

#4 2462
**MANATEE COUNTY
GOVERNMENT**

PUBLIC SAFETY DEPARTMENT
Code Enforcement Unit • (941) 748-2071 • (941) 748-4501

CERTIFIED MAIL RETURN RECEIPT REQUESTED

July 17, 2003

JOHN A & SUSAN T COURTOIS
408 51ST AVENUE PLZ W
BRADENTON, FL 34207

RE: File Number: CE 2003070126

Dear Property Owner:

It has come to the attention of the Public Safety Department that unscreened outdoor storage (lawnmowers, bicycles, furniture, boxes, etc.) is in the carport on your property located at 408 W 51ST AVE PLZ BRADENTON, (DP# 5552100009). This constitutes a violation of Section 703.2.20 (Screened Outdoor Storage) of the Manatee County Land Development Code.

Perhaps you were not previously aware of this regulation/ordinance. However, this letter is intended to give you written notice of such violation(s). You are required to correct the violations within fourteen (14) days of receipt of this letter. In order to correct the violation(s), the items must be removed or screened from view as required by the Land Development Code.

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

If after fourteen (14) days the violation has not been corrected it will be necessary to schedule a hearing before the Manatee County Code Enforcement Board or Special Master.

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

If you require further assistance and or information please contact Anne Catalano at 748-2071 between the hours of 8:00 and 9:00 am Monday through Friday.

Sincerely,

Anne Catalano
Code Enforcement Officer

1112 Manatee Avenue West • Bradenton, Florida • FAX (941) 741-3539

MAILING ADDRESS: P.O. Box 1000 • Bradenton, Florida 34206-1000

7002 2410 0001 3482 0387

PS Form 3811, December 1994

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

Addressee's Address

2. Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CE2003070126T SH
 JOHN A & SUSAN T COURTOIS
 408 51ST AVENUE PLZ W
 BRADENTON, FL 34207

1a. Article Number
 7002 2410 0001 3482 0387

1b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

AUG 19 2003

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

J. Courtois

8. Addressee's Address (Only if requested and fee is paid)

USPS

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.

MANATEE COUNTY, FLORIDA
SPECIAL MASTER

FILE No. CE 2003070126

COUNTY OF MANATEE
Petitioner,

-vs-

JOHN A & SUSAN T COURTOIS
Respondent.

TO:

JOHN A & SUSAN T COURTOIS
408 51ST AVENUE PLZ W
BRADENTON FL 34207

NOTICE OF HEARING

Pursuant to Chapter 162, Florida Statutes, and the Manatee County Land Development Code, please take notice that a hearing will be held before a Code Enforcement Special Master regarding the Notice of Violation that was previously sent to you. The hearing will be held on 24-SEP-03, at 10:00 a.m., at the Manatee County Administrative Complex, 1112 Manatee Ave. W. Bradenton, Florida, Board Chambers, 1st floor.

At this hearing you will be expected to enter a plea of in violation or not in violation. If you enter a plea of in violation, you may be given an opportunity to eliminate the violation short of a fine being imposed. If you enter a plea of not in violation, this matter will be forwarded to the Code Enforcement Board for a hearing on 08-OCT-03, at 9:00 a.m. at the Board Chambers, 1st floor, Manatee County Administrative Complex, 1112 Manatee Ave. W., Bradenton, Florida.

A plea of not in violation may be entered in writing, and may be mailed to Manatee County Code Enforcement Division Post Office Box 1000, Bradenton, Florida 34206. If it is received before the date set for hearing before the Special Master, you will not have to appear at the Special Master hearing, but you should appear at the meeting of the Code Enforcement Board. IF YOU FILE A WRITTEN PLEA OF NOT IN VIOLATION, YOU WILL NOT RECEIVE A SEPARATE NOTICE OF HEARING FOR THE CODE ENFORCEMENT BOARD.

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

PLEASE GOVERN YOURSELF ACCORDINGLY.

September 4, 2003

MANATEE COUNTY, FLORIDA
Code Enforcement Division

BY:

Anne Catalano
Anne Catalano

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

7002 2410 0001 3481 0395

PS Form 3800, 4/94

Street, Apt. No., or PO Box No.

City, State, ZIP+4

Sent To

Total Postage & f

Restricted Delivery (Endorsement Requ)

Return Receipt (Endorsement Requ)

Certified f

Posta

For delivery info OF

U.S. Postal CERTIFIED (Domestic Mail)

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
 - Restricted Delivery
- Consult postmaster for fee.

