

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: John T Clifton
P.O. Box 414
Ellenton, FL 34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2511-0748

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, 07/22/2026** 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: 07/07/2026

Certified Mailed
Signature of Respondent/Representative

John T Clifton
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division
By: *Ian Burns*
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) 748-2071
www.mymanatee.org

Notice of Violation

Case #: CE2511-0748

Date Issued: 12/23/2025

Time Issued: 10:55 am

Violator(s): John T Clifton PO BOX 414 Ellenton FL 34222 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 812 PALM AVE
City: ELLENTON **State:** FL **Zip Code:** 34222
Parcel ID#: 9365000080000-3890659767

Description of Violation

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

Violation Details: Multiple sections of siding and wall surfaces on the right side of the structure, as well as the front stairs, are in disrepair.

Corrective Action: Repair and maintain the property.

Correct on or before: 01/07/2026

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.

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2935 14

NOV CE2511-0748 & CE2511-0745
John T. Clifton - PO
PO BOX 414
ELLENTON, FL 34222-0414

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Ian Burns
Date: 07/22/2026



Case # CE2511-0748

- Ian Burns, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: John Clifton
- Violation address: 812 Palm Ave., Ellenton, FL 34222
- PID: 936500008
- 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 July 15, 2026

Parcel ID: 936500008
Ownership: CLIFTON, JOHN T
Owner Type: INDIVIDUAL
Mailing Address: CLIFTON, JOHN T, PO BOX 414, ELLENTON FL 34222-0414

Situation Address: 812 PALM AVE, ELLENTON, FL 34222-2238
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 17-34S-18E
Neighborhood: 1150; 16 & 17/34/18
Subdivision: 0936300; RIVER VIEW; LOT 1; BLOCK B; PB 2/163

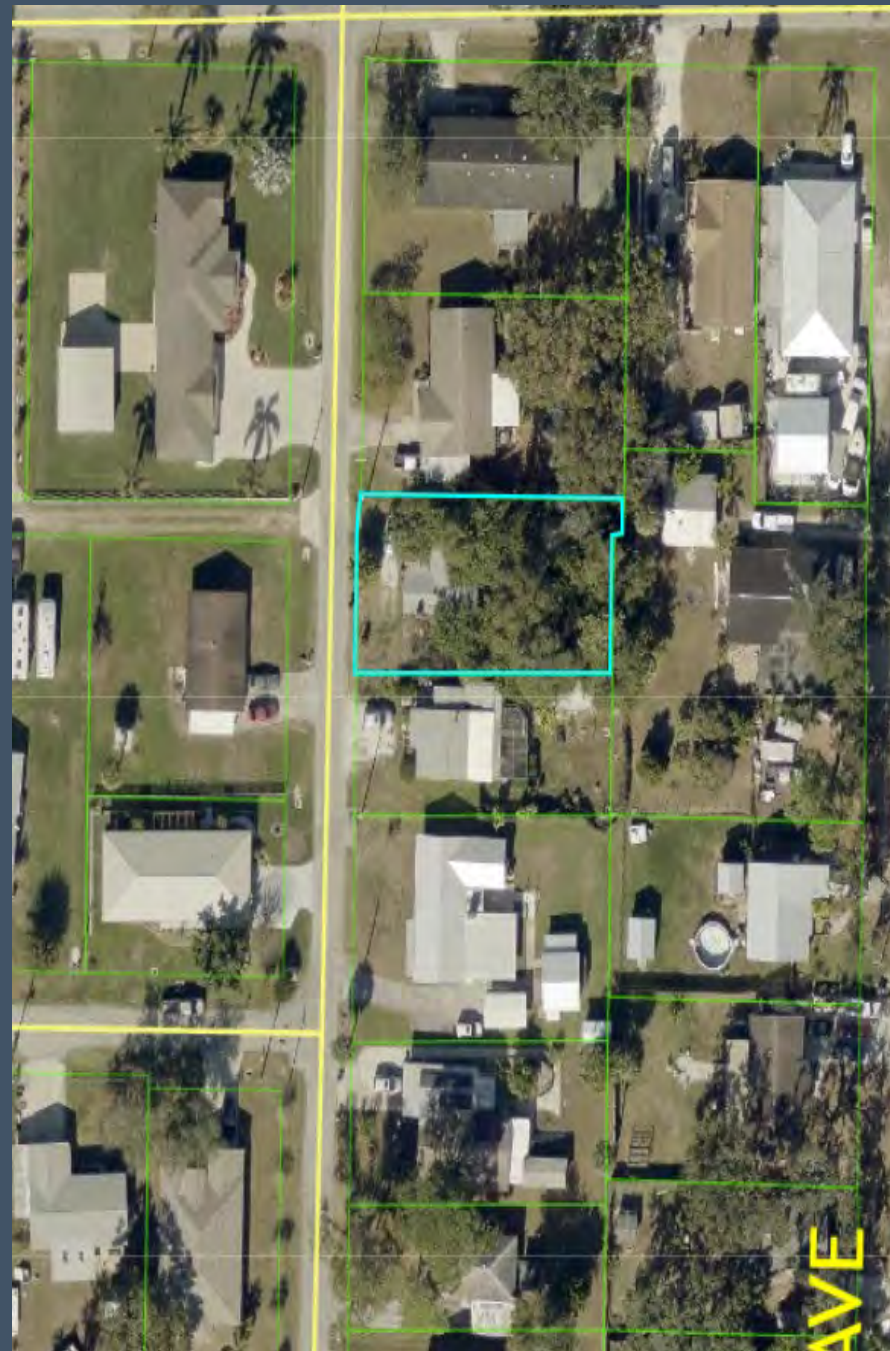
Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4CS1

