

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: BOA FIDU INC
Trust NO 774823 U/A DTD 2/1/24
3908 26th St W
Bradenton, FL 34205

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-0692

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, Sept. 23, 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: 8/31/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: Micah Misiak
Signature of Code Enforcement Officer

Signature of Respondent/Representative

Respondent/Representative Printed Name

Micah Misiak
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 #: ENF2606-0692

Date Issued: 06/18/2026

Violator(s):	Relationship:	Address:
BOA FIDU INC	Violator - Owner	3908 26TH ST W Bradenton FL,34205
TRUST NO 774823 U/A DTD 2/1/24	Violator - Owner	3908 26TH ST W Bradenton FL,34205
AGENCY AGENTS, LLC	Violator - Agent	3908 26TH ST W Bradenton FL,34205
BOA FIDU INC TRUST NO 774823 U/A DTD 2/1/24	Owner	3908 26TH ST W BRADENTON FL, 34205

Location of Violation(s):

5311 5TH STREET CT E

City: BRADENTON

State: FL

Zip Code: 34203

Parcel ID#: 5769800003000-2202733088

Description of Violation(s):

(310.3) Building Permit Required LDC

LDC 310.3 Building Permit Required

Violation Details: Garage enclosed without permit.

Corrective Action

Obtain the required building permit or convert garage back to the original way.

Comply By : 7/18/26

Status: In Violation-Issue NOV

Inspector: Micah Misiak

Date Violation Issued: 6/18/2026

Comply By: 07/18/2026



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

Officer's
Signature: *Micah Misiak*
Officer's Name Printed: Micah Misiak
Officer's Phone Number: (941) 718-9461

Received by: POSTED AT PROPERTY Date: 6/18/26

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 3350 78

ENF2606-0692- NOV
BOA Fidu Inc Trust NO 774823 U/A DTD 2/1/24 &
Agency Agents LLC
3908 26TH ST W
BRADENTON, FL 34205-3510

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Micah Misiak
Date: 09/23/2026



Case # ENF2606-0692

- Micah Misiak, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: BOA Fidu Inc and Trust NO 774823 U/A DTD 2/1/24
- Violation address: 5311 5th Street Ct. E., Bradenton, FL 34203
- PID: 5769800003
- Zoning: RSF-6



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on June 2, 2026

Parcel ID: 5769800003
Ownership: BOA FIDU INC; TRUST NO 774823 U/A DTD 2/1/24
Owner Type: TRUSTEE & CORPORATION; UNDER TRUST
Mailing Address: BOA FIDU INC, TRUST NO 774823 U/A DTD 2/1/24,
3908 26TH ST W, BRADENTON FL 34205

Situs Address: 5311 5TH STREET CT E, BRADENTON, FL 34203-5815
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 13-35S-17E
Neighborhood: 3305; SHERWOOD PINES, BERMUDA 100, PINE VILLAGE
Subdivision: 5769400; KIRKHAVEN UNIT NUMBER 2; LOT 3; BLOCK
C; PB 10/82

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5BN1

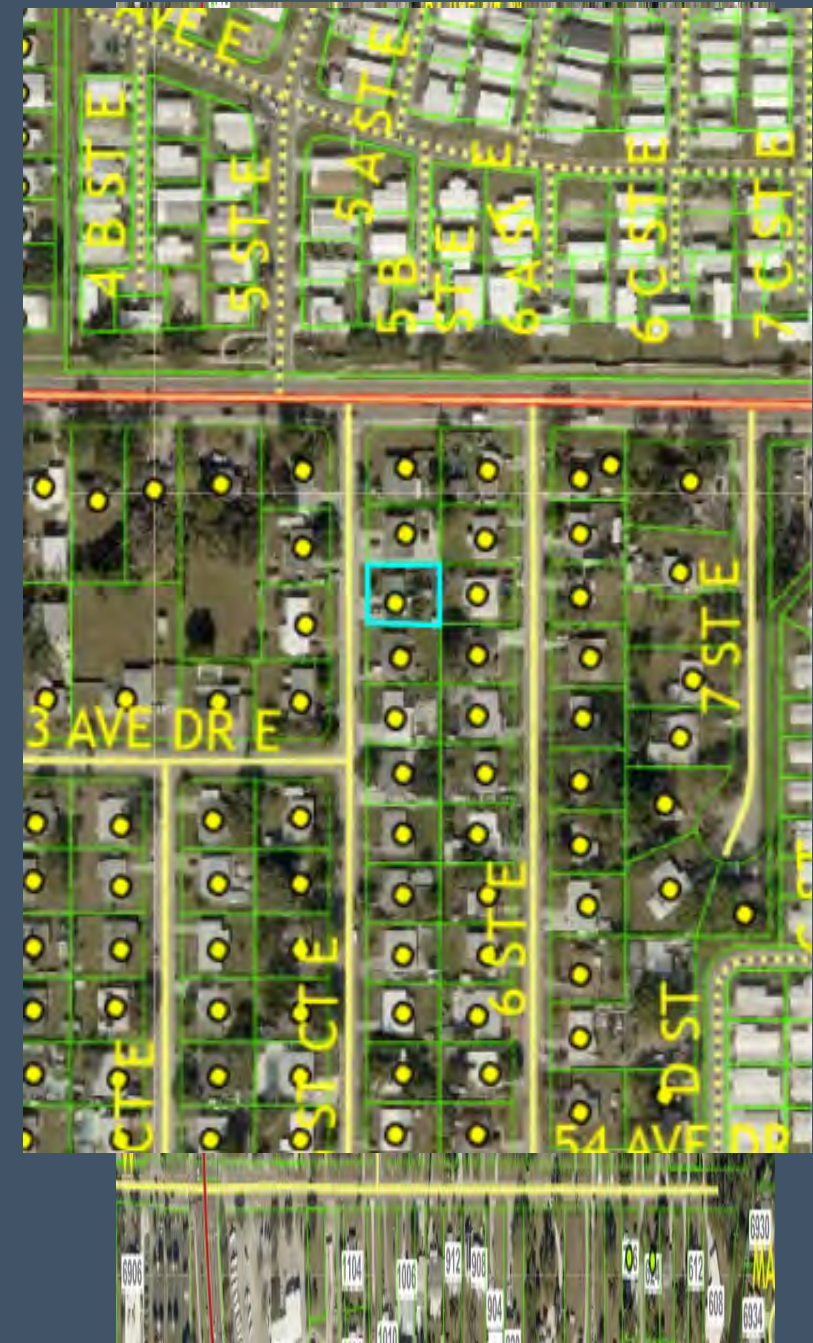
FEMA Value: \$116,847 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.1722 Acres or 7,500 Square Feet
Building Area: 1,400 SqFt Under Roof / 1,400 SqFt Living or Business
Area / 1,400 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