3. Article Addressed to:

CE2003070126T AC
 JOHN A & SUSAN T COURTOIS
 408 51ST AVENUE PLZ W
 BRADENTON, FL 34207

4a. Article Number 2410 0001 3481 0395

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

9.6.03

5. Received By: (Print Name)

JOHN COURTOIS

6. Signature (Addressee or Agent)

X John Courtois

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

102595-98-B-0229

Domestic Return Receipt

Thank you for using Return Receipt Service.

408



2003/07/08

2003 070126
 A.C.
 7-8-03
 408 51st Ave W, Bredenton

EM EXHIBIT AC
 Courtois
 CE2003070126
 Photo1 9/24/03



2003070126
A.C.
408 51st Ave NW, Bradenton
9-22-03

SM EXHIBIT AC
Courtois
laboier
CE2003070126
Photo 2 9/24/03



9-22-03

A.C.

408 51st St NW, Brentwood

2003070126





2003070126

A.C.

9-22-03

408 51st St Pz W, Bradenton

SM EXHIBIT AC
Courtis
CE2003070126
Photo 4 9/24/03

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

FILED FOR RECORD
R. B. SHORE

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

Case No. **CE2003070126**

2003 SEP 30 PM 2:46

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

vs.

JOHN A. AND SUSAN T. COURTOIS,
Respondent(s),

ORDER IMPOSING FINE

THIS CAUSE came on for public hearing before the Code Enforcement Special Master on September 24, 2003, and the Special Master having heard testimony under oath, received evidence, and heard arguments respective to all appropriate matters, and thereupon issues the Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

1. That **JOHN A. AND SUSAN T. COURTOIS**, hereinafter referred to as Respondent(s) is/are the owner(s) of record of the subject property.
2. That notice was served on Respondent(s) and no one was present at the hearing.
3. That previous notifications of the violation(s) of the Manatee County Land Development Code **Section 703.2.20** were made and served on Respondent(s) by certified mail (or) hand delivery.
4. That the property located at **408 51ST AVENUE PLAZA WEST, BRADENTON, FL, DP#5552100009**, has a violation of Manatee County Land Development Code **Section 703.2.20** because there is **unscreened storage on the property (lawnmowers, bicycles, furniture, etc.)**.
5. That Respondent(s) is/are in violation of **Section 703.2.20** for having unscreened storage on the property (lawnmowers, bicycles, furniture, etc.).

CONCLUSIONS OF LAW

1. That Respondent(s) is/are in violation of Manatee County Land Development Code **Section 703.2.20**.

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(s) correct the violation(s) of Manatee County Land Development Code **Section 703.2.20**.
2. THAT if this Order is not complied with on or before **October 17, 2003**, it is hereby ordered that Respondent(s) shall pay a minimum fine of **\$85**, plus **\$80** per day for each and every day any violation(s) described herein continue(s) past **October 17, 2003**.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Master also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Ordered September 24, 2003, and executed this 30th day of September, 2003.

ATTEST: R. B. Shore
Clerk of Circuit Court

BY: Susan Roman
Deputy Clerk



John Courtois
Manatee County Code Enforcement
Special Master

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

**CC: Rita Mooney, Code Enforcement
Respondent
9/30/03
pat**

MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

FILED FOR RECORD
R. B. SHORE

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

2003 SEP 30 PM 2:46
Case No. **CE2003070126**

CLERK OF CIRCUIT COURT
MANATEE CO. FLORIDA

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1. That **JOHN A. AND SUSAN T. COURTOIS**, hereinafter referred to as Respondent(s) is/are the owner(s) of record of the subject property.
2. That notice was served on Respondent(s) and no one was present at the hearing.
3. That previous notifications of the violation(s) of the Manatee County Land Development Code **Section 703.2.20** were made and served on Respondent(s) by certified mail (or) hand delivery.
4. That the property located at **408 51ST AVENUE PLAZA WEST, BRADENTON, FL, DP#5552100009**, has a violation of Manatee County Land Development Code **Section 703.2.20** because there is **unscreened storage on the property (lawnmowers, bicycles, furniture, etc.)**.
5. That Respondent(s) is/are in violation of **Section 703.2.20** for having unscreened storage on the property (lawnmowers, bicycles, furniture, etc.).

