



Manatee County Public Safety
 Code Enforcement Division
 P.O. Box 1000
 Bradenton, FL 34206
 Phone: (941) 748-2071
 www.mymanatee.org

Notice of Violation

Date Issued: 08/18/2022

Case #: CE2208-0440

Time Issued: 2:10 pm

Violator(s):	Phone Number:	Relationship:
2416 PROPERTY HOLDINGS LLC 2416 1ST ST Bradenton FL 34208 US	N/A	Owner
HUNTER BUSINESS LAW 119 S. DAKOTA AVENUE Tampa FL 33606 US	N/A	Agent

Location of Violation: 520 30TH AVE W

City: BRADENTON

State: FL

Zip Code: 34205

Parcel ID#: 4830610004000-0094645533

Description of Violation

Cite Manatee County Land Development Code Section 310.3 Building Permit Required

Violation Details: I observed there was a remodel without a permit. There is new electrical, plumbing, framing, work done without a permit.

Corrective Action: Obtain required building permit, or convert place back to original state.

Correct on or before: 09/19/2022

Officer's Signature: _____

Officer's Name Printed: Cody Linderman

Officer's Phone Number: (941) 737-2468

Received _____

Date: _____

7/18/22

Print Name: _____

Andy Passarise (Representative)

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: 2416 Property Holding LLC
2416 1st St
Bradenton, FL 34208

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2208-0440

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, January 25th 2023** 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:



Signature of Respondent/Representative

Andy Passanise
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 

Signature of Code Enforcement Officer

Cody Linderman
Code Enforcement Officer - Print Name

Public Safety 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Hunter Business Law
119 S Dakota Avenue
Tampa FL, 33606

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2208-0440

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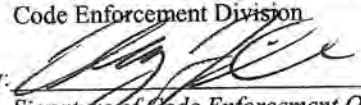
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE:



Signature of Respondent/Representative

Andy Passanise
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division
By: 

Signature of Code Enforcement Officer

Cody Linderman
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206

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Florida Statutes 162.11

Manatee County Special Magistrate

Cody Linderman
January 25, 2023



Case #: CE2208-0440

- Cody Linderman, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: 2416 Property Holdings LLC
- Violation address: 520 30th Ave. W., Bradenton FL 34205
- PID: 4830610004
- Zoning: Residential Single Family (RSF-6)





Parcel ID: 4830610004
 Ownership: 2416 PROPERTY HOLDINGS LLC
 Owner Type: CORPORATION
 Mailing Address: 2416 PROPERTY HOLDINGS LLC, 2416 1ST ST,
 BRADENTON FL 34208

Situs Address: 520 30TH AVE W, BRADENTON FL 34205-8019
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Market Area: 73; COMMERCIAL-WEST OF I-75

Sec/Twp/Rge: 02-35S-17E
 Neighborhood: 7355; CENTRL BRDNTN,US 41-BRADEN RV,70N-RIVER
 Subdivision: 4829100; ELBERT COURT; LOT 14; BLOCK C

Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: 5B02

Land Use: 7700; Clubs, Lodges, Union Halls (1555)
 Land Size: 2.6300 Acres or 114,563 Square Feet
 Building Area: 7,704 SqFt Under Roof / 7,000 SqFt Living or Business
 Area
 Living Units: 1
 Businesses: 1
 Commercial Bldgs: 1



OWNERSHIP

Case#: CE2208-0440



Case #: CE2208-0440

Violation and Description

- Violation: Section 310.3 of the Land Development Code
- Violation description: There is new electrical, plumbing, and framework done without a permit.



Case #: CE2208-0440

Copy of Code

- Section 310.3 of The Land Development 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.



Case #: CE2208-0440

Case Summary

- Initial investigation: 08/18/2022
- Notice of Violation issued: 08/18/2022
- Notice of Violation was personally served to Andy Passanise (representative of the owner) on 08/18/2022
- Re-inspections were performed:
 - Informal Dates: 9/21, 11/29/22, 1/6, 1/24/23
 - Formal Dates: 8/18/22, 1/6/23
 - Contact with respondent dates: 8/18, 9/21/22, 1/6, 1/9, 1/17/23



Case #: CE

Case Summary Continued

- Notice of Violation and Notice of Hearing were personally served at the property and at the first floor of the Administration Building on January 6th, 2023 and personally served on August 8th, 2022.



EXHIBIT 1

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new framework.

