

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Robert H Mcneal III
6716 26th St W
Bradenton FL 34207

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2602-0731

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

MANATEE COUNTY, FLORIDA
Code Enforcement Division

posted at Property
Signature of Respondent/Representative

By: *[Signature]*
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

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: 02/26/2026

Case #: CE2602-0731

Time Issued: 10:15 am

Violator(s):	Phone Number:	Relationship:
Robert H Mcneal III 6716 26th st w Bradenton FL 34207 US	N/A	Home Owner

Location of Violation: 6716 26TH ST W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6260900003000-1715170785

Description of Violation

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

Violation Details: The windows on the home are broken and the roof is in disrepair.

Corrective Action: Repair or replace the roof and repair, replace or board up the windows (if home is vacant).

Correct on or before: 03/12/2026

Officer's Signature: Jake Fumagalli

Officer's Name Printed: Jake Fumagalli

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

Received: Posted at Property Date: 2/26/2026

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3042 03

CE2602-0195-, -0727, -0728, -0731- NOV
Robert H Mcneal III
6716 26TH ST W
BRADENTON, FL 34207-5705

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Jake Fumagalli
Date: 08/26/2026



Case #CE2602-0195, CE2602-0731 and CE2602-0728

- Jake Fumagalli, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Robert H. McNeal III
- Violation address: 6716 26th St. W., Bradenton, FL 34207
- PID: 6260900003
- Zoning: RSF-6 (Residential Single Family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 13, 2026

Parcel ID: 6260900003
Ownership: MCNEAL, ROBERT H III
Owner Type: INDIVIDUAL
Mailing Address: MCNEAL, ROBERT H III, 6716 26TH ST W, BRADENTON FL 34207-5705

Situs Address: 6716 26TH ST W, BRADENTON, FL 34207-5705
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 22-35S-17E
Neighborhood: 3230; BAYSHORE GARDENS SEC. 4 CANAL FRONT
Subdivision: 6259200; BAYSHORE GARDENS SECTION 4 REPLAT; LOT 6; BLOCK B; PB 10/10

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5BS2

FEMA Value: \$18 as of January 1, 2026
Land Use: 0164; UNINHABITABLE RES
Land Size: 0.2009 Acres or 8,750 Square Feet
Building Area: 1,988 SqFt Under Roof / 1,292 SqFt Living or Business Area / 1,988 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



DESCRIPTION

LOT 6 BLK B REPLAT BAYSHORE GARDENS SEC NO 4 PI#62609.0000/

Site Location

**General Location:
Off Florida Blvd and
26th St W.**



Case #CE2602-0195

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances : Outdoor Storage
- Violation Description: There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to pieces of wood, a tire, a gas can, a cooler and other miscellaneous items



Case # CE2602-0195 Copy of the Code

Sec. 2-9-105. - Property maintenance standards.



- (a) All property, structures and buildings shall be maintained in compliance with the requirements specified in this article. A person shall not occupy as owner-occupant or permit another person to occupy any property or premises which are not in a sanitary and safe condition and which do not comply with the requirements of this article.
- (b) Maintenance responsibility for mobile homes and premises located within mobile home parks lies with the responsible party pursuant to Section 723.024, Florida Statutes.
- (c) All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be left in neglect, Undergrowth, rubbish, debris, bush or brush and unsanitary matters (including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, rubbish or trash or overgrowth of weeds/vegetation or noxious plants, are prohibited.
- (d) All exterior property areas and premises shall be free from any nuisance condition. Nothing shall be placed, constructed or maintained on any premises that shall in any way constitute a nuisance or fire hazard. No property or premises shall harbor an infestation, poison or germ carriers.
- (e) No scrap heaps, refuse piles, motor vehicle frame, camper shell, truck camper, or vehicle body or parts shall be stored on any residential property unless expressly permitted by the Land Development Code, or when stored in a completely enclosed garage or building. Agricultural and farm vehicles and equipment may be stored on agricultural property.
- (f) Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.
- (g) All driveway connections shall be maintained by the owner or owners of the property which said driveway connections serve.
- (h) All trees and shrubs shall be maintained such as not to impede pedestrian or vehicular traffic. Trees shall be pruned to provide a minimum of eight (8) feet vertical clearance over sidewalks
- (i) All construction sites shall be maintained free of any nuisances. All building materials and loose objects shall be secured in the event of a hurricane, tropical storm or other natural disaster.
- (j) All construction job sites shall be kept clean, such that accumulation of construction debris shall not remain on the property for a period of time exceeding fourteen (14) days.
- (k) All debris shall be contained in such a manner so as to prevent it from being spread on the property or adjacent property by any means.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts the outdoor storage on the side of the home.



