



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 #: CE2212-0120

Date Issued: 12/09/2022

Time Issued: 9:10 am

Violator(s):	Phone Number:	Relationship:
Elizabeth Rodriguez 629 ALLEGHANY DR Sun City Center FL 33573 US	N/A	Owner

Location of Violation: 11041 REVELL RD

City: DUETTE

State: FL

Zip Code: 34219

Parcel ID#: 1273005090000-2747121481

Description of Violation

Cite LDC Section 401.2 Schedule of Uses / Miscellaneous / Outdoor Storage (Principal Use): I observed several R.V.s being stored on the vacant agricultural property without a primary use.

Corrective Action: Remove all vehicles/R.V.s/storage from the property.

Correct on or before: 12/30/2022

Officer's Signature: Jami Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted at Vacant Property **Date:** 12-9-2022

Print Name: Mailed Certified to property owner

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.

KAREN MATA 302
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 0108 83

CE2212-0120- NOV
Elizabeth Rodriguez
629 ALLEGHENY DR
SUN CITY CENTER, FL 33573-5112

Shipper Ref: 302

Tami Campbell 302
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 0159 49

CE2212-0120 - NOH
Elizabeth Rodriguez - P.O.
629 ALLEGHENY DR
SUN CITY CENTER, FL 33573-5112

Shipper Ref: 302

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Elizabeth Rodriguez
629 Alleghany Dr
Sun City Center, FL 33573

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2212-0120

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, February 22nd** 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: February 6th, 2023

Posted at Property
Signature of Respondent Representative

Mailed Certified
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: Tami Campbell
Signature of Code Enforcement Officer

Tami Campbell
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

Tami Campbell

February 22, 2023



Case # CE2212-0120

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Elizabeth Rodriguez
- Violation address: 11041 Revell Rd
Duette, FL 34219
- PID: 127300509
- Zoning: A



Ownership

CE2212-0120

Parcel ID: 127300509
Ownership: ROSRIGUEZ, ELIZABETH A
Owner Type: INDIVIDUAL
Mailing Address: ROSRIGUEZ, ELIZABETH A, 629 ALLEGHANY DR, SUN
CITY CENTER FL 33573

Situs Address: 11041 REVELL RD, DUETTE FL 34219
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
Market Area: 05; RURAL AREA-NORTH OF SR 64

Sec/Twp/Rge: 16-33S-21E
Neighborhood: 4705; ALL T33S,R22E AND ALL T34S,R22E DUETTE

Parcel Type: REAL PROPERTY
Parcel Created: 04/19/2004
Split/Combine: SPLIT
Parent Parcel ID: 127300409
Map Number: 3F15

Land Use: 0010; VAC UNPLATTED <10 AC
Land Size: 5.0970 Acres or 222,025 Square Feet



Case # CE2212-0120

Violation and Description

- Violation: Section 401.2 Schedule of Uses / Miscellaneous / Outdoor Storage (Principal Use) of the County Land Development Code
- Violation Description: There is an inoperable vehicle and recreational vehicle being stored on this vacant, agricultural property.



Case # CE2212-0120

Copy of Code

401.2. - Schedule of Uses.



Except as specifically provided in this Code, regulations governing the use of land, water and structures within the various districts in the unincorporated portion of Manatee County shall be as shown in Table 4-2 for agriculture and residential districts and Table 4-3 for non-residential districts.

Uses of land or structures not expressly listed in the schedule of uses as Permitted or Special Permit Uses are prohibited and shall not be established in that district. Uses listed as Permitted (P) or Special Permit (SP) uses, or subject to additional standards (section number listed in table), may be established in that district only after approval of an application in accord with the procedures and requirements in [Chapter 3](#). Notwithstanding the development review requirements (P or SP) noted in Tables 4-2 and 4-3, the Comprehensive Plan or other sections of this LDC may require a rezone to Planned Development.

Land Use	See Sec. #	CON	A	A-1	RSF	RSMH	RDD	RMF	VIL
MISCELLANEOUS USES									
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X



Case # CE2212-0120

Case Summary

- Initial Inspection: 12/06/2022
- Notice of Violation was posted on 12/09/2022
- Re-Inspections Performed:
 - Informal Dates: 12/07/2022, 1/19 and 2/21/2023.
 - Formal Dates: 12/09/2022 and 1/19/2023.
 - Contact with respondent dates: 12/09/2022 and 1/4/2023.



