



Manatee County Building and Development Services  
 Code Enforcement Division  
 1112 Manatee Avenue West 4th Floor  
 Bradenton, FL 34205  
 Phone: (941) 748-2071  
 www.mymanatee.org

**Notice of Violation**

**Case #:** CE2007-0163

**Date Issued:** 07/13/2020

**Time Issued:** 2:31 pm

Violator(s):	Phone Number:	Relationship:
Amador Sanchez 1610 56th Avenue Dr E Bradenton FL 34203 US	N/A	Owner

**Location of Violation:** 1609 56TH AVENUE DR E  
**City:** BRADENTON **State:** FL **Zip Code:** 34203  
**Parcel ID#:** 1831610009000-3601583356

**Description of Violation**

CCO Section 2-9-105(d) Trash and debris: I observed that there is trash and debris on the property. There is burnt debris, garbage cans full of trash, a trailer full of trash, tree debris etc.

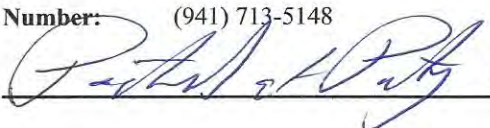
Corrective Action: All trash and debris must be removed from the property on or by the compliance date.

**Correct on or before:** 08/13/2020

**Officer's Signature:** 

**Officer's Name Printed:** Kelvin Albritton

**Officer's Phone Number:** (941) 713-5148

**Received by:** 

**Date:** 7/13/2020

**Print Name:** \_\_\_\_\_

**IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR ISSUE A CITATION OR ISSUE A NOTICE TO APPEAR (NTA). IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: Amador Sanchez  
1609 56th Ave Dr E  
Bradenton, FL 34203

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2007-0163

To Whom It May Concern:

Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, May 25, 2022** at 9:00 AM. at the Manatee County Administrative Complex, 1112 Manatee Ave. W., Bradenton, Florida, Board Chambers, 1st floor, before a Code Enforcement Special Magistrate to consider and act upon an alleged violation by you, or on your property as indicated by the enclosed Notice of Violation.

You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question the Code Enforcement Officer or other witnesses against you at the hearing. Failure to appear may result in the Special Magistrate making a determination adverse to your interest.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: May 11, 2022

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By:   
Signature of Code Enforcement Officer

Kelvin Albritton  
Code Enforcement Officer - Print Name

Public Safety Department  
P.O. Box 1000  
Bradenton, FL 34206

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact (941) 742-5800; TDD ONLY (941) 742-5802, wait 60 seconds; FAX (941) 745-3790.

An aggrieved party may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.  
*Florida Statutes 162.11*

# Manatee County Special Magistrate

Kelvin Albritton

May 25, 2022



# Case #: CE2007-0163

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Amador Sanchez
- Violation address: 1609 56<sup>th</sup> Avenue Dr E, Bradenton
- PID: 1831610009
- Zoning: Residential Single Family (RSF)





MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

# OWNERSHIP

CASE #: CE2007-0163

Parcel ID: 1831610009  
Ownership: SANCHEZ, AMADOR  
Owner Type: INDIVIDUAL  
Mailing Address: SANCHEZ, AMADOR, 1610 56TH AVENUE DR E,  
BRADENTON FL 34203-4938

Situs Address: 1609 56TH AVENUE DR E, BRADENTON FL 34203  
Jurisdiction: UNINCORPORATED MANATEE COUNTY  
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT  
CRA/TIF District: SW; SOUTHWEST COUNTY TIF  
Market Area: 15; WHITFIELD AND DUPLEX CITY AREA

Sec/Twp/Rge: 18-35S-18E  
Neighborhood: 3415; MEADOW LAKES ET AL  
Census: 120810003051

Parcel Type: REAL PROPERTY  
Parcel Created: 09/05/1987  
Map Number: 5CN1

Land Use: 0010; Vac Unplatted <10 Ac (1554)  
Land Size: 2.8900 Acres or 125,888 Square Feet  
Living Units: 3



# Case #: CE2007-0163

## Violation and Description

- Violation: Section 2-9-105(d) of the Manatee County Code Of Ordinances
- Violation description: There is trash and debris on the property including burnt debris, garbage cans full of trash, trailer full of trash, tree debris, etc.



# Case #: CE2007-0163

## Copy of Code

- Section 2-9-105(d) All exterior property areas and premises shall be free from any nuisance condition. Nothing shall be placed, constructed or maintained on any premises that shall in any way constitute a nuisance or fire hazard. No property or premises shall harbor an infestation, poison or germ carriers.



