

# Manatee County Special Magistrate

Tanya Shaw  
July 22, 2020



# Case #: CE2002-0320

- Tanya Shaw, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: PAUL WILLIAM AKA WILLIAM DOUGLAS KUNKLE LIV TRUST AGRMT
- Violation address: 6955 Westchester Cir. Lakewood Ranch, FL 34202
- Zoning: PD-MU



# OWNERSHIP

CASE # CE2002-0320

Parcel ID: [588447409](#)

Ownership: KUNKLE, PAUL WILLIAM; KUNKLE, PAUL WILLIAM AKA WILLIAM DOUGLAS KUNKLE LIV TRUST AGRMT  
DTD 12/17/2012; AKA KUNKLE, WILLIAM DOUGLAS

Owner Type: TRUSTEE & INDIVIDUAL; UNDER TRUST  
Mailing Address: 1028 CIRCLE ON THE GRN, COLUMBUS OH 43235-1211

Situs Address: 6955 WESTCHESTER CIR, LAKEWOOD RANCH FL 34202-2585  
Jurisdiction: UNINCORPORATED MANATEE COUNTY  
Tax District: 0310; EAST MANATEE FIRE RESCUE  
Market Area: 17; LAKEWOOD RANCH AREA

Sec/Twp/Rge: 33-35S-19E  
Neighborhood: 3858; LRCC WESTCHESTER  
Subdivision: 0588417; LAKEWOOD RANCH COUNTRY CLUB VLG G; LOT 13; PB 34/17  
Census: 120810020161  
Short Description: LOT 13 LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE G A/K/A WESTCHESTER PH#5884.4740/9  
[\[Full Description\]](#)

Zoning/Flood Info: [View this parcel on Manatee County's website](#)  
Land Use: 0100; Single Family Residential (1554)  
Land Size: 0.4900 Acres or 21,344 Square Feet  
Building Area: 7,327 SqFt Under Roof / 5,394 SqFt Living or Business Area / 6,210 SqFt Residential Impervious Area



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## Violation and Description

- Violation: Section 2-9-107 (D), Manatee County Code of Ordinances
- Violation description: The pool cage has ripped screens causing an unsafe condition



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- Section 2-9-107 ( D), Appurtenant structures:
- *Barriers.*
- Private swimming pools, hot tubs and spas shall be completely surrounded by an effective barrier or fence that complies with the requirements of the building code.



# Case #: CE2002-0320 Case Summary

- Initial investigation: 2-18-2020
- Notice of Violation issued: 2-18-2020
- Notice of Violation was mailed certified Real Property on : 2-18-2020
- Re-inspections were performed:
  - Informal Dates: 2-17-2020
  - Formal Dates: 2-18, 3-2, 4-9, 4-30, 6-2, 6-23-2020
  - Contact with respondent dates: 6-5-2020, 7-9-2020



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## Case Summary Continued

- Notice of Hearing was posted at the real property and mailed certified on 7-09-2020, and posted at the first floor of the Administration Building on 7-09-2020.



# EXHIBIT 1

VIOLATION OF SECTION 2-9-107  
d), Manatee County Code of  
Ordinances

6955 Westchester Cir. Lakewood  
Ranch, FL 34202

PID# 588447409





## EXHIBIT 2

VIOLATION OF SECTION 2-9-107  
d), Manatee County Code of  
Ordinances

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Ranch, FL 34202

PID# 588447409



# EXHIBIT 3

VIOLATION OF SECTION 2-9-107  
d), Manatee County Code of  
Ordinances

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PID# 588447409



# Recommended Action

- The pool and spa must be secured.
- Recommended compliance date: 8-22-20
- Recommended fine: If the property is not in compliance on or before the date set forth by the Special Magistrate, a fine of \$50.00 per day, not to exceed a maximum of \$10,000.00, shall be imposed for each and every day the violation exists beyond the compliance date ordered.



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## Evidence Submittal

- Case photographs
- Ownership: (Property Appraiser
- Copy of this presentation



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## Conclusion

- Mr. Vitale, I would like the corrective action specified in the Order.
- This concludes my presentation.

