

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: Ellie McNeal  
134 12TH STREET CT. W.,  
Palmetto FL., 34221

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2511-0667

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: May 26th, 2026

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

*Willie Mae Resendieu*  
Signature of Respondent/Representative

By: *Marvin Garrido*  
Signature of Code Enforcement Officer

*Willie Mae Resendieu*  
Respondent/Representative Printed Name

Marvin Garrido  
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 #:** CE2511-0667

**Date Issued:** 11/26/2025

**Time Issued:** 9:59 am

Violator(s):	Phone Number:	Relationship:
Ellie McNeal 134 12th Street Ct W Palmetto FL 34221 US	N/A	Owner

**Location of Violation:** 134 12TH STREET CT W  
**City:** PALMETTO **State:** FL **Zip Code:** 34221  
**Parcel ID#:** 2592300004000-2109975468

**Description of Violation**

Cite Manatee County Code of Ordinances Section 2-9-106 Structural Standards

Violation Details: The structure is in disrepair. The rear wall of the house contains a large opening with extensive wood rot. The roof also shows signs of severe deterioration and rot. The residence is visibly leaning, likely due to the failure or loss of structural anchors. Additionally, there is damaged roof soffit throughout. Overall, the structure appears to be collapsing toward the rear (south) side of the property.

Corrective Action: Repair and maintain or proceed with demolition of the structure.

**Correct on or before:** 12/10/2025

**Officer's Signature:** 

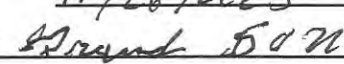
**Officer's Name Printed:** Marvin Garrido

**Officer's Phone Number:** (941) 713-5154

**Received** 

**Date:** 11/26/2025

**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: Marvin Garrido**  
**Date: 5/27/2026**



# Case # CE2511-0667

- Marvin Garrido, Manatee County Code Enforcement Officer, I have been sworn.
- Respondent: Ellie McNeal
- Violation address: 134 12th Street Ct. W., Palmetto, FL 34221
- PID: 2592300004
- Zoning: RSF-6 (Single Family Residential)





Parcel ID: 2592300004  
 Ownership: MCNEAL, ELLIE  
 Owner Type: ESTATE OF  
 Mailing Address: MCNEAL, ELLIE, 134 12TH STREET CT W, PALMETTO FL 34221-4024

Site Address: 134 12TH STREET CT W, PALMETTO, FL 34221-4024  
 Jurisdiction: UNINCORPORATED MANATEE COUNTY  
 Tax District: 0307; NORTH RIVER FIRE DISTRICT  
 Sec/Twp/Rge: 13-34S-17E  
 Neighborhood: 1108; S1/2 12/34/17 W OF US 41  
 Subdivision: 2592000; HARRISON INDUSTRIAL RESUBDIVIDED; LOT 3; BLOCK A; PB 6/43

Parcel Type: REAL PROPERTY  
 Parcel Created: 09/05/1987  
 Map Number: 4813

FEMA Value: \$45,716 as of January 1, 2025  
 Land Use: 0100; SINGLE FAMILY RESIDENTIAL  
 Land Size: 0.2755 Acres or 12,000 Square Feet  
 Building Area: 872 SqFt Under Roof / 872 SqFt Living or Business Area / 872 SqFt Residential Impervious Area

Living Units: 1

Residential Bldg: 1



### DESCRIPTION

LOTS 3,4,5,6 BLK A HARRISON INDUSTRIAL SUB PW25923.00004

### 2025 FINAL CERTIFIED VALUES

	County	School	IndepDist	Municipality
Land Value:	64,360	64,360	64,360	
Improvement Value:	28,859	28,859	28,859	
Total Market Value:	103,119	103,119	103,119	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	103,119	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	103,119	0	103,119	
10% Cap Savings:	\$2,830	0	\$2,830	
Ineligible for SOH Cap:	103,119	103,119	103,119	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	60,289	103,119	60,289	
Exempt Value:	0	0	0	
Taxable Value:	60,289	103,119	60,289	

### 2025 SPECIAL ASSESSMENTS

0307 NORTH RIVER FIRE DISTRICT 206.97

### ADDRESSES ASSIGNED TO THE PROPERTY

134 12TH STREET CT W, PALMETTO, FL 34221-4024

### PROPERTY APPRAISER INSPECTIONS

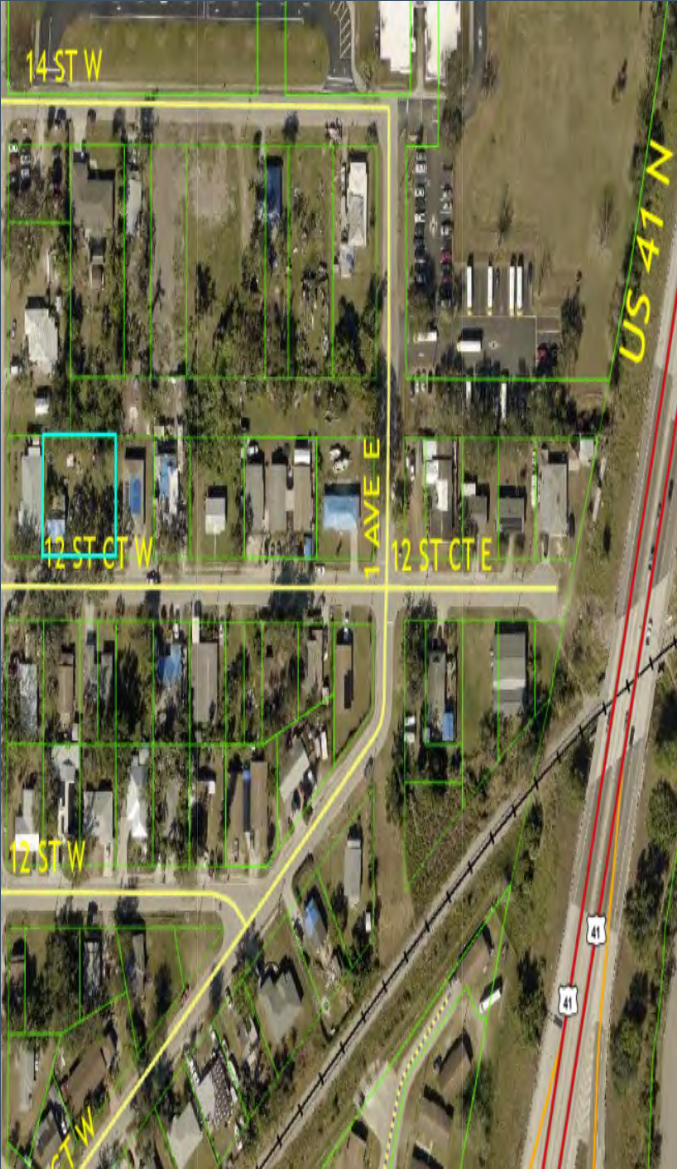
Date	Inspector	Inspection Method	Review Type
06/16/2021	JAH	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
06/26/2017	BAW	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW



# Property Record Card

# Site Location

**General Location:** Located on 12<sup>th</sup> Street Ct. W., Palmetto approximately 921 feet West of US 41 N.



# Case # CE2511-0667

## Violation and Description

- Violation: Section 2-9-106 Structural Standards of the Manatee County Code of Ordinances.
- Violation Description: The structure is in disrepair. The rear wall of the house contains a large opening with extensive wood rot. The roof also shows signs of severe deterioration and rot. The residence is visibly leaning.



# Case # CE2511-0667

## Copy of the Code

### • Sec. 2-9-106. – Structural Standards.

- (b) Structures and buildings shall be maintained in good repair, and structurally sound so as not to pose a threat to the public health, safety or welfare. The maintenance standards listed below provide the minimum requirements and criteria for compliance with this section:
  - (1) All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.
  - (2) All exterior walls shall be free from holes, breaks and loose or rotting materials, maintained weatherproof and properly surface coated where required to prevent deterioration.
  - (3) All roofs and flashing shall be sound, weathertight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
  - (4) All overhang extensions, including, but not limited to, canopies, marquees, signs, and metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good condition.
  - (5) Every exterior stairway, landing, deck, porch, balcony or walking surface and all appurtenances attached thereto shall be maintained in safe, sound and in good condition.
  - (6) Every handrail and guard shall be firmly fastened and maintained in good condition.
  - (7) Every window and skylight shall be kept in sound condition, good repair and weathertight. All glazing materials shall be maintained free from cracks and holes.



# Exhibit 1

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto



View of the roof from the north (rear) side of the property.



## Exhibit 2

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto



View of the north (rear) wall of the property.

## Exhibit 3

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto

Nov 26, 2025 at 9:40:36 AM  
Officer M. Garrido  
134 12th Street Ct W



View of the south (front) side of the property.



# Exhibit 4

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto



View of the south (front) side of the property.



## Exhibit 5

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto

Apr 13, 2026 at 8:02:21 AM  
Officer M. Garrido  
134 12th St Ct W



View of the south (front) side of the property.



## Exhibit 6

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto



View of the south (front) side of the property.



# Exhibit 7

Violation of CCO  
Section: 2-9-106

Address: 134 12th  
Street Ct. W., Palmetto



View of the south (front) side of the property.



# Case # CE2511-0667

## Case Summary

- Initial Inspection: 11/26/2025
- Notice of Violation was issued on: 11/26/2025
- There have been 6 reinspection's completed for this property.
- The property owner is deceased. During the initial inspection, contact was made with Eddie McNeal, who identified himself as the grandson of the deceased owner and is currently residing at the property. He was made aware of the violation. Contact was also established with the granddaughter, Juanita Poole, who is currently paying the property taxes and is aware of the violation. She advised that she would consult with family members regarding whether the property will be demolished or repaired. As of May 22nd, the property remains in violation.



# Case # CE2511-0667

## Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted at the property and at the administration building on 03/27/2026.



# Recommended Action

- Repair and maintain the structure or proceed with demolition of the structure.
- 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 # CE2511-0667

## Evidence Submittal

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



# Case # CE2511-0667

## 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. CE2511-0667

vs.

Ellie McNeal

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), **Ellie McNeal**, whose mailing address is 134 12<sup>th</sup> Street Ct W., Palmetto FL 34221 are the owner(s) or person(s) in charge of the property located at **134 12<sup>th</sup> Street Ct W., Palmetto FL 34221**, and identified in the Manatee County Property Appraiser's records as **PIN 2592300004**.
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: **(CCO) Section 2-9-106 Structural Standards**- The structure is in disrepair. The rear wall of the house contains a large opening with extensive wood rot. The roof also shows signs of severe deterioration and rot. The residence is visibly leaning, likely due to the failure or loss of structural anchors. Additionally, there is damaged roof soffit throughout. Overall, the structure appears to be collapsing toward the rear (south) side of the property.
4. The Notice of Violation states that the violation must be corrected on or before December 10, 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 2-9-106** in that the respondent(s) has/have a structure in disrepair. 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. **Repair and maintain or proceed with demolition of the structure.**
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

CE2511-0667

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)

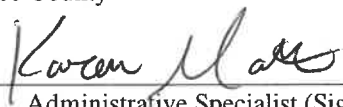
Print Name: Ben Vitale

**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  
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.