

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Hong Nguyen
1061 Glaser Dr
Troy, MI 48085

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0665

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, July 22nd, 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: June 29th, 2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Posted at property / mailed
Signature of Respondent/Representative

By: Tami Campbell
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

Tami Campbell
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: 01/26/2026

Case #: CE2601-0665

Time Issued: 9:12 am

Violator(s): Hong Nguyen 1061 Glaser Dr Troy MI 48085 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 1515 RYE RD

City: BRADENTON

State: FL

Zip Code: 34212

Parcel ID#: 5629150170000-3698789985

Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Description - There is a bridge and a dock on the pond, neither of which have a permit.

Corrective Action - Obtain building permit for each structure.

Correct on or before: 02/26/2026

Officer's Signature: Tami Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted / Mailed

Date: 1-26-26

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: Tami Campbell
Date: 7/22/2026



Case # CE2601-0665

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Hong Nguyen
- Violation address: 1515 Rye Rd., Bradenton, FL 34212
- PID: 562915017
- Zoning: A



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 14, 2026

Parcel ID: 562915017
Ownership: NGUYEN, HONG L
Owner Type: INDIVIDUAL
Mailing Address: NGUYEN, HONG L, 1061 GLASER DR, TROY MI 48085

Situs Address: 1515 RYE RD, BRADENTON, FL 34212
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 27-34S-19E
Neighborhood: 4612; WATERLINE RD. AREA

Parcel Type: REAL PROPERTY
Parcel Created: 06/29/1994
Map Number: 4D27

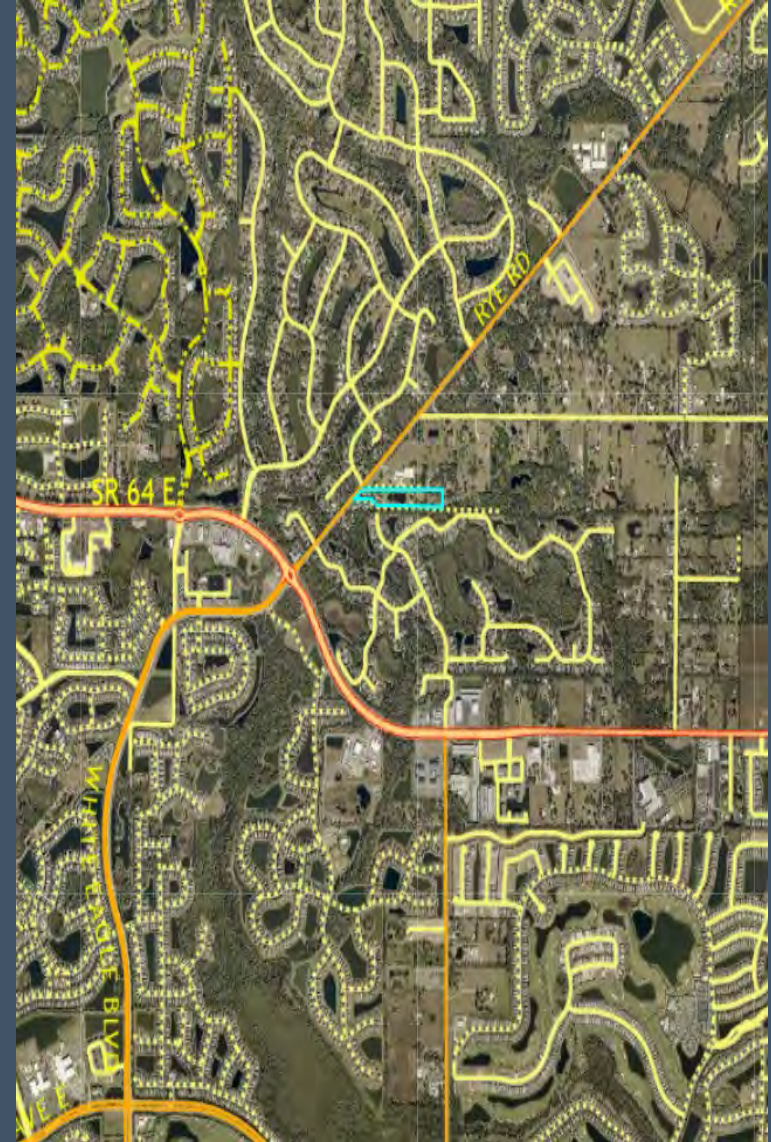
FEMA Value: \$594,762 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 9.1000 Acres or 396,396 Square Feet
Building Area: 3,403 SqFt Under Roof / 2,413 SqFt Living or Business Area / 3,403 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: Rye Rd, about ¼ mile north of SR 64 E. in Bradenton



Case # CE2601-0665

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code
- Violation Description: A dock and a bridge were built over the pond without permits.



Case # CE2601-0665

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 Land
Development Code
Section: 310.3

Address: 1515 Rye Rd.
Bradenton



Bridge built across the pond

Exhibit 2

Violation of Land
Development Code
Section: 310.3

Address: 1515 Rye Rd.
Bradenton



Jun 29, 2026 at 12:00:44 PM
14101-14525 15th Dr E
Bradenton FL 34212
United States
Tami Campbell

Dock built on the pond

Exhibit 3

Violation of Land
Development Code
Section: 310.3

Address: 1515 Rye Rd.
Bradenton



Aerials of dock and bridge built on pond

Case # CE2601-0665

Case Summary

- Initial Inspection: 01/26/2026
- Notice of Violation was issued on: 01/26/2026
- There have been seven reinspection's completed for this property.
- I spoke with the owner once. Her son is the property manager and was working on a permit. Last correspondence was with his engineer on 3/24/2026.



Case # CE2601-0665

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 6/29/2026, and on the first floor of the Administration Building on 6/29/2026.



Recommended Action

- Obtain a permit for both the dock and the bridge or remove them from the property.
- Recommended compliance date is 9/20/2026.
- Recommended fine: A fine of \$100.00 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 # CE2601-0665

Evidence Submittal

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



Case # CE2601-0665

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,
vs.
Hong Nguyen

CASE NO. CE2601-0665

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 22, 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) **Hong Nguyen**

Whose mailing address is/are: 1061 Glaser Dr., Troy MI 48085

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

1515 Rye Rd., Bradenton FL 34212

Identified in the Manatee County Property Appraiser's records as PIN **562915017**

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**

There is a bridge and a dock on the pond, neither of which have a permit.

4. The Notice of Violation states that the violation must be corrected on or before February 26, 2026

5. As of July 22, 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**

There is a bridge and a dock on the pond, neither of which have a 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:

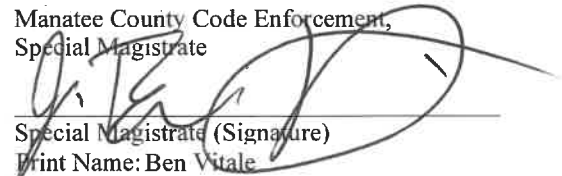
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain a permit for both the dock and the bridge or remove them from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2601-0665

2. THAT in the event the aforesaid violation is not corrected **on or before September 20, 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 September 20, 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 22 of July 2026

Manatee County Code Enforcement,
Special Magistrate

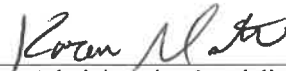

Special Magistrate (Signature)
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 22, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 22 of July 2026**
- ☐ **By US Mail on this 22 of July 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.