

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Bryant & Leslie Banados
616 Fontana Ln.
Bradenton, FL. 34209
PID# 3699300004

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2503-0405

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, May 27, 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.

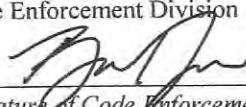
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: May 7, 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

Ben Dornon
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

Case #: CE2503-0405

Date Issued: 03/19/2025

Time Issued: 2:30 pm

Violator(s):	Phone Number:	Relationship:
Bryant Banados 104 Barkley Estates Nicholasville KY 40356 US	(859) 519-7715	Owner
Leslie Banados 104 Barkley Estates Nicholasville KY 40356 US	N/A	Owner

Location of Violation: 616 FONTANA LN
City: BRADENTON **State:** FL **Zip Code:** 34209
Parcel ID#: 3699300004000-4239879701

Description of Violation

Cite: Manatee County Land Development Code, Section 310.3 - Building Permit Required.

Violation Details: The HVAC system for the house at this property was replaced without the required permit. The screen porch on the rear of the house was constructed without the required permit.

Corrective Action Required: An "after the fact" permit must be obtained for the new HVAC system. A building permit must be obtained for the new porch or the porch must be removed.

Correct on or before: 4/2/2025

Officer's Signature: 

Officer's Name Printed: Ben Dornon

Officer's Phone Number: (941) 737-0214

Received _____ **Posted at the property** _____ **Date:** March 19, 2025

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: Ben Dornon
Date: 5/27/2026



Case # CE2503-0405

- Ben Dornon, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Bryant & Leslie Banados
- Violation address: 616 Fontana Ln., Bradenton, FL 34209
- PID: 3699300004
- Zoning: RSF-4.5 (Residential Single Family)



Site Location

General Location: Located on Fontana Ln.
in Bradenton, approx.
980 feet East of 59th Street NW.



Case # CE2503-0405

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code
- Violation Description: A screen porch was built onto the rear of the house without the required permit.



Case # CE2503-0405

Copy of the Code

- **Sec. 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: 616 Fontana
Ln., Bradenton



Ben Dornon
616 Fontana Ln
Bradenton FL 34209
February 18, 2025 at 11:08:12 AM



Unpermitted screen porch – looking Northeast



Exhibit 2

Violation of LDC
Section: 310.3

Address: 616 Fontana
Ln., Bradenton



Unpermitted screen porch – looking South

Exhibit 3

Violation of LDC
Section: 310.3

Address: 616 Fontana
Ln., Bradenton



Unpermitted screen porch – looking North



Case # CE2503-0405

Case Summary

- Initial Inspection: 3/19/2025 (1/30/2025 under previous case CE2501-0694, which was replaced with this case when the property was purchased by Mr. & Mrs. Banados)
- Notice of Violation was issued on: 3/19/2025
- There have been 23 reinspection's completed for this property.
- I have spoken with the property owner on several occasions, both in person and on the phone. They have hired an engineering company to design plans for the unpermitted porch, but no permit application has been submitted yet.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property and on the first floor of the Administration Building on 5/7/2026.



Recommended Action

- A building permit must be obtained for the unpermitted screen porch, or it must be removed, reverting the home to the original condition.
- Recommended compliance date is 7/27/2026
- Recommended fine: : A fine of \$50.00 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 # CE2503-0405

Evidence Submittal

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



Case # CE2503-0405

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. CE2503-0405

vs.

Bryant Banados & Leslie Banados,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 27, 2026, 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), **Bryant Banados & Leslie Banados**, whose mailing address is 616 Fontana Ln, Bradenton FL 34209 is/are the owner(s) or person(s) in charge of the property located at **616 Fontana Ln., Bradenton, FL, 34209** and identified in the Manatee County Property Appraiser's records as **PIN 3699300004**.
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**. The screen porch on the rear of the house was constructed without the required permit.
4. The Notice of Violation states that the violation must be corrected on or before **March 5, 2026**.
5. As of May 27, 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 **Section 310.3** of the Land Development Code in that the respondent(s) has/have a screen porch on the rear of the house was constructed without the required 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. **A building permit must be obtained for the new porch or the porch must be removed.**
2. THAT in the event the aforesaid violation is not corrected **on or before July 27, 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.

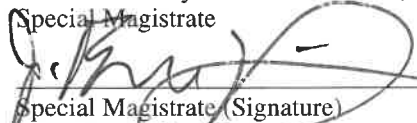
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2503-0405

3. If the required corrective action is not taken as ordered **on or before July 27, 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 27 day of May 2026.

Manatee County Code Enforcement,
Special Magistrate

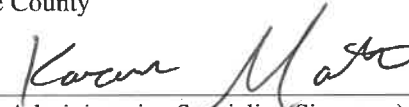

Special Magistrate (Signature)
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on May 27, 2026 and has been furnished to the Respondent (s),

- Personally, on this 27 day of May 2026.**
 By US Mail on this 27 day of May 2026.

Code Enforcement Administrative Specialist
Manatee County

By: 
Administrative Specialist (Signature)
Print Name: Karen Mata

Code Enforcement Division
P.O. 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.