

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: STORAGE CAP BRADENTON LP
330 E CROWN POINT RD
WINTER GARDEN FL 34787
5231500058

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0844

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, 9/23/26** 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: 9/9/2026

Posted at the property
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Michelle Mendoza
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 #: ENF2607-0844

Date Issued: 07/28/2026

Violator(s):	Relationship:	Address:
STORAGE CAP BRADENTON LP	Violator - Home Owner	330 E CROWN POINT RD WINTER GARDEN FL, 34787
CORPORATE CREATIONS NETWORK, INC.	Violator - Agent	801 US HIGHWAY 1 NORTH PALM BEACH FL, 33408
STORAGE CAP BRADENTON LP	Owner	330 E CROWN POINT RD WINTER GARDEN FL, 34787

Location of Violation(s):

4504 30TH ST W

City: BRADENTON State: FL Zip Code: 34207
Parcel ID#: 5231500058000-1808049374

Description of Violation(s):

(2-9-105) Property Maintenance (Nuisance) CCO

Violation Details: the depressed loading dock on the property is filled with water.

Corrective Action: Remove the water from the depressed loading dock.

Comply By : 08/11/2026

Status: In Violation-Issue NOV

Inspector: Michelle Mendoza

Date Violation Issued: 7/28/2026

Comply By: 08/11/2026

Officer's

Signature:

Officer's Name Printed: Michelle Mendoza

Officer's Phone Number: (941) 705-5479

Received by: POSTED AT THE PROPERTY. Date: 07/28/2026

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.

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3659 38

NOV ENF2607-0844
STORAGE CAP BRADENTON LP
330 E CROWN POINT RD
WINTER GARDEN, FL 34787-2998

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Michelle Mendoza
Date: 09/23/2026



Case # ENF2607-0844

- Michelle Mendoza, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Storage Cap Bradenton LP
- Violation address: 4504 30th St. W., Bradenton, FL 34207
- PID: 5231500058
- Zoning: LM (Light Manufacturing), RDD-6 (Residential Duplex Districts)



Property Record Card





MANATEE COUNTY
PROPERTY APPRAISER
 CHARLES E. HACKNEY

[Home](#)
[Meet Charlie](#)
[Property Search](#)
[E-File](#)
[Exemptions/Classifications](#)
[Forms/Requests](#)
[Reports/Data](#)
[General Info](#)
[Links](#)
[Contact Us](#)

Property Card
Trim Notice
Tax Bill

Parcel ID: 5231500058

Ownership: STORAGE CAP BRADENTON LP

Owner Type: PARTNERSHIPS

Mailing Address: STORAGE CAP BRADENTON LP, 330 E CROWN POINT RD, WINTER GARDEN FL 34787

Situs Address: 4504 30TH ST W, BRADENTON, FL 34207-1003

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT

Sec/Twp/Rge: 10-35S-17E

Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75

Short Description: FROM THE NE COR OF THE NW1/4 OF NW1/4 OF SEC 10, GO SLY ALG THE ELY LN OF SD NW1/4 OF NW1/4 A DIST OF 391.5 FT FOR A POB THE GO WLY PAR TO THE N LN OF SD NW1/4 OF NW1/4 443 FT, S [Full Description]

FEMA Value: \$0 as of January 1, 2026

Zoning/Flood Info: [View this parcel on Manatee County's website](#)

Land Use: 4800; WAREHOUSING, DISTRIBUTION

Land Size: 7.3782 Acres or 321,384 Square Feet

Living Units: 1

Aerial Map
Oblique Imagery
Tax Estimator



Photos
Sketches
Bird's Eye Video
Street View

Sales
Exemptions
Businesses
Addresses
Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
12/10/2020	202041139162	SW		12	3,315,800	STORAGE CAP BRADENTON LP
10/15/2019	201941103839	CT		12	510,100	VALLEY NATIONAL BANK
08/20/2007	2211 / 5208	SW		01	3,000,000	4504 30TH ST W LLC
01/26/2007	2183 / 3218	WD		37	1	NORANDEX DISTRIBUTION INC
01/06/1007	1508 / 7013	DE		04	1,843,200	NORANDEX INC.

Values
Land
Buildings
Features
Permits

Esri Community Maps Contributors University of South Florida Manatee County Powered by Esri

Site Location

**General Location: South of
Cortez on 30th St W.**



Case # ENF2607-0844

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Property Maintenance Standards
- Violation Description: The depressed loading dock on the property is filled with water.



Case # ENF2607-0844

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.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 4504 30th St. W.,
Bradenton



Photo of water in depressed loading dock.

Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 4504 30th St. W.,
Bradenton



Michelle Mendoza
4504 30th St W
Bradenton, FL 34207
+27.460426,-82.591780
Aug 21, 2026 at 11:08:35 AM

Photo of water still present in depressed loading dock.

Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 4504 30th St. W.,
Bradenton



Photo of water still present in depressed loading dock.

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 4504 30th St. W.,
Bradenton



Photo of water still present in depressed loading dock at a different angle.

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 4504 30th St. W.,
Bradenton



Michelle Mendoza
4504 30th St W,
Bradenton, FL 34207
+27.460515,-82.591807
9/18/26, 9:23 AM



Photo of water still present in depressed loading dock.

Case # ENF2607-0844

Case Summary

- Initial Inspection: 07/28/2026
- Notice of Violation was issued on: 07/28/2026
- There have been 4 reinspection's completed for this property.
- I have not been able to contact the property owner.



Case # ENF2607-0844

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/09/2026 and on the first floor of the Administration Building on 09/10/2026.



Recommended Action

- The water must be removed from the loading dock.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$100 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 # ENF2607-0844

Evidence Submittal

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



Case # ENF2607-0844

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. ENF2607-0844

vs.

Storage Cap Bradenton LP

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 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) **Storage Cap Bradenton LP**

Whose mailing address is/are: 330 E Crown Point Rd., Winter Garden FL 34787

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

4504 30th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **5231500058**

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 2-9-105** **Property Maintenance**

The depressed loading dock on the property is filled with water.

4. The Notice of Violation states that the violation must be corrected on or before August 11, 2026

5. As of September 23, 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 2-9-105**
in that the respondent(s) has/have **Property Maintenance**

The depressed loading dock on the property is filled with water.

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:

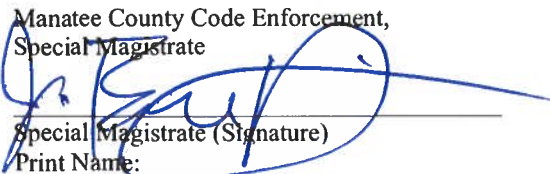
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Remove the water from the depressed loading dock.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2607-0844

2. THAT in the event the aforesaid violation is not corrected **on or before October 23, 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 23, 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 23 of September 2026

Manatee County Code Enforcement,
Special Magistrate


Special Magistrate (Signature)
Print Name:

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on September 23, 2026 and has been furnished to the Respondent (s),

☐ Personally, on this 23 of September 2026

☒ By US Mail on this 23 of September 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.