# Case #: CE2007-0163

## Case Summary

- Initial investigation: 7/8/2020
- Notice of Violation issued: 7/13/2020
- Notice of Violation was mailed certified to the property owner on 7/15/20
- Re-inspections were performed:
  - Formal Dates: 7/13, 9/8/20
  - Informal Dates: 7/8, 9/8, 10/8, 11/4, 12/1/20, 2/3, 4/7, 4/23, 6/4, 7/12, 7/28, 8/27, 9/7, 9/21, 10/18/21, 1/18, 4/11, 5/20/22
  - Contact with respondent dates: I have never had contact with the respondent due to refusal to meet me.





# Case #: CE2007-0163

## Case Summary Continued

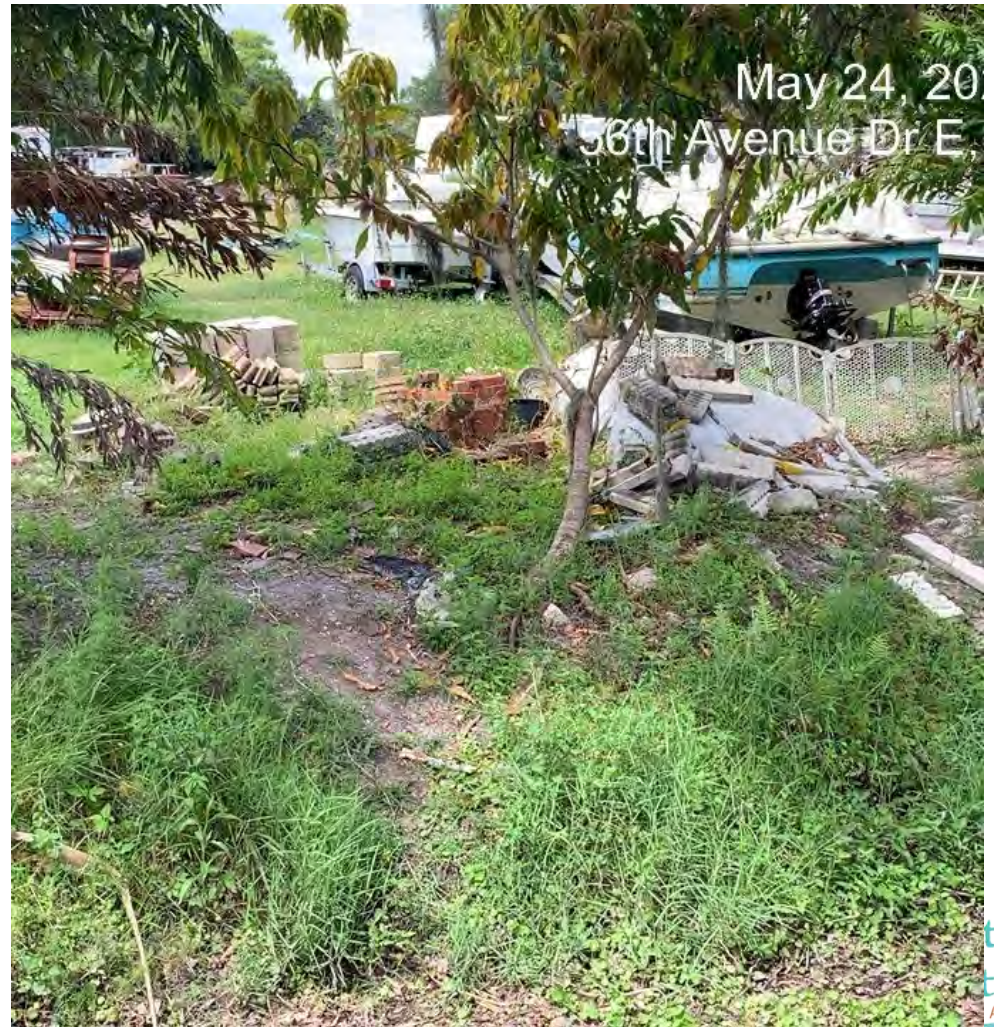
- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on 5/11/2022 and sent certified mail on 5/11/2022.



