



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 #: CE2601-0800

Date Issued: 01/29/2026

Time Issued: 3:18 pm


Violator(s):	Phone Number:	Relationship:
33rd Street East Manatee LLC 7405 28th St Ct E Sarasota FL 34243 US	N/A	Owner
Derin Parks Esq 1023 Manatee Ave W Bradenton FL 34205 US	N/A	Agent

Location of Violation: 7415 28TH STREET CT E
City: SARASOTA **State:** FL **Zip Code:** 34243
Parcel ID#: 1959500059000-2798484049

Description of Violation

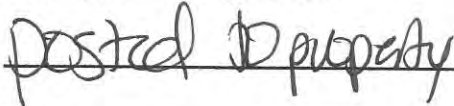
Land Development Code Section 310.3 Building Permit Required
 Violation Details: A structure was demolished without a permit.
 Corrective Action: Obtain an completed Manatee County Demolition Permit.

Correct on or before: 02/26/2026

Officer's Signature: 

Officer's Name Printed: Cory Hayden

Officer's Phone Number: (941) 718-2691

Received:  **Date:** 1/29/2026

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 2986 25

CE2601-0800- NOV
33rd Street East Manatee LLC
7405 28TH STREET CT E
SARASOTA, FL 34243-3350

Shipper Ref: 209

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: 33rd Street East Manatee LLC
7405 28th Street CT E
Sarasota FL 34243

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0800

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, June 24th, 2026** 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.

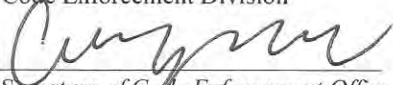
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 6-4-2026



Signature of Respondent/Representative

Respondent/Representative Printed Name

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

Cory Hayden

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

Officer: Cory Hayden
Date: 6/24/2026



Case # CE2601-0800

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: 33rd Street East Manatee LLC
- Violation address: 7415 28th Street Ct. E., Sarasota, FL 34243
- PID: 1959500059
- Zoning: A-1 Two or more houses





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on June 16, 2025

Parcel ID: 1959500059
 Ownership: 33RD STREET EAST MANATEE LLC
 Owner Type: CORPORATION
 Mailing Address: 33RD STREET EAST MANATEE LLC, 7405 28TH STREET CT E, SARASOTA FL 34243

Situs Address: 7415 28TH STREET CT E, SARASOTA, FL 34243-3350
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Sec/Twp/Rge: 29-35S-18E
 Neighborhood: 3490; 15TH ST E, TALLEVAST, PROSPECT

Parcel Type: REAL PROPERTY
 Parcel Created: 11/15/2022
 Split/Combine: SPLIT
 Parent Parcel ID: 1959500008
 Map Number: 5CS2

FEMA Value: \$85,481 as of January 1, 2025
 Land Use: 0801; TWO OR MORE HOUSES
 Land Size: 3.5480 Acres or 154,551 Square Feet
 Building Area: 3,199 SqFt Under Roof / 2,324 SqFt Living or Business Area / 3,199 SqFt Residential Impervious Area
 Living Units: 2