Case # CE2212-0120

Case Summary Continued

- Notice of Violation and Notice of Hearing were posted at the property and posted at the first floor of the Administration Building and sent certified mail on 2/06/2023.



December 7, 2022 at 3:11:32 PM EST
11040 Revell Rd
Manatee County
CE2212-0120



Exhibit 1

Violation of Section 401.2

Address: 11041 Revell Rd Duette, FL

December 9, 2022 at 10:06:02 AM EST
11039-11065 Revell Rd
Manatee County
CE2212-0120



Exhibit 2

Violation of Section 401.2

Address: 11041 Revell Rd Duette, FL

February 21, 2023 at 11:59:33 AM EST
11039-11065 Revell Rd
Manatee County
CE2212-0120



Exhibit 3

Violation of Section 401.2

Address: 10107 28th Ave E. Palmetto

February 21, 2023 at 11:59:29 AM EST
11039-11065 Revell Rd
Manatee County
CE2212-0120



Exhibit 4

Violation of Section 2-9-105

Address: 10107 28th Ave E. Palmetto

Notice of Violation & Notice of Hearing: CE2212-0120



Manatee County Public Safety
Code Enforcement Division
1111 1st Street
Bradenton, FL 34206
Phone: (941) 748-2071
www.manatee.org

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Correct on or before: 12/30/2022

Officer's Signature: Jamie Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted at Vacant Property Date: 12-9-2022

Print Name: Mailed Certified to property owner

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CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Elizabeth Rodriguez
629 Alleghany Dr
Sun City Center, FL 33573

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CASE NO. CE2212-0120

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PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: February 6th, 2023

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: Jamie Campbell
Signature of Code Enforcement Officer

Posted at Property
Signature of Respondent Representative

Mailed Certified
Respondent/Representative Printed Name

Tami Campbell
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206

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Florida Statutes 162.11



Recommended Action

- Recommended compliance date is 03/24/23
- 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 \$150,000.00, shall be imposed for each and every day the violation exists beyond the compliance date ordered.



Case # CE2212-0120

Evidence Submittal

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

Case # CE2212-0120

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. CE2212-0120

vs.

Elizabeth Rodriguez,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on February 22, 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), **Elizabeth Rodriguez**, whose mailing address is 629 Alleghany Dr, Sun City FL is/are the owner(s) or person(s) in charge of the property located **11041 Revell Duette FL**, and identified in the Manatee County Property Appraiser's records as **PIN127300509**.
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: **(LDC) Section 401.2 – schedule of uses**. Several R.V.s are being stored on the vacant agricultural property without a primary use.
4. The Notice of Violation states that the violation must be corrected on or before **December 30, 2022**.
5. As of February 22, 2023, the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

1. Respondent(s) by reason of the foregoing, is/are in violation of **Section 401.2** of the Land Development Code in that the respondent(s) has/have Several R.V.s stored on the vacant agricultural property without a primary use.
2. Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-7 of the 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 2-7-25 of the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT the Respondent(s) correct(s) the aforesaid violation by **removing all vehicles/R.V.s/storage from the property**.
2. THAT in the event the aforesaid violation is not corrected **on or before March 24, 2023**, a fine of \$50.00 per day to a maximum of \$150,000.00 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

CE2212-0120

3. If the required corrective action is not taken as ordered **on or before March 24, 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 22nd day of February 2023

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)
Print Name: Donald Courtney

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on February 22, 2023 and has been furnished to the Respondent (s),

- Personally, on this 22nd day of February 2023
 By US Mail on this 22nd day of February 2023

Code Enforcement Administrative Specialist
Manatee County

By: 

Administrative Specialist (Signature)
Print Name: Karen Mata

Code Enforcement Division
P.O. 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.

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT

MANATEE COUNTY

File Number: CE2212-0120

Petitioner,

VS

Elizabeth Rodriguez

Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA,
COUNTY OF MANATEE

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

1. That on February 22, 2023 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 March 24, 2023.
3. The re-inspection was performed on March 27th, 2023 on the property located at 11041 Revell Rd, Duette, 34219
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 401.2. The fines are to commence as ordered by the Special Magistrate.


FURTHER AFFIANT SAYETH NOT, DATED THIS 27 DAY OF March, 2023

STATE OF FLORIDA
COUNTY OF MANATEE
Tami Campbell
Printed, Code Enforcement Officer

Tami Campbell
Signature, Code Enforcement Officer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March, 2023, by Tami Campbell, 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]

 **JASON T. MCCONNELL**
Notary Public
State of Florida
Contract MH27010
Expires 6/23/25