



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 #: CE2208-0587

Date Issued: 09/12/2022

Time Issued: 3:33 pm

Violator(s):	Phone Number:	Relationship:
Jane R McPherson 1311 67th St NW Bradenton FL 34209 US	N/A	Owner

Location of Violation: 1311 67TH ST NW

City: BRADENTON

State: FL

Zip Code: 34209

Parcel ID#: 3080900008000-3320612658

Description of Violation

CCO Section 2-9-105 Outdoor Storage

Violation Details: There is outdoor storage on the property. The outdoor storage includes buckets, washer, miscellaneous debris, etc.

Corrective Action: Outdoor storage on any residential lot shall be screened from view from the first story window of any adjacent residence, shall be located to the rear of the residence and shall not occupy more than two hundred (200) square feet.

Correct on or before: 09/27/2022

Officer's Signature: *Kelvin Albritton*

Officer's Name Printed: Kelvin Albritton

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

Received: Posted at Property **Date:** 9/12/2022

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.

Tami Campbell
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 0044 24

CE2208-0587 - NOV
Jane McPherson - PO
1311 67TH ST NW
BRADENTON, FL 34209-1236

Shipper Ref: 302

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: **Jane R McPherson**
1311 67th St NW
Bradenton, FL 34209

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2208-0587

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, January 25, 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: **12/30/2022**

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

Nick Riffe

January 25, 2023



Case #: CE2208-0587

- Nick Riffe, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Jane McPherson
- Violation address: 1311 67th St. NW. Bradenton
- PID: 3080900008
- Zoning: Residential Single Family (RSF)





Parcel ID: 3080900008
Ownership: MCPHERSON, JANE R; FKA WILKINSON, JANE NELSON
Owner Type: INDIVIDUAL
Mailing Address: MCPHERSON, JANE R, 1311 67TH ST NW, BRADENTON
FL 34209-1236

Situs Address: 1311 67TH ST NW, BRADENTON FL 34209-1236
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
Market Area: 11; NORTHWEST BRADENTON

Sec/Twp/Rge: 20-34S-17E
Neighborhood: 2200; CATALINA, ALOISE, RIVERVIEW PN
Subdivision: 3076000; BAYOU HARBOR; LOT 30; BLOCK 2

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4B20

Land Use: 0100; Single Family Residential (1554)
Land Size: 0.3168 Acres or 13,800 Square Feet
Building Area: 1,951 SqFt Under Roof / 1,556 SqFt Living or Business
Area / 1,951 SqFt Residential Impervious Area

Living Units: 1

Residential Bldgs: 1



OWNERSHIP

Case#: CE2208-0587



Case #: CE2208-0587

Violation and Description

- Violation: Section 2-9-105 of the County code of ordinances.
- Violation description: There is outdoor storage on the property. The outdoor storage includes buckets, washer, miscellaneous debris, etc.



Case #: CE2208-0587

Copy of Code

- Section: Sec. 2-9-105. - Property maintenance standards.
 - (f) Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.



Case #: CE2208-0587

Case Summary

- Initial investigation: 8/23/2022
- Notice of Violation issued: 9/12/2022
- Notice of Violation was mailed certified to real property owner on 9/12/2022
- Re-inspections were performed:
 - Informal Dates: 8/23, 11/8/2022
 - Formal Dates: 9/12/2022
 - Contact with respondent dates: Officer Albritton and I have been unable to contact the owner. I have left several voicemails.



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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 1/11/2023 and sent certified mail 12/30/2022



EXHIBIT 1

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



EXHIBIT 2

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



Jan 6, 2023 at 8:04:31 AM
1311 67th St NW

EXHIBIT 3

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



EXHIBIT 4

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



EXHIBIT 5

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



Jan 24, 2023 at 10:01:40 AM
1311 67th St NW



EXHIBIT 6

VIOLATION OF SECTION 2-9-105
of the County code of
ordinances.

ADDRESS 1311 67th St. NW.

Bradenton



Recommended Action

- Outdoor storage on any residential lot shall be screened from view from the first story window of any adjacent residence, shall be located to the rear of the residence and shall not occupy more than two hundred (200) square feet.
- Recommended compliance date is February 24, 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 #: CE2208-0587

Evidence Submittal

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



Case #: CE2208-0587

Conclusion

- Mr. Pendley, 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. CE2208-0587

vs.

Jane McPherson,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on January 25, 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), **Jane McPherson**, whose mailing address is 1311 67th St NW, FL is/are the owner(s) or person(s) in charge of the property located at **1311 67th St NW, Bradenton, FL**, and identified in the Manatee County Property Appraiser's records as **PIN3080900008**.
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 2-9-105 Outdoor Storage** – There is outdoor storage on the property. The outdoor storage includes buckets, washer, miscellaneous debris etc.
4. The Notice of Violation states that the violation must be corrected on or before **September 27th, 2022**.
5. As of January 25, 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 2-9-105** of the County Code of Ordinances, in that the respondent has outdoor storage. 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 **Outdoor storage on any residential lot shall be screened from view from the first story window or any adjacent residence. Shall be located to the rear of the residence and shall not occupy more than two hundred (200) square feet.**
2. THAT in the event the aforesaid violation is not corrected **on or before February 24th, 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.

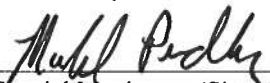
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2208-0587

3. If the required corrective action is not taken as ordered **on or February 24th, 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 25th day of January 2023.

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)
Print Name: Mike Pendley

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on January 25, 2023 and has been furnished to the Respondent (s),

- Personally, on this 25th day of January 2023
 By US Mail on this 25th day of January 2023

Code Enforcement Administrative Specialist
Manatee County

By: 

Administrative Specialist (Signature)
Print Name: Karen Mata

Code Enforcement Division
PO Box 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.