**Subdivision: 5769400;
KIRKHAVEN UNIT NUMBER 2;
LOT 3; BLOCK C; PB 10/82**



Case # ENF2606-0692

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: Garage enclosed without permit.



Case # ENF2606-0692

Copy of the Code

- 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: 5311 5th Street
Ct. E., Bradenton



Front of Converted Home Garage.

Exhibit 2

Violation of LDC
Section: 310.3

Address: 5311 5th Street
Ct. E., Bradenton



Google Maps 2022 Picture

Exhibit 3

Violation of LDC
Section: 310.3

Address: 5311 5th Street
Ct. E., Bradenton



Most Recent Photo from 9/21/2026

Exhibit 4

Violation of LDC
Section: 310.3

Address: 5311 5th Street
Ct. E., Bradenton



Insert Photo Description

Exhibit 5

Violation of LDC
Section: 310.3

Address: 5311 5th Street
Ct. E., Bradenton



Insert Photo Description

Case # ENF2606-0692

Case Summary

- Initial Inspection: 6/18/2026
- Notice of Violation was issued on: 6/18/2026
- There have been 3 reinspection's completed for this property.
- I have not been able to contact the property owners.



Case # ENF2606-0692

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 8/31/2026 and on the first floor of the Administration Building on 9/2/2026.



Recommended Action

- Obtain the required building permit or convert garage back to the original way.
- Recommended compliance date is 11/22/2026
- Recommended fine: A fine of \$50 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 # ENF2606-0692

Evidence Submittal

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



Case # ENF2606-0692

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. ENF2606-0692

vs.

BOA Fiduciary Inc and Trust NO 774823 U/A DTD 2/1/24

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) **BOA Fiduciary Inc and Trust NO 774823 U/A DTD 2/1/24**

Whose mailing address is/are: 3908 26th St W., Bradenton FL 34205

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

5311 5th St Ct E., Bradenton FL 34203

Identified in the Manatee County Property Appraiser's records as PIN **5769800003**

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**
Garage enclosed without a permit.

4. The Notice of Violation states that the violation must be corrected on or before July 18, 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 **LDC** **Section 310.3**
in that the respondent(s) has/have **Building Permit Required**

Garage enclosed without a 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:

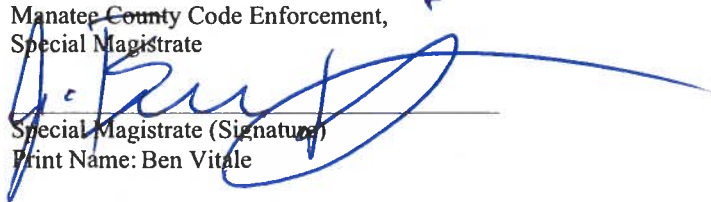
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain the required building permit or convert garage back to the original way.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2606-0692

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 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 November 22, 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

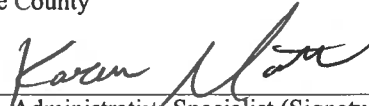

Special Magistrate (Signature)
Print Name: Ben Vitale

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.