

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: O&P Properties LLC
C/O Damian M. Ozark
1904 Manatee Ave. W. Suite 300
Bradenton, FL 34205

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2602-0271

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, May 27th, 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: April 29th, 2026

Posted at property
Signature of Respondent/Representative

Mailed certified
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: J. P. Murphy
Signature of Code Enforcement Officer

James P. Murphy
Code Enforcement Officer - Print Name

Development Services Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205

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 Development Services Department
 Code Enforcement Division
 P.O. Box 1000
 Bradenton, FL 34206
 Phone: (941) 748-2071
 www.mymanatee.org

Notice of Violation

Case #: CE2602-0271

Date Issued: 03/16/2026

Time Issued: 12:04 pm

Violator(s):	Phone Number:	Relationship:
O & P PROPERTIES L L C 2816 Manatee Ave W Bradenton FL 34205 US	N/A	Owner
Damian M. Ozark 1904 Manatee Ave West Suite 300 Bradenton FL 34205 US	N/A	Agent

Location of Violation: 2155 WHITFIELD INDUSTRIAL WAY
City: SARASOTA **State:** FL **Zip Code:** 34243
Parcel ID#: 1868307628000-1436637799

Description of Violation

Manatee County Code of Ordinances Section 2-9-105 Trash and Debris

Violation Details: There are trash and debris items on the property. The trash and debris items consist of plastics, metal, wood, furniture, mattresses and other miscellaneous items.

Corrective Action: Remove all trash and debris from the property.

Correct on or before: 03/23/2026

Officer's Signature: J. P. Murphy

Officer's Name Printed: James Murphy

Officer's Phone Number: (941) 713-4622

Received: Damian Ozark **Date:** 3/16/26

Print Name: Damian Ozark

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.

Manatee County Special Magistrate

Officer: James Murphy
Date: 05/27/2026



Case # CE2602-0271

- James Murphy, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: O & P Properties LLC
- Violation address: 2155 Whitfield Industrial Way, Sarasota, FL 34243
- PID: 1868307628
- Zoning: HM (Heavy Manufacturing)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on May 12, 2026

Property Record Card

Parcel ID: 1868307628
Ownership: O & P PROPERTIES L L C
Owner Type: CORPORATION
Mailing Address: O & P PROPERTIES L L C, C/O DAMIAN M OZARD, 2816
MANATEE AVE W, BRADENTON FL 34205-4237

Situs Address: 2155 WHITFIELD INDUSTRIAL WAY, SARASOTA, FL
34243

Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 19-35S-18E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Subdivision: 1868303; WHITFIELD INDUSTRIAL PARK 2ND
ADDITION; LOT A; BLOCK A; PB 18/58

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5CS1

FEMA Value: \$0 as of January 1, 2025
Land Use: 1009; VACANT NON-RESIDENTIAL/UNUSABLE
Land Size: 3.7720 Acres or 164,308 Square Feet



Site Location

**General Location: Vacant lot
behind Step Up Suncoast**



Case # CE2602-0271

Violation and Description

Violation: Section 2-9-105 Trash and Debris of the Manatee County Code of Ordinances

- Violation Description: There are trash and debris items on the property. The trash and debris items consist of plastics, metal, wood, furniture, mattresses and other miscellaneous items.



Case # CE2602-0271

Copy of the Code

- Section 2-9-105. - Property maintenance standards.
- All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be left in neglect. Undergrowth, rubbish, debris, bush or brush and unsanitary matters including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, rubbish or trash or overgrowth of weeds/vegetation or noxious plants, are prohibited.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 2155
Whitfield Industrial
Way, Sarasota



Aerial view from property appraiser of trash and debris.



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 2155
Whitfield Industrial
Way, Sarasota



Trash and debris on the property.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 2155
Whitfield Industrial
Way, Sarasota



Trash and debris on the property.



Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 2155
Whitfield Industrial
Way, Sarasota



Trash and debris on the property.

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 2155
Whitfield Industrial
Way, Sarasota



May 8, 2026 at 10:40:22 AM
6432 Parkland Dr
Sarasota FL 34243

Trash and debris on the property.



Case # CE2602-0271

Case Summary

- Initial Inspection: 02/11/2026
- Notice of Violation was issued on: 03/16/2026
- There have been 14 reinspection's completed for this property.
- I spoke with the registered agent, Damian Ozard, once in person and twice by phone and the extent of the conversations is the property will be cleaned up.



Case # CE2602-0271

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property and on the first floor of the Administration Building on 04/29/2026



Recommended Action

- Remove all trash and debris items from the property.
- Recommended compliance date is 6/26/2026
- 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 # CE2602-0271

Evidence Submittal

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



Case # CE2602-0271

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. CE2602-0271

vs.

O & P Properties LLC,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 27, 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), **O & P Properties LLC**, whose mailing address is 2816 Manatee Ave W., Bradenton FL 34205 are the owner(s) or person(s) in charge of the property located at **2155 Whitfield Industrial Way, Sarasota FL 34243**, and identified in the Manatee County Property Appraiser's records as **PIN 1868307628**.
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: **(CCO) Section 2-9-105 Trash and Debris**- There are trash and debris items on the property. The trash and debris items consist of plastics, metal, wood, furniture, mattresses and other miscellaneous items.
4. The Notice of Violation states that the violation must be corrected on or before March 23, 2026.
5. As of May 27, 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 2-9-105** in that the respondent(s) has/have trash and debris on the property, 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. **Remove all trash and debris from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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.

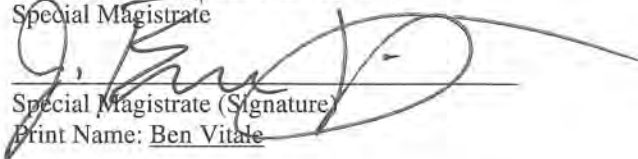
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2602-0271

3. If the required corrective action is not taken as ordered **on or before June 26, 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 27 day of May 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 May 27, 2026 and has been furnished to the Respondent (s),

- Personally, on this 27 day of May 2026.**
 By US Mail on this 27 day of May 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.