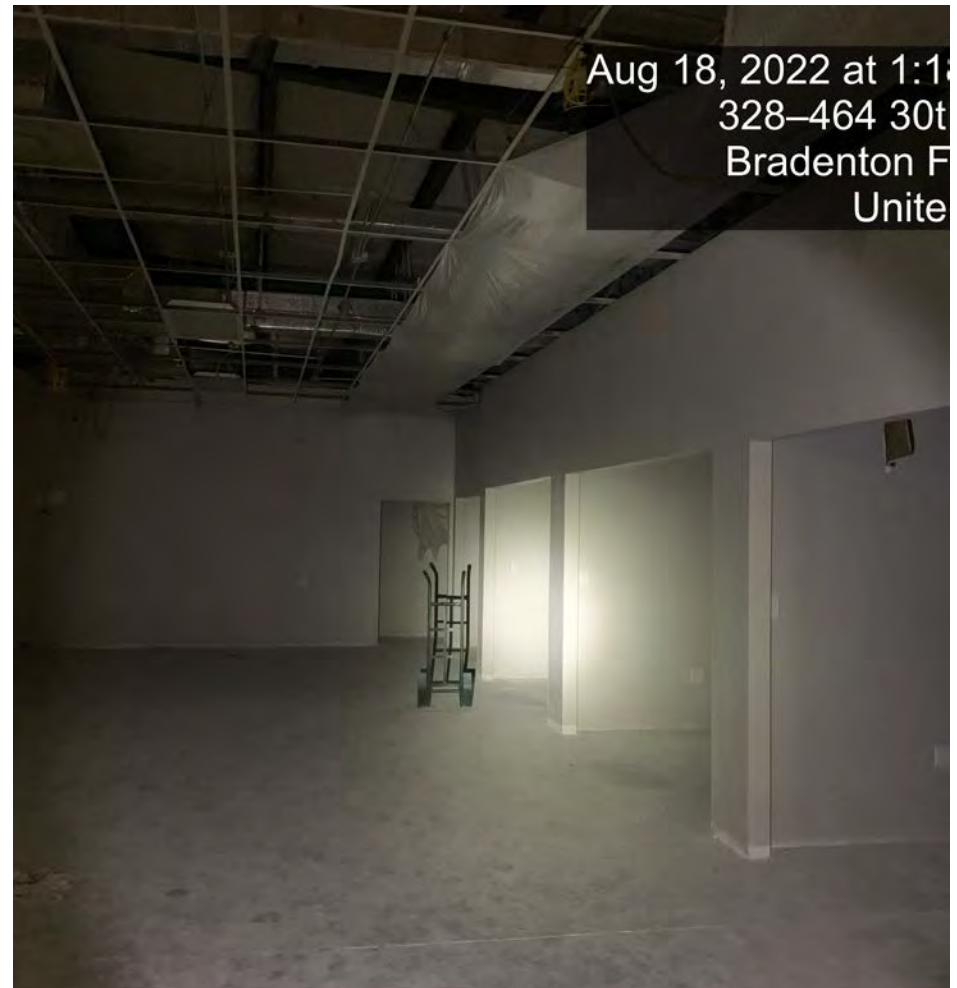


EXHIBIT 2

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new framework.

