

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

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

**CASE NO. CE2008050182**

vs.

**Mark Piers,**  
**Respondent,**

**ORDER OF REFERRAL TO THE BOARD OF COUNTY COMMISSIONERS**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on January 24, 2024, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

1. The Compliance Order(s) issued on April 22, 2009 found that the original owner(s) Mark Piers, is/are the owner(s) or person(s) in charge of the property located at 5206 13<sup>th</sup> St W., Palmetto, FL and identified in the Manatee County Property Appraiser's records as: PIN 2979800006, and that the property was in violation of Section 512 and Section 513 of the Manatee County Land Development Code, in that Respondent had a roof membrane was installed without obtaining the required building permit and without obtaining the Certificate of Occupancy/Completion.
2. The Compliance Orders imposed a minimum fine of \$200 for each violation in addition to a fine of \$100.00 for each and every day any violation(s) described herein continued past May 22, 2009, for Section 512 and October 22, 2009, for Section 513.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$1,045,640.00 which includes \$400.00 in one-time fee and \$40.00 in recording fees. A certified copy of the Order of Imposing Fine/Lien issued on September 8, 2009 for violation Section 512 was recorded in the Public Records of Manatee County Book 2301 Page 1074 and on May 12, 2010 for violation Section 513 was recorded in the Public Records of Manatee County Book 2338 Page 5174 and thereafter constituted a lien against the above-described property and upon any other real or personal property owned by Respondent(s) pursuant to Section 162.09, Florida Statutes, and Section 2-7-27 of the Manatee County Code of Ordinances.
4. The corrective action ordered in the Compliance Order has been completed and the property is now in compliance with the Manatee County Code of Ordinances.
5. Justification exists to refer this case to the Manatee County Board of County Commissioners with a recommendation to reduce the outstanding fines to \$2,500.00 plus \$40.00 in recording fees.

DONE AND ORDERED this 24<sup>th</sup> day of January 2024.

Manatee County Code Enforcement,  
Special Magistrate



Special Magistrate (Signature)

Print Name: Ben Vitale

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Referral has been filed for the record on January 24, 2024 and has been furnished to the Respondent (s),

- Personally, on this 24<sup>th</sup> day of January 2024
- By US Mail on this 24<sup>th</sup> day of January 2024

Paola Sepulveda Moreno, Code Enforcement Administrator  
Manatee County

By: Paola Sepulveda  
(Signature)

Print Name: Paola Sepulveda Moreno

Code Enforcement Division  
2101 47<sup>th</sup> Terrace East  
Bradenton, FL 34203

**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.