



Manatee County Public Safety
 Code Enforcement Division
 P.O. Box 1000
 Bradenton, FL 34206
 Phone: (941) 748-2071
 www.mymanatee.org

Notice of Violation

Case #: CE2206-0266

Date Issued: 06/15/2022

Time Issued: 2:18 pm

Violator(s):	Phone Number:	Relationship:
Douglas Dillon 719 Collingwood Ct Davison MI 48423 US	N/A	Owner

Location of Violation: 9530 ANTIQUA CV
City: BRADENTON **State:** FL **Zip Code:** 34210
Parcel ID#: 7502311173000-1153216013

Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Details: I observed that there was interior remodel including electrical and plumbing. All done without a permit.

Corrective Action: Obtain required permits or convert home back to the original state.

Correct on or before: 07/15/2022

Officer's Signature:

Officer's Name Printed: Kelvin Albritton

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

Received: Posted at Property **Date:** 6/15/2022

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.

Search Selected Shipment Details

Recipient Details

Shipped To Address:

Douglas Dillon
719 Collingwood Ct

Billed To Address:

Davison
MI
48423
US

Shipment Details

Order #:
PO#:

Shipped Via: USPS Server
First-Class Mail®

Shipment ID: **37108**
Shipped Date: 06/15/2022
Status: Processed

Shipping Cost: 0.50
Accessorial: 5.25
Other: 0.00

Customer:
0.50
5.25
0.00

Total Cost: 5.75 **\$5.75 USD**

Processed

Shipment Options

Void Complete Shipment

Reprint Documents

Reprint Coversheet

Packages within Shipment

Package ID	Tracking Number #	Status	Attention To	Receiver Phone
37128	9414814901027065476033	Processed	CE2206-0266 - NOV	.

Package Rows

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Douglas C Dillon
719 Collingwood Ct
Davison, MI 48423

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2206-0266

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, March 29, 2023** at 9:00 AM. at the **Manatee County Administrative Building, 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: **March 3, 2023**

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Signature of Respondent Representative

Respondent/Representative Printed Name

Kelvin Albritton
Code Enforcement Officer - Print Name

Public Safety 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 Special Magistrate

Kelvin Albritton
March 29, 2023



Case #: CE2206-0266

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Douglas Dillon
- Violation address: 9530 Antiqua Cv., Bradenton
- PID:7502311173
- Zoning: PD-R





Parcel ID: 7502311173
Ownership: DILLON, DOUGLAS C
Owner Type: INDIVIDUAL
Mailing Address: DILLON, DOUGLAS C, 719 COLLINGWOOD CT,
DAVISON MI 48423-1710

Situs Address: 9530 ANTIQUA CV, BRADENTON FL 34210-1401
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Market Area: 65; W. OF 301, N. OF CORTEZ CONDOS

Sec/Twp/Rge: 01-35S-16E
Neighborhood: 6509; PALMA SOLA HARBOUR CONDOMINIUM
Condominium: 7502304; PALMA SOLA HARBOUR SECTION 4

Parcel Type: REAL PROPERTY
Parcel Created: 09/07/1987
Map Number: 5ANS

Land Use: 0400; CONDOMINIA IMPROVED
Land Size: 0.0000 Acres or 0 Square Feet
Building Area: 1,296 SqFt Under Roof / 1,296 SqFt Living or Business
Area / 1,296 SqFt Residential Impervious Area

Living Units: 1

Residential Bldgs: 1



OWNERSHIP: Property
Appraiser

Case#: CE2206-0266



Case #: CE2206-0266

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Land Development Code
- Violation description: There was an interior remodel including electrical and plumbing. All done without a permit.



Case #: CE2206-0266

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 #: CE2206-0266

Case Summary

- Initial investigation: June 15, 2022
- Notice of Violation issued: June 15, 2022
- Notice of Violation was mailed certified to the property owner on June 15, 2022
- Re-inspections were performed:
 - Informal Dates: July 18, 2022, February 14, 2023
 - Formal Dates: June 15, 2023
 - Contact with respondent dates: I have not had any contact with the respondent. However, I have had contact with the general contractor.



