



Manatee County Public Safety
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: CE2204-0127

Date Issued: 04/08/2022

Time Issued: 9:45 am

Violator(s):	Phone Number:	Relationship:
Taylor Morrison of Florida Inc 551 N Cattlemen Rd Ste 200 Sarasota FL 34332 US	N/A	Owner
Registered Agent Solutions, Inc 155 Office Plaza Dr Suite A Tallahassee FL 32301 US	N/A	Agent

Location of Violation: GRANDVIEW HILL CT

City: BRADENTON

State: FL

Zip Code: 34203

Parcel ID#: 1878835159000-2653662242

Description of Violation

Cite LDC 106.2 Work going beyond the scope of the Site Plan.

Violation Details: The property owner built a fence on the north end of the property without site plan approvals.

Corrective Action Required: The property owner will need to remove the fence on the north end of the property or receive site plan approval for the fence.

Correct on or before: 04/14/2022

Officer's Signature: 

Officer's Name Printed: Cory Hayden

Officer's Phone Number: (941) 718-2691

Received

Print Name:

posted to property

Date:

4/8/2022

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: Taylor Morrison of Florida Inc.
551 N Cattlemen Rd Ste 200
Sarasota, FL 34232

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2204-0126,CE2204-0127

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, July 27th, 2022** at 9:00 AM. at the **Bradenton Area Convention Center, 1 Haben Blvd, Palmetto, FL 34221, in the Manatee Room**, 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: 7-13-2022

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Cory Hayden
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

Cory Hayden
July 27th, 2022




Case #: CE2204-0127

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Taylor Morrison of Florida Inc.
- Violation address: Grandview Hill Ct, Bradenton FL, 34203
- PID: 1878845009
- Zoning: PD-R Vacant Residential Common Area



OWNERSHIP

Case#: CE2204-0127



**MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY**

[Home](#) [Meet Charlie](#) [Property Search](#) [Exemptions/Classifications](#) [Forms/Requests](#)


Property Card **Trim Notice** **Tax Bill**

Parcel ID: **1878845009** [📄](#)
Ownership: TAYLOR MORRISON OF FLORIDA INC
Owner Type: CORPORATION
Mailing Address: TAYLOR MORRISON OF FLORIDA INC, 551 N CATTLEMEN RD STE 200, SARASOTA FL 34232

Situs Address: GRANDVIEW HILL CT, BRADENTON FL 34203-1204
Jurisdiction: UNINCORPORATED MANATEE COUNTY [📄](#)
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Market Area: 16; UNIVERSITY PKWY AREA

Sec/Twp/Rge: 22-35S-18E
Neighborhood: 3505; HEIGHTS
Short Description: TRACT 406 (LANDSCAPE BUFFER), HEIGHTS PH II SUBPH A & C & PH IA & IB PI #18788.4500/9
[\[Full Description\]](#) [📄](#)

Zoning/Flood Info: [View this parcel on Manatee County's website](#) [📄](#)
Land Use: 0900; Vacant Residential Common Area (1554)
Land Size: 0.7750 Acres or 33,757 Square Feet



Case #: CE2204-0127

Violation and Description

- Violation: Cite Manatee County Land Development Code, Section 106.2 - Work going beyond the scope of the Site Plan.
- Violation Details: The property owner built a fence on the north end of the property without the required site plan approvals.



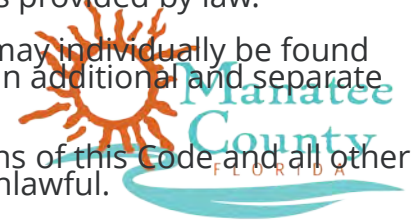
Case #: CE2204-0127

Copy of Code

- **Land Development Code 106.2 Violations.**

- **Definition.** In this section "violation of this Code" means:

