

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: 1223 DE NARVAEZ LLC  
1404 99TH ST NW  
BRADENTON FL 34209  
3730400003

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0077

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, 9/23/2026** 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.

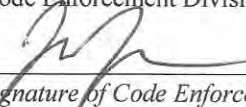
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 09/08/2026

*Posted at the property.*  
*Signature of Respondent/Representative*

\_\_\_\_\_  
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By:   
*Signature of Code Enforcement Officer*

**Michelle Mendoza**  
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

**Case #:** ENF2607-0077

**Date Issued:** 07/07/2026

| Violator(s):        | Relationship:         | Address:                               |
|---------------------|-----------------------|----------------------------------------|
| 1223 DE NARVAEZ LLC | Violator - Home Owner | 1404 99TH ST NW<br>BRADENTON FL,34209  |
| RICH CLOVER         | Violator - Agent      | 1404 99TH ST NW<br>BRADENTON FL,34209  |
| 1223 DE NARVAEZ LLC | Owner                 | 1404 99TH ST NW<br>BRADENTON FL, 34209 |

### Location of Violation(s):

6103 6TH AVE NW

**City:** BRADENTON **State:** FL **Zip Code:** 34209  
**Parcel ID#:** 3730400003000-3780720639

### Description of Violation(s):

#### (310.3) Building Permit Required LDC

Violation Details: Two structures are being constructed in the backyard of the property without the required building permits. One structure is located on the southeast side of the property, and the other is located on the southwest side.

Corrective Action: Obtain the required building permits for both structures and obtain the applicable Certificate of Occupancy or Certificate of Completion. Or remove both structures.

Comply by: 08/07/2026

**Status:** In Violation-Issue NOV

**Inspector:** Michelle Mendoza

**Date Violation Issued:** 7/7/2026

**Comply By:** 08/07/2026

**Officer's Signature:**   
**Officer's Name Printed:** Michelle Mendoza

**Officer's Phone Number:** (941) 705-5479

**Received by:** Posted at the property **Date:** 7/7/26

**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.

Paola Sepulveda Moreno 209  
MANATEE, COUNTY OF  
P.O. Box 1000  
BRADENTON, FL 34205-1000

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USPS CERTIFIED MAIL



9414 8149 0316 5966 3527 92

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NOV ENF2607-0077  
1223 DE NARVAEZ LLC  
1409 99TH ST NW  
BRADENTON, FL 34209-9730

Shipper Ref: 209

# **Manatee County Special Magistrate**

**Officer: Michelle Mendoza**  
**Date: 09/23/2026**



# Case # ENF2607-0077

- Michelle Mendoza, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: 1223 DE NARVAEZ LLC
- Violation address: 6103 6TH AVE NW., Bradenton, FL 34209
- PID: 3730400003
- Zoning: RSF-3 (Residential Single Family Districts)



# 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: 3730400003

Ownership: 1223 DE NARVAEZ LLC

Owner Type: CORPORATION

Mailing Address: 1223 DE NARVAEZ LLC, 1404 99TH ST NW, BRADENTON FL 34209

Situs Address: 6103 6TH AVE NW, BRADENTON, FL 34209-1705

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0001; UNINCORPORATED MSTU

Sec/Twp/Rge: 29-34S-17E

Neighborhood: 2240; CORAL HEIGHTS, GOLFVIEW PARK

Subdivision: 3724900; SHORE ACRES HEIGHTS; LOT 56; PB 8/20

Short Description: LOTS 56,57 SHORE ACRES HEIGHTS P#37304.0000/3 [Full Description]

FEMA Value: \$702,788 as of January 1, 2026

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

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.8375 Acres or 36,480 Square Feet

Building Area: 7,831 SqFt Under Roof / 5,239 SqFt Living or Business Area / 7,831 SqFt Residential Impervious Area

Living Units: 1

Sales

Exemptions

Businesses

Addresses

Inspections

| Sale<br>Date | Book / Page<br>Instrument | Instrument<br>Type | Vacant /<br>Improved | Qualification<br>Code | Sale Price | Grantee                |
|--------------|---------------------------|--------------------|----------------------|-----------------------|------------|------------------------|
| 08/12/2025   | 202541101028              | WD                 |                      | 01                    | 877,800    | 1223 DE NARVAEZ LLC    |
| 04/29/2025   | 202541079908              | DC                 |                      | 11                    | 0          | SHIMANDLE, NANCY M     |
| 10/12/2009   | 2318 / 3268               | DC                 |                      | 11                    | 1          | SHIMANDLE, NANCY M     |
| 05/01/1987   | 1184 / 3229               | UK                 |                      | 37                    | 1          | SHIMANDLE, RICHARD C * |
| 08/01/1970   | 051 / 22                  | LIK                |                      | 04                    | 52,000     | SHIMANDLE, RICHARD C   |

