

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: 3519 19TH STREET COURT EAST LLC
PO BOX 523
Oneco FL 34264

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2605-0997

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 22, 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: 6/30/26

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 Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 05/28/2026

Case #: ENF2605-0997

Violator(s):	Relationship:	Address:
3519 19TH STREET COURT EAST LLC	Violator - Owner	PO BOX 523 Oneco FL, 34264
William P Burrows	Violator - Agent	12261 County Road 675 Parrish FL, 34219
3519 19TH STREET COURT EAST LLC	Owner	PO BOX 523 ONECO FL, 34264-0523

Location of Violation(s):

3519 19TH STREET CT E

City:

BRADENTON

State: FL

Zip Code: 34208

Parcel ID#:

1586400002000-1607781673

Description of Violation(s):

(2-9-106) Structural Standards

Violation Details: The roof soffit and roof fascia are missing/damaged.

Corrective Action

Repair and maintain the property.

Comply By : 06/28/2026

Status: In Violation-Issue NOV

Inspector: Misael Cedillo

Date Violation Issued: 5/28/2026

Comply By: 06/28/2026

(2-9-106) Fence (Maintenance) CCO

Violation Details: The fence is in disrepair.

Corrective Action

Repair the fence or remove the fence.

Comply By : 06/11/2026

Status: In Violation-Issue NOV

Inspector: Misael Cedillo

Date Violation Issued: 5/28/2026

Comply By: 06/11/2026



Manatee County Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Officer's

Signature:

Officer's Name Printed: Misael Cedillo

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

Received by: posted at property Date: 5/28/26

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: 07/22/2026



Case # ENF2605-0997

- Misael Cedillo, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: 3519 19TH STREET COURT EAST LLC
- Violation address: 3519 19th St. Ct. E., Bradenton, FL, 34208
- PID: 1586400002
- Zoning: RSF-6 (Residential Single Family)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

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

Property Record Card

Parcel ID: 1586400002

Ownership: 3519 19TH STREET COURT EAST LLC

Owner Type: CORPORATION

Mailing Address: 3519 19TH STREET COURT EAST LLC, PO BOX 523, ONECO FL 34264-0523

Situs Address: 3519 19TH STREET CT E, BRADENTON, FL 34208-4735

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT

CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT

Sec/Twp/Rge: 06-35S-18E

Neighborhood: 4140; PINECREST E

Subdivision: 1576700; PINECREST; LOT 181; PB 4/55

Parcel Type: REAL PROPERTY

Parcel Created: 09/05/1987

Map Number: 5CS0

FEMA Value: \$163,621 as of January 1, 2026

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.3662 Acres or 15,950 Square Feet

Building Area: 2,292 SqFt Under Roof / 2,017 SqFt Living or Business Area / 2,292 SqFt
Residential Impervious Area

