

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: Tony E. & Tatra E. Carmichael  
7515 18th St E  
Sarasota, FL 34243  
PID1986701009

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2603-0108,0415,0417,0422,0423

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.

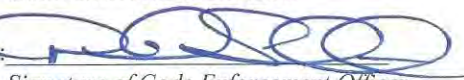
NOTICE is hereby given that a hearing will be held on **Wednesday, 08/26/2026** at 9:00 AM, at the **Manatee County Administrative Building, 1112 Manatee Ave. W., Bradenton, Florida, in the Board Chambers on the 1st floor**, before a Code Enforcement Special Magistrate, to consider and act upon an alleged 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: 07/31/2026

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By: 

*Signature of Code Enforcement Officer*

*Signature of Respondent/Representative*

**Denise & Joseph Gattuso**

Respondent/Representative Printed Name

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

## Notice of Violation

**Case #:** CE2603-0423

**Date Issued:** 03/12/2026

**Time Issued:** 10:05 am

| Violator(s):                                                            | Phone Number: | Relationship: |
|-------------------------------------------------------------------------|---------------|---------------|
| Tatra E. & Tony E. Carmichael<br>7515 18th St E<br>Sarasota FL 34243 US | N/A           | Violator      |

**Location of Violation:** 7515 18TH ST E

**City:** SARASOTA

**State:** FL

**Zip Code:** 34243

**Parcel ID#:** 1986701009000-3137746999

## Description of Violation

Cite Manatee County Code of Ordinances Section 2-9-106 Structural Standards

Violation Details: The roof on the north side of the house is in major disrepair.

Corrective Action: The roof must be replaced or repaired. (Obtain the required permits because of the extent of the disrepair.)

**Correct on or before:** 03/24/2026

**Officer's Signature:** David Saldivar

**Officer's Name Printed:** David Saldivar

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

**Received** POSTED AT PROPERTY **Date:** 03/12/2026

**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

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USPS CERTIFIED MAIL



9414 8149 0316 5966 3071 67

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CE2603-0108, -0414, -0415, -0417, -0422,-0423-  
NOV  
Tatra E. & Tony E. Carmichael  
7515 18th St E  
Sarasota, FL 34243

Shipper Ref: 209

# **Manatee County Special Magistrate**

**Officer: Ian Burns**  
**Date: 09/23/2026**



# Case # CE2603-0423

- Ian Burns, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Tatra E. & Tony E. Carmichael
- Violation address: 7515 18th St. E., Sarasota, FL 34243
- PID: 1986701009
- Zoning: RSF - Residential Single Family



# Property Record Card



MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

## Property Record Card

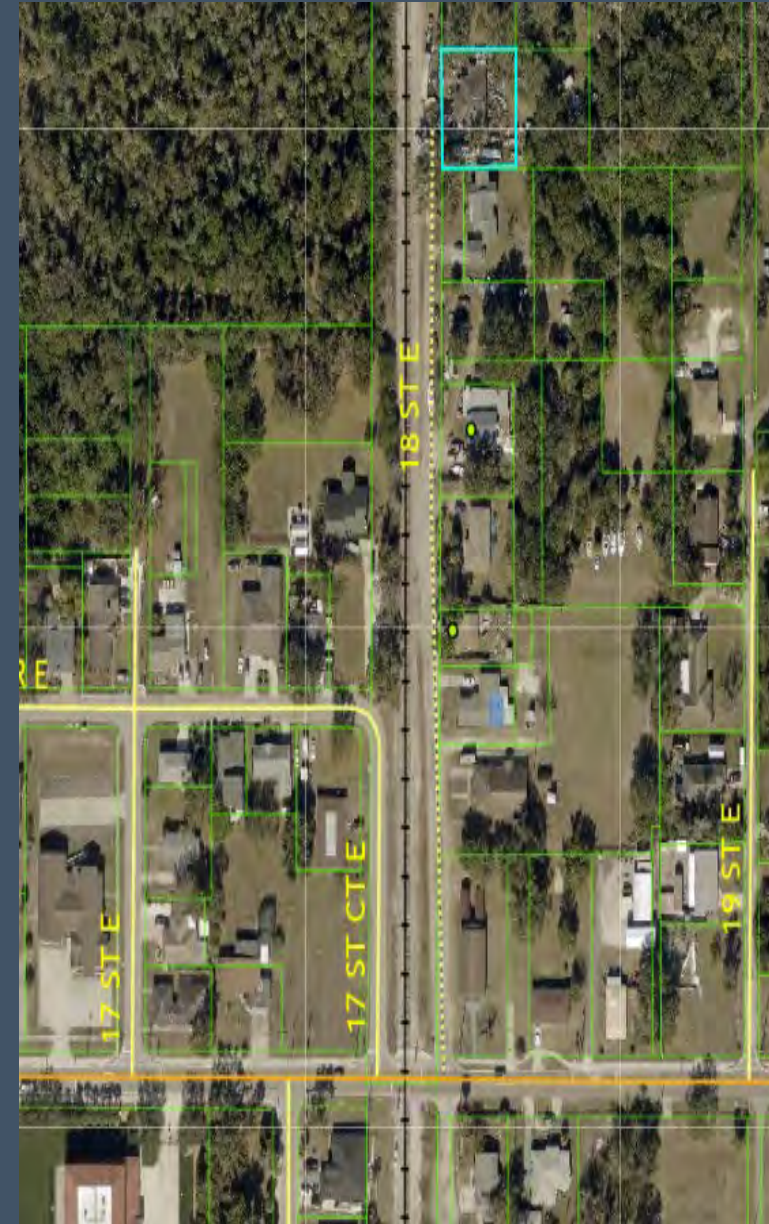
Created at: <https://www.manateepao.gov> on August 4, 2026

