

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: CDR INVESTMENTS LLC
7008 40th Ave E
Palmetto, FL, 34221
PID: 5833100000

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2510-0995

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, May 27th, 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: 4/28/26

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Posted at property
Signature of Respondent/Representative

By: *[Signature]*
Signature of Code Enforcement Officer

Misael Cedillo
Code Enforcement Officer - Print Name

Respondent/Representative Printed 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 #: CE2510-0995

Date Issued: 10/30/2025

Time Issued: 10:05 am

Violator(s):	Phone Number:	Relationship:
CDR INVESTMENTS LLC 7008 40th Ave E Palmetto FL 34221 US	N/A	Owner
Charles D Ross Sr 7008 40th Ave E Palmetto FL 34221 US	N/A	Agent

Location of Violation: 5924 11TH ST E

City: BRADENTON

State: FL

Zip Code: 34203

Parcel ID#: 5833100000000-1763108721

Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Details: There is a large shed at the rear of the property without a permit.

Corrective Action: Obtain the required building permit, reduce the size of the structure, or remove structure from the property.

Correct on or before: 11/30/2025

Officer's Signature: 

Officer's Name Printed: Misael Cedillo

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

Received

Posted at property

Date:

10/30/25

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.

Manatee County Special Magistrate

Officer: Misael Cedillo
Date: 05/27/2026



Case # CE2510-0995

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: CDR Investments LLC
- Violation address: 5924 11th St. E., Bradenton, FL 34203
- PID: 5833100000
- Zoning: RSF-6 (Residential Single Family)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on May 20, 2026

Property Record Card

Parcel ID: 5833100000
Ownership: CDR INVESTMENTS LLC
Owner Type: CORPORATION
Mailing Address: CDR INVESTMENTS LLC, 7008 40TH AVE E, PALMETTO FL 34221

Situs Address: 5924 11TH ST E, BRADENTON, FL 34203-6906
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 13-35S-17E
Neighborhood: 3321; PRIDE PARK AREA MF E OF 9TH ST E
Subdivision: 5829500; DESEAR MANOR; LOT 36; PB 9/5

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5BS1

FEMA Value: \$89,207 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2445 Acres or 10,650 Square Feet
Building Area: 1,152 SqFt Under Roof / 1,020 SqFt Living or Business Area / 1,152 SqFt Residential Impervious Area

Living Units: 1

Residential Bldgs: 1



DESCRIPTION

Site Location

General Location: 880 feet west of 9th St E



Case # CE2510-0995

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Manatee County Land Development Code.
- Violation Description: There is a large shed at the rear of the property without a permit.



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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: 5924 11th St.
E., Bradenton



View from street of the unpermitted structure



Exhibit 2

Violation of LDC
Section: 310.3

Address: 5924 11th St.
E., Bradenton



View from street of the unpermitted structure



Case # CE2510-0995

Case Summary

- Initial Inspection: 10/29/2026
- Notice of Violation was issued on: 10/29/2026
- There have been 8 reinspection's completed for this property.
- I spoke with the property owner multiple times, and he's told me that he would reduce the size of the structure.



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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 04/28/2026.



Recommended Action

- Obtain the required building permit, reduce the size of the structure, or remove structure from the property.
- Recommended compliance date is 07/27/2026
- 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.



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Evidence Submittal

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



Case # CE2510-0995

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. CE2510-0995

vs.

CDR Investments LLC,
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), **CDR Investments LLC**, whose mailing address is 7008 40th Ave E., Palmetto FL 34221 is/are the owner(s) or person(s) in charge of the property located at **5924 11th St E., Bradenton, FL, 34203** and identified in the Manatee County Property Appraiser's records as **PIN 5833100000**.
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 a large shed at the rear of the property without a permit.
4. The Notice of Violation states that the violation must be corrected on or before **November 30, 2025**.
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 large shed at the rear of the 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 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 by **obtaining the required building permit, reduce the size of the structure, or remove the structure from the property**.
2. THAT in the event the aforesaid violation is not corrected **on or before August 26, 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
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3. If the required corrective action is not taken as ordered **on or before August 26, 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.