Values

Land

Buildings

Features

Permits

Aerial Map

Oblique Imagery

Tax Estimator



50 ft

12/20/2025-02/24/2026

Earl Community Maps Contributors, University of South Florida, Manatee County ... Powered by Esri

Photos

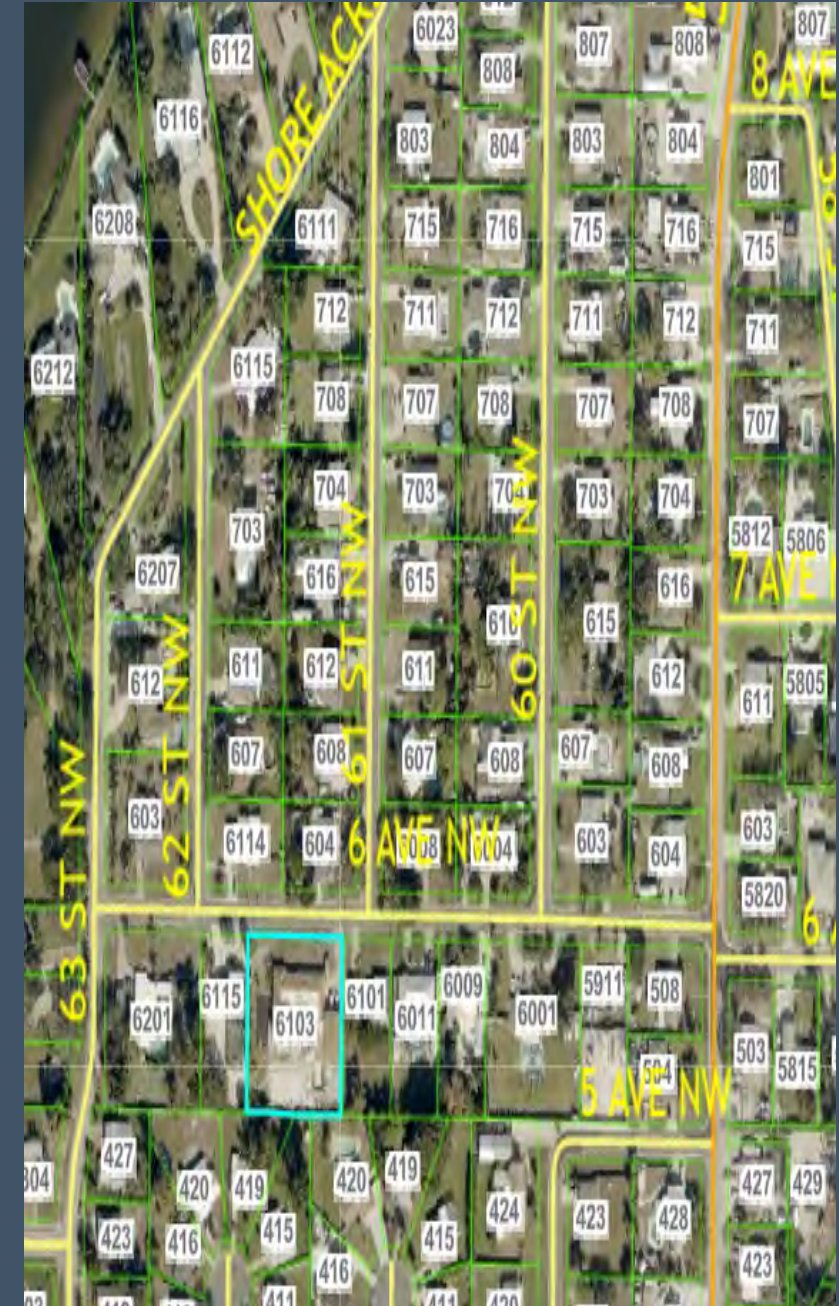
Sketches

Bird's Eye Video

Street View

# Site Location

**General Location: West of 59<sup>th</sup> St NW and East of 63<sup>rd</sup> St NW on 6<sup>th</sup> Ave NW.**



# Case # ENF2607-0077

## Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: Two structures are being constructed in the backyard of the property without the required building permits. One structure is located on the southeast side of the property, and the other is located on the southwest side.



# Case # ENF2607-0077

## Copy of the Code

### **310.3. - Building Permit Required.**

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: 6103 6<sup>th</sup> Ave  
NW., Bradenton



Photo of Structure.

