



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 #: CE2206-0169

Date Issued: 06/10/2022

Time Issued: 10:02 am

Violator(s):	Phone Number:	Relationship:
MKA Fidu Inc 3908 26th St W Bradenton FL 34205 US	N/A	Owner
Agency Agents LLC 3908 26th St W Bradenton FL 34205 US	N/A	Agent

Location of Violation: 1319 57TH AVE E
City: BRADENTON **State:** FL **Zip Code:** 34203
Parcel ID#: 5763200002000-1368428665

Description of Violation

Cite CCO Section 2-9-108 Inoperable Vehicles

Violation Details: I observed that there are multiple inoperable vehicle on the property. There is a black Cadillac Escalade, White GMC tool box truck, a old uhaul box truck, brown Dodge Ram 3500, a burgundy Dodge Ram, and a white Dodge Ram missing a hood. All of the vehicle vin numbers are unreadable.

Corrective Action: All vehicles must be registered, removed or stored in a enclosed structure.

Correct on or before: 06/20/2022

Officer's Signature:

Officer's Name Printed: Kelvin Albritton

Officer's Phone Number: (941) 713-5148

Received: Posted at Property **Date:** 6/10/2022

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: MKA Fidu Inc
3908 26TH ST W
Bradenton, Fl 34205

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2206-0169

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 27, 2022** at 9:00 AM. at the **Bradenton Area Convention Center, 1 Haban 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: **July 14, 2022**

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Kelvin Albritton
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

Kelvin Albritton
July 27, 2022



Case #: CE2206-0169

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: MKA Fidu Inc.
- Violation address: 1319 57th Ave. E.
- PID: 5763200002
- Zoning: Heavy Commercial (HC)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 13, 2022

OWNERSHIP

CASE #: CE2206-0169

Parcel ID: 5763200002
 Ownership: MKA FIDU INC; TRUST NO 309815 UTA DTD 7/27/2015
 Owner Type: TRUSTEE & CORPORATION; UNDER TRUST
 Mailing Address: MKA FIDU INC, TRUST NO 309815 UTA DTD 7/27/2015,
 3908 26TH ST W, BRADENTON FL 34205

Situs Address: 1319 57TH AVE E, BRADENTON FL 34203-5909
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY TIF
 Market Area: 15; WHITFIELD AND DUPLEX CITY AREA

Sec/Twp/Rge: 13-35S-17E
 Neighborhood: 3321; PRIDE PARK AREA MF E OF 9TH ST E

Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: 5BN1

Land Use: 0801; Two or More Houses (1554)
 Land Size: 0.4878 Acres or 21,250 Square Feet
 Building Area: 2,108 SqFt Under Roof / 1,421 SqFt Living or Business
 Area / 2,108 SqFt Residential Impervious Area
 Living Units: 2

Residential Bldgs: 2



Case #: CE2206-0169

Violation and Description

- Violation: Section 2-9-108 Inoperable Vehicle of the County Code of Ordinances
- Violation description: I observed that there are multiple inoperable vehicles on the property. There is a black Cadillac Escalade, White GMC toolbox truck, an old U-Haul box truck, brown Dodge Ram 3500, a burgundy Dodge Ram, and a white Dodge Ram missing a hood. All the vehicles vin numbers are unreadable.



Case #: CE2206-0169

Copy of Code

- Section 2-9-108 Inoperable Vehicles

Except as otherwise provided in the Land Development Code, no inoperable vehicle shall be parked, kept or stored on any property in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.



Case #: CE2206-0169

Case Summary

- Initial investigation: 6/10/2022
- Notice of Violation issued: 6/10/2022
- Notice of Violation was mailed certified to Real Property Owner on 6/10/2022
- Re-inspections were performed:
 - Informal Dates: 6/22/2022
 - Formal Dates: 6/10/2022
 - Contact with respondent dates: 6/10/2022



Case #: CE2206-0169

Case Summary Continued

- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on July 13, 2022, and sent certified mail on July 15, 2022



EXHIBIT 1

VIOLATION OF SECTION 2-9-108
Inoperable Vehicles of the
County Code of Ordinances

ADDRESS: 1319 57th Ave E



EXHIBIT 2

VIOLATION OF SECTION 2-9-108
Inoperable Vehicles of the
County Code of Ordinances

ADDRESS: 1319 57th Ave E



EXHIBIT 3

VIOLATION OF SECTION 2-9-108
Inoperable Vehicles of the
County Code of Ordinances

ADDRESS: 1319 57th Ave E



EXHIBIT 4

VIOLATION OF SECTION 2-9-108
Inoperable Vehicles of the
County Code of Ordinances

ADDRESS: 1319 57th Ave E



EXHIBIT 5

VIOLATION OF SECTION 2-9-108
Inoperable Vehicles of the
County Code of Ordinances

ADDRESS: 1319 57th Ave E



Recommended Action

- All vehicles must be registered, removed or stored in an enclosed structure.
- 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 each day the violation exists beyond the compliance date ordered.



Case #: CE2206-0169

Evidence Submittal

- Case photographs
- Ownership
- Copy of this presentation



Case #: CE2206-0169

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,
Complainant,

CASE NO: CE2206-0169

vs.

MKA Fidu Inc,
Respondent.

COMPLIANCE ORDER

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 Compliance Order as follows:

FINDINGS OF FACT

1. Respondent, MKA Fidu Inc, whose mailing address is 3908 26th St W, Bradenton, FL 34205 is the owner or person in charge of the property located at 1319 57th Ave E, Bradenton, FL 34203 and identified in the Manatee County Property Appraiser's records as PID: 5763200002.
2. Respondent was 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 was was not present at the hearing.

