

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: HD SARAMANASOTA HOLDINGS LLC
PO BOX 2033
SARASOTA FL 34230

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-0329

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, September 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: 9/8/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

posted at property
Signature of Respondent/Representative

By: Jake Fumagalli
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

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

Notice of Violation

Case #: ENF2606-0329

Date Issued: 07/06/2026

Violator(s):	Relationship:	Address:
HD SARAMANASOTA HOLDINGS LLC	Violator - Home Owner	PO Box 2033 Sarasota FL,34230
Dan Hansen	Violator - Agent	7157 Hawks Harbor Circle Bradenton FL,34207
HD SARAMANASOTA HOLDINGS LLC	Owner	PO BOX 2033 SARASOTA FL, 34230-2033

Location of Violation(s):
2402 FLORIDA BLVD

City: BRADENTON
Parcel ID#: 6186300007000-2436655284

State: FL **Zip Code:** 34207

Description of Violation(s):

(2-9-105) Outdoor Storage (Residential) CCO

Violation Details: There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to wheel barrels, pieces of wood, an air compressor, a cooler and other miscellaneous items

Corrective Action

Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.

Comply By : 07/20/2026

Status: In Violation-Issue NOV

Date Violation Issued: 7/6/2026

Inspector: Jake Fumagalli

Comply By: 07/20/2026



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

Jake Fumagalli

Officer's

Signature:

Officer's Name Printed: Jake Fumagalli

Officer's Phone Number: (941) 713-7393

Received by: _____ Date: 7/6/2026

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.

Manatee County Special Magistrate

Officer: Jake Fumagalli
Date: 9/23/2026



Case #ENF2606-0329

- Jake Fumagalli Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: HD Saramanasota Holdings LLC
- Violation address: 2402 Florida Blvd, Bradenton, FL 34207
- PID: 6186300007
- Zoning: RSF-6 (Residential single family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 10, 2026

Parcel ID: 6186300007
Ownership: HD SARAMANASOTA HOLDINGS LLC
Owner Type: CORPORATION
Mailing Address: HD SARAMANASOTA HOLDINGS LLC, PO BOX 2033, SARASOTA FL 34230-2033

Situation Address: 2402 FLORIDA BLVD, BRADENTON, FL 34207-5728
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 22-35S-17E
Neighborhood: 3235; BAYSHORE EAST OF 26TH
Subdivision: 6173300; BAYSHORE GARDENS SECTION 3; LOT 4; BLOCK J; PB 10/5

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5B52

FEMA Value: \$107,764 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.1884 Acres or 8,208 Square Feet
Building Area: 1,310 SqFt Under Roof / 969 SqFt Living or Business Area / 1,310 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1