# Exhibit 2

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton



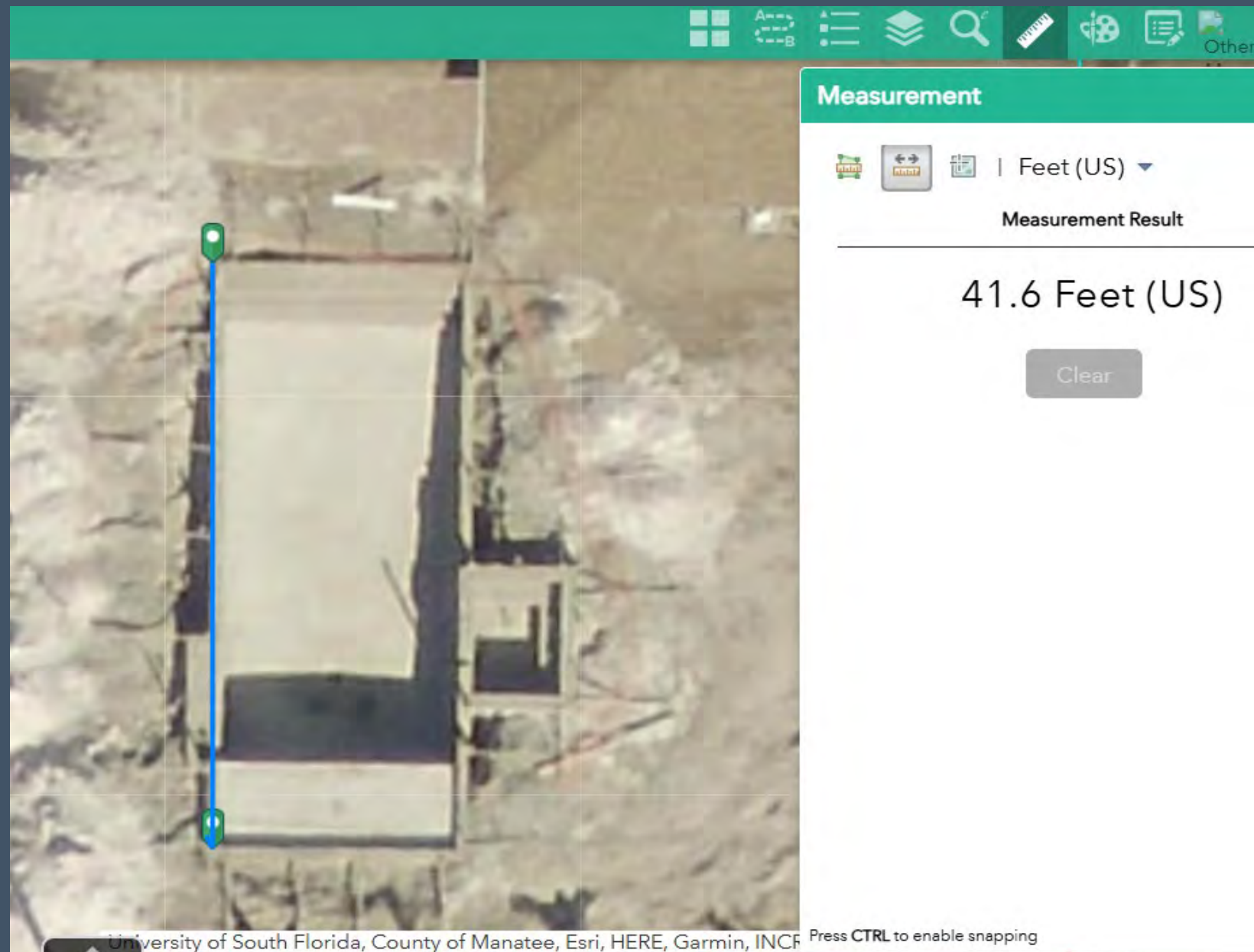
Michelle Mendoza  
419 62nd St NW  
Bradenton FL 34209  
+27.503038, -82.623211  
Jul 7, 2026 at 12:05 35 PM

Photo of 2<sup>nd</sup> structure.