CONCLUSIONS OF LAW

1. That Respondent(s) is/are in violation of Manatee County Land Development Code **Section 703.2.20**.

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(s) correct the violation(s) of Manatee County Land Development Code **Section 703.2.20**.
2. THAT if this Order is not complied with on or before **October 17, 2003**, it is hereby ordered that Respondent(s) shall pay a minimum fine of **\$85**, plus **\$80** per day for each and every day any violation(s) described herein continue(s) past **October 17, 2003**.
3. Failure to Comply with this Order within the specified time will result in the recordation of this Order Imposing Fine, which constitutes a lien upon any real or personal property owned by the violators and may be foreclosed, and your property sold to enforce this lien. If such lien is filed, you will be assessed all costs incurred in recording and satisfying this lien.
4. The Code Enforcement Special Master also authorizes the County Attorney or his/her designee to foreclose, collect or settle said lien using any legal or equitable remedies available to collect any liens which remain unpaid.
5. This Order becomes self-executing upon an Affidavit of Non-compliance being filed with the Clerk of Circuit Court Board Records Section and a hearing shall not be necessary.
6. That pursuant to Section 305.5.7 of the Land Development Code, should (a) violation(s) exist(s) beyond the date set for compliance, the Special Master shall impose a minimum fine of \$65.

Ordered September 24, 2003, and executed this 30th day of September, 2003.

ATTEST: R. B. Shore
Clerk of Circuit Court
By: Susan Plamen
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Master
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 7th day of December, 2003.
R.B. SHORE
Clerk of Circuit Court
By: Patricia N. Inturn D.C.



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

cc: Rita Mooney, Code Enforcement
Respondent
11/14/03
pat

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT

2462

MANATEE COUNTY,
Petitioner,

Code Enforcement
File Number: CE 2003070126

vs. John A. + Susan T. Courtois

Respondent.

FILED FOR RECORD
R. B. SHORE

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MANATEE

2003 NOV -5 PM 2:15

CLERK OF DISTRICT COURT
MANATEE CO. FLORIDA

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

1. That on September 24, 2003, the Manatee County Code Enforcement Special Master 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 17, 2003.
3. That reinspection was performed on October 27, 2003.
4. That the reinspection revealed that the corrective action ordered by the Manatee County Code Enforcement Special Master has not been taken in that _____

items remain in carport. Turned in
four pictures.

FURTHER AFFIANT SAYETH NOT.

DATED this 28th day of Oct., 2003.

Anne Catalano
Code Enforcement Officer
Manatee County

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 4th day of Nov.,
2003, by Anne Catalano, who is personally known to me.



Rita G. Rooney
Notary Public
State of Florida at Large

Commission No. _____

#7

Code Enforcement											
INFO	LETR	ADDL	CORR	INPE	CERT	DATE	CAST	GRCD	AGEN	HELP	
RPST	PROP	TABN	PAPC	ADDR	OWNR	CMPL	INVS	VIOL	HOME	MISC	

