

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Ann Marie Schoellig
711 Central Ave
Ellenton, FL 34222

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2507-0395
965000052

To Whom It May Concern:

In accordance with Chapter 2-7 of the County Code of Ordinances and Chapter 162 of the Florida Statutes, a Code Enforcement Special Magistrate has the authority to conduct hearings and impose fines for violations of County Codes and Ordinances.

NOTICE is hereby given that a hearing will be held on **Wednesday, 09/23/2026** at 9:00 AM. at the **Manatee County Administrative Building, 1112 Manatee Ave. W., Bradenton, Florida, in the Board Chambers on the 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 attend before the Code Enforcement Special Magistrate to respond to the charges and to present relevant evidence. 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 decision unfavorable to your interests.

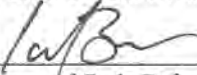
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 09/04/2026


Signature of Respondent/Representative

Ann Schoellig
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Ian Burns
Code Enforcement Officer - Print Name

Development Services 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 Public Safety
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203
Phone: (941) 746-2071
www.myanatee.org

Notice of Violation

Date Issued: 07/31/2025

Case #: CE2507-0395

Time Issued: 11:46 am

Violator(s):

Ann Marie Schoellig
711 Central Ave
Ellenton FL 34222 US

Phone Number:

N/A

Relationship:

Owner

Location of Violation: 711 CENTRAL AVE

City: ELLENTON

State: FL

Zip Code: 34222

Parcel ID#: 9650000520000-1430389048

Description of Violation

Cite Manatee County Code of Ordinances Section 2-9-107 Accessory Structure and Uses

Violation Details: There is a marine cargo container located on the left rear of the property without the required permit(s) or zoning.

Corrective Action: Obtain the required permit(s) to have the container on the property OR Remove the container from the property.

Correct on or before: 08/15/2025

Officer's Signature: _____

Officer's Name Printed: Ian Burns

Officer's Phone Number: (941) 737-2412

Received

Print Name: _____

Date: _____

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 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2603 63

CE2507-0392, -0393, -0395 & -0396 - NOV's
Ann Marie Schoelig
711 CENTRAL AVE
ELLENTON, FL 34222-2310

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Ian Burns
Date: 09/23/2026



Case # CE2507-0395

- Ian Burns, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Ann Marie Schoellig
- Violation address: 711 Central Ave., Ellenton, FL 34222
- PID: 965000052
- Zoning: RSF-6 (Residential Single Family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

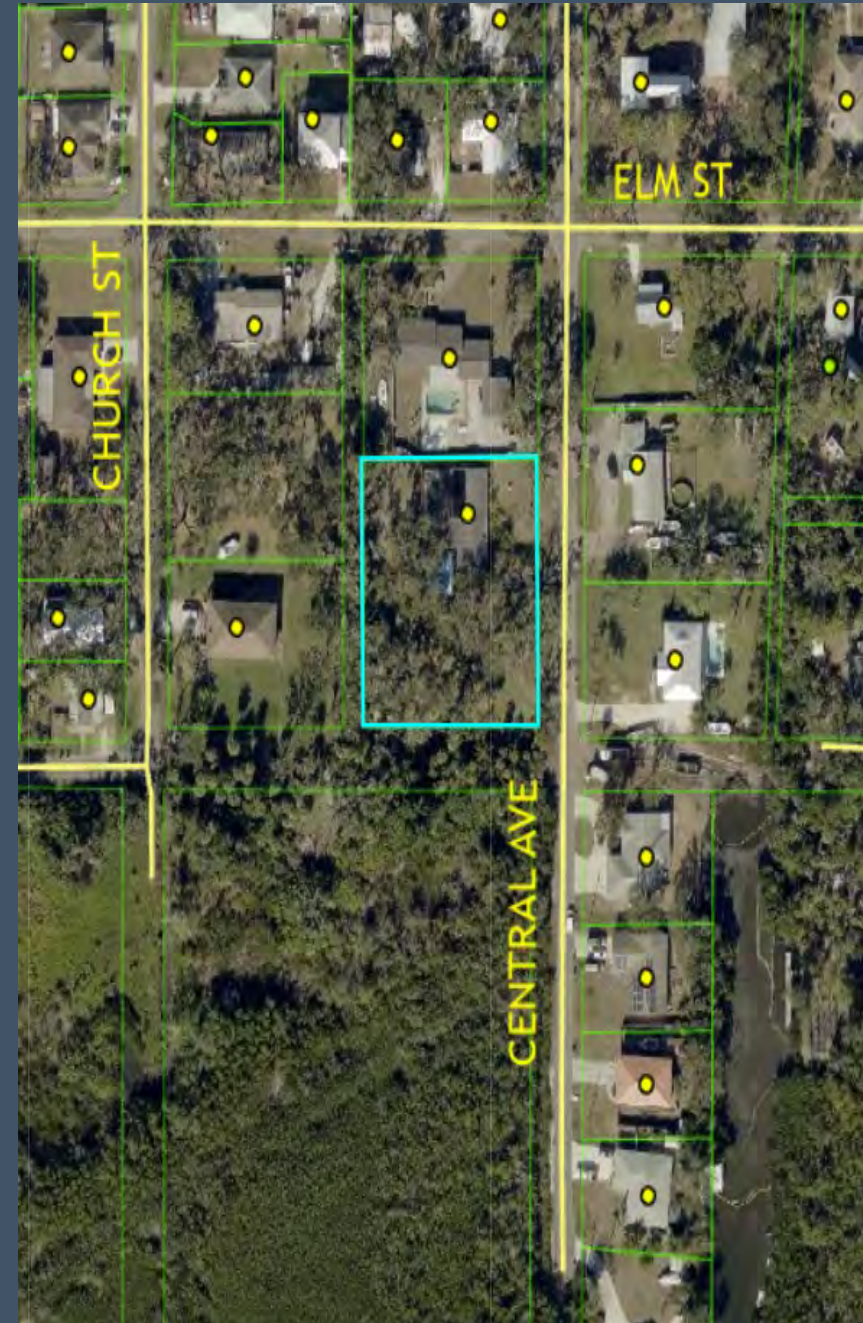
Created at: <https://www.manateepao.gov> on September 15, 2026

