

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: WEALTH LONGTERM LLC
30 N. Gould ST. St Ste N
Sheridan, WY. 82801 US
Property ID# 1684011404

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-1084

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 26, 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: August 4, 2026

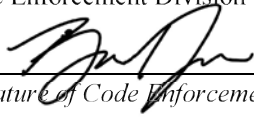
Posted at the property

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

Notice of Violation

Case #: ENF2606-1084

Date Issued: 06/25/2026

Violator(s):	Relationship:	Address:
WEALTH LONGTERM LLC	Violator - Owner	30 N. Gould St. Ste. N. Sheridan WY, 82801
Northwest Registered Agent Service Inc	Violator - Agent	30 N. Gould St. Ste. N. Sheridan WY, 82801
WEALTH LONGTERM LLC	Owner	30 N GOULD ST STE N SHERIDAN WY, 82801

Location of Violation(s):

3036 46TH AVE E

City: BRADENTON
Parcel ID#: 1684011404000-3561352848

State: FL **Zip Code:** 34203

Description of Violation(s):

(310.3) Building Permit Required LDC

LDC 310.3 Building Permit Required

Violation Details: The garage has been converted into bedrooms without a building permit. An outdoor patio/cooking station with electrical and gas was built without a building permit. A pergola was built without a building permit. A hot tub has been placed in the backyard without a permit for electrical and/or gas connections.

Corrective Action

A building permit must be obtained for the conversion of the garage into bedrooms or the bedrooms must be removed, reverting the garage to the original condition. A building permit must be obtained for the outdoor patio/cooking station or it must be removed. A building permit must be obtained for the pergola or it must be removed. A permit must be obtained for the electrical and gas connections to the hot tub or it must be removed.

Comply By : 07/27/2026

Status: In Violation-Issue NOV

Date Violation Issued: 6/25/2026

Inspector: Ben Dornon

Comply By: 07/27/2026



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: Ben Dornon

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

Received by: _____ **posted at the property** _____ **Date:** _____ June 25, 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 3422 29

ENF2606-1084- NOV
Wealth Longterm LLC & Northwest Registered Agent
Service Inc
30 N GOULD ST
SHERIDAN, WY 82801-6317

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Ben Dornon
Date: 08/26/2026



Case # ENF2606-1084

- Ben Dornon, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Wealth Longterm LLC
- Violation Address: 3036 46th Ave. E., Bradenton, FL 34203
- PID: 1684011404
- Zoning: RSF-4.5 (Single Family Residential)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 18, 2026

Parcel ID: 1684011404
Ownership: WEALTH LONGTERM LLC
Owner Type: CORPORATION
Mailing Address: WEALTH LONGTERM LLC, 30 N GOULD ST STE N, SHERIDAN WY 82801

Situs Address: 3036 46TH AVE E, BRADENTON, FL 34203-3922
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Sec/Twp/Rge: 08-355-18E
Neighborhood: 4422; MANATEE OAKS, PLANTATION OAKS
Subdivision: 1684000; PLANTATION OAKS; LOT 27; PB 22/71

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5CN0

FEMA Value: \$477,746 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.5370 Acres or 23,392 Square Feet
Building Area: 3,823 SqFt Under Roof / 3,203 SqFt Living or Business Area / 3,823 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: 163 feet East of 30th St. E.



Case # ENF2606-1084

Violation and Description

- Violation: Section 310.3 of the Manatee County Land Development Code - Building Permit Required
- Violation Description: The unpermitted work consists of but not limited to: The enclosing and partitioning of the attached garage to make 2 additional living spaces, the addition of an outdoor cooking area with electrical and gas, the running of electrical and gas lines to an outdoor hot tub and the construction of a pergola on the South side of the property.



Case # CE2606-1084

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 LDC Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Insert Photo Description



Exhibit 2

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted enclosure and partitioning of the garage



Exhibit 3

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted enclosure and partitioning of the garage

Exhibit 4

Violation of LDC Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



GIS aerial images showing the difference of the property from 2024 to 2025. Unpermitted cooking area, pergola and hot tub can be seen in 2025 GIS aerial



Exhibit 5

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted cooking area and hot tub



Exhibit 6

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted cooking area and hot tub

Exhibit 7

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted cooking area

Exhibit 8

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted hot tub



Exhibit 9

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo from Booking.com showing the unpermitted pergola



Exhibit 10

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo of Pergola



Exhibit 11

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Exhibit 12

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton



Photo of Pergola

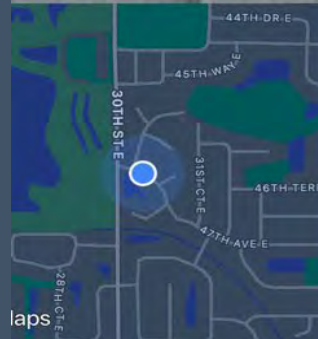


Exhibit 13

Violation of LDC
Section: 310.3

Address: 3036 46th
Ave. E., Bradenton

Aug 25, 2026 at 7:53:05 AM
Ben Dornon
3036 46th Ave. E. Bradenton



Case # ENF2606-1084

Case Summary

- Initial Inspection: 06/01/2026
- Notice of Violation was issued on: 06/25/2026
- There have been 9 reinspection's completed for this property.
- During my initial inspection, I spoke on the phone with a representative of the company, Luis Pelligrino, who stated that he is a part owner of the property. He lives in the Tampa area. I asked him for permission to enter the house to see if there was any unpermitted work. Mr. Pelligrino told me that he would call me back to decide to have somebody meet me there to let me inside. He did not call me back and he has not returned any phone calls or voicemail messages I have left for him since then.



Case # ENF2606-1084

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 08/05/2026.



Recommended Action

- Obtain the required building permits or remove the unpermitted items to revert the property back to the original condition.
- Recommended compliance date is 10/24/2026
- 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 # ENF2606-1084

Evidence Submittal

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



Case # ENF2606-1084

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. ENF2606-1084

vs.

Wealth Longterm 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) **Wealth Longterm LLC**

Whose mailing address is/are: 30 N. Gould St. Suite N., Sheridan WY 82801

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

3036 46th Ave E., Bradenton FL 34203

Identified in the Manatee County Property Appraiser's records as PIN **1684011404**

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**

The garage has been converted into bedrooms without a building permit. An outdoor patio/ cooking station with electrical and gas was built without a building permit. A pergola was built without a building permit. A hot tub has been placed in the backyard without a permit for electrical and/or gas connections.

4. The Notice of Violation states that the violation must be corrected on or before July 27, 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**

The garage has been converted into bedrooms without a building permit. An outdoor patio/ cooking station with electrical and gas was built without a building permit. A pergola was built without a building permit. A hot tub has been placed in the backyard without a permit for electrical and/or gas connections.

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. **A building permit must be obtained for the work that was done or it must be converted back to its original condition.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2606-1084

2. THAT in the event the aforesaid violation is not corrected **on or before October 24, 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 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.