FEMA Value: \$86,524 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2005 Acres or 8,733 Square Feet
Building Area: 836 SqFt Under Roof / 836 SqFt Living or Business Area / 836 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

General Location:
South of US 301 N in Ellenton



Case # CE2511-0748

Violation and Description

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances: Structural Standards
- Violation Description: Multiple sections of siding and wall surfaces on the right side of the structure, as well as the front stairs are in disrepair.



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Copy of the Code

Sec. 2-9-106. - Structural standards.

(b) 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.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 812 Palm
Ave., Ellenton



Nov 26, 2025 at 1:21:11 PM
812 Palm Ave
Ellenton FL 34222
Ian Burns

Photo depicts the front of the structure

Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 812 Palm
Ave., Ellenton



Photo depicts the stairs in disrepair

Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 812 Palm
Ave., Ellenton



Photo depicts the side of the home in disrepair

Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 812 Palm
Ave., Ellenton



Photo depicts another angle of the side that is in disrepair

Exhibit 5

Violation of CCO
Section: 2-9-106

Address: 812 Palm
Ave., Ellenton



Photo depicts a recent image of the property

Case # CE2511-0748

Case Summary

- Initial Inspection: 11/26/2025
- Notice of Violation was issued on: 12/23/2025
- There have been 12 reinspection's completed for this property.
- At the initial contact, I advised the property owner of the observed violations. The property owner stated that he did not intend to correct the violations and instructed me to leave him alone and not to step foot on the property.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 07/07/2026 and on the first floor of the Administration Building on 07/07/2026.



Recommended Action

- Repair and maintain the property.
- Recommended compliance date is 08/21/2026
- Recommended fine: A fine of \$50.00 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 # CE2511-0748

Evidence Submittal

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



Case # CE2511-0748

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. CE2511-0748

vs.
John T. Clifton

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 22, 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) **John T. Clifton**

Whose mailing address is/are: PO Box 414, Ellenton FL 34222

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

812 Palm Ave., Ellenton FL 34222

Identified in the Manatee County Property Appraiser's records as PIN **936500008**

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**
Multiple sections of siding and wall surfaces on the right side of the structure, as well as the front stairs, are in disrepair.
4. The Notice of Violation states that the violation must be corrected on or before January 7, 2026
5. As of July 22, 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 **2-9-106**
in that the respondent(s) has/have **Structural Standards**
Multiple sections of siding and wall surfaces on the right side of the structure, as well as the front stairs, are in disrepair.

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:

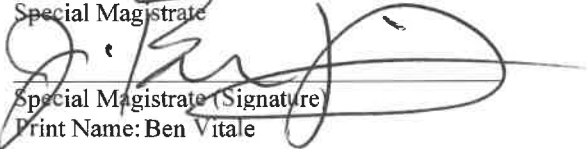
1. THAT the Respondent(s) correct(s) the aforesaid violation by **Repairing and maintaining the property,**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2511-0748

2. THAT in the event the aforesaid violation is not corrected **on or before August 21, 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 August 21, 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 22 of July 2026

Manatee County Code Enforcement,
Special Magistrate

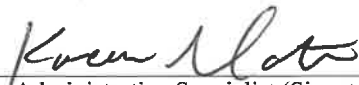

Special Magistrate (Signature)
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 22, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 22 of July 2026
- ☒ By US Mail on this 22 of July 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.