

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2011060538

vs.

Janet Flahive,

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 August 28, 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 issued on December 28, 2011 found that the original owner(s) Janet Flahive, was/were the owner(s) or person(s) in charge of the property located at 1201 Princeton Ave, Bradenton FL and identified in the Manatee County Property Appraiser's records as: PID 6163200006, and that the property was in violation of Sections 513., 512.1 and 711.2 of the Manatee County Land Development Code, in that Respondent constructed without a permit.
2. The Compliance Order imposed a one-time fee of \$150 per violation and a fine of \$100 per day for each day each violation(s) continued to exist past the compliance date ordered.
3. As of the date of the hearing, fines imposed against Respondent(s) totaled \$860,910.00 which includes \$40.00 recording fees. The Order Imposing Fine/Lien issued on December 28, 2011 was recorded in the Public Records of Manatee County Book 2445 Page 7513, Book 2416 and Page 6235 and Book 2412 Page 788, 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 Manatee County Land Development Code.
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 \$28.50 in recording fees and \$40.00 in postage fees.

DONE AND ORDERED this 28th day of August 2024.

Manatee County Code Enforcement,
Special Magistrate

by: 
Special Magistrate (Signature)

Print Name: Mike Pendley

CODE ENFORCEMENT SPECIAL MAGISTRATE
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on August 28, 2024 and has been furnished to the Respondent (s),

- Personally, on this 28th day of August 2024
 By US Mail on this 28th day of August 2024

Code Enforcement Administrative Specialist
Manatee County

by: _____


Administrative Specialist (Signature)

Print Name: Karen Mata

Code Enforcement Division
2101 47th 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.