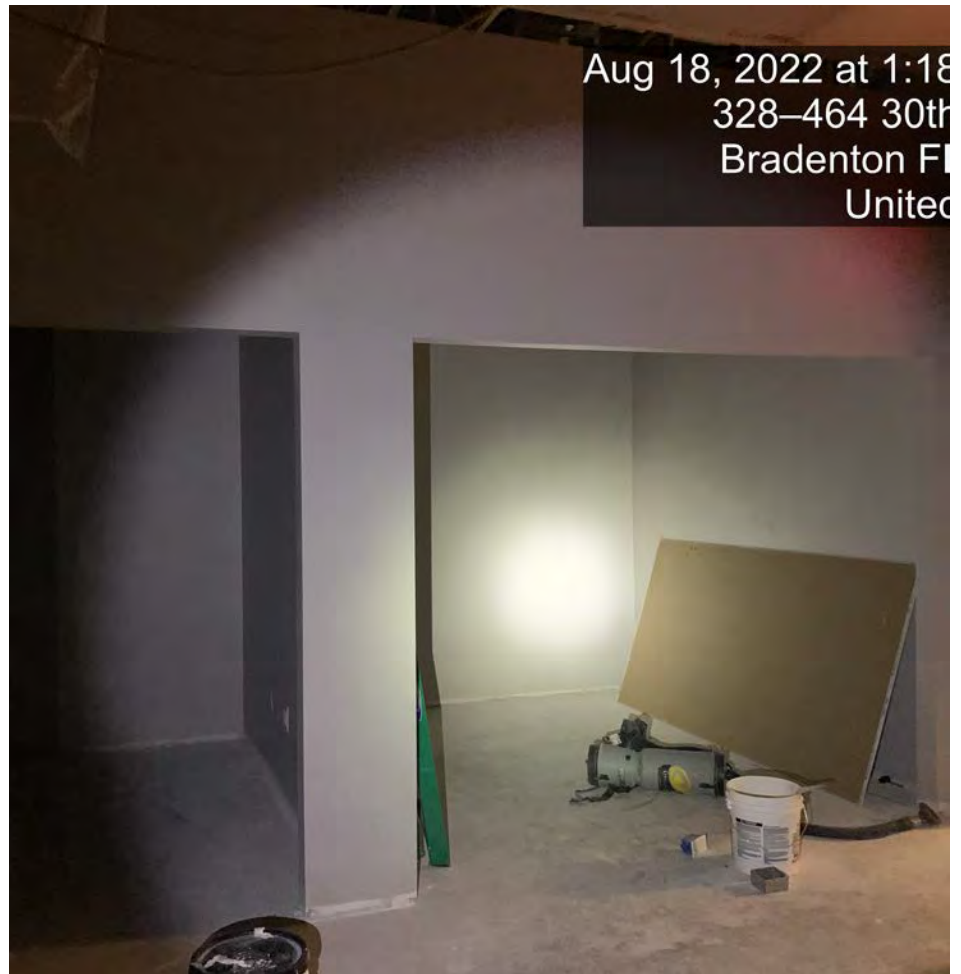


EXHIBIT 3

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new electrical
outlets

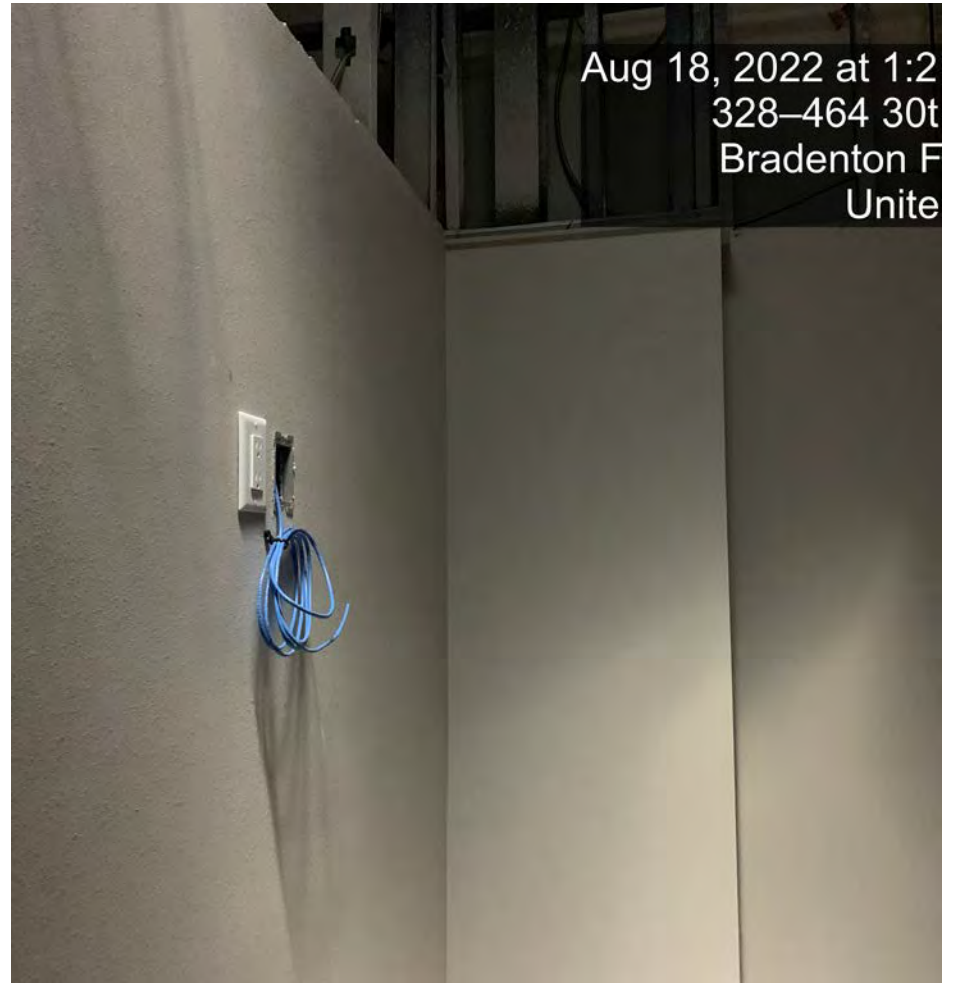


EXHIBIT 4

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new electrical
wiring.



