

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: ERISDANY SANTOS MOYA
5606 18TH ST W
BRADENTON FL 34207-3630
6066700003

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2512-0533

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, 9/23/2026** 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: 09/08/2026

Posted at the property.
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

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

Michelle Mendoza
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

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2929 37

NOV CE2512-0533, CE2512-0513, CE2512-0511,
CE2512-0510, CE2512-0509, CE2512-0393
ERISDANY SANTOS MOYA
5606 18TH ST W
BRADENTON, FL 34207-3630

Shipper Ref: 209



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: 12/19/2025

Case #: CE2512-0533

Time Issued: 11:58 am

Violator(s):
ERISDANY SANTOS MOYA
5606 18TH ST W
BRADENTON FL 34207 US

Phone Number:
N/A

Relationship:
Home Owner

Location of Violation: 5606 18TH ST W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6066700003000-3060467513

Description of Violation

Cite Manatee County Land Development Code Section 310.3 Building Permit Required

Violation Details: Unauthorized electrical alterations and installation of a new air-conditioning unit without obtaining the required permits

Corrective Action: Obtain the required building permits or remove the alteration and air conditioner.

Correct on or before: 1/2/2026

Officer's Signature:

Officer's Name Printed: Michelle Mendoza

Officer's Phone Number: (941) 705-5479

Received

Posted at the property.

Date:

12/19/25

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: Michelle Mendoza
Date: 09/23/2026



Case # CE2512-0533

- Michelle Mendoza, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Erisdany Santos Moya
- Violation address: 5606 18TH St. W., Bradenton, FL 34207
- PID: 6066700003
- Zoning: RDD-6 (Residential Duplex Districts)



Property Record Card





**MANATEE COUNTY
PROPERTY APPRAISER**
CHARLES E. HACKNEY

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[Property Card](#) [Trim Notice](#) [Tax Bill](#)

Parcel ID: 6066700003

Ownership: MOYA, ERISDANY SANTOS

Owner Type: INDIVIDUAL

Mailing Address: MOYA, ERISDANY SANTOS, 5806 18TH ST W, BRADENTON FL 34207-3630

Situs Address: 5806 18TH ST W, BRADENTON, FL 34207-3630

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT

Sec/Twp/Rge: 15-35S-17E

Neighborhood: 3270; W1/2 NW 14, NE 15/35/17

Subdivision: 6063300; CALBERT-HAUSER; LOT 3; PB 8/3

Short Description: BEG 140 FT S OF NE COR OF LOT 3, W 140 FT, S 70 FT, E 140 FT, N 70 FT TO POB & S 35 FT OF N 140 FT OF LOT 3 CALBERT-HAUSER SUB P#60667.0000/3 [\[Full Description\]](#)

FEMA Value: \$107,602 as of January 1, 2026

Zoning/Flood Info: [View this parcel on Manatee County's website](#)

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.3375 Acres or 14,700 Square Feet

Building Area: 1,856 SqFt Under Roof / 908 SqFt Living or Business Area / 1,856 SqFt Residential Impervious Area

Living Units: 1

[Sales](#) [Exemptions](#) [Businesses](#) [Addresses](#) [Inspections](#)

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
05/22/2018	2732 / 1273	QC		11	10	MOYA, ERISDANY SANTOS
01/25/2011	2370 / 3832	SW		01	42,000	HERRERA, PEDRO TRETO
01/14/2011	2368 / 603	SW		12	38,000	PORTFOLIO TRUST LLC
12/20/2010	2364 / 2402	CT		12	3,600	DEUTSCHE BANK NATIONAL TRUST COMPANY

[Values](#) [Land](#) [Buildings](#) [Features](#) [Permits](#)

[Aerial Map](#) [Oblique Imagery](#) [Tax Estimator](#)



18TH ST W

50 ft

12/20/2025-02/24/2026

Esri Community Maps Contributors, University of South Florida, Manatee County, ... Powered by Esri

[Photos](#) [Sketches](#) [Bird's Eye Video](#) [Street View](#)

Site Location

General Location:
North of 57th Ave W and
south of 55th Ave W on
18th St W.



Case # CE2512-0533

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code: Building Permit Required
- Violation Description: Unauthorized electrical alterations and installation of a new air-conditioning unit without obtaining the required permits.



Case # CE2512-0533

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: 5606 18th St. W.,
Bradenton



Photo of both structures from the front of the property.

Exhibit 2

Violation of LDC Section
310.3

Address: 5606 18th St. W.,
Bradenton



Photo of the AC unit connected to the structure.

Exhibit 3

Violation of LDC Section
310.3

Address: 5606 18th St. W.,
Bradenton



Photos of the structures still present.

Exhibit 4

Violation of LDC Section
310.3

Address: 5606 18th St. W.,
Bradenton



Photo of the structure still present.



Case # CE2512-0533

Case Summary

- Initial Inspection: 12/19/2025
- Notice of Violation was issued on: 12/19/2025
- There have been 11 reinspection's completed for this property.
- The property owner is stating he will be removing the structure but has not.



Case # CE2512-0533

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/08/2026 and on the first floor of the Administration Building on 09/08/2026.



Recommended Action

- Obtain a permit or remove the alteration and AC.
- Recommended compliance date is 11/22/2026
- Recommended fine: A fine of \$100 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 # CE2512-0533

Evidence Submittal

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



Case # CE2512-0533

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. CE2512-0533

vs.

Erisdany Santos Moya

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) **Erisdany Santos Moya**

Whose mailing address is/are: 5606 18th St W., Bradenton FL 34207

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

5606 18th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6066700003**

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/were not present at the hearing~~

representative present

3. The violation: **LDC Section 310.3 Building Permit Required**

Unauthorized electrical alterations and installation of a new air-conditioning unit without obtaining the required permits.

4. The Notice of Violation states that the violation must be corrected on or before January 2, 2026

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**

Unauthorized electrical alterations and installation of a new air-conditioning unit without obtaining the required permits.

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:

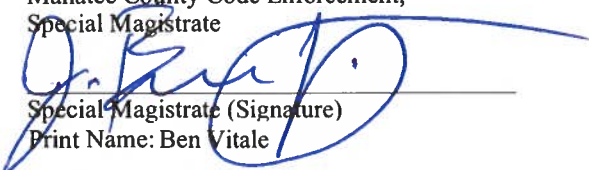
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain the required building permits or remove the alteration and air conditioner.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2512-0533

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.