

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Robert Bennett
3835 116TH ST W
BRADENTON FL 34210

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2504-0642

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, September 23, 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.

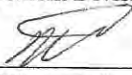
You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question 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: 09/04/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Signature of Respondent/Representative

By: 
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

Misael Cedillo
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: 05/20/2025

Case #: CE2504-0642

Time Issued: 10:41 am

Violator(s): Robert Bennett 3835 116th St W Bradenton FL 34210 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 3835 116TH ST W

City: BRADENTON

State: FL

Zip Code: 34210

Parcel ID#: 7568800002000-3834863654

Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Details: There is work that has been done at the property without a Storm Mobile Home Review permit.

Corrective Action: Obtain the required permit.

Correct on or before: 06/20/2025

Officer's Signature: _____

Officer's Name Printed: Misael Cedillo

Officer's Phone Number: (941) 705-3242

Received

Posted at property

Date:

5/20/25

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

USPS CERTIFIED MAIL



9414 8149 0316 5966 2259 35

NOV CE2504-0642
Robert Bennett -PO
3835 116TH ST W
BRADENTON, FL 34210-1139

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Misael Cedillo
Date: 09/23/2026



Case # CE2504-0642

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Robert Bennett
- Violation address: 3835 116TH ST. W., FL 34210
- PID: 7568800002
- Zoning: RSMH-4.5 (Residential Single Family Mobile Home Districts)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 10, 2026

Property Record Card

Parcel ID: 7568800002
Ownership: BENNETT, ROBERT
Owner Type: INDIVIDUAL
Mailing Address: BENNETT, ROBERT, 3835 116TH ST W, BRADENTON FL 34210

Situation Address: 3835 116TH ST W, BRADENTON, FL 34210-1139
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0001; UNINCORPORATED MSTU
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 02-35S-16E
Neighborhood: 5108; SUNNY SHORES MH 2/35/16
Subdivision: 75S2000; SUNNY SHORES TRAILER COMMUNITY; LOT 8; BLOCK D; PB 8/100

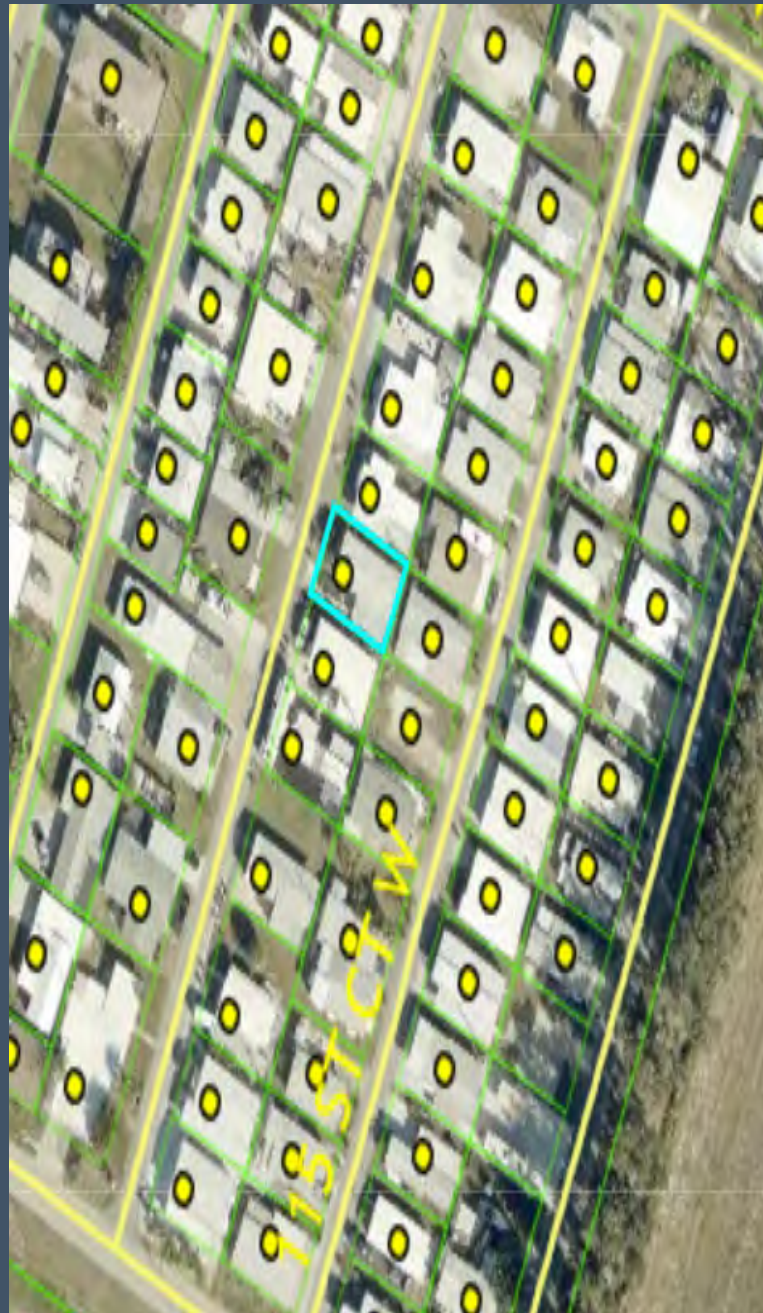
Parcel Type: REAL PROPERTY
Parcel Created: 09/07/1987
Map Number: SA02

