

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: ARES PORTFOLIO 5 LLC
301 WEST PLATT ST NO.657
TAMPA FL 33606

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0565

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** 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: 8/04/2026

Ported at Property
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: [Signature]
Signature of Code Enforcement Officer

Sergio Bernal
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: 02/06/2026

Case #: CE2601-0565

Time Issued: 10:19 am

Violator(s):	Phone Number:	Relationship:
Ares Portfolio 5 LLC 301 West Platt St No 657 Tampa FL 33606 US	N/A	Owner
Beacon Hill Corporate Services LLC 315 S Plant Avenue Tampa FL 33606 US	N/A	Agent

Location of Violation: 4008 9TH ST E

City: BRADENTON

State: FL

Zip Code: 34208

Parcel ID#: 4799800000000-2389970436

Description of Violation

Land Development Code Section 310.3 Building Permit Required

Violation Details: A shed has been constructed at the rear of the property without the required building permit.

Corrective Action: Obtain the necessary building permit, remove the unpermitted structure, or modify the shed so that it meets the County's size and regulatory standards.

Correct on or before: 02/21/2026

Officer's Signature: _____

Officer's Name Printed: Sergio Bernal

Officer's Phone Number: (941) 713-0802

Received _____

Date: _____

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.

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

USPS CERTIFIED MAIL



9414 8149 0316 5966 3003 80

NOV CE2601-0565
Ares Portfolio 5 LLC
301 W PLATT ST
TAMPA, FL 33606-2292

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Sergio Bernal
Date: 08/26/2026



Case # CE2601-0565

- Sergio Bernal, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Ares Portfolio 5 LLC
- Violation address: 4008 9th St E, Bradenton FL, 34208
- PID: 4799800000000-2389970436
- Zoning: RDD-6



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 4, 2026

Parcel ID: 4799800000
Ownership: ARES PORTFOLIO 5 LLC
Owner Type: CORPORATION
Mailing Address: ARES PORTFOLIO 5 LLC, 301 WEST PLATT ST NO 657, TAMPA FL 33606

Situs Address: 4008 9TH ST E, BRADENTON, FL 34208-4924
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 01-35S-17E
Neighborhood: 4120; KINGSTON GROVES ET AL
Subdivision: 4795400; HAZELHURST; LOT 37; BLOCK D; PB 4/31

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5B50

FEMA Value: \$214,701 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.1641 Acres or 7,150 Square Feet
Building Area: 1,316 SqFt Under Roof / 910 SqFt Living or Business Area / 1,316 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 37 ["LESS" REPLACE WITH "SUBJ TO"] EASMT FOR INGRESS & EGRESS OVER N 7 FT OF E 95 FT (OR 280/494); TOGETHER WITH EASMT FOR INGRESS & EGRESS OVER S 7 FT OF E 95 FT LOT 36 (OR 280/495) BLK D HAZELHURST PI#47998.0000/0

2026 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	10,200	10,200	10,200	
Improvement Value:	187,503	187,503	187,503	
Total Market Value:	197,703	197,703	197,703	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	197,703	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	197,703	0	197,703	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	197,703	197,703	197,703	
Eligible for SOH Cap Next Year:	0	0	0	

2026 SPECIAL ASSESSMENTS

Description	Amount
FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	224.56

PROPERTY APPRAISER INSPECTIONS

Inspection	Inspector	Type	Reason
05/12/2023	JAH	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
09/29/2017	JAH	INSPECTION BY IMAGE TECHNOLOGY	PERMIT (NEW, ADDITION, DEMO)