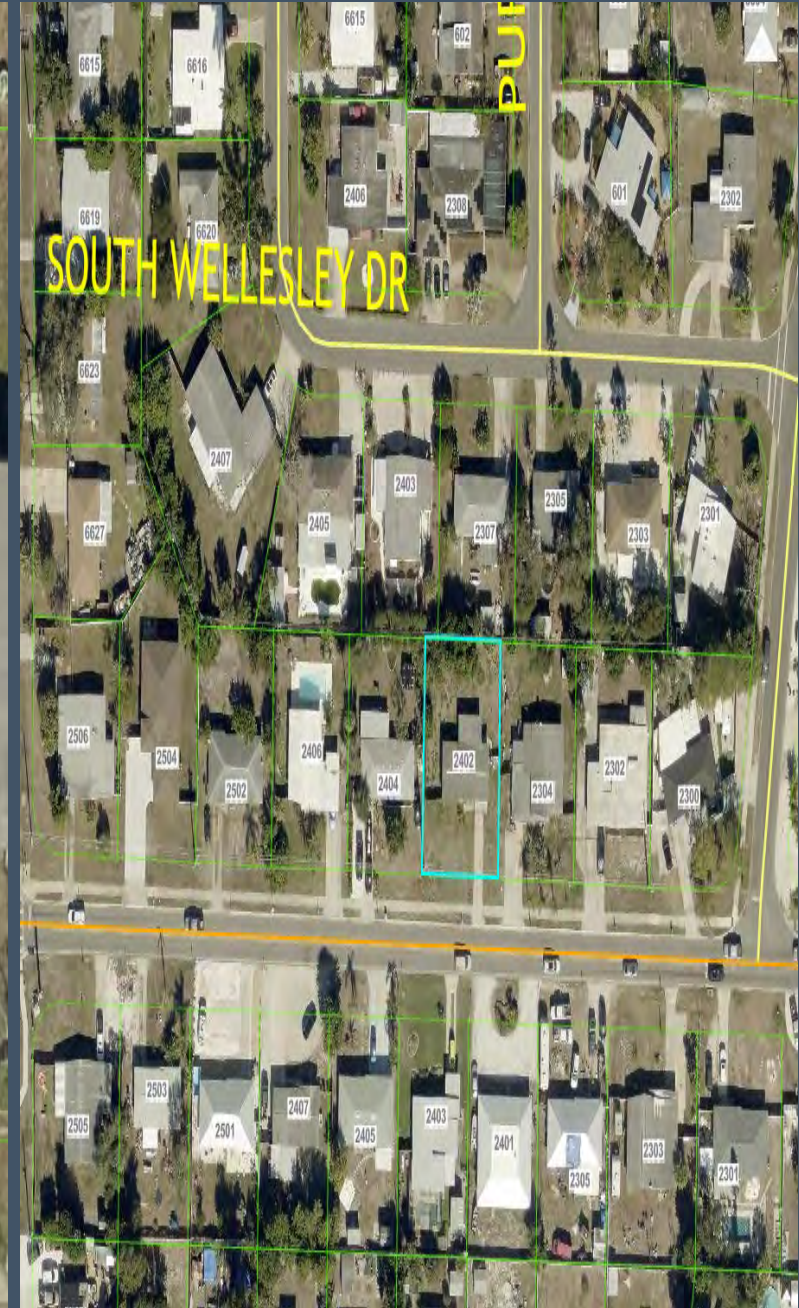


DESCRIPTION

LOT 4 BLK J BAYSHORE GARDENS SEC NO 3 PI#61863.0000/7

Site Location

**General Location: Off
Florida Blvd and
Columbia Dr**



Case #ENF2606-0329

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances
- Violation Description: There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to wheel barrels, pieces of wood, an air compressor, a cooler and other miscellaneous items



Case #ENF2606-0329

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.
- (d) All exterior property areas and premises shall be free from any nuisance condition. Nothing shall be placed, constructed or maintained on any premises that shall in any way constitute a nuisance or fire hazard. No property or premises shall harbor an infestation, poison or germ carriers.
- (e) No scrap heaps, refuse piles, motor vehicle frame, camper shell, truck camper, or vehicle body or parts shall be stored on any residential property unless expressly permitted by the Land Development Code, or when stored in a completely enclosed garage or building. Agricultural and farm vehicles and equipment may be stored on agricultural property.
- (f) Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.



Exhibit 1

Violation of CCO
Section 2-9-105

Address: 2402 Florida
Blvd, Bradenton



Photo of the outdoor storage in the carport.



Exhibit 2

Violation of CCO
Section 2-9-105

Address: 2402 Florida
Blvd, Bradenton



Photo of the outdoor storage in the carport.

Exhibit 3

Violation of CCO
Section 2-9-105

Address: 2402 Florida
Blvd, Bradenton



Photo of the outdoor storage in the carport.

Case #ENF2606-0329

Case Summary

- Initial Inspection: 06/12/2026
- Notice of Violation was issued on: 07/06/2026
- There have been 6 reinspection's completed for this property.
- I have communicated with the respondent, and he told me he was going to tell the tenant to remove the outdoor storage.



Case #ENF2606-0329 Case Summary Continued

- The Notice of Violations and Notice of Hearings were posted on the subject property on 9/8/2026 and on the first floor of the Administration Building on 9/8/2026.



Recommended Action

- Remove the outdoor storage or move it to the rear of the property and completely screen it from view.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$50.00 per day per violation will be imposed for each day the violation continues beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case #ENF2606-0329

Evidence Submittal

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



Case #ENF2606-0329

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. ENF2606-0329

vs.

HD Saramanasota Holdings 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) **HD Saramanasota Holdings LLC,**

Whose mailing address is/are: PO Box 2033 Sarasota FL, 34230

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

2402 Florida Blvd., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6186300007**

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** **Outdoor Storage**

There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to wheel barrels, pieces of wood, an air compressor, a cooler and other miscellaneous items.

4. The Notice of Violation states that the violation must be corrected on or before July 20, 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 **Outdoor Storage**

There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to wheel barrels, pieces of wood, an air compressor, a cooler and other miscellaneous items.

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:

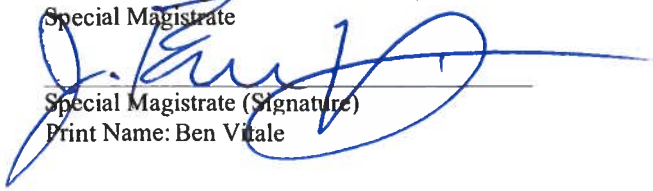
1. THAT the Respondent(s) correct(s) the aforesaid violation. **items stored outdoors shall be located to the rear of the of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2606-0329

2. THAT in the event the aforesaid violation is not corrected **on or before October 23, 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 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.