

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Alex Valerio
913 Hubbel Road
Bradenton, FL 34208

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2506-0207

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

Posted at property
Signature of Respondent/Representative

Alex Valerio

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *J. P. Murphy*
Signature of Code Enforcement Officer

James P. Murphy

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

Notice of Violation

Date Issued: 06/09/2025

Case #: CE2506-0207

Time Issued: 11:04 am

Violator(s): ALEX VALERIO 913 HUBBEL BRADENTON FL 34208 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 1340 44TH AVE E

City: BRADENTON

State: FL

Zip Code: 34203

Parcel ID#: 5584701109000-0054670009

Description of Violation

Land Development Code Section 310.3 Building Permit Required

Violation Details: Concrete, plumbing and electrical added to structure with no permit obtained.

Corrective Action: Obtain the required building permit or remove the electrical, plumbing and concrete.

Correct on or before: 6/23/2025

Officer's Signature:

Officer's Name Printed: James Murphy

Officer's Phone Number: (941) 713-4622

Received

Date:

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2332 82

CE2506-0207- NOV
Alex Valerio
913 32ND ST E
BRADENTON, FL 34208-7815

Shipper Ref: 209

Manatee County Special Magistrate

Officer: James Murphy
Date: 09/23/2026



Case # CE2506-0207

- James Murphy, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Alex Valerio
- Violation address: 1340 44th Avenue E., Bradenton, FL 34203
- PID: 5584701109
- Zoning: LM (Light Manufacturing)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 14, 2026

Parcel ID: 5584701109
Ownership: VALERIO, ALEX
Owner Type: INDIVIDUAL
Mailing Address: VALERIO, ALEX, 913 HUBBEL RD, BRADENTON FL 34208

Situs Address: 1320 44TH AVE E, BRADENTON, FL 34203
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 12-35S-17E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75

Parcel Type: REAL PROPERTY
Parcel Created: 11/02/2007
Split/Combine: SPLIT
Parent Parcel ID: 5584701009
Map Number: 5BN1

FEMA Value: \$1,049,048 as of January 1, 2026
Land Use: 4800; WAREHOUSING, DISTRIBUTION
Land Size: 4.1520 Acres or 180,861 Square Feet
Building Area: 11,200 SqFt Under Roof / 11,200 SqFt Living or Business Area
Living Units: 0