Residential Bldgs: 2



DESCRIPTION

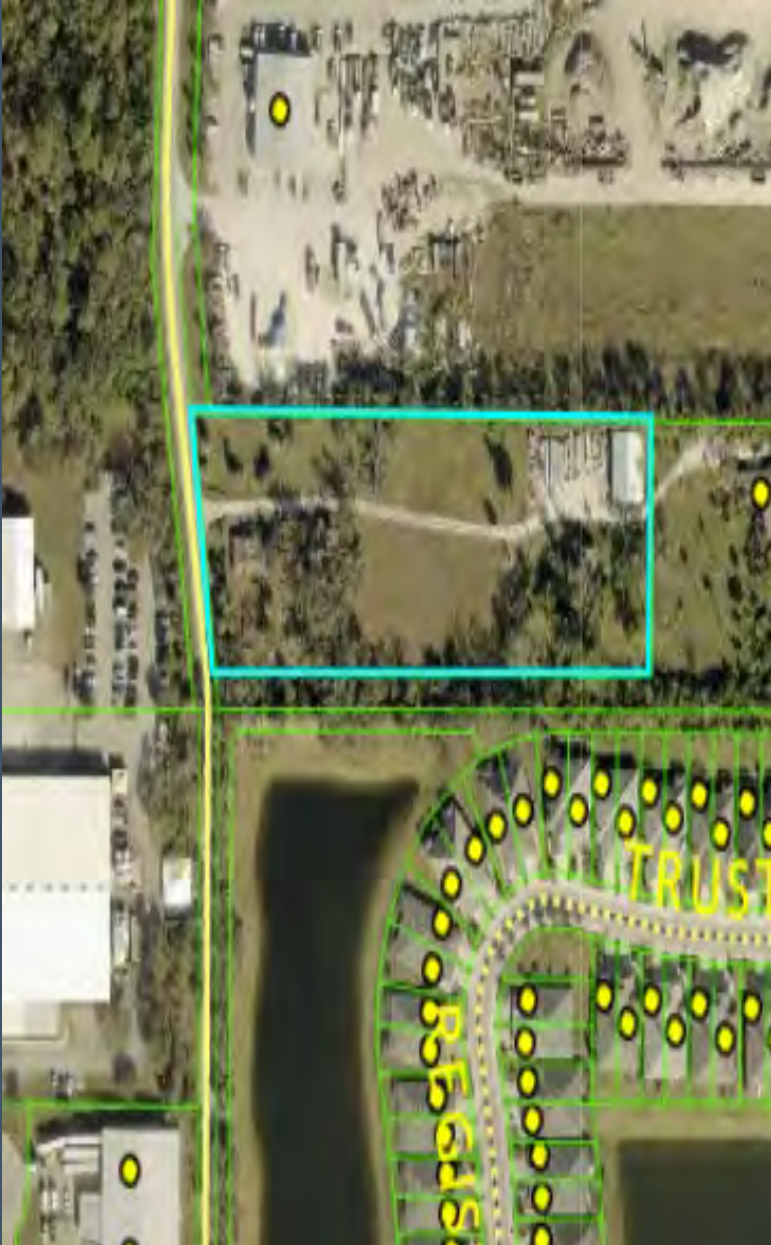
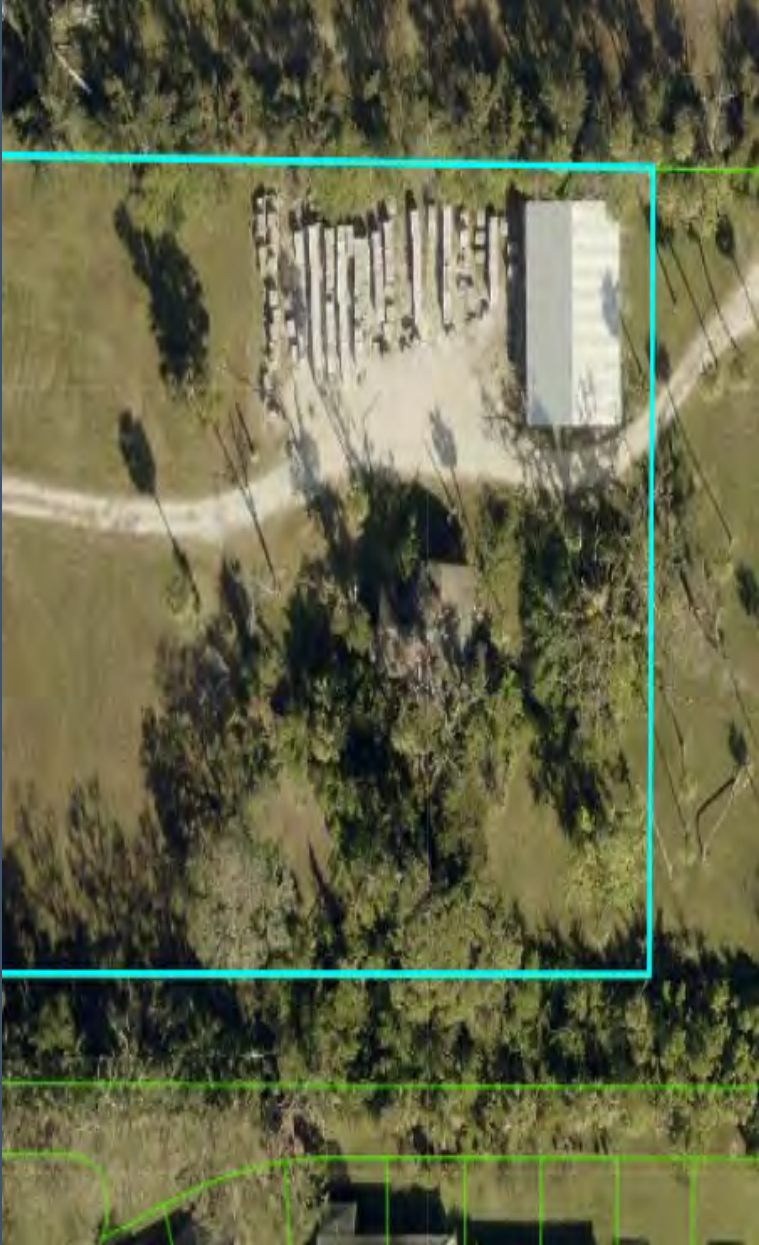
A TRACT OF LAND LYING WITHIN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY, FL MORE PARTICULARLY DESC AS FOLLOWS: COM AT A PT NW COR OF UNIVERSITY VILLAGE PB 59 PG 38, A SUBDIV IN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY, FL; TH N 06 DEG 10 MIN 48 SEC W, A DIST OF 31.24 FT TO THE POB; TH CONT NLY ALG SD LN, A DIST OF 235.28 FT; TH S 89 DEG 41 MIN 35 SEC E, A DIST OF 672.60 FT; TH S 00 DEG 33 MIN 15 SEC W, A DIST OF 235.51 FT; TH N 89 DEG 32 MIN 21 SEC W, A DIST OF 645 FT TO THE POB; CONT 154,572.10 SQ FT OR 3.5485 AC M/L PI #19595.0005/9.



