

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Vincent Mitchell
205 Magellan Dr
Sarasota, FL 34243
PID 6722400006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2401-0159

To Whom It May Concern:

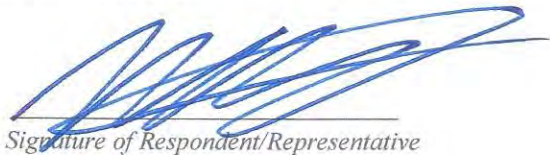
In accordance with Chapter 2-7 of the County Code of Ordinances and Chapter 162 of the Florida Statutes, a Code Enforcement Special Magistrate has the authority to conduct hearings and impose fines for violations of County Codes and Ordinances.

NOTICE is hereby given that a hearing will be held on **Wednesday, 07/22/2026** at 9:00 AM. at the **Manatee County Administrative Building, 1112 Manatee Ave. W., Bradenton, Florida, in the Board Chambers on the 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 attend before the Code Enforcement Special Magistrate to respond to the charges and to present relevant evidence. 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 decision unfavorable to your interests.

PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 06/30/2026


Signature of Respondent/Representative

Vincent Mitchell

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division
By: 
Signature of Code Enforcement Officer

David Saldivar

Code Enforcement Officer - Print Name

Development Services 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 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 #: CE2401-0159

Date Issued: 05/22/2026

Time Issued: 2:08 pm

Violator(s):	Phone Number:	Relationship:
Vincent Mitchell 205 Magellan Dr Sarasota FL 34243 US	N/A	Home Owner

Location of Violation: 205 MAGELLAN DR

City: SARASOTA

State: FL

Zip Code: 34243

Parcel ID#: 6722400006000-3410927543

Description of Violation

Manatee County Land Development Code 310.3 - Building Permit Required

Violation Details: There was a change to the roof line as well as lights added under the soffit without a permit.

Correction Action:: Obtain the proper permits for the roof line change and lighting under the soffit.

Correct on or before: 06/22/2026

Officer's Signature:

Officer's Name Printed: David Saldivar

Officer's Phone Number: (941) 920-7187

Received by:

Date: 05/22/2026

Print Name:

Posted at property

IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT DIVISION/OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR MAY ISSUE A CITATION. IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION OF THE LOCATION, PLEASE CALL THE CODE ENFORCEMENT OFFICER AND LEAVE YOUR NAME, CASE NUMBER AND A PHONE NUMBER WHERE YOU CAN BE REACHED.

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3213 23

NOV CE2401-0159
Vincent Mitchell
205 MAGELLAN DR
SARASOTA, FL 34243-1028

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Cory Hayden
Date: 07/22/2026



Case # CE2401-0159

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Vincent Mitchell
- Violation address: 205 Magellan Dr., Sarasota, FL 34243
- PID: 6722400006
- Zoning: SFR - Single Family Residential



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 7, 2026

Parcel ID: 6722400006
Ownership: MITCHELL, VINCENT
Owner Type: INDIVIDUAL
Mailing Address: MITCHELL, VINCENT, 205 MAGELLAN DR, SARASOTA FL 34243

Situs Address: 205 MAGELLAN DR, SARASOTA, FL 34243-1028
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 26-35S-17E
Neighborhood: 3360; BOWLEES CREEK
Subdivision: 6721700; WHITFIELD ESTATES ON SARASOTA BAY BLKS; LOT V001; PB 6/37

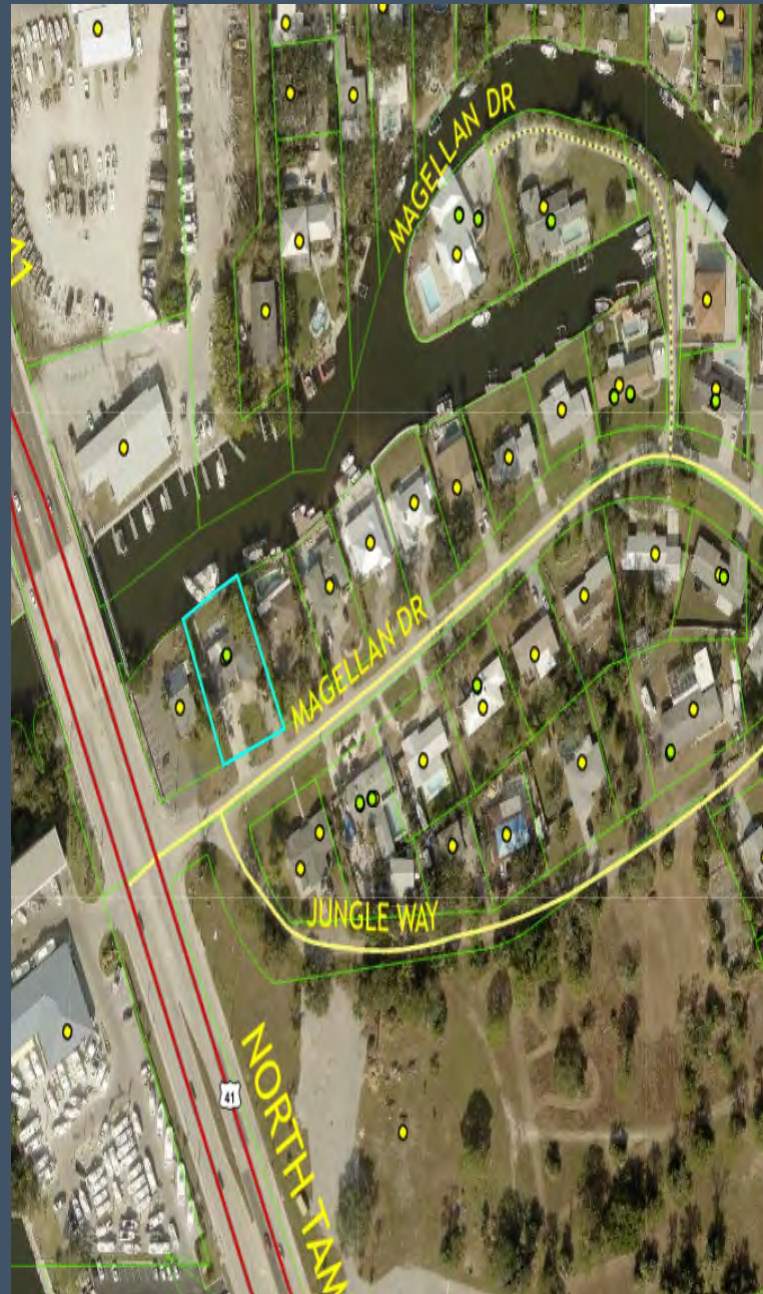
Parcel Type: REAL PROPERTY
Parcel Created: 09/07/1987
Map Number: 5BN2