Living Units: 1

Residential Bldgs: 1

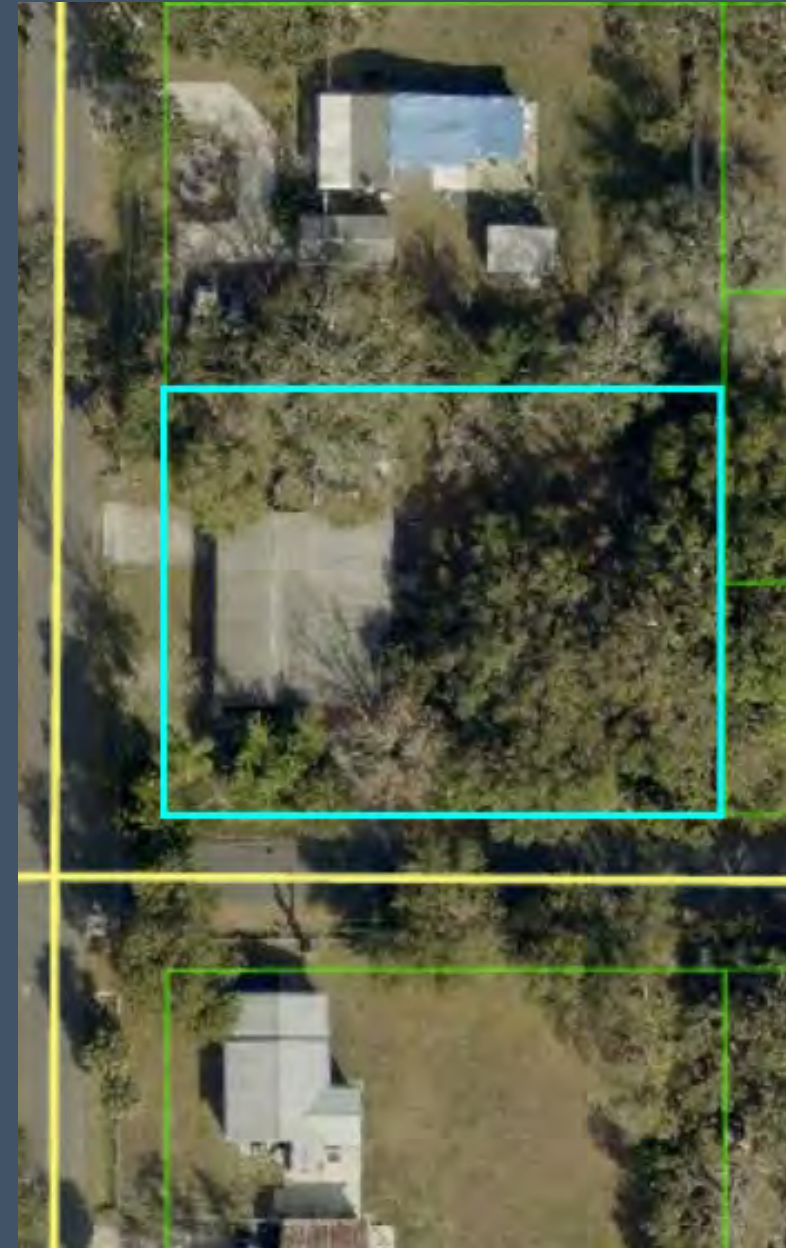


DESCRIPTION

LOTS 181,182 PINECREST PI#15864.0000/2

Site Location

General Location: 40 feet north of 36th Ave E



Case # ENF2605-0997

Violation and Description

- Violation: Section 2-9-106 Structural Standards of the Manatee County Code of Ordinances.
- Violation Description: The fence is in disrepair (complied). The roof fascia and soffit is missing/damaged.



Case # ENF2605-0997

Sec. 2-9-106. – Structural Standards

Copy of the Code:

(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.

(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.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the rear roof fascia/soffit

Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the front roof fascia/soffit



Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the rear fence

Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the front roof fascia and soffit



Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the rear roof fascia and soffit

Exhibit 5

Violation of CCO
Section: 2-9-106

Address: 3519 19th St.
Ct. E., Bradenton



View from street of the rear fence



Case # ENF2605-0997

Case Summary

- Initial Inspection: 05/28/2026
- Notice of Violation was issued on: 05/28/2026
- There have been 5 reinspection's completed for this property.
- I spoke with the registered agent 's wife, in previous conversations she was reluctant on addressing the issue. On 07/14/2026 she stated that she'll work on removing the fence and repair the damaged areas on the roof.



Case # ENF2605-0997

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 06/30/2026.



Recommended Action

- Repair the fence or remove the fence (complied). Repair and maintain the roof.
- Recommended compliance date is 08/21/2026
- 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.



Case # ENF2605-0997

Evidence Submittal

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



Case # ENF2605-0997

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. ENF2605-0997

vs.

3519 19th Street Court East LLC

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) **3519 19th Street Court East LLC**

Whose mailing address is/are: PO Box 523, Oneco FL 34264

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

3519 19th St. Ct. E., Bradenton FL 34208

Identified in the Manatee County Property Appraiser's records as PIN **1586400002**

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 fence is in disrepair. The roof fascia and soffit is missing/damaged.
4. The Notice of Violation states that the violation must be corrected on or before June 28, 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 **CCO** **Section 2-9-106**
in that the respondent(s) has/have **Structural Standards**

The fence is in disrepair. The roof fascia and soffit is missing/damaged.

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:

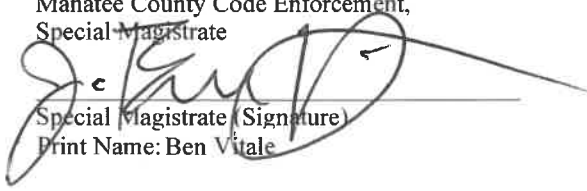
1. THAT the Respondent(s) correct(s) the aforesaid violation by **repairing and maintaining the fence or remove the fence. Repair and maintain the roof.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2605-0997

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

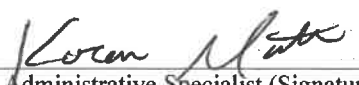

Special Magistrate (Signature)
Print Name: Ben Vitale

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.