



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 #: CE2207-0469

Date Issued: 08/26/2022

Time Issued: 8:07 am

Violator(s):	Phone Number:	Relationship:
GRAW CAPITAL GROUP LLC 3005 HAWTHORNE ST Sarasota FL 34239 US	N/A	Owner
Astrid Von Walter 3005 HAWTHORNE ST Sarasota FL 34239 US	N/A	Agent

Location of Violation: 3611 19TH ST E
City: BRADENTON **State:** FL **Zip Code:** 34208
Parcel ID#: 1590300008000-4240590214

Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Details: I observed that there is a full remodel being done without a permit. There was new plumbing, new doors, new framing, etc.

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

Correct on or before: 09/26/2022

Officer's Signature:

Officer's Name Printed: Kelvin Albritton

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

Received

Date: 8/26/22

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.

Tami Campbell
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9407 1149 0316 5966 0032 82

CE2207-0469 - NOV
Astrid Von Walter - RA
3005 HAWTHORNE ST
SARASOTA, FL 34239-3220

Shipper Ref: 302

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: **Graw Capital Group LLC**
3005 Hawthorne St
Sarasota, FL 34239

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. **CE2207-0469**

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, November 16, 2022** at 9:00 AM, at the **Bradenton Area Convention Center, 1 Haben Blvd, Palmetto, FL 34221, in the Manatee Room**, 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: **11/3/2022**

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Kelvin Albritton
Code Enforcement Officer - Print Name

Public Safety Department
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

November 16, 2022



Case #: CE2207-0469

- Kelvin Albritton, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Graw Capital Group LLC
- Violation address: 3611 19th St. E. Bradenton
- PID: 1590300008
- Zoning: Residential Single Family





Parcel ID: 1590300008
 Ownership: GRAW CAPITAL GROUP LLC
 Owner Type: CORPORATION
 Mailing Address: GRAW CAPITAL GROUP LLC, 3005 HAWTHORNE ST,
 SARASOTA FL 34239

Situs Address: 3611 19TH ST E, BRADENTON FL 34208-4729
 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: 06-35S-18E
 Neighborhood: 4140; PINECREST E
 Subdivision: 1576700; PINECREST; LOT 249

Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: 5CS0

Land Use: 0164; Uninhabitable Res (1554)
 Land Size: 0.1664 Acres or 7,250 Square Feet
 Building Area: 644 SqFt Under Roof / 644 SqFt Living or Business
 Area / 644 SqFt Residential Impervious Area
 Living Units: 1

Residential Bldgs: 1



OWNERSHIP

Case#: CE2207-0469



Case #: CE2207-0469

Violation and Description

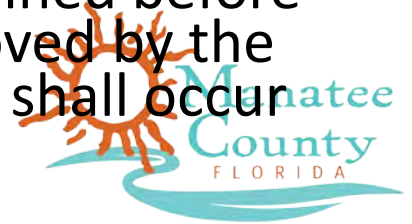
- Violation: Section 310.3 of the Land Development Code
- Violation description: There was new plumbing, doors, framing, etc. done without permits.



Case #: CE2207-0469

Copy of Code

- Section 310.3
- 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 #: CE2207-0469

Case Summary

- Initial investigation: 7/25/2022
- Notice of Violation issued: 8/26/2022
- Notice of Violation was mailed certified to the Real Property Owner on 8/26/2022
- Re-inspections were performed:
 - Informal Dates: 7/25, 10/13/2022
 - Formal Dates: 8/26/2022
 - Contact with respondent dates: Contact with the respondent on 7/25/2022



Case #: CE2207-0469

Case Summary Continued

- Notice of Violation and Notice of Hearing posted at the property and at the first floor of the Administration Building on November 3, 2022 and sent certified mail on November 4, 2022



EXHIBIT 1

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 3611 19th St E



EXHIBIT 2

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 3611 19th St E



Jul 25, 2022 at 10:45:07 AM
19th St E, Manatee County

EXHIBIT 3

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 3611 19th St E



Jul 25, 2022
19th St E,

EXHIBIT 4

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 3611 19th St E



Jul 25, 2022 at 10
19th St E, Manat

EXHIBIT 5

VIOLATION OF SECTION 310.3 of
the Land Development Code

ADDRESS: 3611 19th St E



Recommended Action

- Obtain required building permit or convert home back to the original state.
- Recommended compliance date is December 17th, 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 \$50,000.00, shall be imposed for every day the violation exists beyond the compliance date ordered.



Case #: CE2207-0469

Evidence Submittal

- Case photographs
- Ownership
- Copy of this presentation



Case #: CE2207-0469

Conclusion

- Mr. Vitale, 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. CE2207-0469

vs.

Graw Capital Group LLC,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on November 16, 2022, 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), **Graw Capital Group LLC**, whose mailing address is 3005 Hawthorne St., Sarasota, FL is/are the owner(s) or person(s) in charge of the property located at **3611 19th St E., Bradenton, FL**, and identified in the Manatee County Property Appraiser's records as **PIN1590300008**.
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 is a full remodel being done without a permit. There was new plumbing, new doors, new framing, etc.
4. The Notice of Violation states that the violation must be corrected on or before **September 26, 2022**.
5. As of November 16, 2022, 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 performed renovations on property 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 Respondent(s) correct(s) the aforesaid violation by **obtaining a building permit for the work performed or convert home back to the original state**.
2. THAT in the event the aforesaid violation is not corrected **on or before December 17, 2022**, 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

CE2207-0469

3. If the required corrective action is not taken as ordered on or before **December 17, 2022**, 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 16th day of November 2022.

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)

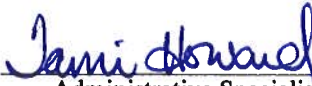
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on November 16, 2022 and has been furnished to the Respondent (s),

- Personally, on this 16th day of November 2022
 By US Mail on this 16th day of November 2022

Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)

Print Name: Tami Howard

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.

12-28-22
TW

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT

MANATEE COUNTY

File Number: CE2207-0469

Petitioner,

VS

Graw Capital Group LLC

Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA,
COUNTY OF MANATEE

BEFORE ME, the undersign authority, personally appeared Kelvin Albritton, Code Enforcement Officer for the County of Manatee, Florida, who, after being duly sworn, deposes and says:

1. That on November 16, 2022 the Manatee County Code Enforcement Special Magistrate held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action on or before December 17, 2022.
3. The re-inspection was performed on December 27, 2022 on the property located at 3611 19th St E, Bradenton, 34208
Address City Zip
4. That the re-inspection revealed the corrective action ordered by the Manatee County Code Enforcement Special Magistrate has not been taken and is in violation of the Manatee County Code of Ordinances Land Development Code, Section 310.3. The fines are to commence as ordered by the Special Magistrate.


FURTHER AFFIANT SAYETH NOT, DATED THIS 27th DAY OF December, 2022

Kelvin Albritton
STATE OF FLORIDA Printed, Code Enforcement Officer
COUNTY OF MANATEE

[Signature]
Signature, Code Enforcement Officer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of December 2022, by Kelvin Albritton, who is personally known to me or has provided the following identification _____ . Expiration Date: _____ and who did/did not take an oath.

Notary Public Signature [Signature]

 KAREN MATA
Notary Public
State of Florida
Comm# HH334310
Expires 11/21/2026
Notary Public Stamp