

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Robert W Todd
1011 60th Ave W
Bradenton, FL, 34207
PID: 6006000001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0256

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

Respondent/Representative Printed Name

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



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 #: CE2601-0256

Date Issued: 01/09/2026

Time Issued: 11:53 am

Violator(s): Robert W Todd 1011 60th Ave W Bradenton FL 34207 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 1015 60TH AVE W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6006100009000-2344687849

Description of Violation

Cite Manatee County Code of Ordinances Section: 2-9-108 Inoperable Vehicle

Violation Details: There are two inoperable vehicles on the property. A green Ford pickup without a tag. A beige RV with an expired registration (tag: JWMI22)

Corrective Action: The vehicles must be made operable with a valid tag, stored in a completely enclosed garage or structure or removed from the property.

Correct on or before: 1/19/2026

Officer's Signature: _____

Officer's Name Printed: Misael Cedillo

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

Received

Posted at property

Date:

1/9/26

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



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- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Robert W Todd
- Violation address: 1015 60th Ave. W., Bradenton, FL 34203
- PID: 6006100009
- Zoning: RSF-4.5 (Residential Single Family)





Property Record Card

Parcel ID: 6006100009
 Ownership: TODD, ROBERT W
 Owner Type: INDIVIDUAL
 Mailing Address: TODD, ROBERT W, 1011 60TH AVE W, BRADENTON FL 34207

Situs Address: 1015 60TH AVE W, BRADENTON, FL 34207
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Sec/Twp/Rge: 14-355-17E
 Neighborhood: 3319; SUNNY LAKES ESTATES ET AL
 Subdivision: 5995300; SUNNY LAKES ESTATES; LOT 99; PB 9/73

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

FEMA Value: \$0 as of January 1, 2025
 Land Use: 0000; VACANT RESIDENTIAL PLATTED
 Land Size: 0.4132 Acres or 18,000 Square Feet



DESCRIPTION

LOT 99 SUNNY LAKES ESTATES PI#60061.0000/9

Site Location

General Location: 860 feet east of US-41



Case # CE2601-0256

Violation and Description

- Violation: Section 2-9-108 Motor Vehicles of the Manatee County Code of Ordinance.
- Violation Description: There are two inoperable vehicles on the property. A green Ford pickup truck without a tag and a beige RV with an expired registration (tag: JWMI22).



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Sec. 2-9-108. - Motor Vehicles.

(1). Except as otherwise provided in the Land Development Code, no inoperable vehicle shall be parked, kept or stored on any property in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

(2). No inoperable vehicle, including motor vehicle frame, vehicle body or parts shall be parked or stored on any property, public land, right-of-way or easement, except when parked or stored in a completely enclosed garage, structure or building.



Exhibit 1

Violation of CCO
Section: 2-9-108

Address: 1015 60th Ave.
W., Bradenton



View from street of inoperable vehicles



Exhibit 2

Violation of CCO
Section: 2-9-108

Address: 1015 60th Ave.
W., Bradenton



May 22, 2026 at 1:38:02 PM
1015 60th Ave W
Bradenton, FL
M. Cedillo

View from street of inoperable vehicles



Case # CE2601-0256

Case Summary

- Initial Inspection: 01/09/2026
- Notice of Violation was issued on 01/09/2026
- There have been 10 reinspection's completed for this property.
- I spoke with the property owner and the property owner's girlfriend multiple times, and they told me that they would remove the vehicles.



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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

- The vehicles must be made operable with a valid tag, stored in a completely enclosed garage or structure or removed from the property.
- Recommended compliance date is 06/26/2026
- 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



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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. CE2601-0256

vs.

Robert W. Todd,
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), **Robert W. Todd**, whose mailing address is 1011 60th Ave W., Bradenton FL 34207 are the owner(s) or person(s) in charge of the property located at **1015 60th Ave W., Bradenton FL 34207**, and identified in the Manatee County Property Appraiser's records as **PIN 6006100009**.
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 2-9-108 Inoperable Vehicle**- There are two inoperable vehicles on the property. A green Ford pickup without a tag. A beige RV with an expired registration (tag: JWMI22)
4. The Notice of Violation states that the violation must be corrected on or before January 19, 2026.
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 2-9-108** in that the respondent(s) has/have two inoperable vehicles on the property. 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. **The vehicles must be made operable with a valid tag, stored in a completely enclosed garage or structure or removed from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 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
MANATEE COUNTY, FLORIDA

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3. If the required corrective action is not taken as ordered **on or before June 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
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.