


**MANATEE COUNTY SPECIAL MAGISTRATE  
REGULAR HEARING  
COUNTY ADMINISTRATIVE CENTER  
1112 Manatee Avenue West  
Bradenton, Florida  
MAY 27, 2026**

Presiding was: Ben Vitale

Also present were:

Tom Wooten, Code Enforcement Chief  
Kate Welch, Assistant County Attorney  
Vicki Tessmer, Deputy Clerk, Clerk of the Circuit Court  
Caitlin Dixon, Board Records Clerk, Clerk of the Circuit Court

 Special Magistrate, Ben Vitale, called the hearing to order at 9:00 a.m., followed by the Pledge of Allegiance.

All witnesses and staff giving testimony were duly sworn.


**AGENDA**

 **CASES COMPLIED/CONTINUED/DISMISSED**

10. CE2508-0838 - Macies Holdings of Sarasota LLC – Continued
11. CE2509-0914 – Macies Holdings of Sarasota LLC – Complied
15. CE2603-0841 – 33rd Street East Manatee LLC – Complied
18. CE2506-0778 - MGM of West Florida LLC - Continued
20. CE2511-0230 - Carina Piovera - Complied
22. CE2603-0574 – Justum LLC and Foresta Lane LLC – Complied

**CODE ENFORCEMENT CASES – NEW BUSINESS**

6. **CE2602-0520, Varni Holdings LLC**

 Violation of Section 310.3 (Building Permit Required) of the Manatee County Land Development Code (LDC) for property located at 644 67th Street Circle East, Bradenton.

Ben Dornon, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (An unapproved grease trap was installed without the required permit inside the hotel at this property), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Kyra Bennett, Manager for Varni Holdings LLC, explained that the owners recently purchased the property in February. She questioned whether the structure needs to be removed or if a permit is required.

Rodney Hyde, County Grease Trap Inspector, stated that the inspections began in 2024. Enforcement and water termination letters were sent. The property is required to have a grease trap and must obtain a permit for its installation.


Based on the evidence and testimony for Case CE2602-0520, The Special Magistrate found the respondent, Varni Holdings LLC to be in violation of Section 310.3 of the Manatee County LDC and ordered that the respondent correct the violation on or before July 27, 2026. If the

respondent does not comply with the order, a fine of \$100 per day would be imposed each day the violation continues past July 27, 2026, up to a maximum of \$10,000.

7. **CE2503-0405, Bryant Banados and Leslie Banados**


 Violation of Section 310.3 (Building Permit Required) of the Manatee County LDC for property located at 616 Fontana Lane, Bradenton.

Ben Dornon, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The screen porch on the rear of the house was constructed without the required permit), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.


 Bryant Banados, respondent, explained work was done by previous owners without a permit. He hired an engineer, went to file for a permit, but could not obtain a permit since the structure was already being built. He is having a difficult time finding a private provider in the County.

Based on the evidence and testimony for Case CE2503-0405, The Special Magistrate found the respondent, Bryant Banados and Leslie Banados to be in violation of Section 310.3 of the Manatee County LDC and ordered that the respondent correct the violation on or before July 27, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past July 27, 2026, up to a maximum of \$10,000.

4. **CE2510-0995, CDR Investments LLC**


 Violation of Section 310.3 (Building Permit Required) of the Manatee County LDC for property located at 5924 11th Street East, Bradenton.

Misael Cedillo, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There is a large shed at the rear of the property without a permit), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

 Charles Ross, respondent, owned the home for 12 years, shed as been there for 20 years. No record of when the shed was built. Willing to reduce the size of shed.

Based on the evidence and testimony for Case CE2510-0995, The Special Magistrate found the respondent, CDR Investments LLC to be in violation of Section 310.3 of the Manatee County LDC and ordered that the respondent correct the violation on or before August 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past August 26, 2026, up to a maximum of \$10,000.

8. **CE2511-0667, Ellie McNeal**

 Violation of Section 2-9-106 (Structural Standards) of the Manatee County Code of Ordinances (CCO) for property located at 134 12th Street Court West, Palmetto.

