

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Whitfield Estates LLC
7215 12th Street Ct E
Sarasota, FL 34243
6651900259

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-0319

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, 09/23/2026** 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: 09/02/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Signature of Respondent/Representative

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
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 06/09/2026

Case #: ENF2606-0319

Violator(s):	Relationship:	Address:
WHITFIELD ESTATES LLC	Violator - Violator	719 Middle Rd Bayport NY, 11705
Gregory Fasano	Violator - Agent	226 Golden Gate Pt. Ste 43 Sarasota FL, 34236
WHITFIELD ESTATES LLC	Owner	719 MIDDLE RD BAYPORT NY, 11705

Location of Violation(s):

7215 12TH STREET CT E

City: SARASOTA
Parcel ID#: 6651900259000-1892306650

State: FL Zip Code: 34243

Description of Violation(s):

(2-9-105) Trash & Debris CCO

Violation Details: There is trash and debris on the property. The trash and debris include tires, piles of wood and miscellaneous trash.

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

Comply By : 06/23/2026

Status: In Violation-Issue NOV

Inspector: David Saldivar

Date Violation Issued: 6/9/2026

Comply By: 06/23/2026

Officer's

Signature:

Officer's Name Printed: David Saldivar

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

Received by: _____ Date: 06/09/2026

Print Name: _____ Posted at property

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 3260 76

ENF2606-0319- NOV
Whitfield Estates LLC
719 MIDDLE RD
BAYPORT, NY 11705-1923

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Misael Cedillo
Date: 09/23/2026



Case # ENF2606-0319

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Whitfield Estates LLC
- Violation address: 7215 12th Street Ct. E., Sarasota, FL 34243
- PID: 6651900259
- Zoning: PD-R - Planned Development - Residential



Property Record Card





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

[Home](#) [Meet Charlie](#) [Property Search](#) [E-File](#) [Exemptions/Classifications](#) [Forms/Requests](#) [Reports/Data](#) [General Info](#) [Links](#) [Contact Us](#)

Property Card

Trim Notice

Tax Bill

Parcel ID: 6661900259

Ownership: WHITFIELD ESTATES LLC

Owner Type: CORPORATION

Mailing Address: WHITFIELD ESTATES LLC, 719 MIDDLE RD, BAYPORT NY 11705

Situs Address: 7215 12TH STREET CT E, SARASOTA, FL 34243

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT

Sec/Twp/Rge: 25-35S-17E

Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75

Short Description: A TRACK OF LAND LYING IN SEC 25, TWN 35, RNG 17 AND BEING MORE PARTICULARLY DESC AS FOLLOWS: THE W 330 FT OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SEC 25. LESS THE N 330 FT

FEMA Value: \$0 as of January 1, 2026

Zoning/Flood Info: View this parcel on Manatee County's website

Land Use: 0000; VACANT RESIDENTIAL PLATTED

Land Size: 9.5800 Acres or 417,305 Square Feet

Sales

Exemptions

Businesses

Addresses

Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
No data available in table						

Aerial Map

Oblique Imagery

Tax Estimator



Site Location

**General Location: Just west of
15th Street E .**



Case # ENF2606-0319

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Property Maintenance Standards (Trash and Debris)
- Violation Description: There is trash and debris on the property. The trash and debris includes tires, piles of wood and miscellaneous trash.



Case # ENF2606-0319

Copy of the Code

- **Sec. 2-9-105. - Property maintenance standards.**
- (a) All property, structures and buildings shall be maintained in compliance with the requirements specified in this article. A person shall not occupy as owner-occupant or permit another person to occupy any property or premises which are not in a sanitary and safe condition and which do not comply with the requirements of this article.
- (b) Maintenance responsibility for mobile homes and premises located within mobile home parks lies with the responsible party pursuant to Section 723.024, Florida Statutes.
- (c) 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: 2-9-108

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts the whole property.

Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts debris scattered on the property.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts a pile of tires on the property.

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts a pile of wood.

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts the wood still on the property.

Exhibit 6

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts the tires (grass growing around them) still on property.

Exhibit 7

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts the trash still on the property with grass growing around it.

Exhibit 8

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Sep 18, 2026 at 11:53:56 AM
7215 12th Street Ct E
Sarasota FL 34243
Saldivar

Picture depicts the trash still on the property.



Exhibit 9

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Pictures depict the tires still on the property.

Exhibit 10

Violation of CCO
Section: 2-9-105

Address: 7215 12th Street
Ct. E., Sarasota



Picture depicts the pile of wood still on the property.

Case # ENF2606-0319

Case Summary

- Initial Inspection: 06/09/2026
- Notice of Violation was issued on: 06/09/2026
- There have been 7 reinspection's completed for this property.
- I have spoken to one of the property owners, Gregory Fasano on approximately 3 occasions, both in person and on the phone. He has told me that he would have the trash and debris removed from the property.



Case # ENF2606-0319

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/04/2026 and on the first floor of the Administration Building on 09/04/2026.



Recommended Action

- Remove all trash and debris from the property.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$100 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 # ENF2606-0319

Evidence Submittal

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



Case # ENF2606-0319

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. ENF2606-0319

vs.

Whitfield Estates LLC

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) **Whitfield Estates LLC**

Whose mailing address is/are: 719 Middle Rd., Bayport NY 11705

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

7215 12th St Ct E., Sarasota FL 34243

Identified in the Manatee County Property Appraiser's records as PIN **6651900259**

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 is trash and debris on the property. The trash and debris include tires, piles of wood and miscellaneous trash.

4. The Notice of Violation states that the violation must be corrected on or before June 23, 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 **2-9-105**
in that the respondent(s) has/have **Trash and Debris**

There is trash and debris on the property. The trash and debris include tires, piles of wood and miscellaneous trash.

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:

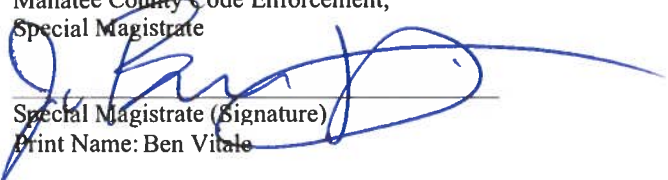
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Remove all trash and debris from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2606-0319

2. THAT in the event the aforesaid violation is not corrected **on or before October 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.
3. If the required corrective action is not taken as ordered **on or before October 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 23 of September 2026

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)
Print Name: Ben Vitale

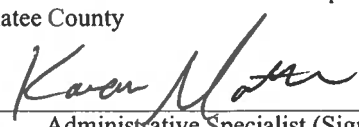
CERTIFICATE OF SERVICE

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.