

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,
vs.

CASE NO. CE2510-1036

Wallace, Wallace Jr & Cory Williams & Electa Forward,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 27, 2026, 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), **Wallace, Wallace Jr & Cory Williams & Electa Forward**, whose mailing address is 5102 20th St W., Bradenton FL 34207 are the owner(s) or person(s) in charge of the property located at **5102 20th St W., Bradenton FL 34207**, and identified in the Manatee County Property Appraiser's records as **PIN 5320100000**.
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**- The fence around the property is in disrepair, the building is missing structure numbers, the gutter on the front porch roof is falling off, the columns for the overhang of the roof on the front porch have fallen, there is rotted wood on the front porch and on the side of the garage as well as areas of soffit in disrepair.
4. The Notice of Violation states that the violation must be corrected on or before January 20, 2026.
5. As of May 27, 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 **Section 2-9-106** in that the respondent(s) has/have a fence and multiple areas of the structure that 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. **Repair and maintain the property. Acquire appropriate permits if needed.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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.

SP-25-02 – CASA DE MILAGROS SP - PLN2502-0112

FINAL ORDER OF MANATEE COUNTY HEARING OFFICER KELLY FERNANDEZ ON BEHALF OF MANATEE COUNTY GRANTING SPECIAL PERMIT SP-25-02 TO ALLOW THE CHURCHES/PLACES OF WORSHIP USE ON AN APPROXIMATELY 3.79 ACRE SITE ZONED AGRICULTURAL SUBURBAN (A-1) WITH THE INDUSTRIAL HEAVY (IH) FUTURE LAND USE CATEGORY LOCATED AT 2841 71ST AVENUE EAST, SARASOTA (MANATEE COUNTY), AND GENERALLY LOCATED SOUTH OF WHITFIELD AVE AND EAST OF US 301; SUBJECT TO STIPULATIONS OF APPROVAL; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County adopted the Manatee County Land Development Code (LDC), Manatee County Ordinance 15-17, as amended; and

WHEREAS, pursuant to the LDC, the Hearing Officer has the authority to grant Special Permits; and

WHEREAS, Ministerio Global Casa De Milagros requested a Special Permit allowing the Churches/Places of Worship use on an approximately 3.79 acre site zoned Agricultural Suburban (A-1); and

WHEREAS, on April 20, 2026, the aforementioned Hearing Officer held a public hearing to receive the staff report, applicant, and public comment, and argument regarding the proposed Special Permit.

NOW, THEREFORE, after consideration of the application for Special Permit 25-02 requested by Ministerio Global Casa De Milagros, the Hearing Officer makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact. The aforementioned Hearing Officer, after considering comment, argument, evidence, documentation and staff report presented, as well as all other matters presented at the Public Hearing above referenced, hereby makes the following Findings of Fact:

- A. The site is in the IH (Industrial Heavy) Future Land Use Category.
- B. This site is in the A-1 (Agricultural Suburban) zoning district.
- C. The site is in the Airport Impact Overlay District (AI/SUR).
- D. The request is to approve a Special Permit to allow a Church/Place of Worship use.

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- E. Pursuant to LDC Section 531.13.A.1, Churches/Places of Workshop not located on a roadway classified as a collector or higher on the Roadway Functional Classification Map require a Special Permit.
- F. The subject property has frontage on 28th Street Court East and 71st Avenue East, both of which are classified as local County roads.
- G. There are 2.49 acres of onsite wetlands with plans to impact 0.46 acres. The applicant is proposing to mitigate through the purchase of Mitigation Bank Credits.
- H. The site lies in lies in X-Zone, Panel# 12081C0317E effective 2014, 12115C0045F, effective 2021.
- I. The applicant agreed to consider concerns expressed during public comment about access to 71st Ave. E.

Section 2. Conclusions of Law. Based upon the prior Findings of Fact and considering the testimony, evidence, documentation and the staff report presented, and a review of the applicable provisions of the Manatee County Comprehensive Plan and Manatee County LDC, the above-referenced Hearing Officer hereby makes the following Conclusions of Law:

- A. This Hearing Officer has jurisdiction over the parties and subject matter in this proceeding pursuant to the Land Development Code.
- B. The applicant has the burden of proving entitlement to the Special Permit it seeks. Irvine v. Duval Cty Planning Commission, 495 So.2d 167 (Fla. 1986); Florida Department of Transportation v. J.W.C. Company, Inc., 396 So.2d 778 (Fla. 1st DCA 1981).
- C. The proposed use of the subject property is consistent with the Manatee County Comprehensive Plan.
- D. The proposed use is in compliance with the Manatee County LDC, including Sections 316.6 (Special Permit Review Criteria) and 531.13. (Churches/Places of Worship).
- E. The proposed use will not be detrimental to or endanger the public health, safety or general welfare.
- F. The proposed use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.
- G. Adequate measures exist and will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets.