INRE-Investigator Record Added Ok

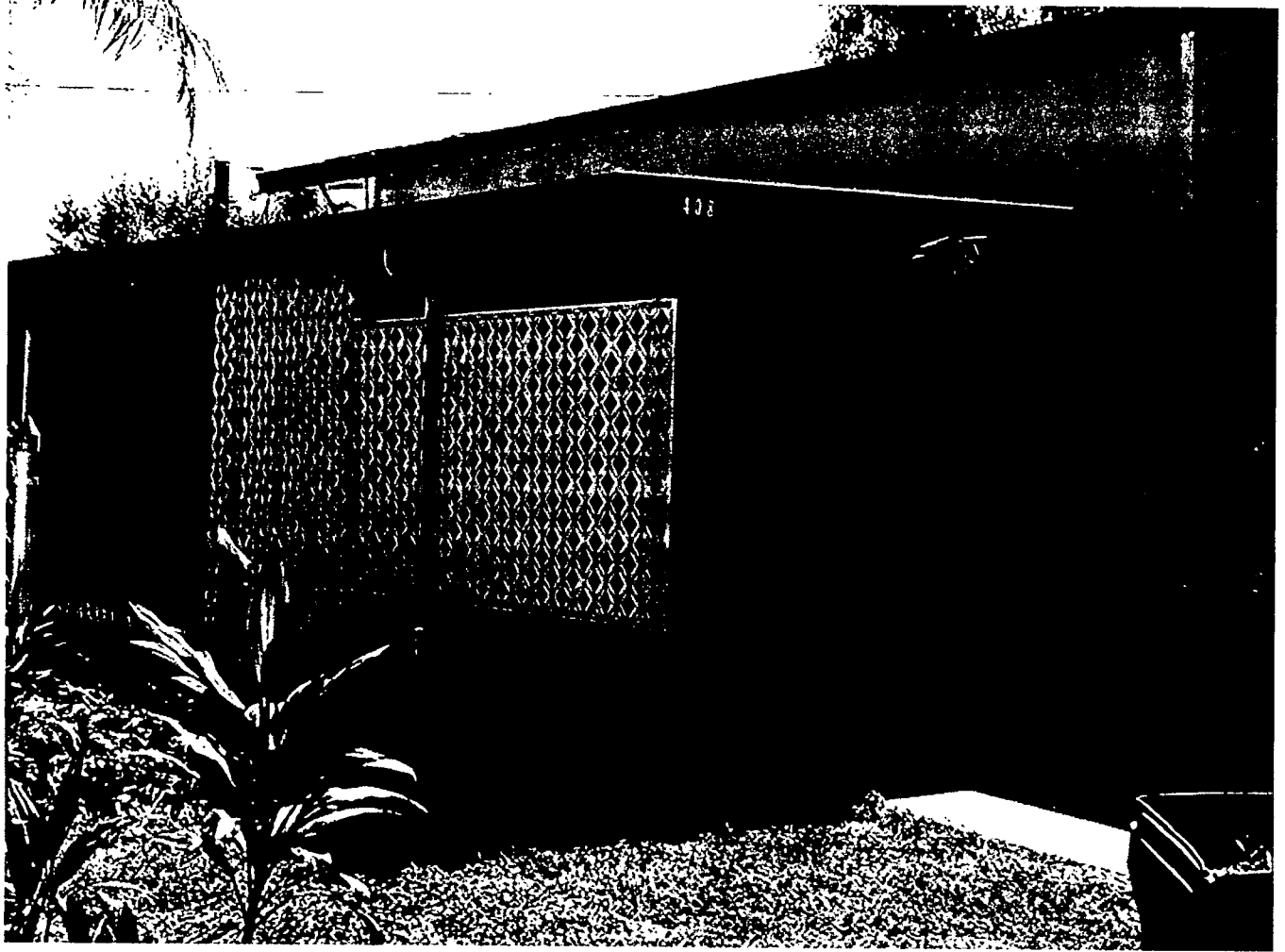
VIOLATION LOCATION & DESCRIPTION
408 51ST AVE PLZ W, BRADENTON
TRASH & DEBRIS

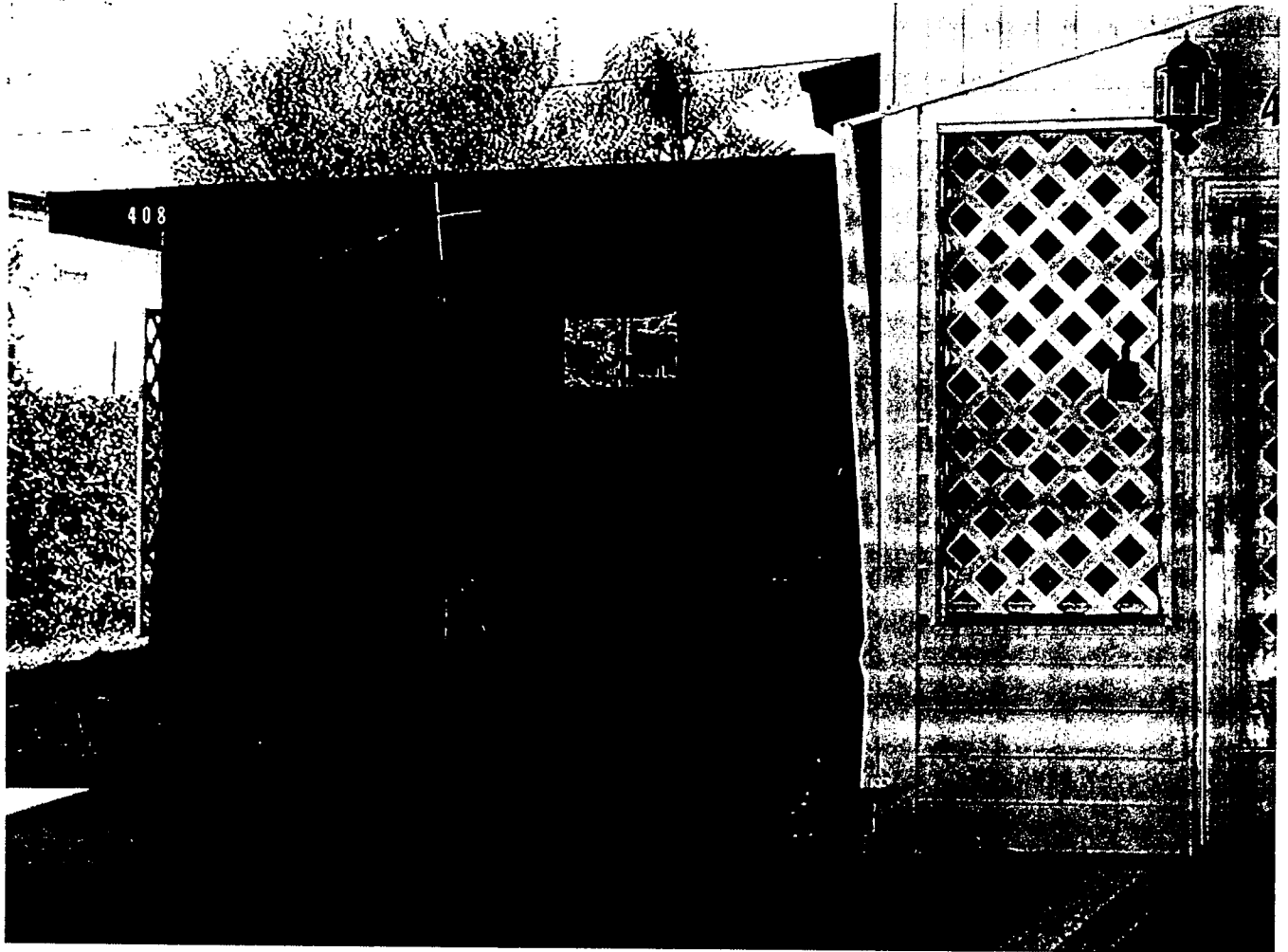
NEW Investigation Results Record	
Case Number:	2003070126T
Type:	EX
Date:	28-OCT-03
Investigator:	AC
Result:	V
Investigator Remarks:	WENT BY YESTERDAY AFTERNOON. NO CHANGE THAT I COULD SEE. TOOK MORE PICTURES, AND TURNED THEM IN WITH AFFIDAVIT. FINE TO START. AC.
Last Update:	28-OCT-2003 0944
Updated by:	ACATALANO

NEXT INQUIRY

D N M E
10-28-03
A.C.

John + Susan Cantois
affidavit
start the fines









MANATEE COUNTY CODE ENFORCEMENT SPECIAL MASTER
MANATEE COUNTY, FLORIDA

FILED FOR RECORD
R. B. SHORE

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of the State of Florida,
Petitioner,

2003 SEP 30 PM 2:46
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CONCLUSIONS OF LAW

1. That Respondent(s) is/are in violation of Manatee County Land Development Code **Section 703.2.20**.

ORDER

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Ordered September 24, 2003, and executed this 30th day of September, 2003.

ATTEST: R. B. Shore
Clerk of Circuit Court
By: Susan Plamen
Deputy Clerk



[Signature]
Manatee County Code Enforcement
Special Master
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 7th day of December, 2003.
R.B. SHORE
Clerk of Circuit Court
By: Patricia N. Inturn D.C.



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

cc: Rita Mooney, Code Enforcement
Respondent
11/14/03
pat

MEMORANDUM

To: Vicki Tessmer
From: Jeff Bowman, Division Chief, Code Enforcement *JB*
Date: **November 13, 2018**
Subject: CE2003070126 – Courtois, John & Susan



Please stop the fines from running for Section 703.2.20 of the Manatee County Code of Ordinances as of **May 24, 2017**, the Code Enforcement staff found that the property was compliant at that time.

Department Name
Division Name
Mailing Address
Phone number: (941) XXX-XXXX

Paul Curtis

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CASE NO. CE2003070126

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on April 24, 2019 and has been furnished to the Respondent (s),

- Personally, on this 24th day of April 2019
 By US Mail on this 24th day of April 2019

Robin Dyer, Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)

Print Name: Ms. Robin J. Dyer

Code Enforcement Division
5030 US Hwy 301N
Ellenton, FL 34222

Attention: It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance and that any fines/liens have been satisfied.