Case #: CE

Case Summary Continued

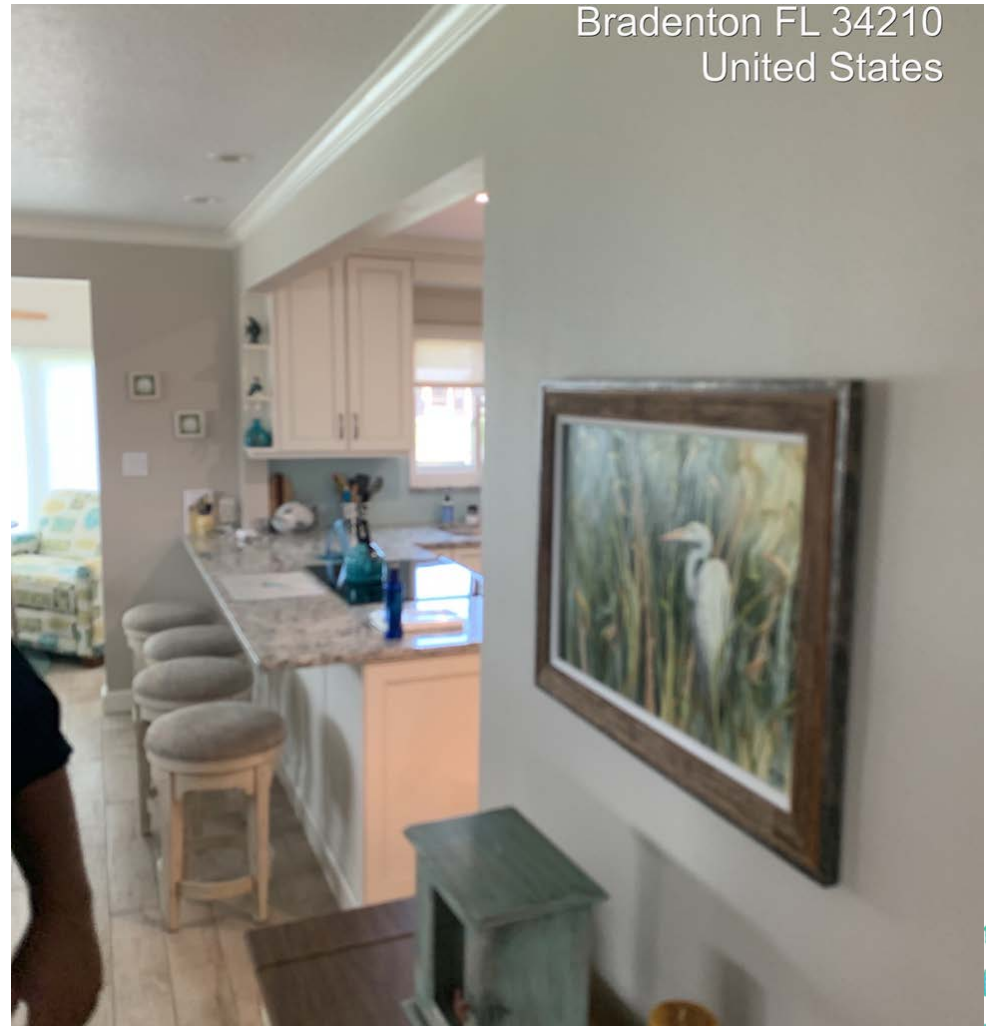
- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on March 3, 2023 and sent certified mail on March 3, 2023.



