for Section 513.1, or a daily fine of \$100.00 will be imposed for each violation.

**CE2013100320 – JAMES F. AND JENNIFER L. CAREY**

Violation of **Section 703.2.20 (Screened Outdoor Storage)** of the Manatee County LDC at 7336 Claries Road, Sarasota.

Ms. Merrill utilized a slide presentation to review the violation of unscreened outdoor storage.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Section 703.2.20 of the Manatee County LDC and set a compliance date of February 21, 2014, or a daily fine of \$250.00 will be imposed

**CE2013100825 – JUD J. REIDY AND HEATHER REIDY KEANE**

Violation of **Section 703.2.23 (Parking or Storing of Junk Vehicles or Refuse Prohibited)** of the Manatee County LDC at 1333 Idlewild Court, Sarasota.

Ms. Merrill utilized a slide presentation to review the violation of a junk vehicle.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Section 703.2.23 of the Manatee County LDC and set a compliance date of February 21, 2014, or a daily fine of \$150.00 will be imposed.

**CE2013110467 – TODD M. SEGLEM**

Violation of **Section 604.7.3.5 (Whitfield Residential Overlay District – Parking of Restricted Vehicles)** of the Manatee County LDC at 809 Wee Burn Street, Sarasota.

Ms. Merrill utilized a slide presentation to review the violation of a restricted vehicle.

Based on the testimony and evidence presented, the Special Magistrate found the respondent was in violation of Section 604.7.3.5 of the Manatee County LDC.

**CE2013110581 – SANDRA PASIENZA**

Violation of **Sections 703.2.15 (Parking of Restricted Vehicles, Including Commercial Vehicles), 512.1 (Building Permits – Purpose and Applicability), and 513.1 (Certificate of Occupancy/Completion – Purpose and Effect)** of the Manatee County LDC at 1223 76th Street Northwest, Bradenton.

Mr. Fenton announced Section 703.2.15 is complied.

Mr. Wooten utilized a slide presentation to review the violation of a garage built without the required building permit.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Sections 512.1 and 513.1 of the Manatee County LDC and set a compliance date of February 21, 2014 for 512.1, March 21, 2014 for Section 513.1, or a daily fine of \$100.00 will be imposed for each violation.

**CE2013100479 – MIRO CULAFIC**

Violation of **Section 703.2.23.1 (Refuse Prohibited)** of the Manatee County LDC at 3107 Logue Road, Myakka City.

Ms. DiOrazio utilized a slide presentation to review the violation of trash and debris.

Based on the testimony and evidence presented, the Special Magistrate found the respondent to be in violation of Section 703.2.23.1 of the Manatee County LDC and set a compliance date of February 21, 2014, or a daily fine of \$75.00 will be imposed.

**CE2009010116 – SANDRA CHECCA AND BARRY BYRD**

Violation of **Section 703.2.23.1 (Refuse Prohibited)** of the Manatee County LDC at 3203 Bay Drive, Bradenton.

Mr. Fenton summarized the case history and requested a fine reduction from \$4,600.00 to \$2,200.00, plus recording fees of \$20.00.

Based on the testimony and evidence presented, the Special Magistrate referred the case to the Board of County Commissioners with a recommended fine reduction to \$2,200.00 plus recording fees of \$20.00.

**CE2013050342 – BARNESLEY WARNE PROPERTIES LLC**

Violation of **Sections 512.1 (Building Permits – Purpose and Applicability) and 513.1 (Certificate of Occupancy/Completion – Purpose and Effect)** at 1273 Hagle Park Road, Bradenton.

Mr. Fenton summarized the case history and requested one more 30 day extension.

Based on the testimony and evidence presented, the Special Magistrate extended the compliance date to February 21, 2014.

**MEETING ADJOURNED**

There being no further business, the hearing was adjourned.

Adj: 11:11 a.m.

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Minutes Approved: March 12, 2014