# Exhibit 3

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton

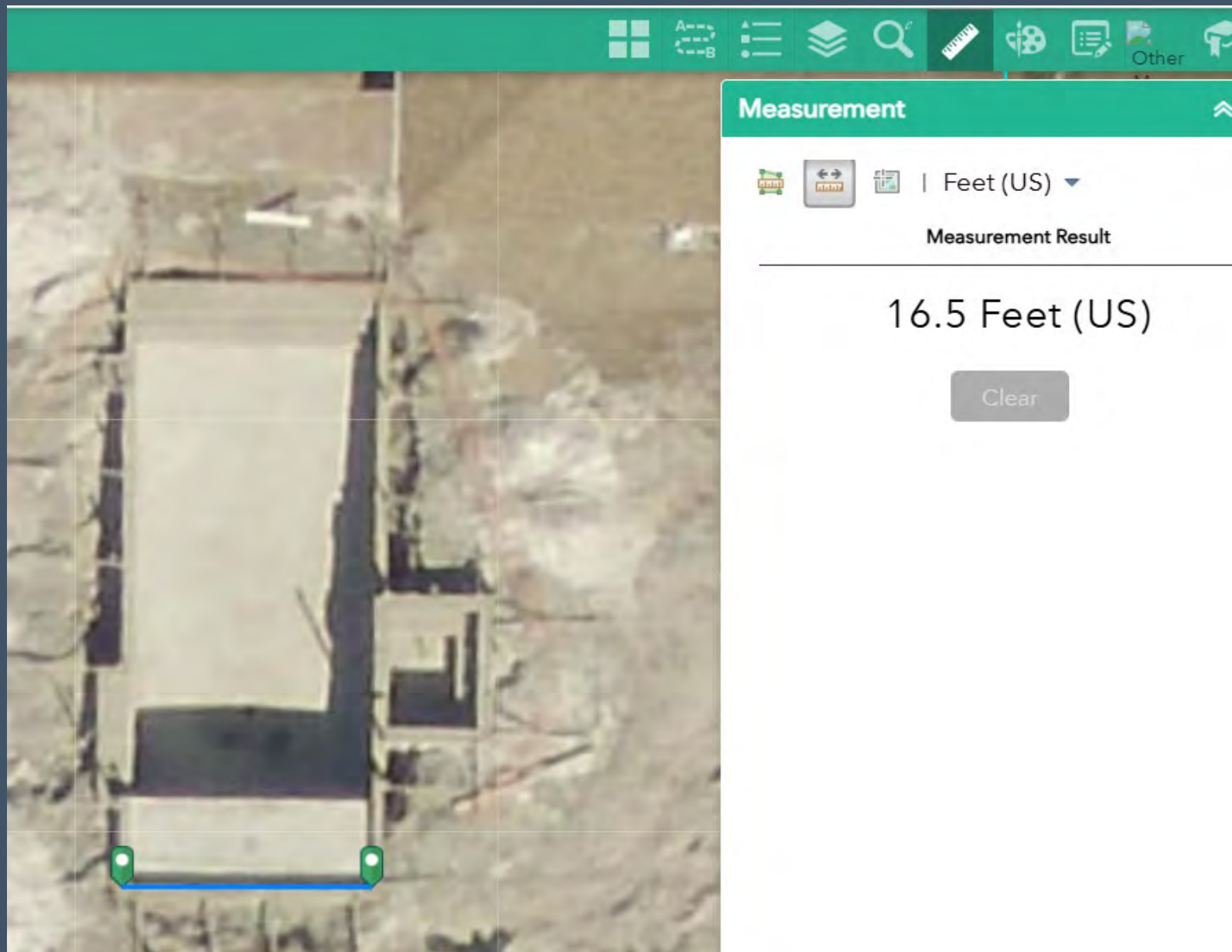


Length of one of the structures.

# Exhibit 4

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton



Width of one of the structures.

# Exhibit 5

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton



Photo of one of the structures still present.

