

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Lucas X. Thompson
4737 Rayfield Dr.
Sarasota, FL. 34243
Property ID: 1409000005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0023

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, 9/23/2026** 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.

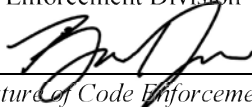
DATE: September 1, 2026

Posted at the property

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Ben Dornon

Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203

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 Public Safety
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: CE2601-0023

Date Issued: 01/27/2026

Time Issued: 2:51 pm

Violator(s):	Phone Number:	Relationship:
Lucas Thompson 4737 Rayfield Dr. Sarasota FL 34243 US	(941) 447-5077	Owner

Location of Violation: 1924 45TH STREET CT E

City: BRADENTON

State: FL

Zip Code: 34208

Parcel ID#: 1409000005000-1314926000

Description of Violation

Cite: Manatee County Land Development Code, Section 310.3 - Building Permit Required.

Violation Details: Structural changes have been made to the house at this property without the required permit. Changes include, but are not limited to: moving the location of a window on the East side of the house and enclosing an opening with concrete block on the North side.

Corrective Action Required: An "after the fact" building permit must be obtained for the unpermitted construction work done to the house.

Correct on or before: 2/10/2026

Officer's Signature: _____

Officer's Name Printed: Ben Dornon

Officer's Phone Number: (941) 737-0214

Received _____ Date: January 27, 2026

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2981 44

CE2601-0023- NOV
Lucas Thompson
4737 Rayfield Drive
Sarasota, FL 34243

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Ben Dornon
Date: 09/23/2026



Case # CE2601-0023

- Ben Dornon, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Lucas Thompson
- Violation address: 1924 45th St. Ct. E., Bradenton, FL 34208
- PID: 1409000005
- Zoning: RSF-3 - Residential Single Family





Created at: <https://www.manateepoo.gov> on September 15, 2026

Situs Address: 1924 45TH STREET CT E, BRADENTON, FL 34208-7113
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Sec/Twp/Rge: 33-34S-18E
Neighborhood: 2005; W. SIDE OF BRADEN RIVER TO 26TH AVE. E.
Subdivision: 1407200; ELWOOD PARK RESUB BLKS70&72 UNREC; L

FEMA Value: \$126,105 as of January 1, 2026
Land Use: 0800; DUPLEX
Land Size: 0.2290 Acres or 9,975 Square Feet
Building Area: 1,709 SqFt Under Roof / 1,643 SqFt Living or Business Area / 1,709 SqFt Residential Impervious Area
Living Units: 2

