

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Robert E Prine Jr
6911 22nd St W
Bradenton FL 34207

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2512-0622

To Whom It May Concern:

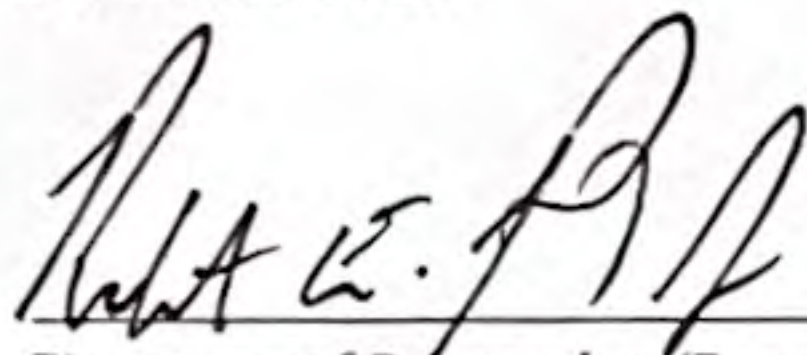
In accordance with Chapter 2-7 of the County Code of Ordinances and Chapter 162 of the Florida Statutes, a Code Enforcement Special Magistrate has the authority to conduct hearings and impose fines for violations of County Codes and Ordinances.

NOTICE is hereby given that a hearing will be held on **Wednesday, August 26th 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.

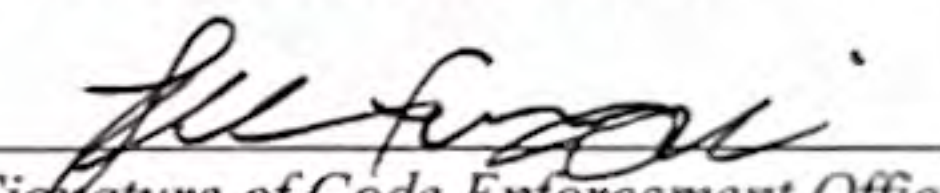
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 8/7/2026


Signature of Respondent/Representative

Robert E. Prine Jr
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Jake Fumagalli
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

Date Issued: 01/16/2026

Case #: CE2512-0622
Time Issued: 10:59 am

Violator(s):

Robert E Prine Jr
6911 22nd St W
Bradenton FL 34207 US

Phone Number:

N/A

Relationship:

Home Owner

Location of Violation: 6911 22ND ST W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6777300002000-1577039637

Description of Violation

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

Violation Details: The property has broken windows with boards over them.

Corrective Action: Remove the boards and repair the broken windows.

Correct on or before: 01/30/2026

Officer's Signature: _____

Officer's Name Printed: Jake Fumagalli

Officer's Phone Number: (941) 713-7393

Received _____

Date: 1/16/2025

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: Jake Fumagalli
Date: 8/26/2026



Case #CE2512-0622

- Jake Fumagalli Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Robert E Prine Jr
- Violation address: 6911 22nd St W Bradenton FL 34207
- PID: 6777300002
- Zoning: RSF 4.5 (Residential single family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 7, 2026

Parcel ID: 6777300002
Ownership: PRINE, ROBERT E JR
Owner Type: INDIVIDUAL
Mailing Address: PRINE, ROBERT E JR, 6911 22ND ST W, BRADENTON FL 34207-5702

Situs Address: 6911 22ND ST W, BRADENTON, FL 34207-5702
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 27-35S-17E
Neighborhood: 3230; BAYSHORE GARDENS SEC. 4 CANAL FRONT
Subdivision: 6775800; BAY VIEW SHORES; LOT 14; PB 8/54

Parcel Type: REAL PROPERTY
Parcel Created: 09/07/1987
Map Number: SBN2

FEMA Value: \$347,062 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.1756 Acres or 7,650 Square Feet
Building Area: 5,310 SqFt Under Roof / 3,511 SqFt Living or Business Area / 3,245 SqFt Residential Impervious Area
Living Units: 1

