

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: INVEST PI LLC
2903 9th St W
Bradenton, FL 34205

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2507-0137

To Whom It May Concern:

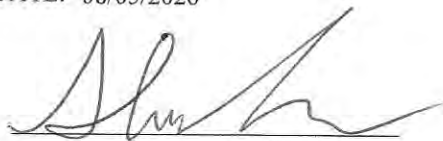
Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, August 26, 2026** 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.

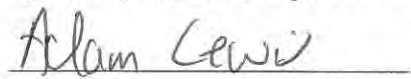
You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question 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: 08/05/2026



Signature of Respondent/Representative



Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

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



FLORIDA

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 #:** CE2507-0137**Date Issued:** 07/07/2025**Time Issued:** 8:39 am

Violator(s): INVEST PI LLC 2903 9th St W Bradenton FL 34205 US	Phone Number: N/A	Relationship: Owner
Manuel Rebecchi 2419 Landing Cir Bradenton FL 34209 US	N/A	Agent

Location of Violation: 51ST AVE E**City:** BRADENTON**State:** FL**Zip Code:** 34203**Parcel ID#:** 1660000059000-3613342499**Description of Violation**

Cite LDC Section 310.3 Building Permit Required

Violation Details: There is a structure on the property with no permit.

Corrective Action: Obtain the required building permit or remove the structure from the property.

Correct on or before: 08/07/2025**Officer's Signature:** **Officer's Name Printed:** Misael Cedillo**Officer's Phone Number:** (941) 705-3242**Received***Pasted at property***Date:***7/8/25***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 2482 86

NOV CE2507-0137
Manuel Rebecchi -RA
2419 LANDINGS CIR
BRADENTON, FL 34209-9675

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Misael Cedillo
Date: 08/26/2026



Case # CE2507-0137

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: INVEST PI LLC
- Violation address: 51st Ave E, Bradenton, FL 34203
- PID: 1660000059
- Zoning: RSF-4.5, RSF-6 (Single Family Residential)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 13, 2026

Property Record Card

Parcel ID: 1660000059
Ownership: INVEST PI LLC
Owner Type: CORPORATION
Mailing Address: INVEST PI LLC, 2903 9TH ST W, BRADENTON FL 34205-6901

Situs Address: 51ST 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: 07-35S-18E
Neighborhood: 4170; 15TH ST E/51ST AVE

Parcel Type: REAL PROPERTY
Parcel Created: 01/12/2012
Split/Combine: SPLIT
Parent Parcel ID: 1660000009
Map Number: 5CS0

FEMA Value: \$0 as of January 1, 2026
Land Use: 0010; VAC UNPLATTED <10 AC
Land Size: 5.9781 Acres or 260,406 Square Feet



Site Location

General Location: 22 feet north of 53rd Ave E



Case # CE2507-0137

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Manatee County Land Development Code
- Violation Description: There is a structure on the property without a permit.



Case # CE2507-0137

Copy of the Code

310.3. - Building Permit Required.

