

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Varni Holdings LLC
644 67th Street Cir. E.
Bradenton, FL. 34208
PID# 1108900554

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2602-0520

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, May 27, 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: May 7, 2026

Posted at the property

Signature of Respondent/Representative

Posted at the property

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 

Signature of Code Enforcement Officer

Ben Dornon

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 #: CE2602-0520

Date Issued: 02/19/2026

Time Issued: 2:00 pm

Violator(s):	Phone Number:	Relationship:
VARNI HOLDINGS LLC 644 67th Street Cir. E. Bradenton FL 34208 US	N/A	Owner
Krushil Patel 5023 Devon Park Dr. Tampa FL 33647 US	N/A	Agent

Location of Violation: 644 67TH STREET CIR E
City: BRADENTON **State:** FL **Zip Code:** 34208
Parcel ID#: 1108900554000-1369647163

Description of Violation

Cite: Manatee County Land Development Code, Section 310.3 - Building Permit Required.

Violation Details: A unapproved grease trap was installed without the required permit inside the hotel at this property.

Corrective Action Required: A building permit must be obtained and an approved grease trap must then be installed in place of the current, unapproved grease trap.

Correct on or before: 3/5/2026

Officer's Signature: _____

Officer's Name Printed: Ben Dornon

Officer's Phone Number: (941) 737-0214

Received _____ **Posted at the property** _____ **Date:** February 19, 2026

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: Ben Dornon
Date: 5/27/2026



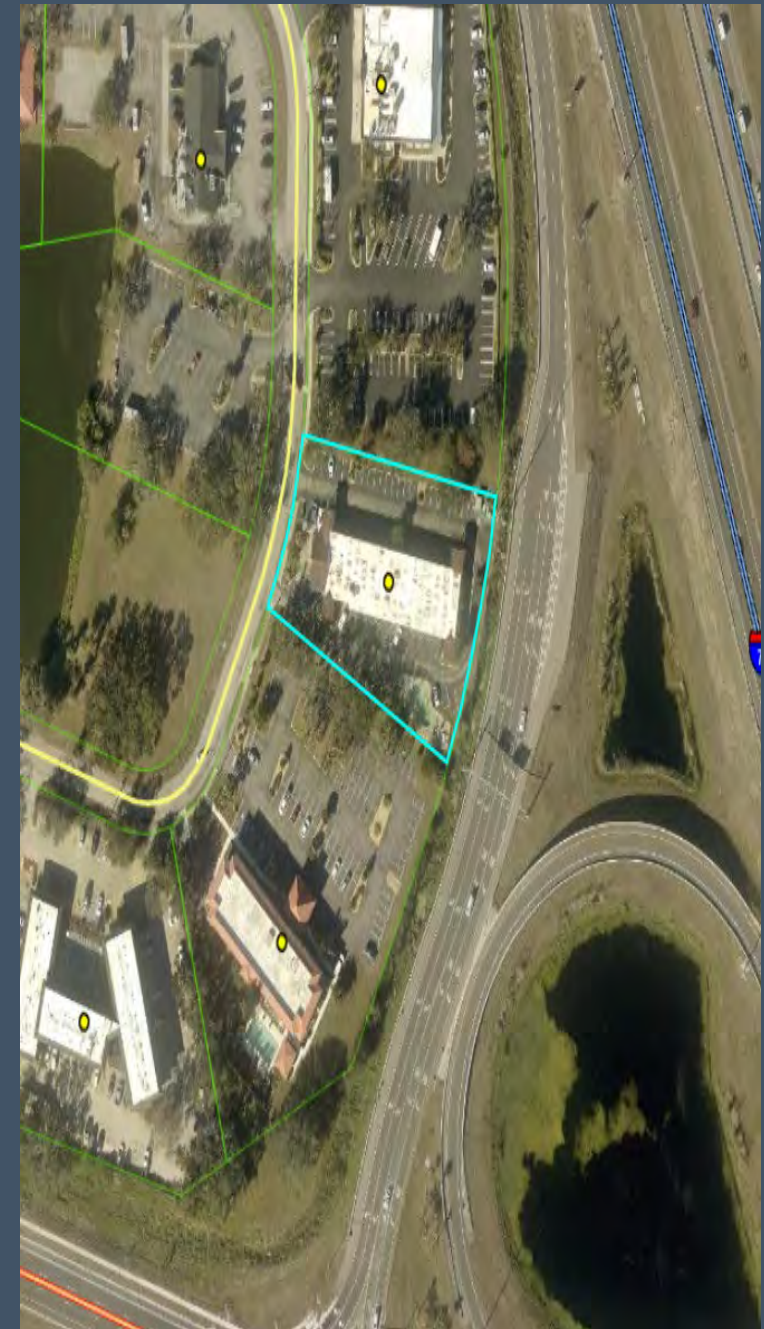
Case # CE2602-0520

- Ben Dornon, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Varni Holdings LLC
- Violation address: 644 67th Street Cir. E, Bradenton, FL 34208
- PID: 1108900554
- Zoning: GC (General Commercial)



Site Location

General Location: Located on 67th Street Cir. E. in Bradenton, approx. 528 feet North of State Rd. 64 East



Case # CE2602-0520

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code
- Violation Description: An unapproved grease trap was installed without the required permit inside the hotel at this property.



