

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO:

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO.

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,** 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:

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: Keith Coleman
Signature of Code Enforcement Officer

Signature of Respondent/Representative

Respondent/Representative Printed Name

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 Public Safety
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 02/11/2025

Case #: CE2207-0108

Time Issued: 8:56 am

Violator(s):	Phone Number:	Relationship:
David & Terry Bieker 5422 56TH CT E BRADENTON FL 34203 US	(941) 334-4074	Owner
Bieker, David & Terry Revocable Trust 5422 56TH CT E BRADENTON FL 34203 US	(999) 999-9999	Owner

Location of Violation: 312 301 BLVD E

City: BRADENTON

State: FL

Zip Code: 34208

Parcel ID#: 4785900059000-3041682560

Description of Violation

Cite Manatee County Land Development Code 310.3

Violation Details: Marine Cargo Containers stored on property without permits

Corrective Action: Obtain all building permits and approvals to have marine cargo containers on the property or have them removed from property

Correct on or before: 01/10/2025

Officer's Signature:

Officer's Name Printed: Keith Coleman

Officer's Phone Number: (941) 713-5147

Received

MALE CERTIFIED

Date:

12/17/2024

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: Keith Coleman
Date: 7/22/2026



Case # CE2207-0108

- Keith Coleman, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: David & Terry Bieker, David & Terry Bieker Revocable Trust
- Violation address: 312 301 Blvd. E., Bradenton, FL. 34203
- PID: 4785900059
- Zoning: GC - General Commercial



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 15, 2026

Parcel ID: 4785900059
Ownership: BIEKER, DAVID; BIEKER, TERRY; BIEKER, DAVID & TERRY REVOCABLE TRUST
Owner Type: CO-TRUSTEE & HUSBAND OR WIFE; CO-TRUSTEE & SPOUSE; REVOCABLE TRUST
Mailing Address: BIEKER, DAVID, BIEKER, TERRY, BIEKER, DAVID & TERRY REVOCABLE TRUST, 5422 56TH CT E, BRADENTON FL 34203

Situs Address: 312 301 BLVD E, BRADENTON, FL 34208
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 01-35S-17E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Subdivision: 4781600; CONNECTICUT PARK; LOT 14; BLOCK B; PB 4/87

Parcel Type: REAL PROPERTY
Parcel Created: 03/31/2020
Split/Combine: COMBINE
Parent Parcel ID: MULTIPLE
Map Number: 5B50



Property Card showing ownership

Site Location

**General Location: LOTS 14,15,16, BLK B, CONNECTICUT PARK, LESS H/W;
TOGETHER WITH THE FOLLOWING DESC
PARCEL OF LAND: LOTS 17,43,44,45, BLK B,
CONNECTICUT PARK, LESS R/W FOR
STATE H/W. PI #47859.0005/9**



Case # CE2207-0108

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Manatee County Land Development Code
- Violation Description: Marine cargo containers stored on the property without permits.



Case # CE2207-0108

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
Building Permit
Required

Address: 312 301 Blvd.
E., Bradenton



Taken by original officer on July 8th, 2022



Exhibit 2

Violation of LDC
Section: 310.3
Building Permit
Required

Address: 312 301 Blvd.
E., Bradenton



Taken by original officer July 8th, 2022



Exhibit 3

Violation of LDC
Section: 310.3
Building Permit
Required

Address: 312 301 Blvd.
E., Bradenton



Updated photo showing containers still there

Exhibit 4

Violation of LDC
Section: 310.3
Building Permit
Required

Address: 312 301 Blvd.
E., Bradenton



Different angle of updated photos



Exhibit 5

Violation of LDC
Section: 310.3
Building Permit
Required

Address: 312 301 Blvd.
E., Bradenton



Updated photos different angle



Case # CE2207-0108

Case Summary

- Initial Inspection: 7/6/2022
- Notice of Violation was re-issued on 2/11/2025, when the case was reassigned to me.
- There have been 61 reinspection's completed for this property.
- Spoken with Respondent Lance multiple times and he is working with the county's Senior Planner Barney Salmon on coming into compliance.



Case # CE2207-0108

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 6/30/2026, and on the first floor of the Administration Building on 6/30/2026.



Recommended Action

- Obtain all necessary permits and approvals to have cargo containers stored on property or remove them completely from the property.
- Recommended compliance date is 9/20/2026
- Recommended fine: : A fine of \$100.00 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 # CE2207-0108

Evidence Submittal

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



Case # CE2207-0108

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,

CASE NO. CE2207-0108

Complainant,

vs.

David & Terry Bieker David & Terry Bieker Revocable Trust,
Respondent.

ORDER OF DISMISSAL

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida on July 22, 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, David & Terry Bieker David & Terry Bieker Revocable Trust, whose mailing address is 5422 56th Ct. E., Bradenton FL 34203, is the owner or person in charge of the property located at 312 301 Blvd E., Bradenton FL 34208, and identified in the Manatee County Property Appraiser's records as: PID 4785900059.
2. Respondent was properly served with a Notice of Violation in accordance with Section 162.12, Florida Statutes, and Section 2-7-23 of the Manatee County Code. Respondent was present at the hearing.

CONCLUSIONS OF LAW

Respondent, by reason of the foregoing, is **not** in violation of Section 310.3 of the Manatee County Land Development Code for Case CE2207-0108.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances, it is hereby ORDERED:

THAT this matter be dismissed.

DONE AND ORDERED this 22nd day of July, 2026.

Manatee County Code Enforcement Special Magistrate


Special Magistrate (Signature)
Print Name: Ben Vitale

CE2207-0108

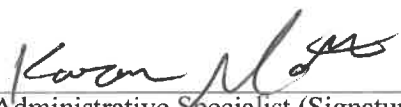
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 22, 2026 and has been furnished to the Respondent (s),

☒ Personally, on this 22th day of July, 2026.

☐ By US Mail on this 22th day of July, 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 and that any fines/liens have been satisfied.