



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 #: CE2205-0502

Date Issued: 07/27/2022

Time Issued: 1:21 pm

Violator(s):	Phone Number:	Relationship:
RAY JOHNSON 2428 60TH ST MONMOUTH IL 61462 US	N/A	Owner
GLEN JOHNSON 2428 60TH ST MONMOUTH IL 61462 US	N/A	Owner

Location of Violation: 609 51ST AVENUE DR W
City: BRADENTON **State:** FL **Zip Code:** 34207
Parcel ID#: 5490600003000-2238696024

Description of Violation

Manatee County Code of Ordinances Section 2-9-106 Structural Standards

Violation Details: The skirting enclosing the crawlspace of the mobile home is missing and damaged.

Corrective Action: Repair and maintain the property.

Correct on or before: 08/26/2022

Officer's Signature: *Nathan Meyer*

Officer's Name Printed: Nathan Meyer

Officer's Phone Number: (941) 737-0119

Received: Posted at property. **Date:** _____

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.

Search Selected Shipment Details

Recipient Details

Shipped To Address:
Ray and/or Glen Johnson - P.O.s
2428 60th St

Billed To Address:

Monmouth
IL
61462
US

Shipment Details

Order #:
PO#:

Shipped Via: USPS Server
First-Class Mail®

Shipment ID: **39364**
Shipped Date: 07/27/2022
Status: Processed

Shipping Cost: 0.50
Accessorial: 5.25
Other: 0.00

Customer:
0.50
5.25
0.00

Total Cost: 5.75 **\$5.75 USD**

Processed

Shipment Options

Void Complete Shipment

Reprint Documents

Reprint Coversheet

Packages within Shipment

Package ID	Tracking Number #	Status	Attention To	Receiver Phone
39384	9414814901027065498714	Processed	CE2205-0502 - NOV	.

Package Rows

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Ray & Glen Johnson
2428 60th St
Monmouth, IL 61462

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2205-0502

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, April 26, 2023** at 9:00 AM. at the **Manatee County Administrative Building, 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: March 30, 2023

Signature of Respondent Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Kelvin Albritton
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
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

April 26, 2023



Case #: CE2205-0502

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Ray & Glen Johnson
- Violation address: 609 51st Avenue Dr. W., Bradenton
- PID: 5490600003
- Zoning: Residential Mobile Home, RSMH





Parcel ID: 5490600003
 Ownership: JOHNSON, RAY; JOHNSON, GLEN
 Owner Type: JOINT TENANCY & RIGHTS OF SURVIVORSHIP & INDIVIDUAL; JOINT TENANCY & RIGHTS OF SURVIVORSHIP & INDIVIDUAL
 Mailing Address: JOHNSON, RAY, JOHNSON, GLEN, 2428 60TH ST, MONMOUTH IL 61462-9045
 Situs Address: 609 51ST AVENUE DR W, BRADENTON FL 34207-6251
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Market Area: 09; CENTRAL BRADENTON
 Sec/Twp/Rge: 11-35S-17E
 Neighborhood: 5117; FAIR LANE ACRES MH 11/35/17
 Subdivision: 5478500; FAIR LANE ACRES THIRD ADD; LOT 35; BLOCK I
 Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: 5B11
 Land Use: 0201; SINGLE WIDE MOBILE HOME
 Land Size: 0.0643 Acres or 2,800 Square Feet
 Building Area: 1,218 SqFt Under Roof / 368 SqFt Living or Business Area / 368 SqFt Residential Impervious Area
 Living Units: 1
 Residential Bldgs: 1



OWNERSHIP

Case#: CE2205-0502



Case #: CE2205-0502

Violation and Description

- Violation: Section 2-9-106 of the County Code Of Ordinance
- Violation description: The skirting enclosing the crawlspace of the mobile home is missing and damaged.