Parcel ID: 1986701009  
Ownership: CARMICHAEL, TONY E; CARMICHAEL, TATRA E  
Owner Type: ESTATE OF; INDIVIDUAL  
Mailing Address: CARMICHAEL, TONY E, CARMICHAEL, TATRA E, 7515 18TH ST E, SARASOTA FL 34243  
  
Situs Address: 7515 18TH ST E, 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: 30-35S-18E  
Neighborhood: 3471; TALLEVAST OLD  
  
Parcel Type: REAL PROPERTY  
Parcel Created: 03/12/1992  
Map Number: 5C30  
  
FEMA Value: \$64,922 as of January 1, 2026  
Land Use: 0100; SINGLE FAMILY RESIDENTIAL  
Land Size: 0.2531 Acres or 11,025 Square Feet  
Building Area: 1,828 SqFt Under Roof / 1,065 SqFt Living or Business Area / 1,828 SqFt Residential Impervious Area  
Living Units: 1  
Residential Bldgs: 1



# Site Location

**General Location: Just north of  
Tallevast Rd between 15th St.  
E. and US 301.**



# Case # CE2603-0423

## Violation and Description

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances: Structural Standards
- Violation Description: The roof on the north side of the house is in disrepair.



# Case # CE2603-0423

## Copy of the Code

### **Sec. 2-9-106. - Structural standards.**

**(b) Structures and buildings shall be maintained in good repair, and structurally sound so as not to pose a threat to the public health, safety or welfare. The maintenance standards listed below provide the minimum requirements and criteria for compliance with this section:**

- 1) All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.**
- (2) All exterior walls shall be free from holes, breaks and loose or rotting materials, maintained weatherproof and properly surface coated where required to prevent deterioration.**
- (3) All roofs and flashing shall be sound, weathertight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.**
- (4) All overhang extensions, including, but not limited to, canopies, marquees, signs, and metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good condition.**



# Exhibit 1

Violation of CCO  
Section: 2-9-106

Address: 7515 18th St.  
E., Sarasota



Photo depicts the roof in disrepair on the north side of the house.



## Exhibit 2

Violation of CCO  
Section: 2-9-106

Address: 7515 18th St.  
E., Sarasota



Photo depicts the roof collapsed on the north side of the residence.

# Exhibit 3

Violation of CCO  
Section: 2-9-106

Address: 7515 18th St.  
E., Sarasota



Picture depicts the roof with part of it collapsed and missing fascia.

# Case # CE2603-0423

## Case Summary

- Initial Inspection: 03/12/2026
- Notice of Violation was issued on: 03/12/2026
- There have been 8 reinspection's completed for this property.
- I have spoken to Mr. Carmichael on a couple of occasions, and he is working on bringing property into compliance.



# **Case # CE2603-0423**

## **Case Summary Continued**

- The Notice of Violation and Notice of Hearing were posted on the subject property on 07/31/2026 and on the first floor of the Administration Building on 08/03/2026.



# Recommended Action

- The roof must be replaced or repaired. ( Obtain the required permits because of the extent or the disrepair).
- Recommended compliance date is 11/22/2026
- 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 # CE2603-0423

## Evidence Submittal

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



# Case # CE2603-0423

## 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. CE2603-0423

vs.

Tatra E. & Tony E. Carmichael

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) **Tatra E. & Tony E. Carmichael**

Whose mailing address is/are: 7515 18th St E., Sarasota FL 34243

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

**7515 18th St E., Sarasota FL 34243**

Identified in the Manatee County Property Appraiser's records as PIN **1986701009**

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 2-9-106**      **Structural Standards**

The roof on the north side of the house is in major disrepair.

4. The Notice of Violation states that the violation must be corrected on or before March 24, 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 **CCO**      **Section 2-9-106**  
in that the respondent(s) has/have **Structural Standards**

The roof on the north side of the house is in major disrepair.

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:

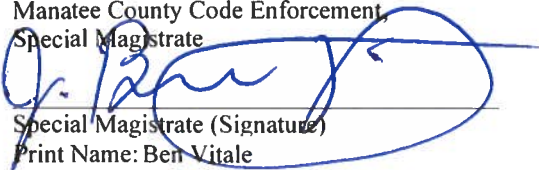
1. THAT the Respondent(s) correct(s) the aforesaid violation. **The roof, soffit and fascia must be replaced or repaired.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE2603-0423

2. THAT in the event the aforesaid violation is not corrected **on or before December 24, 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 December 24, 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.