

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Jason & Davis Drane
1007 68th Avenue Dr W
Bradenton, FL 34207
6509600356

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0788

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

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

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

Case #: ENF2607-0788

Date Issued: 08/06/2026

Violator(s):	Relationship:	Address:
Jason & Davis Drane	Violator - Home Owner	1007 68th Ave Dr W Bradenton FL, 34207
DRANE JASON DRANE, DAVIS	Owner	2704 OAK HAMMOCK LOOP MULBERRY FL, 33860-5528

Location of Violation(s):
1007 68TH AVENUE DR W

City: BRADENTON **State:** FL **Zip Code:** 34207
Parcel ID#: 6509600356000-3423539943

Description of Violation(s):

(310.3) Building Permit Required LDC

Violation Details: There was a door and frame (front door) installed without a permit.

Corrective Action: Obtain the required building permit.

Comply by: 09/06/2026

Status: In Violation-Issue NOV

Inspector: David Saldivar

Date Violation Issued: 8/6/2026

Comply By: 09/06/2026

(2-9-106) Structural Standards

Violation Details: There is missing/damaged soffit on the south side of the house on the property.

Corrective Action: The soffit must be repaired/replaced.

Comply by: 08/20/2026

Status: In Violation-Issue NOV

Inspector: David Saldivar

Date Violation Issued: 8/6/2026

Comply By: 08/20/2026



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

Officer's

Signature:

Officer's Name Printed: David Saldivar

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

Received by: _____ **Date:** 08/06/2026

Print Name: posted @ 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 3692 64

ENF2607-0788- NOV
Jason & Davis Drane
2704 OAK HAMMOCK LOOP
MULBERRY, FL 33860-5528

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Misael Cedillo
Date: 09/23/2026



Case # ENF2607-0788

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Jason and Davis Drane
- Violation address: 1007 68th Avenue Dr. W., Bradenton, FL 34207
- PID: 6509600356
- Zoning: RSF-4.5 - Residential Single Family- 4.5



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: 6509600356

Ownership: DRANE, JASON; DRANE, DAVIS

Owner Type: INDIVIDUAL & TENANTS IN COMMON; INDIVIDUAL & TENANTS IN COMMON

Mailing Address: DRANE, JASON, DRANE, DAVIS, 2704 OAK HAMMOCK LOOP, MULBERRY FL 33860-5528

Situs Address: 1007 68TH AVENUE DR W, BRADENTON, FL 34207-6160

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT

Sec/Twp/Rge: 23-35S-17E

Neighborhood: 3350; PATRISON, PENN PARK ET AL

Subdivision: 6505500; PENNSYLVANIA PARK; LOT 22; BLOCK D; PB 4/3

Short Description: LOT 22 & ELY 19.5 FT OF LOT 23 & WLY 0.50 FT OF LOT 21, BLK D, PENNSYLVANIA PARK
PI#65096.0035/6 [\[Full Description\]](#)

FEMA Value: \$238,220 as of January 1, 2026

Zoning/Flood Info: [View this parcel on Manatee County's website](#)

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.2635 Acres or 11,480 Square Feet

Building Area: 1,876 SqFt Under Roof / 1,324 SqFt Living or Business Area / 1,876 SqFt Residential Impervious Area

Living Units: 1

Sales

Exemptions

Businesses

Addresses

Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
09/22/2025	202541122505	PR		19		DRANE, JASON

Aerial Map

Oblique Imagery

Tax Estimator



Site Location

General Location: Just east of US 41 between 68th and 69th Ave west off of 11th St W.



Case # ENF2607-0788

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: There was a door and frame (front door) installed without a permit.



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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: 1007 68th
Avenue Dr. W., Bradenton



Picture depicts the front of the property.

Exhibit 2

Violation of LDC
Section: 310.3

Address: 1007 68th
Avenue Dr. W., Bradenton



Picture of the front door that was installed without a permit.

Exhibit 3

Violation of LDC
Section: 310.3

Address: 1007 68th
Avenue Dr. W., Bradenton



Picture depicts the front door.

Exhibit 4

Violation of LDC
Section: 310.3

Address: 1007 68th
Avenue Dr. W., Bradenton



Picture depicts the front door that was installed without a permit.

Case # ENF2607-0788

Case Summary

- Initial Inspection: 07/27/2026
- Notice of Violation was issued on: 08/06/2026
- There have been 4 reinspection's completed for this property.
- I have not been able to contact the property owners.



Case # ENF2607-0788

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

- Obtain the required building permit.
- 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 # ENF2607-0788

Evidence Submittal

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



Case # ENF2607-0788

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. ENF2607-0788

vs.

Jason and Davis Drane

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) **Jason and Davis Drane**

Whose mailing address is/are: 1007 68th Ave Dr W., Bradenton FL 34207

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

1007 68th Ave Dr W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6509600356**

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**

There was a door and frame (front door) installed without a permit.

4. The Notice of Violation states that the violation must be corrected on or before September 6, 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**

There was a door and frame (front door) installed 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:

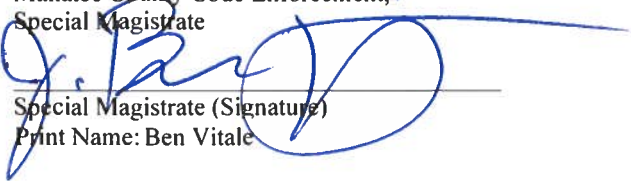
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain the required building permit.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2607-0788

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.