FEMA Value: \$337,618 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2941 Acres or 12,811 Square Feet
Building Area: 2,556 SqFt Under Roof / 1,700 SqFt Living or Business Area / 2,556 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

General Location: Just east of US 41 of Magellan Dr.



Case # CE2401-0159

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: There was a change to the roof line as well as lights added under the soffit without a permit.



Case # CE2401-0159

Copy of the Code

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.

(Ord. No. 16-24, § 3(Exh. A-3), 11-15-16)



Exhibit 1

Violation of LDC
Section: 310.3

Address: 205 Magellan
Dr., Sarasota



This picture depicts the work that was done without a permit.



Exhibit 2

Violation of LDC
Section: 310.3

Address: 205 Magellan
Dr., Sarasota



This picture depicts the front of the house showing the unpermitted work.



Exhibit 3

Violation of LDC
Section: 310.3

Address: 205 Magellan
Dr., Sarasota



Picture of the house in 2014 showing the original roof line.



Exhibit 4

Violation of LDC
Section: 310.3

Address: 205 Magellan
Dr., Sarasota



Picture depicts the front of the house and the change of the roofline.



Case # CE2401-0159

Case Summary

- Initial Inspection: 01/08/2024
- Notice of Violation was issued on: 05/22/2026
- There have been 11 reinspection's completed for this property.
- I spoke to the property owner on a couple of occasions, and he stated that he has been attempting to get this resolved but hasn't been successful.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 07/02/2026 and on the first floor of the Administration Building on 07/02/2026.



Recommended Action

- Obtain the proper permits for the roof line change and lighting under the soffit.
- Recommended compliance date is 09/20/2026
- Recommended fine: A fine of \$50.00 per day will be imposed for each day the violation continues beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case # CE2401-0159

Evidence Submittal

- Case photographs
- Ownership: Property Appraiser Card
- Copy of this presentation



Case # CE2401-0159

Conclusion

- Mr. Vitale, I request the relief as stated in my recommended action
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2401-0159

vs.

Vincent Mitchell

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 22, 2026 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(s) **Vincent Mitchell**

Whose mailing address is/are: 205 Magellan Dr., Sarasota FL 34243

The owner(s) or person(s) in charge of the property located at:

205 Magellan Dr., Sarasota FL 34243

Identified in the Manatee County Property Appraiser's records as PIN **6722400006**

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 a change to the roof line as well as lights added under the soffit without a permit.

4. The Notice of Violation states that the violation must be corrected on or before June 22, 2026

5. As of July 22, 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 **LDC** **Section 310.3**
in that the respondent(s) has/have **Building Permit Required**

There was a change to the roof line as well as lights added under the soffit 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 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:

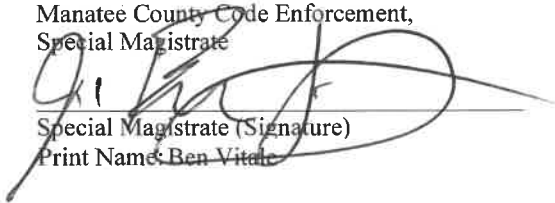
1. THAT the Respondent(s) correct(s) the aforesaid violation by **obtaining the proper permits for the roof line change and lighting under the soffit.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2401-0159

2. THAT in the event the aforesaid violation is not corrected **on or before September 20, 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.
3. If the required corrective action is not taken as ordered **on or before September 20, 2026** 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 22 of July 2026

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 July 22, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 22 of July 2026
- ☒ By US Mail on this 22 of July 2026

Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)
Print Name: Karen Mata

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.