# EXHIBIT 1

VIOLATION OF SECTION 2-9-105  
(d) of the Manatee County Code  
Of Ordinances

ADDRESS: 1609 56<sup>th</sup> Avenue Dr E





# EXHIBIT 2

VIOLATION OF SECTION 2-9-105  
(d) of the Manatee County Code  
Of Ordinances

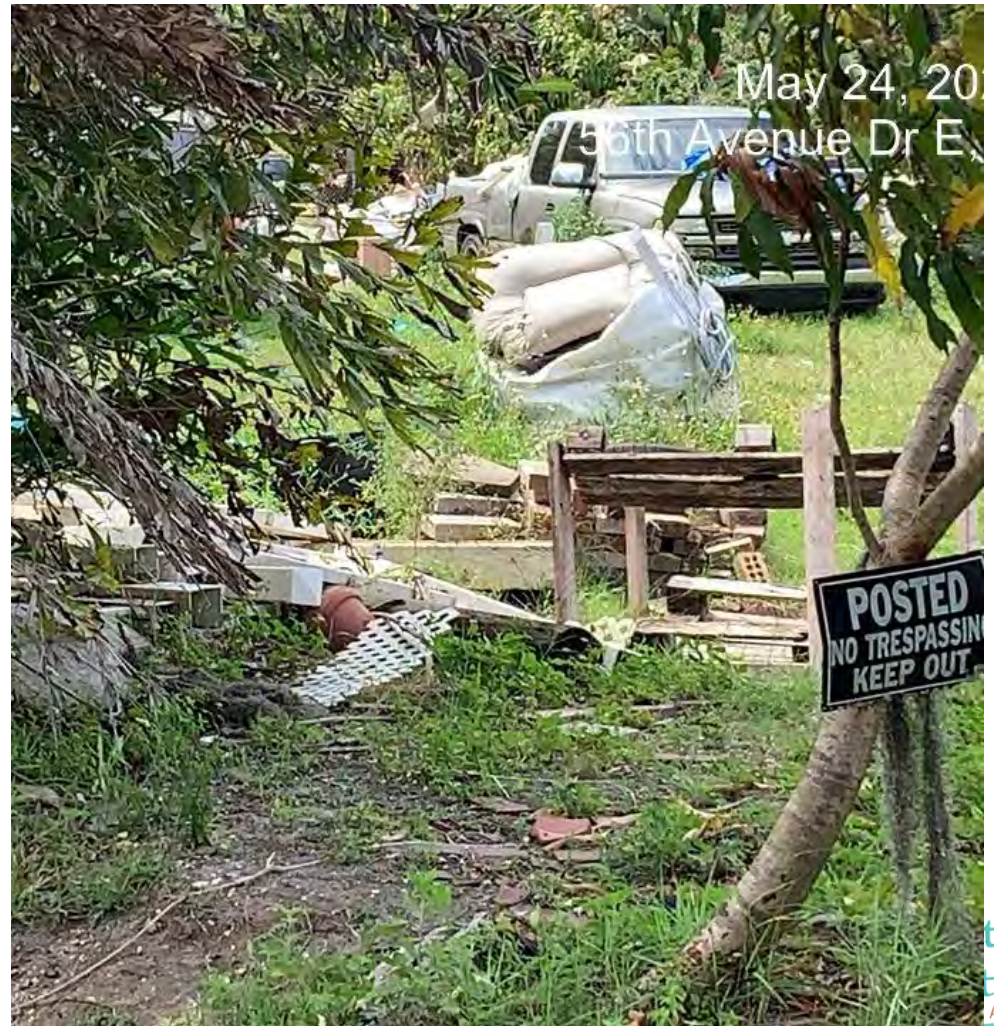
ADDRESS: 1609 56<sup>th</sup> Avenue Dr E



