

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,  
Complainant,

CASE NO. CE2011030663

vs.

Luis Andres Avila Paez  
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 February 27, 2008 found that the original owner(s) MP Greenwood House LLC, was/were the owner(s) or person(s) in charge of the property located at 703 50<sup>th</sup> Ave W., Bradenton, FL and identified in the Manatee County Property Appraiser's records as: PIN 5435600001, and that the property was in violation of Section 703.2.23.1 of the Manatee County Land Development Code, in that Respondent had trash and debris on the property.
2. The Compliance Order imposed a minimum fine of \$100.00 plus \$100.00 per day for each and every day any violation(s) described herein continued past August 22, 2011.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$134,820.00 which includes \$20.00 in recording fees. A certified copy of the Order of Imposing Fine/Lien issued on September 9, 2011 was recorded in the Public Records of Manatee County Book 2391 Page 4682 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 \$1,000.00 plus \$20.00 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.