- Doing an act that is prohibited or made or declared unlawful, an offense or a misdemeanor by ordinance or by rule or regulation authorized by ordinance;
- Failure to perform an act that is required to be performed by ordinance or by rule or regulation authorized by ordinance; or
- Failure to perform an act if the failure is declared a misdemeanor or an offense or unlawful by ordinance or by rule or regulation authorized by ordinance.
- In this section "violation of this Code" does not include the failure of a County officer or County employee to perform an official duty unless it is provided that failure to perform the duty is to be punished as provided in this Section.
- **Persons in Violation.** Any person whether owner, lessee, principal, agent, employee, occupant of any land or part thereof, and any architect, builder, contractor, agent or other person who participates, assists, directs, creates or maintains any situation that: (a) violates any provision of this Code, (b) permits any such violation, (c) fails to comply with any of the provision or requirements hereof, including any conditions, stipulations, or safeguards attached to any permit, variance, or other such final authorization or approval hereunder, or (d) who erects, constructs or reconstructs any building or structure, or uses any land in violations of any written statement or plan submitted and approved pursuant to this Code, shall be in violation of this Code.
- Any person(s) in violation of this Code shall be held responsible for due violation and be subject to the penalties and remedies provided herein. Such person(s) upon conviction shall be subject to punishment as provided by law.
- Each and every person who commits, participates in, assists in, or maintains such violation may individually be found guilty of a separate offense. Each day that such violation continues to exist shall constitute an additional and separate offense.
- Any structure or lot erected, constructed, altered, occupied or used contrary to any provisions of this Code and all other applicable codes, stipulations, conditions, approvals and variances shall be declared to be unlawful.



Case #: CE2204-0127

Case Summary

- Initial investigation: 4/8/2022
- Notice of Violation issued: 4/8/2022
- Notice of Violation was sent out via certified mail and posted to the property
- Re-inspections were performed:
 - Informal Dates: 4/19/2022
 - Formal Dates: 4/8/2022, 7/14/2022
 - The Notice of Hearing and a copy of the original Notice of Violation were posted to the property and sent via certified mail on 7/14/2022.



EXHIBIT 1

- **VIOLATION OF SECTION
Cite LDC 310.3 Building
Permit Required**
- **Grandview Hill Ct,
Bradenton FL, 34203**



EXHIBIT 2

- **VIOLATION OF SECTION Cite LDC 310.3 Building Permit Required**
- **Grandview Hill Ct, Bradenton FL, 34203**



EXHIBIT 3

- **VIOLATION OF SECTION Cite LDC 310.3 Building Permit Required**
- **Grandview Hill Ct, Bradenton FL, 34203**



EXHIBIT 4

- VIOLATION OF SECTION Cite LDC 310.3 Building Permit Required
- Grandview Hill Ct, Bradenton FL, 34203

Notice of Violation was posted and sent certified mail on 4/8/2022.



Manatee County Public Health
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34202
Phone (888) 745-2911
www.manateecounty.org

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Officer's Name Printed: Corey Hayden

Officer's Phone Number: (941) 718-2691

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Date: 4/8/2022

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EXHIBIT 5

- **VIOLATION OF SECTION Cite LDC 310.3 Building Permit Required**
- **Grandview Hill Ct, Bradenton FL, 34203**

Notice of Hearing was posted to the property on 7/14/2022 and sent via certified mail on 7/14/2022.



Recommended Action

- The respondent must amend his site plan to include the fence or remove the fence.
- Recommended compliance date is 8/26/2022.
- 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 \$100,000.00, shall be imposed for every day the violation exists beyond the compliance date ordered.



Case #: CE2204-0127

Evidence Submittal

- Case photographs
- Ownership: Copy of Property Appraiser's page on this property
- Copy of this presentation



Case #: CE2204-0127

Conclusion

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,

CASE NO: CE2204-0127

Complainant,

vs.

Taylor Morrison of Florida Inc,
Respondent.

ORDER OF DISMISSAL

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida on July 27, 2022, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order as follows:

FINDINGS OF FACT

1. Respondent, Taylor Morrison of Florida Inc, whose mailing address is 551 N Cattlemen Rd, Ste 200, Sarasota, FL 34322, is the owner or person in charge of the property located at Grandview Hill Ct, Bradenton, FL 34203, and identified in the Manatee County Property Appraiser's records as PIN: 1878845009.
2. Respondent was properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes, and Section 2-7-23 of the Manatee County Code. Respondent was not present at the hearing.

CONCLUSIONS OF LAW

Respondent, by reason of the foregoing, is **not** in violation of Section 106.2 of the Manatee County Land Development Code.

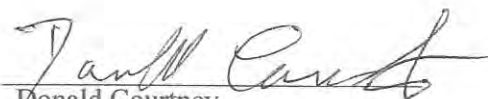
ORDER

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

THAT this matter be dismissed with prejudice.

DONE AND ORDERED this 27th day of July, 2022.

By:



Donald Courtney
Special Magistrate
Manatee County Code Enforcement

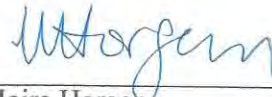
CASE NO: CE2204-0127

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 27, 2022 and has been furnished to the Respondent,

- Personally, on this 27th day of July, 2022
- By US Mail on this 27th day of July, 2022

By:



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