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts the outdoor storage in the rear of the home.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts the outdoor storage on the side of the home.

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts the outdoor storage on the side of the home.

Case #CE2602-0728

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances : Trash and Debris
- Violation Description: There are palms and tree debris on the property



Case #CE2602-0728

Copy of the Code

Sec. 2-9-105. - Property maintenance standards.



- (a) All property, structures and buildings shall be maintained in compliance with the requirements specified in this article. A person shall not occupy as owner-occupant or permit another person to occupy any property or premises which are not in a sanitary and safe condition and which do not comply with the requirements of this article.
- (b) Maintenance responsibility for mobile homes and premises located within mobile home parks lies with the responsible party pursuant to Section 723.024, Florida Statutes.
- (c) All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be left in neglect, Undergrowth, rubbish, debris, bush or brush and unsanitary matters (including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, rubbish or trash or overgrowth of weeds/vegetation or noxious plants, are prohibited.
- (d) All exterior property areas and premises shall be free from any nuisance condition. Nothing shall be placed, constructed or maintained on any premises that shall in any way constitute a nuisance or fire hazard. No property or premises shall harbor an infestation, poison or germ carriers.
- (e) No scrap heaps, refuse piles, motor vehicle frame, camper shell, truck camper, or vehicle body or parts shall be stored on any residential property unless expressly permitted by the Land Development Code, or when stored in a completely enclosed garage or building. Agricultural and farm vehicles and equipment may be stored on agricultural property.
- (f) Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.
- (g) All driveway connections shall be maintained by the owner or owners of the property which said driveway connections serve.
- (h) All trees and shrubs shall be maintained such as not to impede pedestrian or vehicular traffic. Trees shall be pruned to provide a minimum of eight (8) feet vertical clearance over sidewalks
- (i) All construction sites shall be maintained free of any nuisances. All building materials and loose objects shall be secured in the event of a hurricane, tropical storm or other natural disaster.
- (j) All construction job sites shall be kept clean, such that accumulation of construction debris shall not remain on the property for a period of time exceeding fourteen (14) days.
- (k) All debris shall be contained in such a manner so as to prevent it from being spread on the property or adjacent property by any means.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts trash and debris in the front of the home.



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Picture depicts trash and debris in the front yard.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Photo depicts trash and debris in the front of the home.

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Photo depicts trash and debris in the front of the home.

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 6716 26th St.
W., Bradenton



Photo depicts trash and debris in the front of the home.



Case #CE2602-0731

Violation and Description

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances : Structural standards.
- Violation Description: The windows on the home are broken and the roof is in disrepair.