Commercial Bldgs: 1



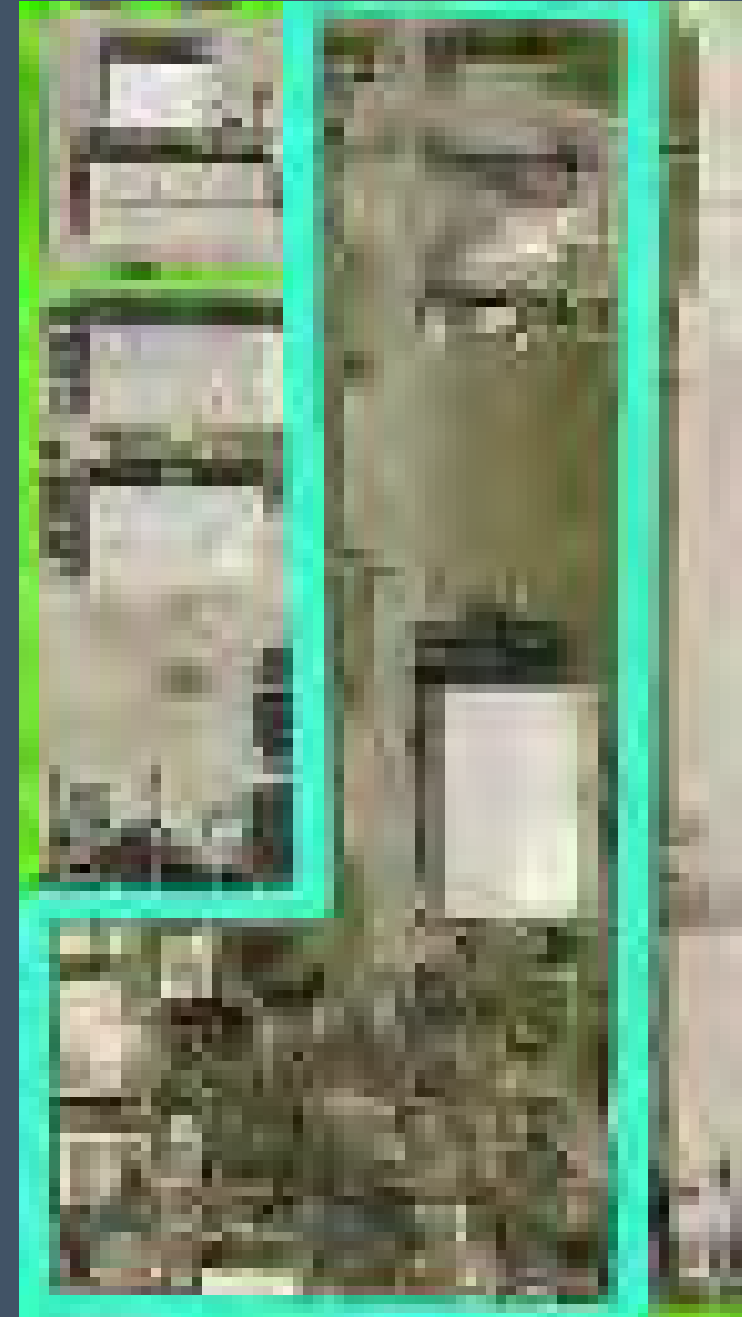
DESCRIPTION

COM AT THE NW COR OF THE NE 1/4 OF THE NE 1/4 OF SEC 12 TWN 35S, RNG 17E; TH S 00 DEG 05 MIN 20 SEC E, ALG THE W LN OF SD NE 1/4 OF THE NE 1/4, A DIST OF 40.00 FT TO THE INT OF SD LN & THE S R/W OF CORTEZ RD; TH S 89 DEG 44 MIN 25 SEC E, ALG SD S R/W PARALLEL TO THE SD NE 1/4 OF NE 1/4, & 40.00 FT THEREFROM, A DIST OF 380.00 FT; TH CONT S 89 DEG 44 MIN 25 SEC E, ALG SD LN, A DIST OF 155.00 FT FOR A POB; TH CONT S 89 DEG 44 MIN 25 SEC E, ALG SD LN, A DIST OF 175.00 FT; TH S 00 DEG 05 MIN 20 SEC E, A DIST OF 812.06 FT; TH N 89 DEG 44 MIN 25 SEC W, A DIST OF 330.00 FT TO THE INT WITH THE E R/W OF 12TH ST CT E; TH N 00 DEG 05 MIN 20 SEC W, ALG SD E R/W, A DIST OF 250.00 FT; TH S 89 DEG 44 MIN 25 SEC E, A DIST OF 155.00 FT; TH N 00 DEG 05 MIN 20 SEC W, A DIST OF 562.06 FT TO THE INT WITH THE SD S R/W OF CORTEZ RD TO THE POB, (2557/5699); SUBJ TO EASMT REC IN OR 2369/0972, PI#55847.0110/9

Site Location

General Location: South side of 44th Ave E., just west of 15th Street E.

Project Area: 4.1520 Acres



Case # CE2506-0207

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code.
- Violation Description: Concrete, plumbing and electrical added to the structure with no building permit obtained.