Aug 18, 2022 at 1:22:25 PM
466-490 30th Ave W
Bradenton FL 34205
United States



EXHIBIT 5

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new plumbing

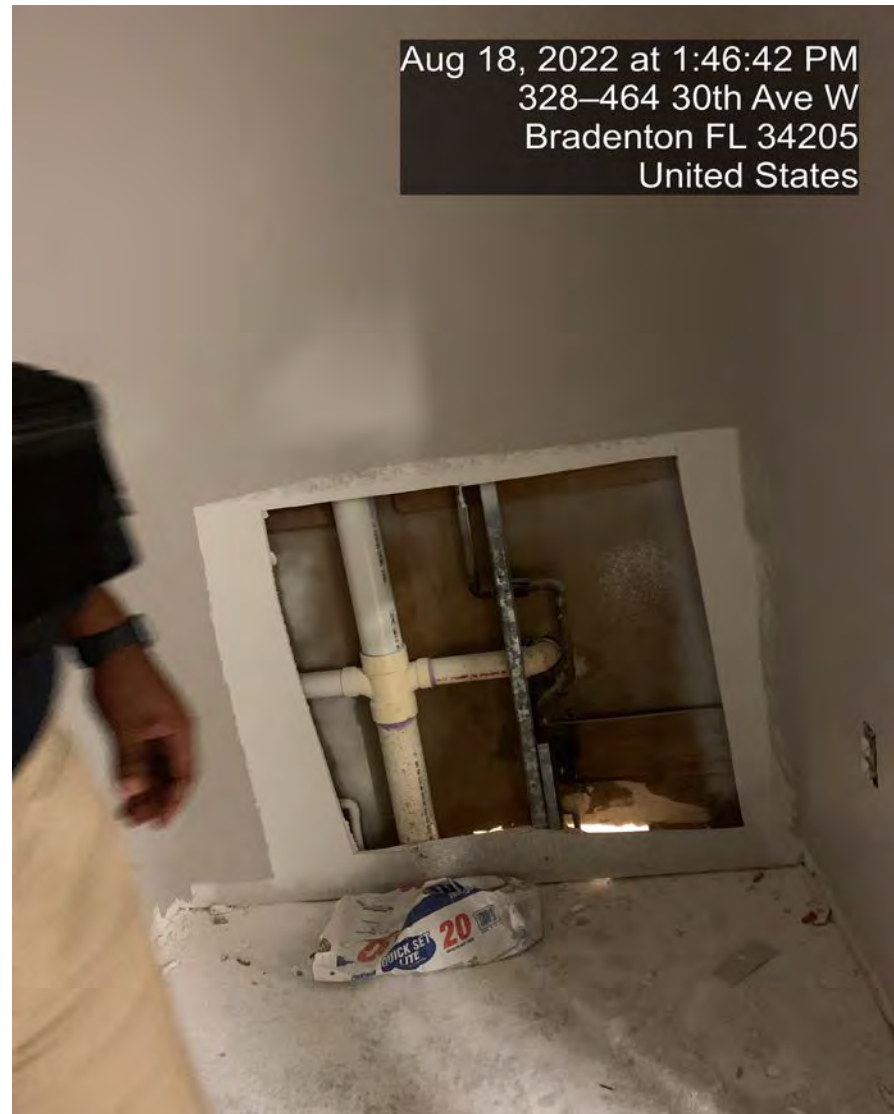


EXHIBIT 6

VIOLATION OF SECTION 310.3 OF
THE LAND DEVELOPMENT CODE

520 30th Ave W, Bradenton FL
34205

Picture shows the inside of the
building with new plumbing



Recommended Action

- Obtain required building permit or remove framework, plumbing, and electrical.
- Recommended compliance date is March 26, 2023
- Recommended fine: If the property is not in compliance on or before the date set forth by the Special Magistrate, a fine of \$50.00 per day, not to exceed a maximum of \$50,000.00, shall be imposed for every day the violation exists beyond the compliance date ordered.