FEMA Value: \$6,359 as of January 1, 2026
Land Use: 0201; SINGLE WIDE MOBILE HOME
Land Size: 0.0523 Acres or 2,280 Square Feet
Building Area: 1,136 SqFt Under Roof / 744 SqFt Living or Business Area / 504 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

**General Location:
320 feet north of 40
Ave W**



Case # CE2504-0642

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Manatee County Land Development Code
- Violation Description: There is work that has been done at the property without a Storm Mobile Home Review record.



Case # CE2504-0642

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: 3835 116th St. W.,
Bradenton



3/18/25, 10:13 AM
Manatee County
3835 116th St W
Bradenton, FL
M. Cedillo

View from street of the front porch

Exhibit 2

Violation of LDC
Section: 310.3

Address: 3835 116th St. W.,
Bradenton



4/17/25, 1:22 PM
Manatee County
3835 116th St W
Bradenton, FL
M. Cedillo

View from street of the front porch

Exhibit 3

Violation of LDC
Section: 310.3

Address: 3835 116th St. W.,
Bradenton



Sep 18, 2026 at 1:12:01 PM
Manatee County
3835 116th St W
M. Cedillo

View from street of the front porch

Case # CE2504-0642

Case Summary

- Initial Inspection: 04/17/2025
- Notice of Violation was issued on: 05/20/2025
- There have been 17 reinspection's completed for this property.
- I spoke with the property owner on multiple occasions he stated he'd work to get a Storm Mobile Home record. There has been no progress.



Case # CE2504-0642

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 09/04/2026.



Recommended Action

- Obtain the required Storm Mobile Home Review record.
- Recommended compliance date is 11/22/2026
- 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 # CE2504-0642

Evidence Submittal

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



Case # CE2504-0642

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. CE2504-0642

Complainant,

vs.

Robert Bennett,

Respondent.

ORDER OF DISMISSAL

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, Robert Bennett, whose mailing address is 3835 116th St W., Bradenton FL 34210, is the owner or person in charge of the property located at 3835 116th St W., Bradenton FL 34210, and identified in the Manatee County Property Appraiser's records as: PID 7568800002
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 not present at the hearing.

CONCLUSIONS OF LAW

Respondent, by reason of the foregoing, is **not** in violation of both sections 310.3 and of the Manatee County Land Development Code AND 2-10-21 of the Manatee County Code of Ordinances for Case CE2504-0642 the respondent needs to be cited for only one.

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 23rd day of September 2026.

Manatee County Code Enforcement Special Magistrate


Special Magistrate (Signature)
Print Name: Ben Vitale

CE2504-0642

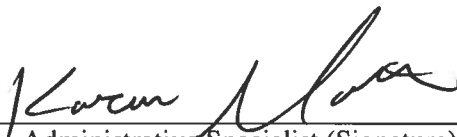
CERTIFICATE OF SERVICE

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 23rd day of September, 2026.

☒ By US Mail on this 23rd day 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 and that any fines/liens have been satisfied.