Marvin Garrido, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The structure is in disrepair. The rear wall of the house contains

a large opening with extensive wood rot. The roof also shows signs of severe deterioration and rot. The residence is visibly leaning, likely due to the failure or loss of structural anchors. Additionally, there is damaged roof soffit throughout. Overall, the structure appears to be collapsing toward the rear [south] side of the property), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

 Juanita Poole, representing the respondent, stated the owner is deceased.

WillaMae McNeal, daughter of respondent, explained she is trying to take the structure down and is looking to get a demolition permit, since her mother is deceased.


Tom Wooten, Chief Code Enforcement, stated the house is vacant and Code Enforcement is looking to do the demolition, but needs approval from the County building official. If the County proceeds with the demolition, a lien will be placed on the property.

Ben Vitale, Special Magistrate, questioned how the family can obtain a demolition permit when the title owner is deceased.


Chris Klepek, Developmental Services, advised contacting the Building Division for the demolition permit.

Based on the evidence and testimony for Case CE2511-0667, The Special Magistrate found the respondent, Ellie McNeal to be in violation of Section 2-9-106 of the Manatee County CCO and ordered that the respondent correct the violation on or before July 27, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past July 27, 2026, up to a maximum of \$10,000.

9. **CE2506-0135, Christopher William Johnson**

 Violation of Section 2-9-106 (Structural Standards) of the Manatee County CCO for property located at 1910 6th Avenue West, Palmetto.

Marvin Garrido, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The structure is in disrepair. There is missing siding, damaged fascia and soffit, and visible rotting wood), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.


 Christopher William Johnson, respondent, stated the roof has been repaired. He is in contact with someone to do the soffit and fascia.

Based on the evidence and testimony for Case CE2506-0135, The Special Magistrate found the respondent, Christopher William Johnson, to be in violation of Section 2-9-106 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

16. **CE2512-0345, J2R Enterprises LLC**

 Violation of Section 310.3 (Building Permit Required) of the Manatee County LDC for property located at 5511 33rd Street East, Bradenton.


Cory Hayden, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There is a structure on the property that has been altered, adding an attached structure without a permit [bld2507-3858]), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

 Jack O'Keefe, representing the respondent, stated that a permit was issued in 1978 for the structure, and the respondent is having trouble obtaining an after-the-fact permit. He provided documentation regarding communication with Code Enforcement concerning the permit issues.


Mr. Wooten agreed to a 90-day extension.

Based on the evidence and testimony for Case CE2512-0345, The Special Magistrate found the respondent, J2R Enterprises LLC, to be in violation of Section 310.3 of the Manatee County LDC and ordered that the respondent correct the violation on or before September 25, 2026. If the respondent does not comply with the order, a fine of \$100 per day would be imposed each day the violation continues past September 25, 2026, up to a maximum of \$10,000.

17. **CE2603-0468, Twelve Oaks 1 of Tara Phase 1, A Condominium OR 1429 PG 3579-3779**


 Violation of Section 700 (Tree Protection) of the Manatee County LDC for property located at Stone River Road, PID 1731535009.

Cory Hayden, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (A tree was removed on common area without a tree removal permit), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.


 James Held, President of the Homeowners Association (HOA), stated that the tree was removed without the HOA's knowledge. He advised the homeowner that a permit for tree removal was required and that the work must be performed by a registered contractor.

Based on the evidence and testimony for Case CE2603-0468, The Special Magistrate found the respondent, Twelve Oaks 1 of Tara Phase 1, A Condominium OR 1429 PG 3579-3779, to be in violation of Section 700 of the Manatee County LDC and ordered that the respondent correct the violation on or before August 26, 2026. If the respondent does not comply with the order, a fine of \$100 per day would be imposed each day the violation continues past August 26, 2026, up to a maximum of \$10,000.

19. **CE2510-0176, Carina Piovera**

 Violation of Section 310.3 (Building Permit Required) of the Manatee County LDC for property located at 303 48th Street West, Bradenton.

Joshua Heiser, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (Building permits BLD2312-0545 for an air conditioning system change-out and BLD2409-0287 for an interior renovation have expired), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.


 Damian Ozark, Attorney for respondent, explained that a permit was obtained for the air conditioning installation and completed by the contractor; however, the installation did not pass inspection. The Building Department is requesting calculations related to the square footage of the space.