Parcel ID: 965000052
Ownership: SCHOELLIG, ANN MARIE
Owner Type: INDIVIDUAL
Mailing Address: SCHOELLIG, ANN MARIE, 711 CENTRAL AVE, ELLENTON FL 34222-2310
Situs Address: 711 CENTRAL AVE, ELLENTON, FL 34222-2310
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 17-34S-18E
Neighborhood: 1150; 16 & 17/34/18
Subdivision: 0964600; TERVINS; LOT 8; PB 5/25
Parcel Type: REAL PROPERTY
Parcel Created: 09/25/1997
Map Number: 4CS1
FEMA Value: \$244,153 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.6887 Acres or 30,000 Square Feet
Building Area: 2,192 SqFt Under Roof / 1,646 SqFt Living or Business Area / 2,192 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

General Location:
South of US 301



Case # CE2507-0395

Violation and Description

- Violation: Section 2-9-107 of the Manatee County Code of Ordinances: Accessory Structures and Uses
- Violation Description: There is a marine cargo container located on the left rear of the property without the required permit(s) or zoning.



Case # CE2507-0395

Copy of the Code

- **Sec. 2-9-107. - Accessory structures and uses.**
- Where required by the building code, permits shall be obtained for all storage structures and sheds. Portable storage units, trailers, semitrailers, marine cargo containers and other transport containers are prohibited except those that meet one of the following descriptions:
- (1) Temporary storage on active permitted construction sites;
- (2) Temporary storage on residential property for a maximum of thirty (30) days in any twelve-month period to be loaded or unloaded;
- (3) In compliance with applicable requirements of the building code and the Land Development Code;
- (4) Portable storage units, trailers, semitrailers, marine cargo containers and other transport containers may be allowed on A zoned properties of five (5) acres or more and must comply with the setbacks in that zoning district and be placed at the rear of the property. The underlying property around them must be maintained at all times; or
- (5) On properties with a bona fide farm operation on land classified as agricultural land pursuant to Section 193.461, Florida Statutes.



Exhibit 1

Violation of CCO
Section: 2-9-107

Address:
711 Central Ave., Ellenton



Photo of the residences

Exhibit 2

Violation of CCO
Section: 2-9-107

Address:
711 Central Ave., Ellenton



Photo of the marine cargo container on the left rear of the property.

Exhibit 3

Violation of CCO
Section: 2-9-107

Address:
711 Central Ave., Ellenton



Photo of the marine cargo container still located on the left rear of the property.

Exhibit 4

Violation of CCO
Section: 2-9-107

Address:
711 Central Ave., Ellenton



Sep 4, 2026 at 1:31:24 PM
711 Central Ave
Ellenton FL 34222
Ian Burns

Zoomed in photo of the marine cargo container.

Exhibit 5

Violation of CCO
Section: 2-9-107

Address:
711 Central Ave., Ellenton



Insert Photo Description

Case # CE2507-0395

Case Summary

- Initial Inspection: 07/11/2025
- Notice of Violation was issued on: 07/31/2025
- There have been 21 reinspection's completed for this property.
- I have had multiple conversations with the property owner and advised him of the details of the violation. During this time, the property owner has also communicated with my Lieutenant and Chief and was granted multiple extensions due to personal and medical reasons.



Case # CE2507-0395

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/04/2026 and on the first floor of the Administration Building on 09/16/2026.



Recommended Action

- Obtain the required permit(s) to have the container on the property OR Remove the container from the property.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$50 per day will be imposed for each day the violation continues beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case # CE2507-0395

Evidence Submittal

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



Case # CE2507-0395

Conclusion

- Mr. Vitale, I request the relief as stated in my recommended action
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2507-0395

vs.

Ann Marie Schoellig,

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 2026 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(s) **Ann Marie Schoellig,**

Whose mailing address is/are: 711 Central Ave., Ellenton FL 34222

The owner(s) or person(s) in charge of the property located at:

711 Central Ave., Ellenton FL 34222

Identified in the Manatee County Property Appraiser's records as PIN **965000052**

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 2-9-107** **Accessory Structure and Uses**

There is a marine cargo container located on the left rear of the property without the required permit(s) or zoning.

4. The Notice of Violation states that the violation must be corrected on or before August 15, 2025
5. As of September 23, 2026 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 **CCO** **Section 2-9-107**
in that the respondent(s) has/have **Accessory Structure and Uses**

There is a marine cargo container located on the left rear of the property without the required permit(s) or zoning.

Respondent(s) has/have failed to remedy the aforesaid violation(s).

2. Respondent(s) is/are subject to the provisions of Chapter 162, Part I, Florida Statutes and Chapter 2-7 of the 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(s) correct(s) the aforesaid violation. **Obtain the required permit(s) to have the container on the property OR remove the container from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2507-0395

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 2026** a fine of \$ 50.00 per day 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.
3. If the required corrective action is not taken as ordered **on or before November 22, 2026** 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 23 of September 2026

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 September 23, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 23 of September 2026**
- ☐ **By US Mail on this 23 of September 2026**

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.