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- H. The use, as proposed, is compatible with the surrounding uses and the general desired character of the area (height, bulk, scale, intensity, traffic, noise, drainage, lighting, and appearance).
- I. Development of the proposed use will not have a substantial adverse effect on a known archaeological, historical or cultural resource located on or off the parcel proposed for development as there are no known resources located on or near the subject site.
- J. Adequate provisions have been made for screening and buffers to improve compatibility and harmony of the proposed use and structures with the uses and structures of adjacent and nearby properties.
- K. The proposed use will not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.

Section 3. Order. Based upon the foregoing, a Special Permit is hereby approved and issued to Ministerio Global Casa De Milagros to allow a Church/Place of Worship use in the A-1 (Agricultural Suburban) zoning district on approximately 3.79 acres located at 2841 71st Ave. E., Sarasota (Manatee County), as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, subject to the following stipulations:

A. DESIGN AND LAND USE STIPULATIONS:

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the Applicant and a copy of the recorded Order is received by Development Services.
2. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
3. Signs are not approved with this request. Signs details (size and type) shall be reviewed and approved with Building Permits. Limitations may apply.

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4. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Community Planning, as required by the LDC.
5. All other required federal, state, or local building permits shall be obtained before commencement of the project.
6. Any proposed dumpsters shall be screened from view from internal driveways, and adjacent properties. Screening shall consist of building materials matching the building on site, or opaque fence. Details of screening shall be submitted with Final Site Plan.
7. A "Lighting Plan" will be required at time of Final Site Plan and shall be compliant with the requirements of LDC Section 806.

B. ENVIRONMENTAL STIPULATIONS:

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. The Environmental Planning Section has no objection to the proposed impacts to 0.46 acres of jurisdictional wetlands shown on the preliminary site plan accompanying this Special Permit application. Due to State required wetland buffers not being proposed post-development, the applicant is proposing to provide additional secondary wetland impact mitigation through the purchase of Mitigation Bank Credits. Verification of the purchase of the required credits shall be provided to staff prior to the Church's Certificate of Occupancy.
3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site

C. STORMWATER ENGINEERING STIPULATIONS:

The following will be required at Final Design:

1. There shall be a full 25-year attenuation on all stormwater ponds within the development.

2. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
3. Drainage modeling shall utilize the Pearce Drain / Gap Creek Plan (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Pearce Drain / Gap Creek Watershed Management Plan shall be utilized as tailwater condition for each storm frequency event modeled.
4. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.
5. Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).
6. Please be advised that TV video inspection is required for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.
7. Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the Land Development Code (effective June 9, 2015), Manatee County Floodplain Ordinance (Ordinance #20-22 or as amended), and the Public Works Standards Manual.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Special Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Permit shall be upon execution of this Order and its recordation in the Official Records by the applicant with the Office of the Clerk of the Circuit Court and receipt of a copy of the recorded Order by the Development Services Department.

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ORDERED ON BEHALF OF MANATEE COUNTY this 2nd day of June, 2026.



MANATEE COUNTY, FLORIDA

BY: [Signature], as
Hearing Officer for Manatee County

ATTEST: ANGELINA COLONNESO,
Clerk of the Circuit Court

BY: [Signature]
Deputy Clerk

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EXHIBIT "A"

LEGAL DESCRIPTION:

COMMENCE AT A POINT 676.36 FEET EAST AND 1328.58 FEET SOUTH OF THE NW CORNER OF SECTION 29, TOWNSHIP 35 EAST, RANGE 18 SOUTH, MANATEE COUNTY, FLORIDA, SAID POINT BEING THE SW CORNER OF THE SE1/4 OF THE NW1/4 OF THE NW 1/4 OF SAID SECTION 29; THENCE N.89°46'30"E., ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW1/4 OF THE NW 1/4, A DISTANCE OF 30.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 28TH STREET COURT EAST, AS PER O.R. BOOK 115, PAGE 746 FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°46'30"E., ALONG SAID SOUTH LINE, A DISTANCE OF 247.84 FEET; THENCE N.00°06'51"E., 663.75 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 OF THE NW 1/4; THENCE S.89°53'15"W., ALONG SAID NORTH LINE, A DISTANCE OF 249.78 FEET TO A POINT OF THE SAID EAST RIGHT-OF-WAY LINE OF 28TH STREET COURT EAST; THENCE S.00°03'10"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 664.29 FEET TO THE POINT OF BEGINNING. CONTAINING 3.791 ACRES MORE OR LESS (SURVEY PARCEL 3)