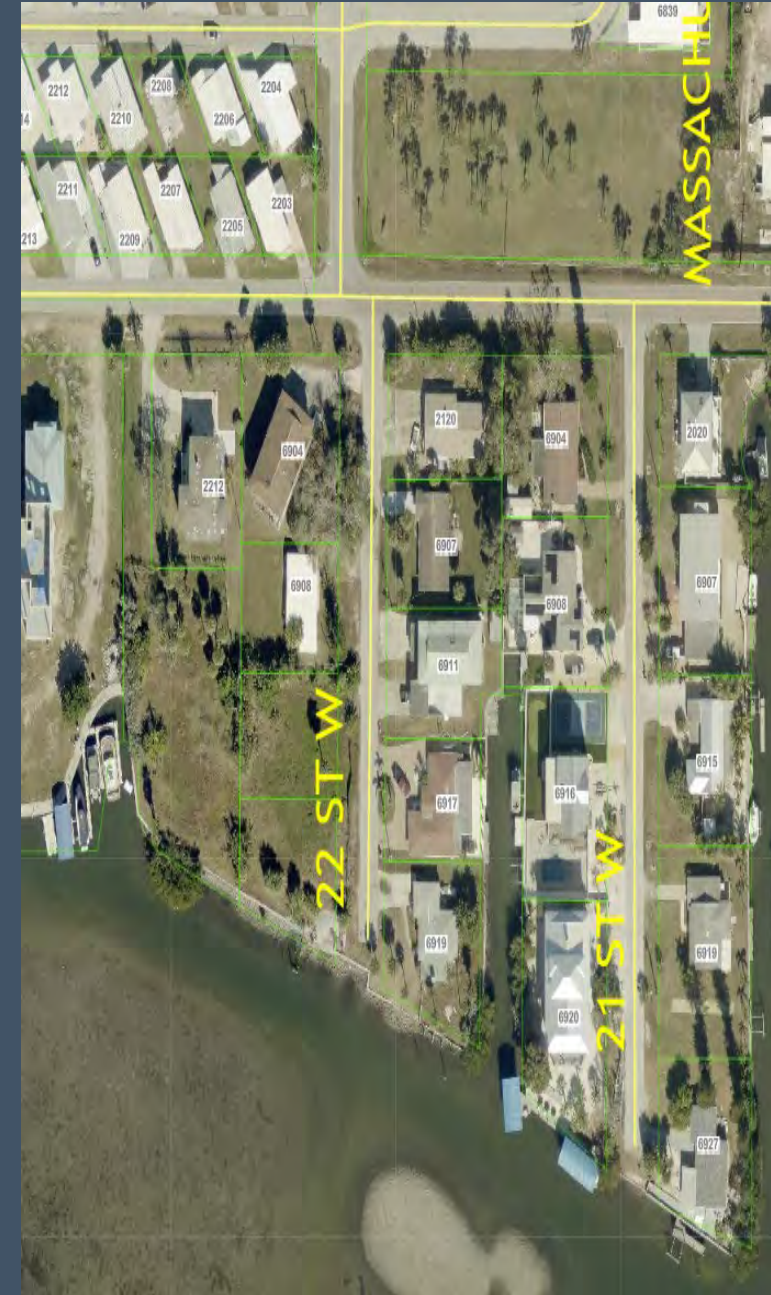
Residential Bldgs: 1



DESCRIPTION

Site Location

**General Location: 3
houses down off
Bay St.**



Case #CE2512-0622

Violation and Description

- Violation: Section 2-9-106 Structural Standards of the Manatee County Code of Ordinances
- Violation Description: The property has broken windows with boards over them.



Case #CE2512-0622

Copy of the Code

Sec. 2-9-106. - Structural standards.



- (a) Prior to occupancy, every residential or nonresidential structure or building shall be connected to utility systems as follows:
 - (1) Every occupied structure shall be properly connected to a public water system or an approved private water system that is operated and maintained in accordance with [chapter 2-31](#) of the Code of Ordinances.
 - (2) Every occupied structure shall be properly connected to a public sewer system or an approved private sewage system that is operated and maintained in accordance with [chapter 2-31](#) of the Code of Ordinances.
 - (3) Every occupied structure shall be provided with an electrical system which shall be operated, maintained and connected to a source of power in accordance with the building code and section 2-6-3 of the Code of Ordinances.
- (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.