DESCRIPTION

2026 PRELIMINARY CERTIFIED VALUES

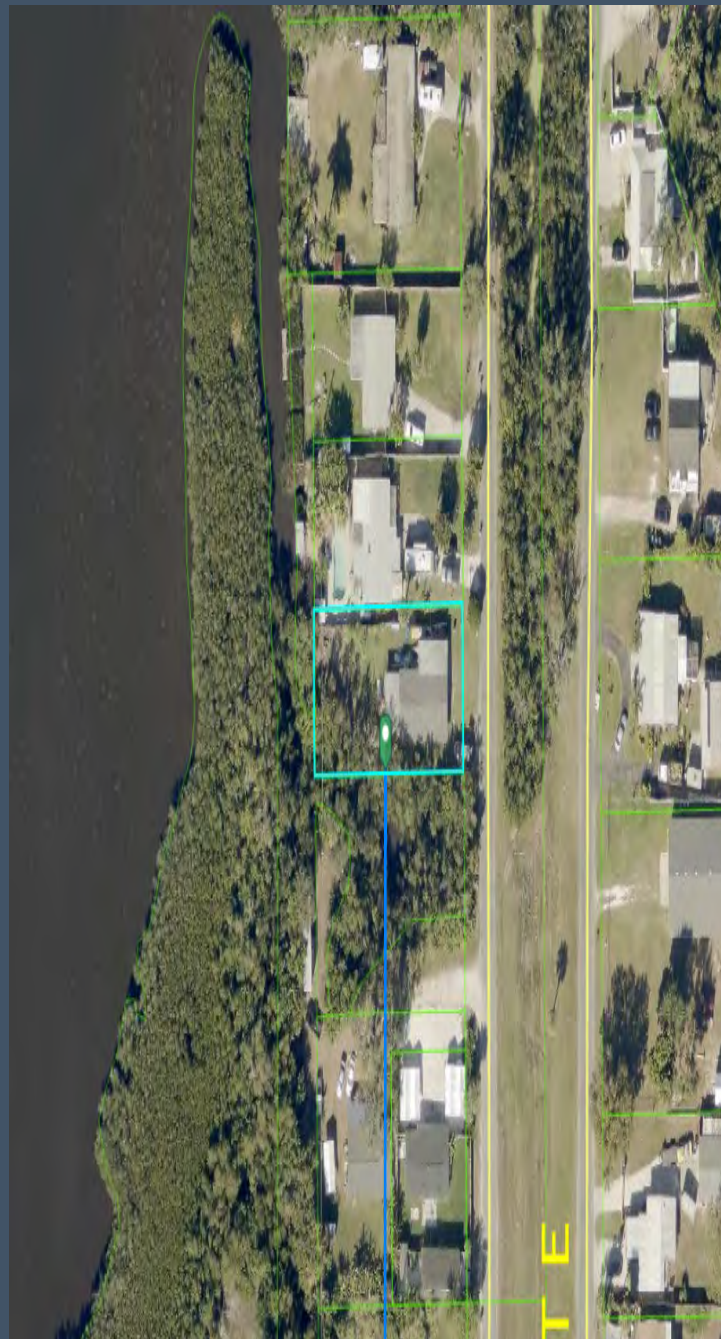
2026 SPECIAL ASSESSMENTS

PROPERTY APPRAISER INSPECTIONS

ADDRESSES ASSIGNED TO THE PROPERTY

Site Location

General Location: Property is located along 45th St. Ct. E. & 22nd Ave. E., Approx. 1,585' North of 26th Ave. E. in Bradenton



Case # CE2601-0023

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building permit required
- Violation Description: Structural changes have been made to the house at this property without the required building permits. Changes include but are not necessarily limited to, moving the location of a window on the East side of the house and enclosing an opening with concrete block on the North side of the house.



Case # CE2601-0023

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.



Exhibit 1

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo of Google street view, showing the location of this window in March of 2021

Exhibit 2

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo taken at the property, showing the location of this window on January 27, 2026

Exhibit 3

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo of Google street view, showing the opening on the North side of the house in May of 2014

Exhibit 4

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo taken at the property on January 27, 2026, showing that the North side of the house is enclosed

Exhibit 5

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo taken at the property, showing the location of this window on September 21, 2026

Exhibit 6

Violation of LDC Section:
310.3

Address: 1924 45th St. Ct.
E., Bradenton



This is a photo taken at the property on September 21, 2026, showing that the North side of the house is enclosed

Case # CE2601-0023

Case Summary

- Initial Inspection: 01/14/2026
- Notice of Violation was issued on: 01/27/2026
- There have been 18 reinspection's completed for this property.
- I have communicated with the property owner and the contractor he has hired on a few occasions. The property owner and contractor have made 3 attempts to apply for the required permit. The 3rd application is currently on hold in the application review process at this time, pending the submittal of revisions to the plans submitted.



Case # CE2601-0023

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/01/2026 and on the first floor of the Administration Building on 09/01/2026.



Recommended Action

- An "after the fact" building permit must be obtained for the unpermitted construction work done to the house.
- Recommended compliance date is 11/22/2026
- Recommended fine: A fine of \$50 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 # CE2601-0023

Evidence Submittal

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



Case # CE2601-0023

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. CE2601-0023

vs.

Lucas Thompson,

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 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) **Lucas Thompson,**

Whose mailing address is/are: 4737 Rayfield Dr., Sarasota FL 34243 US

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

1924 45th St Ct E., Bradenton FL 34208

Identified in the Manatee County Property Appraiser's records as PIN **1409000005**

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**

Structural changes have been made to the house at this property without the required permit. Changes include, but are not limited to: moving the location of a window on the East side of the house and enclosing an opening with concrete block on the North side.

4. The Notice of Violation states that the violation must be corrected on or before February 10, 2026
5. As of September 23, 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**

Structural changes have been made to the house at this property without the required permit. Changes include, but are not limited to: moving the location of a window on the East side of the house and enclosing an opening with concrete block on the North side.

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:

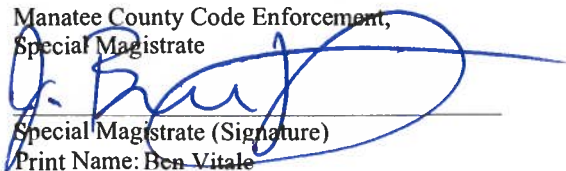
1. THAT the Respondent(s) correct(s) the aforesaid violation. **An : "after the fact" building permit must be obtained for the unpermitted construction work done to the house.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2601-0023

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 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 November 22, 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 23 of September 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 September 23, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 23 of September 2026**
- ☐ **By US Mail on this 23 of September 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.