Chris Klepek, Developmental Services, explained that the permits had expired and inspections are not conducted on expired permits. He read an email from Stephanie Charles, Deputy Director of the Building Division, that had been sent to the owner explaining the steps required to bring the matter into compliance.


Mr. Wooten mentioned the respondent had issues with the previous contractor, but she has been made aware of what needs to be done.

Based on the evidence and testimony for Case CE2510-0176, The Special Magistrate found the respondent, Carina Piovera, to be in violation of Section 310.3 of the Manatee County LDC and ordered that the respondent correct the violation on or before July 27, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past July 27, 2026, up to a maximum of \$10,000.

21. **CE2602-0271, O and P Properties LLC**

 Violation of Section 2-9-105 (Schedule of Uses) of the Manatee County CCO for property located at 2155 Whitfield Industrial Way, Sarasota.

James Murphy, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There are trash and debris items on the property. The trash and debris items consist of plastics, metal, wood, furniture, mattresses and other miscellaneous items), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

 Damian Ozark, Attorney for respondent, noted that the property is a retention pond located within a subdivision. He stated that the respondent was a nominal owner for a client who has since passed away, and that the respondent has no ownership interest in the property.

Based on the evidence and testimony for Case CE2602-0271, The Special Magistrate found the respondent, O and P Properties LLC, to be in violation of Section 2-9-105 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$100 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

**OLD BUSINESS**

23. **CE2511-0338, Pennymac Loan Services LLC**

Violation of Section 2-9-105 (Schedule of Uses) of the Manatee County CCO for property located at 2804 61st Street East, Palmetto.

and

24. **CE2603-0379, Pennymac Loan Services LLC**

Violation of Section 2-9-108 (Inoperable Vehicles) of the Manatee County CCO for property located at 2804 61st Street East, Palmetto.


Respondent requested the compliance date be extended from May 22, 2026 to June 25, 2026.


Stephan Scalera, property manager for PennyMac, explained that PennyMac does not yet have possession of the property. The attorney for the respondent's bank filed an alias writ of possession, and they are working to obtain possession and clean up the property in order to bring it into compliance.

Based on the evidence and testimony for Case CE2511-0338, the Special Magistrate extended the Compliance date from May 22, 2026, to June 25, 2026.

Based on the evidence and testimony for Case CE2603-0379, the Special Magistrate extended the Compliance date from May 22, 2026, to June 25, 2026.

25. **CE2503-0527, Howards Geroge and Aline George**


 Violation of Section 310.3 (Building Permit Required) of the Manatee County LDC for property located at 112 49th Avenue West, Bradenton.

 Aline George, respondent, requested the compliance date be extended from April 26, 2026 to June 25, 2026. The permit request was withdrawn due to flaws in the plans. They have hired a new contractor, and filed a Notice of Commencement (NOC). The permit has been reapplied for.

Based on the evidence and testimony for Case CE2503-0527, the Special Magistrate orders the Compliance date be extended from April 26, 2026 to June 25, 2026.

27. **CE2412-0412, Bassett K. Jr and Dorothy S. Morse**


Violation of Section 2-9-106 (Structural Standards) of the Manatee County CCO for property located at 1825 Cortez Rd W., Bradenton.

 Bassett K Morse, respondent, requested the compliance date be extended from May 20, 2026 to July 19, 2026

Based on the evidence and testimony for Case CE2412-0412, the Special Magistrate orders the Compliance date be extended from May 19, 2026 to July 19, 2026.

**NEW BUSINESS**


1. **CE2603-0513, Artemis Portfolio 5 LLC**

 Violation of Section 2-9-108 (Inoperable Vehicles) of the Manatee County CCO for property located at 2306 2nd Avenue West, Palmetto

Tami Campbell, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There are multiple inoperable vehicles being stored on the property, including a black Chevy Pickup with no tag, a red Ford Mustang FL# IL65BF exp 2-24-24, and a red Chevy Corvette with no tag), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case CE2603-0513, The Special Magistrate found the respondent, Artemis Portfolio 5 LLC to be in violation of Section 2-9-108 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.