Case # CE2602-0731

Copy of the Code

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



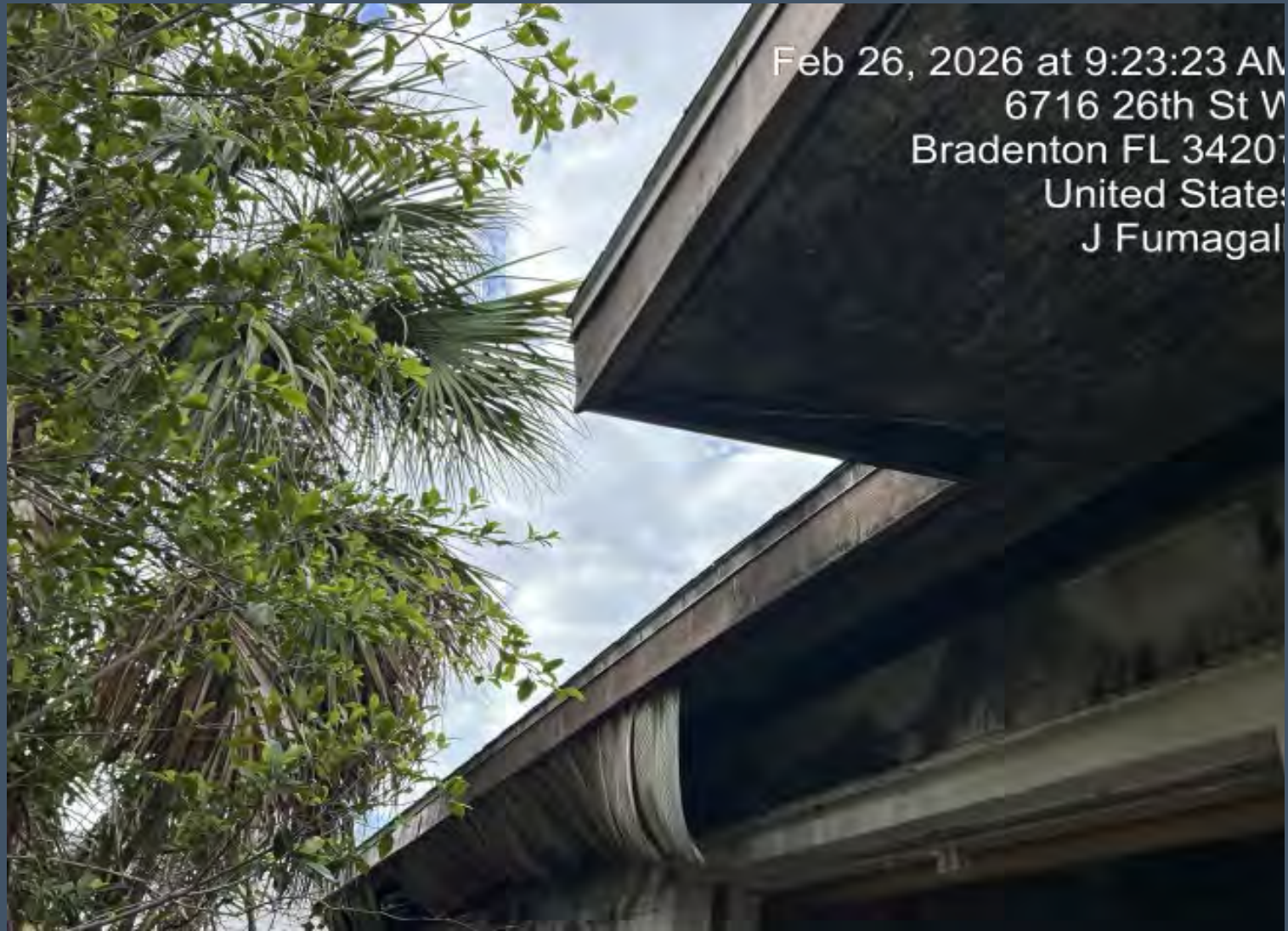
- (a) Prior to occupancy, every residential or nonresidential structure or building shall be connected to utility systems as follows:
 - (1) Every occupied structure shall be properly connected to a public water system or an approved private water system that is operated and maintained in accordance 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 CCO
Section: 2-9-106

Address: 6716 26th St.
W., Bradenton



Feb 26, 2026 at 9:23:23 AM
6716 26th St W
Bradenton FL 34207
United States
J Fumagal



Photo depicts the roof in disrepair

Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 6716 26th St.
W., Bradenton



Photo depicts the roof in disrepair



Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 6716 26th St.
W., Bradenton



Photo depicts the roof in disrepair

Case # CE2602-0195, CE2602-0731 and CE2602-0728

Case Summary

- Initial Inspection: 02/06/2026
- Notice of Violations were issued on: 02/26/2026
- There have been 58 combined reinspection's completed for this property.
- I have communicated with the respondent, and he told me he wasn't going to fix the roof because he was planning on having the home demolished. He also said he would work on removing the debris and outdoor storage.



Case # CE2602-0195, CE2602-0731 and CE2602-0728

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 08/07/2026 and on the first floor of the Administration Building on 08/07/2026.



Recommended Action

- Repair or replace the roof, remove the tree debris from the property and the outdoor storage must be stored in the rear of the property screened from view on all 4 sides not to occupy more than 200 sq ft or remove the outdoor storage from the property.
- Recommended compliance date is 09/25/2026
- Recommended fine: A fine of \$50.00 per day per violation will be imposed for each day the violations continue beyond the compliance deadline ordered by the Special Magistrate, until full compliance is achieved.



Case # CE2602-0195, CE2602-0731 and CE2602-0728 Evidence Submittal

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



Case # CE2602-0195, CE2602-0731 and CE2602-0728

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. CE2602-0731

vs.

Robert H. Mcneal III

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) **Robert H. Mcneal III**

Whose mailing address is/are: 6716 26th St W., Bradenton FL 34207

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

6716 26th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6260900003**

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 2-9-106** **Structural Standards**

The windows on the home are broken and the roof is in disrepair.

4. The Notice of Violation states that the violation must be corrected on or before March 12, 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 **CCO** **Section 2-9-106**
in that the respondent(s) has/have **Structural Standards**

The windows on the home are broken and the roof is in disrepair.

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. **repair or replace the roof and repair, replace or board up the windows (if home is vacant).**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2602-0731

2. THAT in the event the aforesaid violation is not corrected **on or before September 25, 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 September 25, 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.