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Copy of the Code

- **Sec. 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: 644 67th
Street Cir. E.,
Bradenton

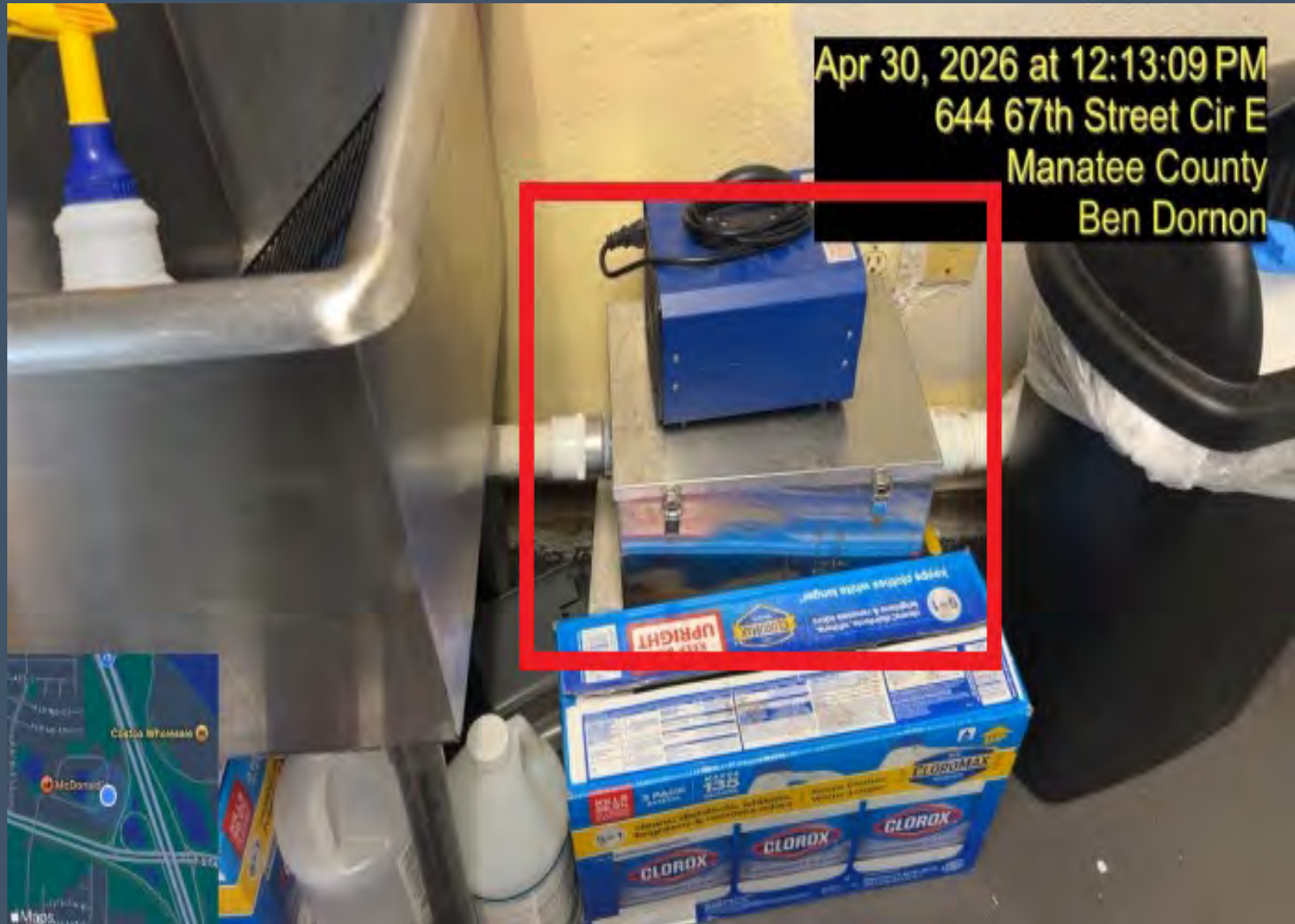


Unpermitted & unapproved grease trap

Exhibit 2

Violation of LDC
Section: 310.3

Address: 644 67th
Street Cir. E.,
Bradenton



Unpermitted & unapproved grease trap



Case # CE2602-0520

Case Summary

- Initial Inspection: 2/19/2026
- Notice of Violation was issued on 2/19/2026
- There have been 9 reinspection's completed for this property.
- I have spoken with the property owner on the phone on 1 occasion. They have hired 2 contractors to obtain permits for the grease trap but no permit has been issued as of today's date.



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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 5/7/2026.



Recommended Action

- A building permit must be obtained for a grease trap. The grease trap currently in place, which was installed without a permit, is insufficient, according to County grease trap inspector Rodney Hyde.
- Recommended compliance date is 7/27/2026
- 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 # CE2602-0520

Evidence Submittal

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



Case # CE2602-0520

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. CE2602-0520

vs.

Varni Holdings LLC,
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), **Varni Holdings LLC**, whose mailing address is 644 67th Street Cir E., Bradenton FL 34208 is/are the owner(s) or person(s) in charge of the property located at **644 67th Street Cir. E., Bradenton, FL, 34208** and identified in the Manatee County Property Appraiser's records as **PIN 1108900554**.
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**. An unapproved grease trap was installed without the required permit inside the hotel at this property.
4. The Notice of Violation states that the violation must be corrected on or before **March 5, 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 310.3** of the Land Development Code in that the respondent(s) has/have an unapproved grease trap that was installed without the required permit inside the hotel at this 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 by **obtaining the required building permit and an approved grease trap must then be installed in place of the current, unapproved grease trap**.
2. THAT in the event the aforesaid violation is not corrected **on or before July 27, 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.


CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2602-0520

3. If the required corrective action is not taken as ordered **on or before July 27, 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

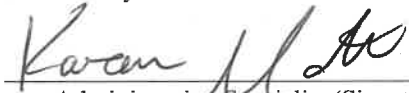

Special Magistrate (Signature)
Print Name: Ben Vitale

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
P.O. 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.