

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Invest PI LLC
306 Whitfield Ave
Sarasota, FL 34243

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2012-0274

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 23, 2022** at 9:00 AM. at the Manatee County Administrative Complex, 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 7, 2022

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Kelvin Albritton
Code Enforcement Officer - Print Name

Building and Development Services Dept.
North River Annex
5030 US Hwy 301 N
Ellenton, FL 34222

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 Kaycee Ellis at (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 Building and Development Services
 Code Enforcement Division
 1112 Manatee Avenue West 4th Floor
 Bradenton, FL 34205
 Phone: (941) 748-2071
 www.mymanatee.org

Notice of Violation

Case #: CE2012-0274

Date Issued: 12/17/2020

Time Issued: 8:56 am


Violator(s): Invest PI LLC 306 Whitfiled Ave Sarasota FL 34234 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 51ST AVE E
City: BRADENTON **State:** FL **Zip Code:** 34203
Parcel ID#: 1660000059000-3613342499

Description of Violation

LDC Section 310.3 Building Permit Required
 Violation Details: A tent was constructed on the property without a permit.
 Corrective Action: Obtain required permit or remove the tent from the property.

Correct on or before: 01/01/2021

Officer's Signature: 

Officer's Name Printed: Kelvin Albritton

Officer's Phone Number: (941) 713-5148

Received by:  **Date:** 12-17-2020

Print Name: _____

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.

Manatee County Special Magistrate

Kelvin Albritton

February 23, 2022



Case #: CE2012-0274

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Invest PI LLC
- Violation address: 51st Ave E
- PID: 166000005
- Zoning: Residential Single Family (RSF)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

OWNERSHIP

CASE #: CE2012-0274

Parcel ID: 1660000059
Ownership: INVEST PI LLC
Owner Type: CORPORATION
Mailing Address: INVEST PI LLC, 306 WHITFILED AVE, SARASOTA FL
34243

Situs Address: 51ST AVE E, BRADENTON FL 34203
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY TIF
Market Area: 09; CENTRAL BRADENTON

Sec/Twp/Rge: 07-35S-18E
Neighborhood: 4170; 15TH ST E/51ST AVE
Census: 120810002021

Parcel Type: REAL PROPERTY
Parcel Created: 01/12/2012
Split/Combine: SPLIT
Parent Parcel ID: 1660000009
Map Number: 5CS0

Land Use: 0010; Vac Unplatted <10 Ac (1554)
Land Size: 5.9781 Acres or 260,406 Square Feet



Case #: CE2012-0274

Violation and Description

- Violation: Section 310.3 of the Land Development Code
- Violation description: A tent was constructed on the property without a permit.



Case #: CE2012-0274

Copy of Code

- Section 310.3. - Building Permit Required.
- Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this Code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. No start of construction or development shall occur until a Building Permit is issued..



Case #: CE2012-0274

Case Summary

- Initial investigation: 12-15-2020
- Notice of Violation issued: 12-17-2020
- Notice of Violation was mailed certified to the Registered Agent on 12-17-2020.
- Re-inspections were performed:
 - Informal Dates: 12-15-2020, 6-23, 8-30-2021
 - Formal Dates: 12-17-2020, 1-4, 2-10, 4-23, 9-1, 12-13-2021
 - Contact with respondent dates: 1-27, 4-23-2021



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Case Summary Continued

- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on February 7, 2022 and sent certified mail on February 9, 2022.



Feb 7, 2022 at 1:30
17th Street Ct E, Manatee

EXHIBIT 1

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 51st Ave E



EXHIBIT 2

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 51st Ave E



Recommended Action

- Obtain required permit or remove the tent from the property.
- Recommended compliance date is March 26, 2022
- 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 \$10,000.00, shall be imposed for every day the violation exists beyond the compliance date ordered.



Case #: CE2012-0274

Evidence Submittal

- Case photographs
- Ownership
- Copy of this presentation



Case #: CE2012-0274

Conclusion

- Mr. Pendley, I would like the corrective action specified in the Order.
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,

CASE NO. CE2012-0274

Complainant,

vs.

Invest PI LLC,

Respondent.

ORDER OF DISMISSAL

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida on February 23, 2022, 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, Invest PI LLC, whose mailing address is 306 Whitfield Ave., Sarasota, Florida, is the owner or person in charge of the property located at 51st Ave E, Bradenton, Florida, and identified in the Manatee County Property Appraiser's records as: PID: 1660000059.
2. Respondent was properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes, and Section 2-7-23 of the Manatee County Code. Respondent was not present at the hearing.

CONCLUSIONS OF LAW

Respondent, by reason of the foregoing, is **not** in violation of Section 310.3 of the Manatee County Land Development Code for Case: CE2012-0274.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances, it is hereby ORDERED:

THAT this matter be dismissed with prejudice.

DONE AND ORDERED this 23rd day of February 2022.

By:



Michael Pendley
Special Magistrate
Manatee County Code Enforcement

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 23, 2022 and has been furnished to the Respondent (s),

- Personally, on this 23rd day of February 2022
 By US Mail on this 23rd day of February 2022

By:



Moira Horgan
Administrative Specialist
Manatee County Code Enforcement
Department of Public Safety
P.O. Box 1000
Bradenton, FL 34206

Feb 15, 22 1:40 PM