Case #: CE2205-0502

Copy of Code

- Section: Structures and buildings shall be maintained in good repair, and structurally sound so as not to pose a threat to the public health, safety or welfare. The maintenance standards listed below provide the minimum requirements and criteria for compliance with this section:(1)All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.(2)All exterior walls shall be free from holes, breaks and loose or rotting materials, maintained weatherproof and properly surface coated where required to prevent deterioration.(3)All roofs and flashing shall be sound, weathertight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.(4)All overhang extensions, including, but not limited to, canopies, marquees, signs, and metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good condition.(5)Every exterior stairway, landing, deck, porch, balcony or walking surface and all appurtenances attached thereto shall be maintained in safe, sound and in good condition.(6)Every handrail and guard shall be firmly fastened and maintained in good condition.(7)Every window and skylight shall be kept in sound condition, good repair and weathertight. All glazing materials shall be maintained free from cracks and holes.(8)All screens shall be maintained in good condition, free from rips or tears, and properly fitted within the frame or removed.(9)All doors, door assemblies and hardware shall be maintained in good condition.(10)Doors and windows in occupied structures shall not be boarded or covered, except for the temporary installation or closure of storm shutters, panels or other hurricane protection devices during the threat of storm. While such protection is provided, at least one door leading to the exterior of the structure shall be provided.



Case #: CE2205-0502

Case Summary

- Initial investigation: May 23, 2022
- Notice of Violation issued: July 27, 2022
- Notice of Violation was mailed certified to the property owner on July 27, 2022
- Re-inspections were performed:
 - Informal Dates: 5/23, 7/7, 8/25, 11/10, 12/13/22, 1/25, 3/3/23
 - Formal Dates: 7/27/22
 - Contact with respondent dates: 8/29/22



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Case Summary Continued

- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on March 30, 2023, and sent certified mail on March 30, 2023



May 23, 2022 at 11:42:08 AM

EXHIBIT 1

VIOLATION OF SECTION 2-9-106
of the County Code Of Ordinance

ADDRESS: 609 51st Avenue Dr W



EXHIBIT 2

VIOLATION OF SECTION 2-9-106
of the County Code Of Ordinance

ADDRESS: 609 51st Avenue Dr W



Recommended Action

- Repair the skirting around the mobile home.
- Recommended compliance date is May 26, 2023
- 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 \$50,000.00, shall be imposed for every day the violation exists beyond the compliance date ordered.



Case #: CE2205-0502

Evidence Submittal

- Case photographs
- Ownership: Property Appraiser
- Copy of this presentation



Case #: CE2205-0502

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. CE2205-0502

vs.

Ray Johnson & Glen Johnson,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on April 26, 2023, 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:

FINDINGS OF FACT

1. Respondent(s), **Ray Johnson & Glen Johnson**, whose mailing address 2428 60th St., Monmouth IL is/are the owner(s) or person(s) in charge of the property located at **609 51st Ave Dr W., FL**, and identified in the Manatee County Property Appraiser's records as **PIN5490600003**.
2. Respondent(s) was/were 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(s)
 was/were was not/were not present at the hearing
3. The violation: **(CCO) Section 2-9-106 Structural Standards** – The skirting enclosing the crawlspace of the mobile home is missing and damaged.
4. The Notice of Violation states that the violation must be corrected on or before **August 26, 2022**.
5. As of April 26, 2023, the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

1. Respondent by reason of the foregoing, is in violation of **Section 2-9-106** of the County Code of Ordinances, in that the respondent has the skirting enclosing the crawlspace of the mobile home is missing and damaged. Respondent has failed to remedy the aforesaid violation(s).
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 the Respondent correct the aforesaid violation by **repair and maintain the property**.
2. THAT in the event the aforesaid violation is not corrected **on or before May 26, 2023**, a fine of \$50.00 per day to a maximum of \$50,000.00 shall be imposed against the Respondent(s) for each day the violation(s) has/have continued past the compliance date ordered. This fine shall continue to accrue until Respondent(s) come(s) into compliance with this Order or the fines reach the maximum ordered amount.

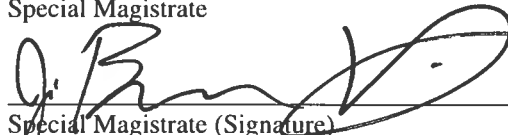
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2205-0502

3. If the required corrective action is not taken as ordered **on or before May 26, 2023**, a certified copy of this 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(s) 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 26th day of April 2023.

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)

Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on April 26, 2023 and has been furnished to the Respondent (s),

- Personally, on this 26th day of April 2023
 By US Mail on this 26th day of April 2023

Code Enforcement Administrative Specialist
Manatee County

By: 

Administrative Specialist (Signature)

Print Name: Karen Mata

Code Enforcement Division
PO Bx 1000
Bradenton, FL 34206

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