# EXHIBIT 3

VIOLATION OF SECTION 2-9-105  
(d) of the Manatee County Code  
Of Ordinances

ADDRESS: 1609 56<sup>th</sup> Avenue Dr E

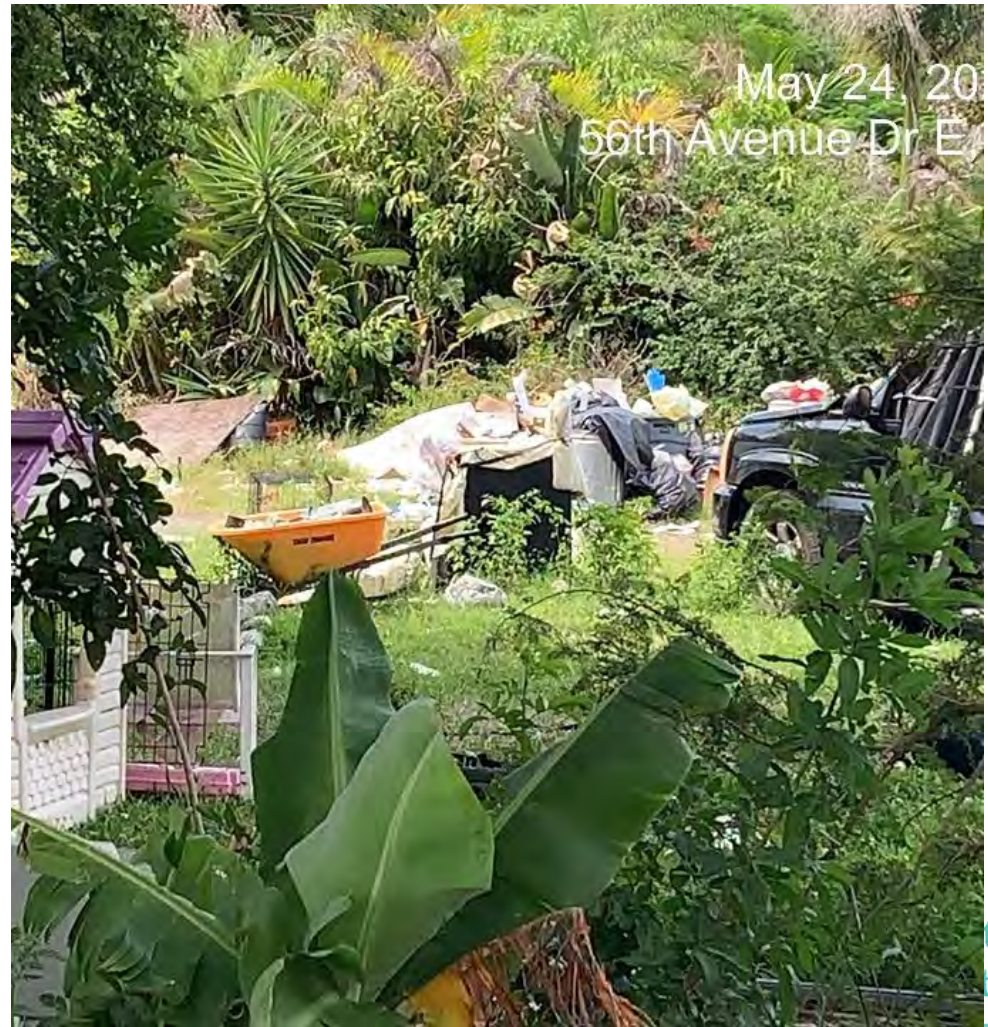




# EXHIBIT 4

VIOLATION OF SECTION 2-9-105  
(d) of the Manatee County Code  
Of Ordinances

ADDRESS: 1609 56<sup>th</sup> Avenue Dr E



# EXHIBIT 5

VIOLATION OF SECTION 2-9-105  
(d) of the Manatee County Code  
Of Ordinances

ADDRESS: 1609 56<sup>th</sup> Avenue Dr E



# Recommended Action

- All trash and debris must be removed from the property.
- Recommended compliance date is June 25, 2022
- 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 every day the violation exists beyond the compliance date ordered.



# Case #: CE2007-0163

## Evidence Submittal

- Case photographs
- Ownership
- Copy of this presentation





# Case #: CE2007-0163

## Conclusion

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



**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

MANATEE COUNTY, FLORIDA,  
Complainant,

CASE NO: CE2007-0163

vs.

Amador Sanchez

Respondent.

**COMPLIANCE ORDER**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 25, 2022, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Compliance Order as follows:

**FINDINGS OF FACT**

1. Respondent, Amador Sanchez, whose mailing address is 1610 56<sup>th</sup> Avenue Dr E, Bradenton, FL, is the owner or person in charge of the property located at 1609 56<sup>th</sup> Avenue Dr E, Bradenton, FL and identified in the Manatee County Property Appraiser's records as PID: 1831610009.
2. Respondent was properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes and Section 2-7-3 of the County Code of Ordinances.

Respondent  was  was not present at the hearing.

3. The violation: (CCO) Section 2-9-105 Trash and Debris – There is trash and debris on the property, including burnt debris, garbage cans full of trash, a trailer full of trash, tree debris, etc.
4. The Notice of Violation states that the violation must be corrected on or before August 13, 2020.
5. As of May 25, 2022, the condition described in paragraph 3 herein remains uncorrected.

**CONCLUSIONS OF LAW**

1. Respondent by reason of the foregoing, is in violation of Section 2-9-105 of the County Code of Ordinances, in that Respondent has trash and debris on the property. Respondent has failed to remedy the aforesaid violation.
2. Respondent is subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-9 of the Manatee County Code of Ordinances.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes and 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT Respondent corrects the aforesaid violation by removing all trash and debris from the property.
2. THAT in the event the aforesaid violation is not corrected on or before June 25, 2022, a fine of \$50.00 per day to a maximum of \$10,000.00 shall be imposed against the Respondent for each day the violation has continued past the compliance date ordered. This fine shall continue to accrue until Respondent comes into compliance with this Order or the fines reach the maximum ordered amount.