Property Record Card

Site Location

General Location: Tallevast Rd. and 28th Street Ct. E.



Case # CE2601-0800

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: A structure was demolished without a permit.



Case # CE2601-0800

Copy of the 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.



Exhibit 1

Violation of LDC
Section: 310.3

Address: 7415 28th St.
Ct. E., Sarasota



View from the street



Exhibit 2

Violation of LDC
Section: 310.3

Address: 7415 28th St.
Ct. E., Sarasota



View from the street



Exhibit 3

Violation of LDC
Section: 310.3

Address: 7415 28th St.
Ct. E., Sarasota



View from the street



Exhibit 4

Violation of LDC
Section: 310.3

Address: 7415 28th St.
Ct. E., Sarasota



BLD2602-1491

33rd Street East Manatee LLC
Demo vacant and damaged old woo...

STATUS
No Access

LOCATION
> 7415 E 28TH STREET CT
SARASOTA 34243

Summary

Record

Address (1)

Data Fields

PLAN ROOM
ACKNOWLEDGEMENT
BLD

Custom Lists (3)

Calendar

Comments (1)

Conditions (1)

Contacts (1)

Consolidated Record
Activities (9)

Documents (2)

A notice was added to this record on 2026-02-12.
Condition: Issue Certificate of Completion : Review Record before issuing Certificate of Completion
Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Help

File Date: 02/12/2026

Application Status: Pre-Acceptance Review

Description of Work: Demo vacant and damaged old wood house / MBLL

Application Detail: [Detail](#)

Application Type: Demolition

Application Name: 33rd Street East Manatee LLC

Address: 7415 28TH STREET CT E, SARASOTA, 34243

Owner Name: 33RD STREET EAST MANATEE LLC

Owner Address: 7405 28TH STREET CT E, SARASOTA, FL 34243

Parcel No: 1959500059000-2798484049

Contact Info:

Licensed Professionals Info:

Application Comments:

Total Fee Assessed: \$144.00

Total Fee Invoiced: \$144.00

Balance: \$0.00

Custom Fields: Demolition

DEMOLITION GENERAL INFORMATION

The permit submitted to the county

Exhibit 4

Violation of LDC
Section: 310.3

Address: 7415 28th St.
Ct. E., Sarasota



BLD2602-1491

33rd Street East Manatee LLC
Demo vacant and damaged old woo...

STATUS
No Access

LOCATION
> 7415 E 28TH STREET CT
SARASOTA 34243

CONTACT
> CO...

Owner (1) ▲

Parcel (1)

Payment

Payment History

Professionals (1)

Related Records

Application History (7)

Workflow

Workflow History (7)

Classic Reports

GIS (1)

A notice was added to this record on 2026-02-12.
Condition: Issue Certificate of Completion : Review Record before issuing Certificate of Completion Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

[Cancel](#) [Help](#)

Task	Status	Status Date	Due Date
Reviewer Routing	More info Required	02/13/2026	02/13/2026

Action by Department	Action By	Action
Building - Permitting	Elijah Acevedo	Updated

Assigned to Department	Assigned to	Assigned Date
Building - Permitting	Elijah Acevedo	02/12/2026

Comments
Good morning, please reply to elijah.acevedo@mymanatee.org

This permit can be routed when a plumbing sub is added. Once this is done let me know and it will be moved forward. Thank you for your time.

The permit submitted to the county

Case # CE2601-0800

Case Summary

- Initial Inspection: 1/29/2026
- Notice of Violation was issued on 1/29/2026
- There have been 8 reinspection's completed for this property.
- I have had no contact with the owner about obtaining a permit.



Case # CE2601-0800

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted to the property and posted on the first floor of the Administration Building on 6/4/2026



Recommended Action

- Obtain a Manatee County demolition permit.
- Recommended compliance date is 8/23/2026
- Recommended fine: A fine of \$100.00 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 # CE2601-0800

Evidence Submittal

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



Case # CE2601-0800

Conclusion

- Mr. Sowa, 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. CE2601-0800

vs.

33rd Street East Manatee LLC,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on June 24, 2026, 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), **33rd Street East Manatee LLC**, whose mailing address is 7405 28th St. Ct. E., Sarasota, FL 34243 is/are the owner(s) or person(s) in charge of the property located at **7415 28th St. Ct. E., Sarasota, FL, 34243** and identified in the Manatee County Property Appraiser's records as **PIN 1959500059**.
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**. A structure was demolished without permit.
4. The Notice of Violation states that the violation must be corrected on or before **February 26, 2026**.
5. As of June 24, 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 **Section 310.3** of the Land Development Code in that the respondent(s) has/have a barn removed from the property without a building 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. **Obtain a Manatee County Demolition Permit.**
2. THAT in the event the aforesaid violation is not corrected **on or before August 23, 2026**, a fine of **\$100.00** 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2601-0800

3. If the required corrective action is not taken as ordered **on or before August 23, 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 24 day of June 2026.

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 June 24, 2026 and has been furnished to the Respondent (s),

- Personally, on this 24 day of June 2026.
 By US Mail on this 24 day of June 2026.

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.