# Exhibit 6

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton

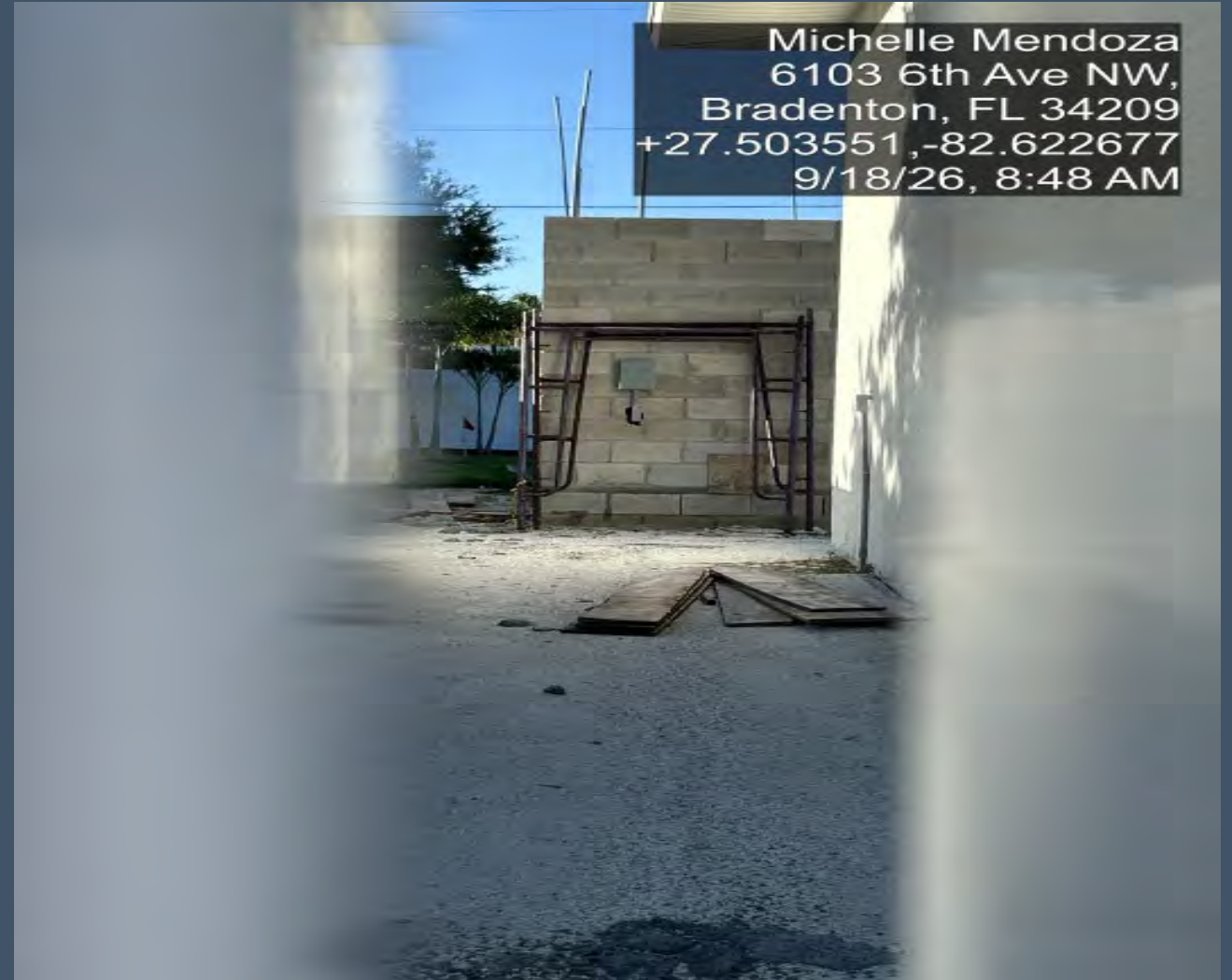


Photo of the structure on the east side of the property still present.



# Exhibit 7

Violation of LDC Section 310.3

Address: 6103 6<sup>th</sup> Ave NW.,  
Bradenton



Photo of the structure still present on the west side of the property.



# Case # ENF2607-0077

## Case Summary

- Initial Inspection: 07/07/2026
- Notice of Violation was issued on: 07/07/2026
- There have been 3 reinspection's completed for this property.
- I have not been able to contact this owner.



# Case # ENF2607-0077

## Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/08/2026 and on the first floor of the Administration Building on 09/08/2026.



# Recommended Action

- Remove the structure or reduce the size to 120 square feet.
- 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 # ENF2607-0077

## Evidence Submittal

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



# Case # ENF2607-0077

## 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. ENF2607-0077

vs.

1223 De Narvaez 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) **1223 De Narvaez LLC**

Whose mailing address is/are: 1404 99th St NW., Bradenton FL 34209

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

**6103 6th Ave NW., Bradenton FL 34209**

Identified in the Manatee County Property Appraiser's records as PIN **3730400003**

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**

Two structures are being constructed in the backyard of the property without the required building permits. One structure is located on the southeast side of the property, and the other is located on the southwest side.

4. The Notice of Violation states that the violation must be corrected on or before August 7, 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**

Two structures are being constructed in the backyard of the property without the required building permits. One structure is located on the southeast side of the property, and the other is located on the southwest side.

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:

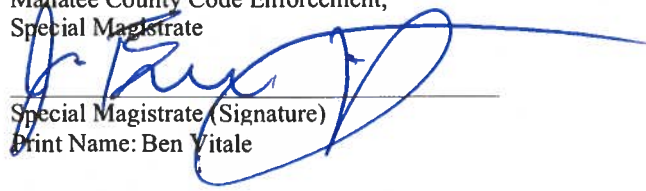
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain the required building permits for both structures, reduce to 120 square feet or remove both structures.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

ENF2607-0077

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.