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

**CE2007-0163**

3. If the required corrective action is not taken as ordered on or before June 25, 2022, a certified copy of this Compliance Order shall be recorded in the public records of Manatee County, Florida and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondent pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
4. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,

DONE AND ORDERED this 25<sup>th</sup> day of May, 2022.

By:


  
\_\_\_\_\_  
Ben Vitale  
Special Magistrate  
Manatee County Code Enforcement

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on May 25, 2022 and has been furnished to the Respondent,

- Personally, on this 25<sup>th</sup> day of May, 2022
- By US Mail on this 25<sup>th</sup> day of May, 2022

By:

  
\_\_\_\_\_  
Moira Horgan  
Administrative Specialist  
Manatee County Code Enforcement  
Department of Public Safety  
P.O. Box 1000  
Bradenton, FL 34206

**NOTE:** It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance.

TW 7-11-22

MANATEE COUNTY, FLORIDA  
CODE ENFORCEMENT

MANATEE COUNTY

File Number: CE2007-0163

Petitioner,

VS

Amador Sanchez

Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA,  
COUNTY OF MANATEE

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

1. That on May 25, 2022 the Manatee County Code Enforcement Special Magistrate held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before June 25, 2022.
3. The re-inspection was performed on June 27, 2022 on the property located at 1609 56th Avenue Dr E, Bradenton, 34203  
Address City Zip
4. That the re-inspection revealed the corrective action ordered by the Manatee County Code Enforcement Special Magistrate has not been taken and is in violation of the Manatee County  Code of Ordinances  Land Development Code, Section 2-9-105(d). The fines are to commence as ordered by the Special Magistrate.

FURTHER AFFIANT SAYETH NOT, DATED THIS 11th DAY OF July, 2022

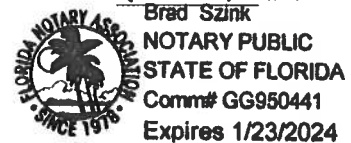
Kelvin Albritton  
Printed, Code Enforcement Officer

[Signature]  
Signature, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11th day of July, 2022, by Kelvin Albritton, who is personally known to me ( ) or has provided the following identification \_\_\_\_\_, Expiration Date: 1-23-24 and who did/did not take an oath.

Notary Public Signature [Signature]



Notary Public Stamp

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

**MANATEE COUNTY, FLORIDA,**  
**Complainant,**

**CASE NO: CE2007-0163**

vs.

**Amador Sanchez**  
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**ORDER**

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**CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA**

**CE2007-0163**

- 3. If the required corrective action is not taken as ordered on or before June 25, 2022, a certified copy of this Compliance Order shall be recorded in the public records of Manatee County, Florida and shall constitute a lien against the above-described property and upon any other real or personal property owned by Respondent pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
- 4. That this Order is self-executing upon an Affidavit of Non-compliance being filed with the Clerk of the Circuit Court of Manatee County,

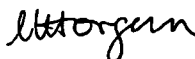
DONE AND ORDERED this 25<sup>th</sup> day of May, 2022.

By:   
 Ben Vitale  
 Special Magistrate  
 Manatee County Code Enforcement

**CERTIFICATE OF SERVICE**

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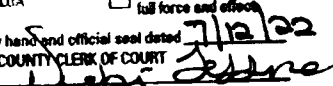
- Personally, on this 25<sup>th</sup> day of May, 2022
- By US Mail on this 25<sup>th</sup> day of May, 2022

By:   
 Moira Horgan  
 Administrative Specialist  
 Manatee County Code Enforcement  
 Department of Public Safety  
 P.O. Box 1000  
 Bradenton, FL 34206

**NOTE:** It is your responsibility to notify Code Enforcement at 941-748-2071 to verify that the violation has been brought into compliance.

STATE OF FLORIDA, COUNTY OF MANATEE  
 This is to certify that the foregoing is a true and correct copy of the document on file in my office.

<input checked="" type="checkbox"/> No redactions	<input type="checkbox"/> Redacted pursuant to law
<input checked="" type="checkbox"/> Full Document	<input type="checkbox"/> Page ___ of ___
<input checked="" type="checkbox"/> Not L.O.A.	<input type="checkbox"/> Letter of Administration is in full force and effect

Witness my hand and official seal dated 7/12/22  
 MANATEE COUNTY CLERK OF COURT  
 By:   
 Deputy Clerk