EXHIBIT 1

VIOLATION OF SECTION 310.3
Building permit required of the
Land development code

ADDRESS: 9530 Antiqua Cv,
Bradenton

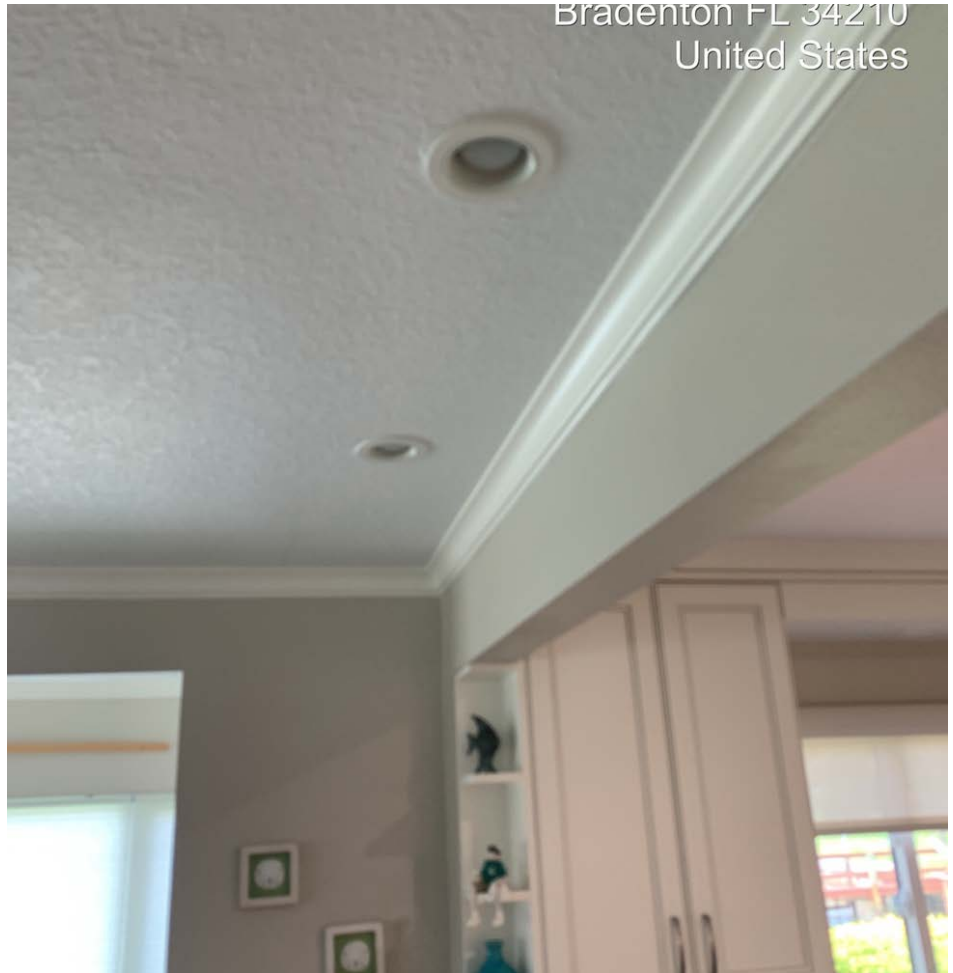


Bradenton FL 34210
United States

EXHIBIT 2

VIOLATION OF SECTION 310.3
Building permit required of the
Land development code

ADDRESS: 9530 Antiqua Cv,
Bradenton



Bradenton FL 34210
United States

EXHIBIT 3

VIOLATION OF SECTION 310.3
Building permit required of the
Land development code

ADDRESS: 9530 Antiqua Cv,
Bradenton



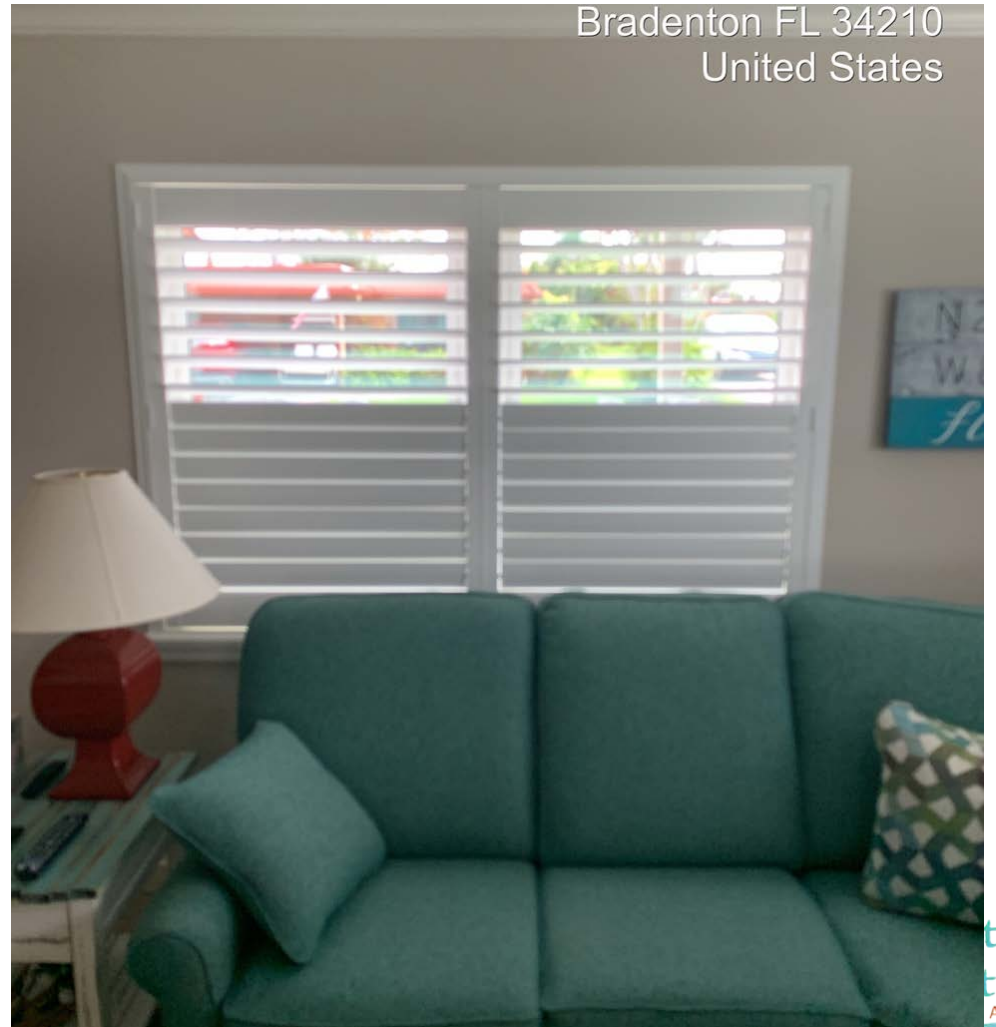
tee
ty
A

Bradenton FL 34210
United States

EXHIBIT 4

VIOLATION OF SECTION 310.3
Building permit required of the
Land development code

ADDRESS: 9530 Antiqua Cv,
Bradenton



tee
ty
A

EXHIBIT 5

VIOLATION OF SECTION 310.3
Building permit required of the
Land development code

ADDRESS: 9530 Antiqua Cv,
Bradenton



Recommended Action

- Obtain required building permit or convert home back to the original state.
- Recommended compliance date is May 28, 2023
- 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 \$50,000.00, shall be imposed for each and every day the violation exists beyond the compliance date ordered.



Case #: CE2202-0266

Evidence Submittal

- Case photographs
- Ownership: Property appraiser
- Copy of this presentation



Case #: CE2206-0266

Conclusion

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2206-0266

vs.

Douglas Dillon,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on March 29, 2023, 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), **Douglas Dillon**, whose mailing address is 179 Collingwood Ct., Davison, MI is/are the owner(s) or person(s) in charge of the property located at **9530 Antiqua CV, Bradenton, FL**, and identified in the Manatee County Property Appraiser's records as **PIN7502311173**.
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: **(LDC) Section 310.3 – Building Permit Required**. There was an interior remodel including electrical and plumbing, all done without a permit.
4. The Notice of Violation states that the violation must be corrected on or before **July 15, 2022**.
5. As of March 29, 2023, 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 310.3** of the Land Development Code in that the respondent(s) has/have done an interior remodel including electrical and plumbing without a permit. 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 Land Development Code.

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 **obtaining the required permits for the work performed or convert the home back to the original state**.
2. THAT in the event the aforesaid violation is not corrected **on or before May 28, 2023**, a fine of \$50.00 per day to a maximum of \$50,000.00 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 or the fines reach the maximum ordered amount.

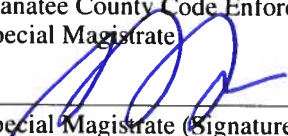
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2206-0266

3. If the required corrective action is not taken as ordered **on or before May 28, 2023** 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 29th day of March 2023.

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on March 29, 2023 and has been furnished to the Respondent (s),

- Personally, on this 29th day of March 2023**
 By US Mail on this 29th day of March 2023

Code Enforcement Administrative Specialist
Manatee County

By: 

Administrative Specialist (Signature)
Print Name: Karen Mata

Code Enforcement Division
P.O. 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.