Case #: CE2208-0440

Evidence Submittal

- Case photographs
- Ownership: Printout of the Property Appraiser
- Copy of this presentation



Case #: CE2208-0440

Conclusion

- Mr. Pendley, I would like the corrective action specified in the Order.
- This concludes my presentation.



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2208-0440

vs.

2416 Property Holding LLC,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on January 25, 2023, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **2416 Property Holding LLC**, whose mailing address is 2416 1st St., Bradenton, FL is/are the owner(s) or person(s) in charge of the property located at **520 30th Ave W., Bradenton, FL**, and identified in the Manatee County Property Appraiser's records as **PIN4830610004**.
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 is new electrical, plumbing, framing, work being done without a permit.
4. The Notice of Violation states that the violation must be corrected on or before **September 19th, 2022**.
5. As of January 25th, 2023, 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 **Section 310.3** of the Land Development Code in that Respondent(s) has/have performed renovations on property 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 Land Development Code.

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 by **obtaining the required building permit(s) or return the structure to its original state**.
2. THAT in the event the aforesaid violation is not corrected **on or before March 26th, 2023**, a fine of \$50.00 per day to a maximum of \$50,000.00 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 or the fines reach the maximum ordered amount.

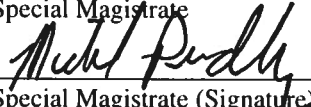
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2208-0440

3. If the required corrective action is not taken as ordered **on or before March 26th, 2023**, 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 25th day of January 2023.

Manatee County Code Enforcement,
Special Magistrate



Special Magistrate (Signature)
Print Name: Mike Pendley

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on January 25, 2023 and has been furnished to the Respondent (s),

- Personally, on this 25th day of January 2023**
 By US Mail on this 25th day of January 2023

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.

Cody Linderman

From: John Ross <john@servprobradenton.com>
Sent: Monday, March 20, 2023 4:04 PM
To: Cody Linderman
Subject: Re: CE2208-0440

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Cody, will you please extend case number **CE2208-0440 60 additional days**. I should have stamped drawings by the end of next week for submittal.

Thanks

John Ross | 941.705.1700

SERVPRO® of East Bradenton/Lakewood Ranch
SERVPRO® of West Bradenton/Anna Maria
SERVPRO® of Sun City Center/Ruskin South
2416 1st. Street
Bradenton, FL 34208

Office | 941.747.2333



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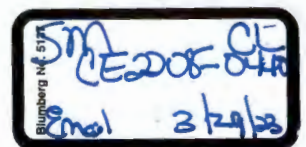
On Mar 20, 2023, at 10:43 AM, Cody Linderman <cody.linderman@mymanatee.org> wrote:

CE2208-0440

Respectfully,

Cody Linderman

Code Enforcement Officer
Manatee County Department of Public Safety
P.O. Box 1000
Bradenton, FL 34206



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2208-0440

vs.

2416 Property Holding LLC,
Respondent.

ORDER GRANTING EXTENSION OF TIME

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on **March 29, 2023**, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order **GRANTING** the Respondent's request to extend compliance date set forth in the Compliance Order issued in this matter.

Respondent is in violation of **Section 310.3 of the Land Development Code**, in that **there is new electrical, plumbing, framing, work being done without a permit.**

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:

1. THAT the Respondent correct the aforesaid violation by **obtaining the required building permit(s) or return the structure to its original state.**
2. THAT in the event that the aforesaid violation is not corrected on or before **May 25, 2023** a fine of **\$50.00 per day to a maximum of \$50,000.00** shall be imposed against the Respondent for each day each violation has continued past the compliance date ordered. These fines shall continue to accrue until Respondent comes into compliance with this Order or the fines reach the maximum dollar amount.
3. If the required corrective actions are not taken as ordered on or before **May 25, 2023** a certified copy of this Order shall be recorded in the public records of Manatee County, Florida, and shall thereafter constitute a lien against the above-described property and upon any other real or personal property owned by Respondent 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 29th day of March 2023.

By: 

Special Magistrate (Signature)


Manatee County Code Enforcement Special Magistrate
Print Name: Walter Sowa

CE2208-0440

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on March 29, 2023, and has been furnished to the Respondent (s),

- Personally, on this 29th day of March 2023.
 By US Mail on this 29th day of March 2023.

By: 
Administrative Specialist (Signature)

Manatee County Code Enforcement
Administrative Specialist

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.