Exhibit 1

Violation of
Section: 2-9-106 CCO

Address: 6911 22nd St
W, Bradenton



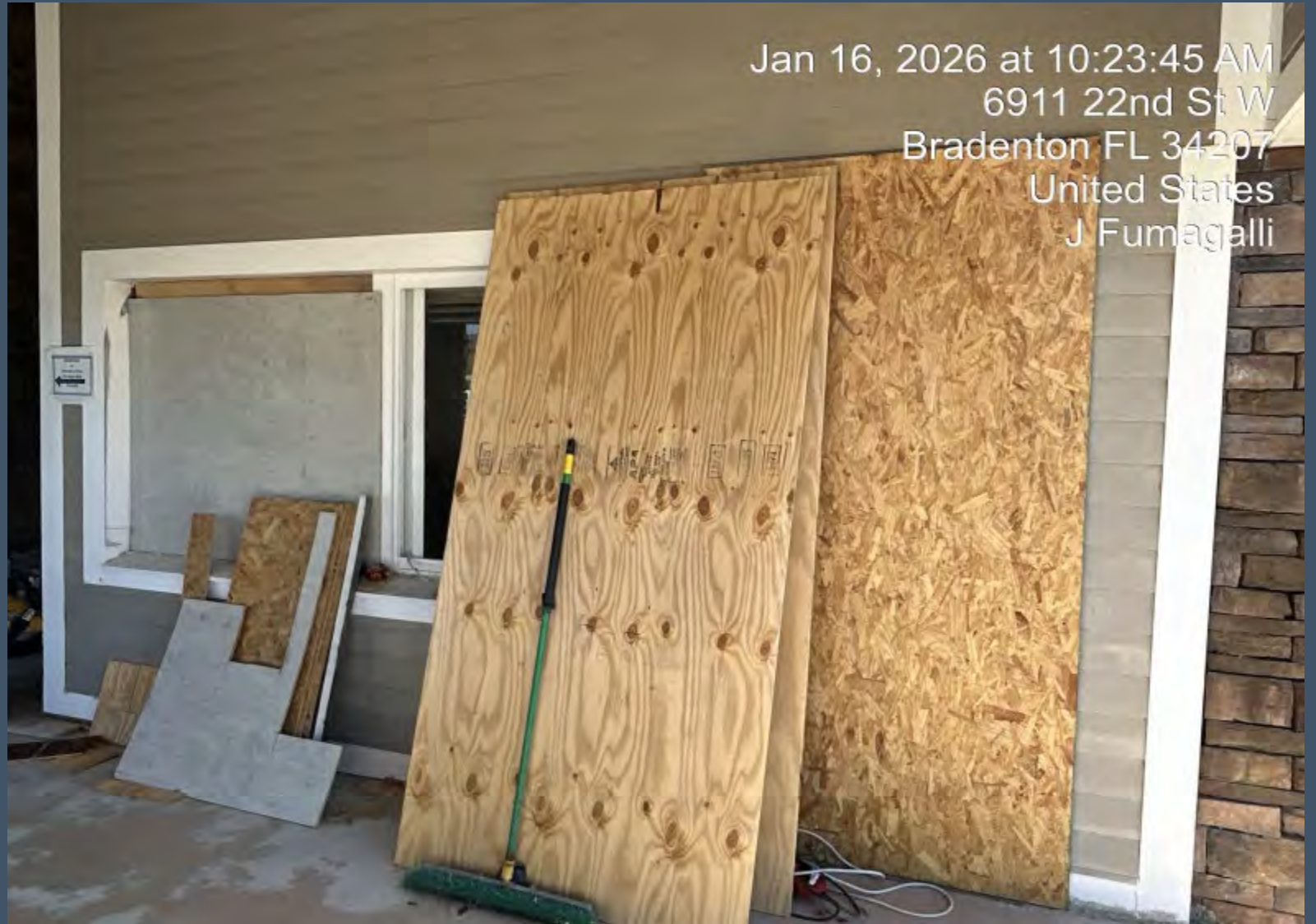
Boarded up windows on the side of the home.



Exhibit 2

Violation of
Section: 2-9-106 CCO

Address: 6911 22nd St
W, Bradenton



Boarded up windows in the front of the home



Exhibit 3

Violation of
Section: 2-9-106 CCO

Address: 6911 22nd St
W, Bradenton



Broken windows in the front of the home

Exhibit 4

Violation of
Section: 2-9-106 CCO

Address: 6911 22nd St
W, Bradenton



Broken windows on the side of the home



Exhibit 5

Violation of
Section: 2-9-106 CCO

Address: 6911 22nd St
W, Bradenton



Broken windows on the side and front of the home.



Case #CE2512-0622

Case Summary

- Initial Inspection:12/30/2025
- Notice of Violation was issued on: 1/16/2026
- There have been 22 reinspection's completed for this property.
- I have communicated with the respondent, and he told me that he was going to get a permit to replace the windows



Case #CE2512-0622

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 8/7/2026 and on the first floor of the Administration Building on 8/7/2026.



Recommended Action

- Repair the broken windows on the property
- Recommended compliance date is 9/25/2026
- Recommended fine: A fine of \$50 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 #CE2512-0622

Evidence Submittal

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



Case #CE2512-0622

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 #: CE2512-0622

vs.

Robert E. Prine Jr.,
Respondent.

CONTINUANCE 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:

The hearing is continued until **October 28, 2026, 09:00 a.m.** at the Manatee County Administrative Complex, 1112 Manatee Avenue West, Bradenton, Florida, Board Chambers, 1st floor.

DONE AND ORDERED this 26th day of August 2026



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 26th day of August 2026
☐ By US Mail on this 26th day 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 and that any fines/liens have been satisfied.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

Case #: CE2512-0622

vs.

Robert E. Prine Jr.,
Respondent.

AMENDED CONTINUANCE 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:

The hearing is continued until **further notice**. The citation associated with this case is currently being disputed in Circuit Court. Therefore, staff is requesting dismissal of this case pending the resolution of the Circuit Court proceedings.

DONE AND ORDERED this 10th day of September 2026.

Manatee County Code Enforcement Special
Magistrate



Special Magistrate (Signature)

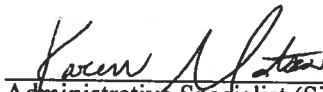
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on September 10, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 10th day of September 2026.
☒ By US Mail on this 10th day of September, 2026.

Code Enforcement Administrative Specialist
Manatee County



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 and that any fines/liens have been satisfied.