Case # CE2506-0207

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 310.3

Address: 1340 44th Ave E.,
Bradenton

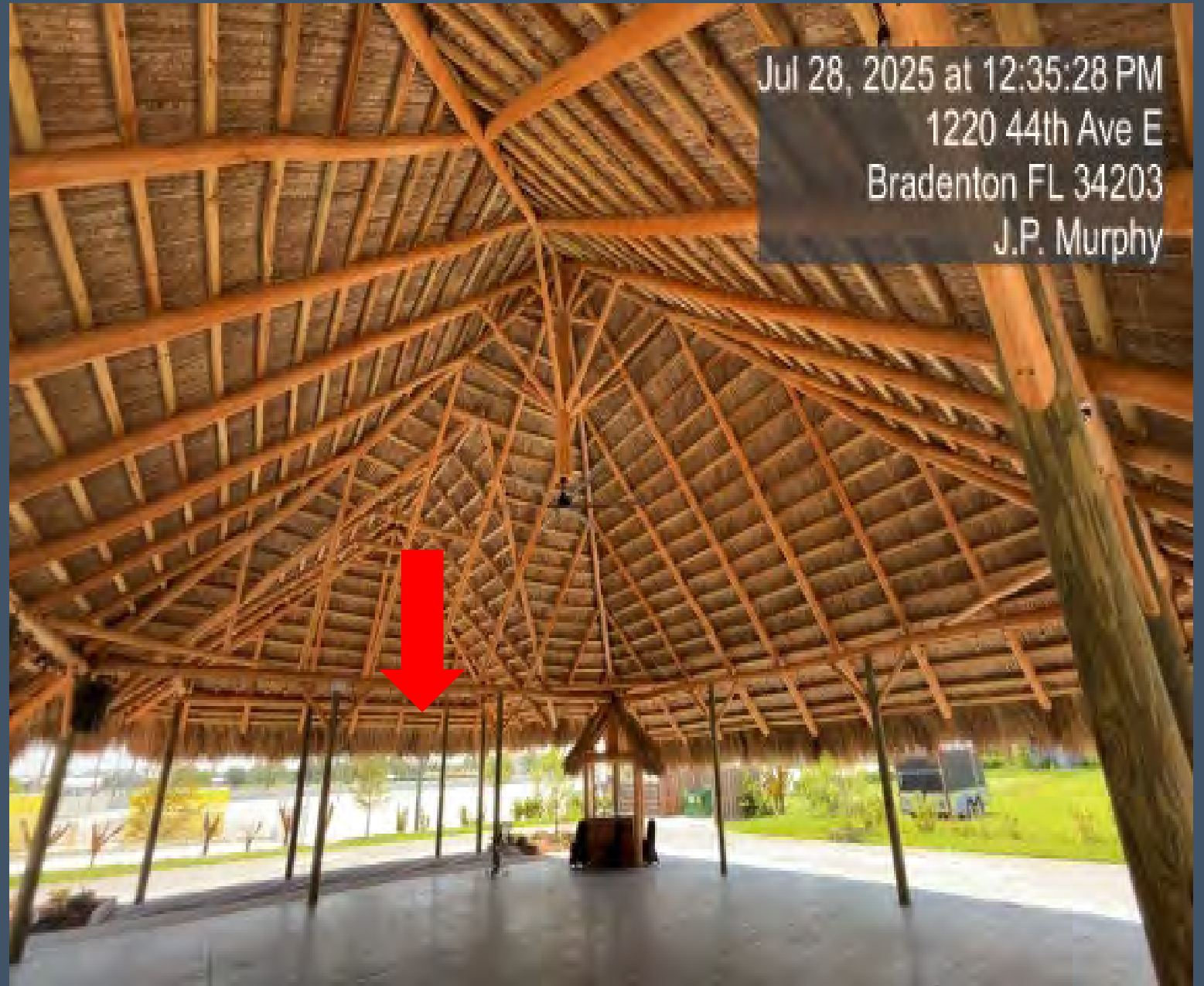


View of the structure from 44th Ave E.

Exhibit 2

Violation of LDC 310.3

Address: 1340 44th Ave E.,
Bradenton



View of the concrete from the property.

Exhibit 3

Violation of LDC 310.3

Address: 1340 44th Ave E.,
Bradenton



View of the plumbing from the property.

Exhibit 4

Violation of LDC 310.3

Address: 1340 44th Ave E.,
Bradenton



View of the electrical from the property.

Case # CE2506-0207

Case Summary

- Initial Inspection was conducted on 06/09/2025
- Notice of Violation was issued on 06/09/2025
- There have been 20 reinspection's completed for this property.
- I have spoken with the property owner, Alex Valerio, on multiple occasions and he refers me to Ray Zuniga with SRQ Building Services about the permits.



Case # CE2506-0207

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/02/2026 and on the first floor of the Administration Building on 09/03/2026.



Recommended Action

- Obtain the required building permits.
- Recommended compliance date is 11/22/2026
- 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 # CE2506-0207

Evidence Submittal

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



Case # CE2506-0207

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. CE2506-0207

vs.

Alex Valerio

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) **Alex Valerio**

Whose mailing address is/are: 913 Hubbel, Bradenton FL 34208

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

1340 44th Ave E., Bradenton FL 34203

Identified in the Manatee County Property Appraiser's records as PIN **5584701109**

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**
Concrete, plumbing and electrical added to structure with no permit obtained.

4. The Notice of Violation states that the violation must be corrected on or before June 23, 2025

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**

Concrete, plumbing and electrical added to structure with no permit obtained.

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 or remove the electrical, plumbing, and concrete.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2506-0207

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 2026** a fine of \$ 100.00 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

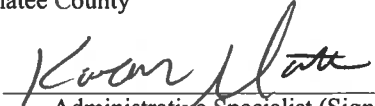

Special Magistrate (Signature)
Print Name: Ben Vitale

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.