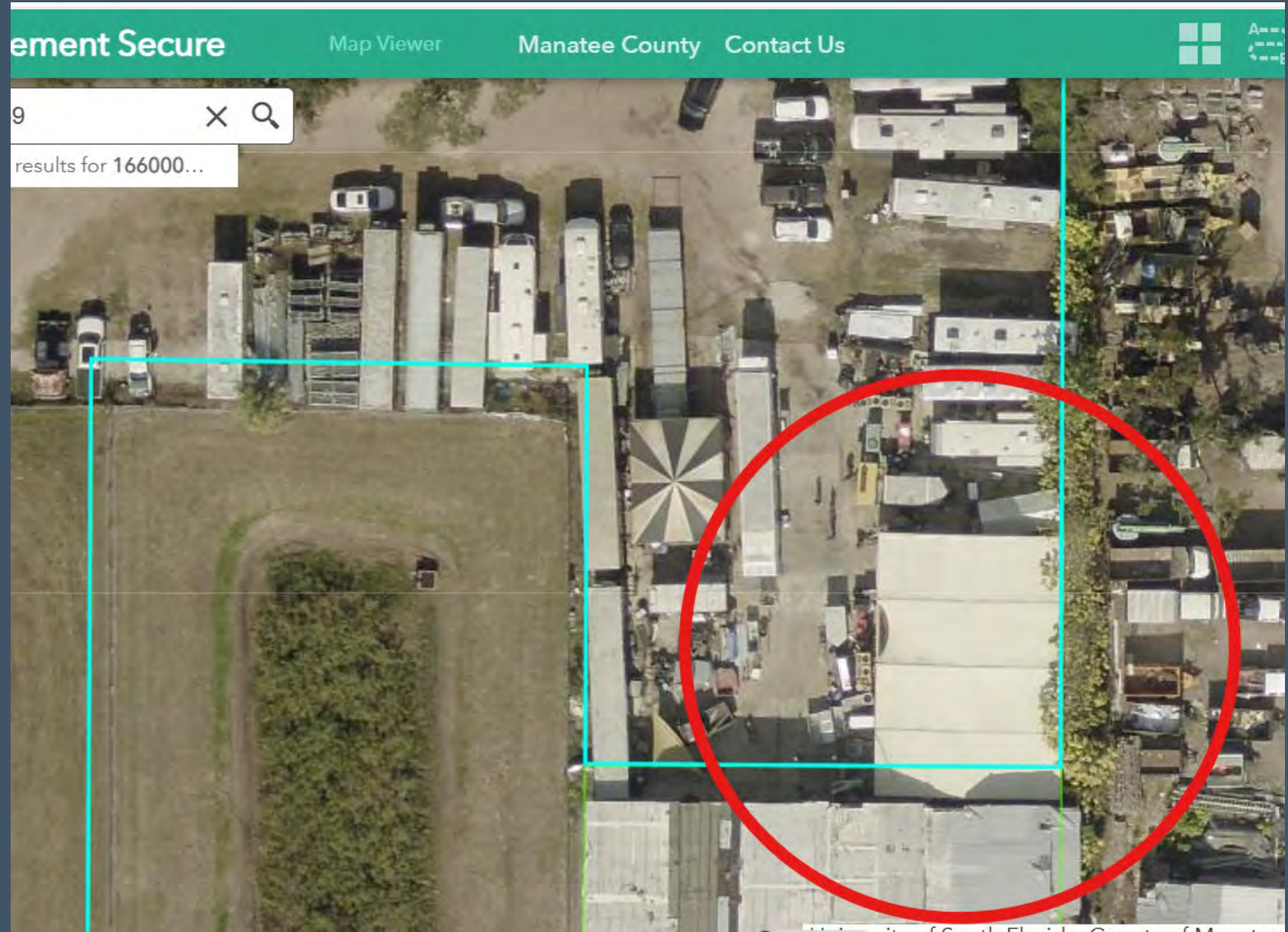
Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, 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: 51st Ave E.,
Bradenton



Aerial view of the unpermitted structure

Exhibit 2

Violation of LDC
Section: 310.3

Address: 51st Ave E.,
Bradenton



View from the street of the unpermitted structure

Exhibit 3

Violation of LDC
Section: 310.3

Address: 51st Ave E.,
Bradenton

Aug 24, 2026 at 2:14:19 PM
Manatee County
PID: 1660000059
M. Cedillo



View from the street of the unpermitted structure.



Case # CE2507-0137

Case Summary

- Initial Inspection: 07/07/2025
- Notice of Violation was issued on: 07/07/2026
- There have been 13 reinspection's completed for this property.
- I spoke with a representative of the company, Pamela Savole, who stated that they will move all equipment, including the structure, from the property to another property in Palmetto once they obtain the necessary permits for that property.



Case # CE2507-0137

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 08/05/2026.



Recommended Action

- Obtain the required building permit or remove the structure from the property.
- Recommended compliance date is 10/24/2026
- 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 # CE2507-0137

Evidence Submittal

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



Case # CE2507-0137

Conclusion

- Mr. Sowa, 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. CE2507-0137

vs.

Invest PI LLC

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on August 26, 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) **Invest PI LLC**

Whose mailing address is/are: 2903 9th St. W., Bradenton FL 34205

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

51st Ave E., Bradenton FL 34203

Identified in the Manatee County Property Appraiser's records as PIN **1660000059**

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** **Bulilding Permit Required**

There is a structure on the property with no permit.

4. The Notice of Violation states that the violation must be corrected on or before August 7, 2025
5. As of August 26, 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 **Bulilding Permit Required**

There is a structure on the property with no 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. **Obtain the required building permit or remove the structure from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2507-0137

2. THAT in the event the aforesaid violation is not corrected **on or before October 24, 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.
3. If the required corrective action is not taken as ordered **on or before October 24, 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 26 of August 2026

Manatee County Code Enforcement,
Special Magistrate

Special Magistrate (Signature)
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on August 26, 2026 and has been furnished to the Respondent (s),

☐ Personally, on this 26 of August 2026

☒ By US Mail on this 26 of August 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.