3. The violation: (CCO) Section 2-9-108 Inoperable Vehicles – There are multiple inoperable vehicles on the property.
4. The Notice of Violation states that the violation must be corrected on or before June 20, 2022.
5. As of July 27, 2022, the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

1. Respondent by reason of the foregoing, is in violation of Section 2-9-108 of the County Code of Ordinances, in that Respondent has multiple inoperable vehicles on the property. Respondent has failed to remedy the aforesaid violation.
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 Respondent corrects the aforesaid violation by registering, removing or storing the vehicles in an enclosed structure.
2. THAT in the event the aforesaid violation is not corrected on or before August 26, 2022, a fine of \$50.00 per day to a maximum of \$100,000.00 shall be imposed against the Respondent for each day the violation continues past the compliance date ordered. This fine shall continue to accrue until Respondent comes into compliance with this Order or the fines reach the maximum ordered amount.

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

CE2206-0169

3. If the required corrective action is not taken as ordered on or before August 26, 2022, a certified copy of this Compliance 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 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 27th day of July, 2022.

By: 
Donald Courtney
Special Magistrate
Manatee County Code Enforcement

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

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

→ TW 8/29/2022
TW 8-30-2022

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT

MANATEE COUNTY

File Number: CE2206-0169

Petitioner,

VS

MKA Fidu Inc

Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA,
COUNTY OF MANATEE

BEFORE ME, the undersign authority, personally appeared Kelvin Albritton, Code Enforcement Officer for the County of Manatee, Florida, who, after being duly sworn, deposes and says:

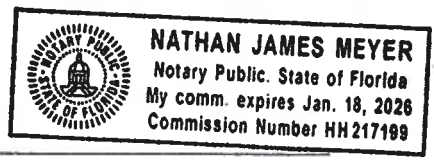
1. That on July 27, 2022 the Manatee County Code Enforcement Special Magistrate held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before August 26, 2022.
3. The re-inspection was performed on August 29, 2022 on the property located at 1319 57th Ave E, Bradenton, 34203
Address City Zip
4. That the re-inspection revealed the corrective action ordered by the Manatee County Code Enforcement Special Magistrate has not been taken and is in violation of the Manatee County Code of Ordinances Land Development Code, Section 2-9-108. The fines are to commence as ordered by the Special Magistrate.

FURTHER AFFIANT SAYETH NOT, DATED THIS 29th DAY OF August 29, 2022

STATE OF FLORIDA Kelvin Albritton [Signature]
COUNTY OF MANATEE Printed, Code Enforcement Officer Signature, Code Enforcement Officer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of August 2022, by Kelvin Albritton, who is personally known to me or has provided the following identification _____, Expiration Date: _____ and who did/did not take an oath.

Notary Public Signature [Signature]



Notary Public Stamp

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

MANATEE COUNTY, FLORIDA,
Complainant,

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Respondent was was not present at the hearing.

3. The violation: (CCO) Section 2-9-108 Inoperable Vehicles – There are multiple inoperable vehicles on the property.
4. The Notice of Violation states that the violation must be corrected on or before June 20, 2022.
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CONCLUSIONS OF LAW

1. Respondent by reason of the foregoing, is in violation of Section 2-9-108 of the County Code of Ordinances, in that Respondent has multiple inoperable vehicles on the property. Respondent has failed to remedy the aforesaid violation.
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 Respondent corrects the aforesaid violation by registering, removing or storing the vehicles in an enclosed structure.
2. THAT in the event the aforesaid violation is not corrected on or before August 26, 2022, a fine of \$50.00 per day to a maximum of \$100,000.00 shall be imposed against the Respondent for each day the violation continues past the compliance date ordered. This fine shall continue to accrue until Respondent comes into compliance with this Order or the fines reach the maximum ordered amount.

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

CE2206-0169

- 3. If the required corrective action is not taken as ordered on or before August 26, 2022, a certified copy of this Compliance 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 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,

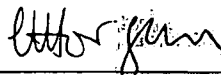
DONE AND ORDERED this 27th day of July, 2022.

By: 
 Donald Courtney
 Special Magistrate
 Manatee County Code Enforcement

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

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

STATE OF FLORIDA, COUNTY OF MANATEE
 This is to certify that the foregoing is a
 true and correct copy of the document on file in my office.

<input checked="" type="checkbox"/> No redactions	<input type="checkbox"/> Redacted pursuant to law
<input checked="" type="checkbox"/> Full Document	<input type="checkbox"/> Page ___ of ___
<input checked="" type="checkbox"/> Not LOA	<input type="checkbox"/> Letter of Administration is in full force and effect

Witness my hand and official seal dated 9/2/22
 MANATEE COUNTY CLERK OF COURT
 By: 
 Deputy Clerk

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: mdejesus
Cashiered By: mdejesus

Receipt#: 900517504 **Payee Name:** MANATEE COUNTY CLERK OF COURT AR710005
Receipt Date: 09/02/2022

Instrument(s): 202241111894-LIEN

Receipt Total:	\$18.50
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: 202241111894 LIEN		
001000000341100	RECORDING FEE \$5/\$4	\$9.00
199000000341150	PRMTF \$1/\$.50	\$1.50
001000000208911	PRMTF FACCC \$.10	\$0.20
199000000341160	PRMTF CLERK \$1.90	\$3.80
001000000208912	PRMTF BCC \$2	\$4.00
Instrument Total:		\$18.50