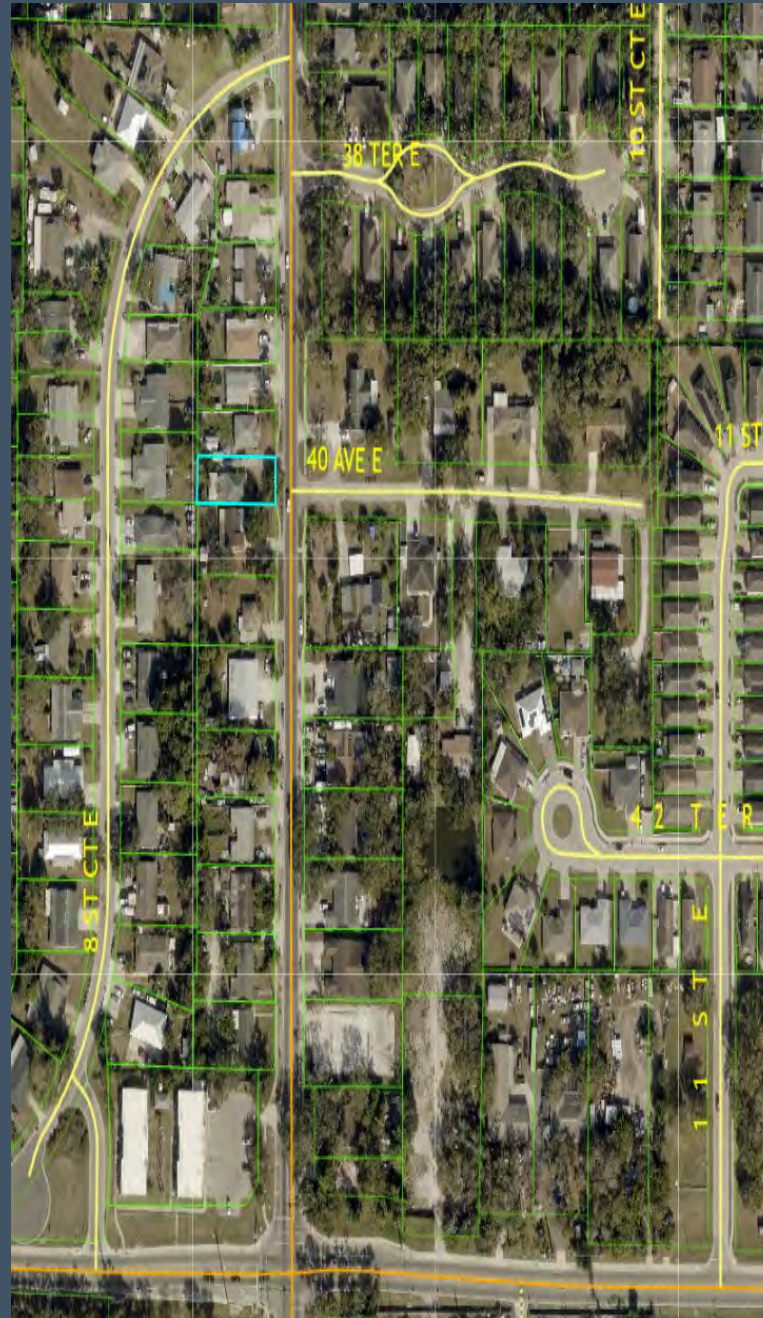
ADDRESSES ASSIGNED TO THE PROPERTY

4008 9TH ST E, BRADENTON, FL 34208-4924



Site Location

**General Location: 803ft. north
of 44th Ave E and 25ft. west of
9th St E**



Case # CE2601-0565

Violation and Description

- Violation: Section 310.3 of the Manatee County LDC: Building Permit Required.
- Violation Description: A shed has been constructed at the rear of the property without the required building permit.



Case # CE2601-0565

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.

(Ord. No. [16-24](#), § 3(Exh. A-3), 11-15-16)



Exhibit 1

Violation of LDC
Section: 310.3

Address: 4008 9th St
E, Bradenton



Photo of the unpermitted shed located in the rear of the property (01-23-2026)

Exhibit 2

Violation of LDC
Section: 310.3

Address: 4008 9th St
E, Bradenton



Photo of the unpermitted shed located in the rear of the property. (02-06-2026)

Exhibit 3

Violation of LDC
Section: 310.3

Address: 4008 9th St
E, Bradenton



Photo of the unpermitted shed located in the rear of the property.(07-09-2026)

Exhibit 4

Violation of LDC
Section: 310.3

Address: 4008 9th St
E, Bradenton



Photo of the unpermitted shed located in the rear of the property.(08-04-2026)

Exhibit 5

Violation of LDC
Section: 310.3

Address: 4008 9th St
E, Bradenton



Photo of the unpermitted shed located in the rear of the property.(08-21-2026)

Case # CE2601-0565

Case Summary

- Initial Inspection: 01/23/2026
- Notice of Violation was issued on: 02/06/2026
- There have been 9 reinspection's completed for this property.
- I was able to contact the property manager, who stated that he would notify the property owner of the violation and advise him of the required corrective action.



Case # CE2601-0565

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 08/04/2026 and on the first floor of the Administration Building on 08/04/2026.



Recommended Action

- Obtain the necessary building permit, remove the unpermitted structure, or modify the shed so that it meets the County's size and regulatory standards.
- Recommended compliance date is 10/24/2026
- 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 # CE2601-0565

Evidence Submittal

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



Case # CE2601-0565

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 NO. CE2601-0565

vs.

Ares Portfolio 5 LLC

Respondent.

COMPLIANCE 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:

FINDINGS OF FACT

1. Respondent(s) **Ares Portfolio 5 LLC**

Whose mailing address is/are: 301 West Platt St No 657, Tampa FL 33606

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

4008 9th St. E., Bradenton FL 34208

Identified in the Manatee County Property Appraiser's records as PIN **4799800000**

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**

A shed has been constructed at the rear of the property without the required building permit.

4. The Notice of Violation states that the violation must be corrected on or before February 21, 2026

5. As of August 26, 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**

A shed has been constructed at the rear of the property without the required building 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. **Obtain the necessary building permit, remove the unpermitted structure, or modify the shed so that it meets the County's size and regulatory standards.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2601-0565

2. THAT in the event the aforesaid violation is not corrected **on or before October 24, 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.
3. If the required corrective action is not taken as ordered **on or before October 24, 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 26 of August 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 August 26, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 26 of August 2026
- ☒ By US Mail on this 26 of August 2026

Code Enforcement Administrative Specialist
Manatee County

By: Karen Mata
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.