2. **CE2603-0514, Artemis Portfolio 5 LLC**

 Violation of Section 2-9-105 (Trash and Debris) of the Manatee County CCO for property located at 2306 2nd Avenue West, Palmetto

Tami Campbell, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There is trash and debris on the property, including tree debris and improperly stored/placed trash and containers at the street.), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case 2603-0514, The Special Magistrate found the respondent, Artemis Portfolio 5 LLC, to be in violation of Section 2-9-105 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

3. **CE2601-0256, Robert W. Todd**

 Violation of Section 2-9-108 (Inoperable Vehicle) of the Manatee County CCO for property located at 1015 60th Avenue West, Bradenton.

Misael Cedillo, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There are two inoperable vehicles on the property. A green Ford pickup without a tag. A beige RV with an expired registration (tag: JWMI22), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case CE2603-0256, The Special Magistrate found the respondent, Robert W. Wood to be in violation of Section 2-9-108 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

5. **CE2510-1036, Wallace and Wallace Jr. and Cory Williams**

 Violation of Section 2-9-106 (Structural Standards) of the Manatee County CCO for property located at 5102 20th Street West, Bradenton.

Keith Coleman, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The fence on this property in the front and backyard 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. There is also an overhang in the backyard that looks like it used to act as a roof for a back porch that has fallen onto the ground), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case CE2510-1036, The Special Magistrate found the respondent, Wallace and Wallace Jr. and Cory Williams to be in violation of Section 2-9-106 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

12. **CE2512-0455, Susan Stouffer**

 Violation of Section 2-9-106 (Structural Standards) of the Manatee County CCO for property located at 4615 Tournament Boulevard, Sarasota.

Cory Hayden, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The property has fascia and soffit falling and rotting around the entire property), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case CE2512-0455, The Special Magistrate found the respondent, Susan Stouffer, to be in violation of Section 2-9-106 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$50 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

Kate Welch, Assistant County Attorney, questioned if Code Enforcement has had contact with possible owners.

Mr. Hayden stated that he had been working with the owner; however, she has since passed away, and he has not been in contact with anyone claiming ownership of the property.

13. **CE2603-0819, Susan Stouffer**


 Violation of Section 2-9-106 (Structural Standards) of the Manatee County CCO for property located at 4615 Tournament Boulevard, Sarasota.

Cory Hayden, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (The property has multiple broken windows, doors wide open and garage door open not secured), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Staff requested authorization to board-up the structure.

Based on the evidence and testimony for Case 2603-0819, The Special Magistrate found the respondent, Susan Stouffer, to be in violation of Section 2-9-106 of the Manatee County CCO. Based on staff's recommendation, the Special Magistrate recommended the Board of County Commissioners to board up the unsecured structure due to it being a serious threat to public welfare.

14. **CE2602-0552, 33rd Street East Manatee LLC**


 Violation of Section 2-9-105 (Outdoor Storage) of the Manatee County CCO for property located at 7419 28th Street Court East, Sarasota.

Cory Hayden, Code Enforcement Officer, utilized a slide presentation to review the violation address, parcel identification number, zoning category, ownership details, violation and description (There is outdoor storage on the property that is not screened from view. There are tree debris, fence material and other miscellaneous items being stored on the property), case summary, photograph exhibit, recommended action, evidence submittal, and conclusion.

Based on the evidence and testimony for Case CE2602-0552, The Special Magistrate found the respondent, 33rd Street East Manatee LLC, to be in violation of Section 2-9-105 of the Manatee County CCO and ordered that the respondent correct the violation on or before June 26, 2026. If the respondent does not comply with the order, a fine of \$100 per day would be imposed each day the violation continues past June 26, 2026, up to a maximum of \$10,000.

**OLD BUSINESS**

26. **CE2305-0415, Byway Group Inc**

 Violation of Section 320.2 (Final Site Plan Review Required) of the Manatee County LDC for property located at 3401 14th Street West, Bradenton.

Staff requested the compliance date be extended from May19, 2026, to June 18, 2026

Based on the evidence and testimony for Case CE2305-0415, the Special Magistrate orders the Compliance date be extended from May 19, 2026, to June 18, 2026.

 **FINES PAID**

- CE2105-0214 – MGM of West Florida LLC  
Fine amount of \$653.45 plus \$28.50 recording fees paid on April 20, 2026

**HEARING ADJOURNED**

There being no further business, Special Magistrate Ben Vitale adjourned the hearing at 11:48 a.m.

Minutes Approved: \_\_\_\_\_