

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Brian Keith & Rhonda Dunbar
5611 25th St W
Bradenton FL 34207

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2503-0222

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, September 23 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: 9/8/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Posted at Property
Signature of Respondent/Representative

By: Jake Fumagalli
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

Case #: CE2503-0222

Date Issued: 04/08/2025

Time Issued: 2:39 pm

Violator(s): Brian K & Rhonda Dunbar 5611 25th St W Bradenton FL 34207 US	Phone Number: N/A	Relationship: Home Owner
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Location of Violation: 5611 25TH ST W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6094300008000-3787208966

Description of Violation

Cite Manatee County Code of Ordinances Section 2-9-107 Accessory Structures and Uses

Violation: The fence and 3 outdoor storage sheds are in disrepair.

Corrective Action: Repair, replace or remove the fence and 3 outdoor storage sheds.

Correct on or before: 4/22/2025

Officer's Signature:

Robert Reinhardt

Officer's Name Printed:

Robert Reinhardt

Officer's Phone Number:

(941) 713-4622

Received

Brian Dunbar

Date:

4/8/25

Print Name:

Brian Dunbar

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: Jake Fumagalli
Date: 9/23/2026



Case #CE2503-0222

- Jake Fumagalli Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Brian Keith & Rhonda Dunbar
- Violation address: 5611 25th St. W., Bradenton, FL 34207
- PID: 6094300008
- Zoning: RSF-4.5 (Residential Single Family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 10, 2026

Parcel ID: 6094300008
Ownership: DUNBAR, BRIAN KEITH; DUNBAR, RHONDA
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: DUNBAR, BRIAN KEITH, DUNBAR, RHONDA, 5611 25TH ST W, BRADENTON FL 34207-3506

Situs Address: 5611 25TH ST W, BRADENTON, FL 34207-3506
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 15-35S-17E
Neighborhood: 3270; W1/2 NW 14, NE 15/35/17
Subdivision: 6092900; MAGEE PLACE; LOT 12; PB 10/76

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5BN1

FEMA Value: \$241,180 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2059 Acres or 8,970 Square Feet
Building Area: 1,633 SqFt Under Roof / 1,367 SqFt Living or Business Area / 1,633 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1

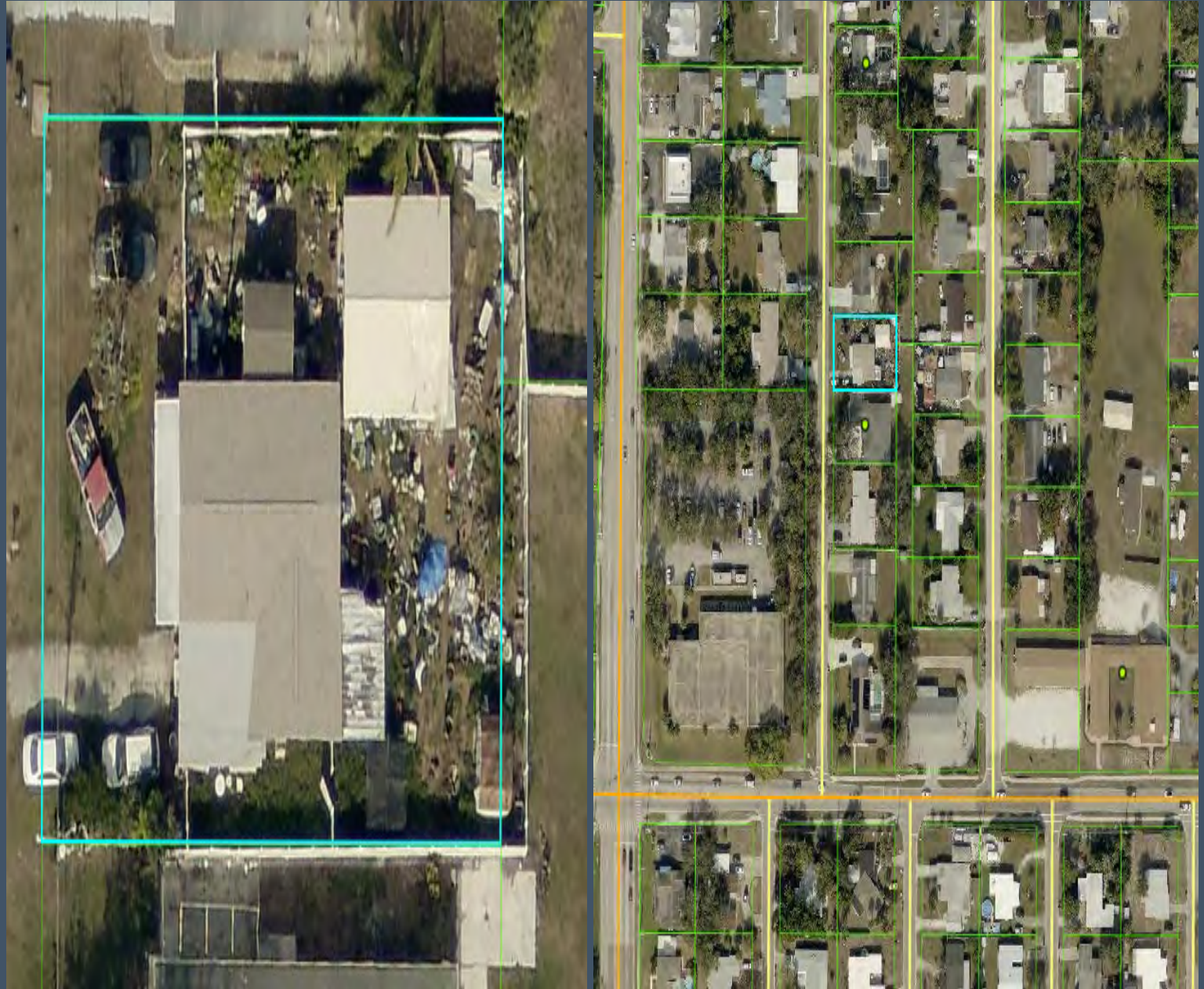


DESCRIPTION

S 45 FT LOT 12, N 33 FT LOT 13 MAGEE PLACE PI#60943.0000/8

Site Location

**General Location: Off
26th st w and 57th Ave
W.**



Case #CE2503-0222

Violation and Description

- Violation: Section 2-9-106 Structural Standards of the Manatee County Code of Ordinances
- Violation Description: The shed in the backyard is in disrepair.



Case #CE2503-0222

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.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 5611 25th St. W.,
Bradenton



A photo of the shed from the neighbor's property.

Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 5611 25th St. W.,
Bradenton



Dec 16, 2025 at 1:44:14 PM
5611 25th St W
Bradenton FL 34207
United States
J Fumagalli

A photo of the shed from the backyard.

Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 5611 25th St. W.,
Bradenton



A photo of the shed from the backyard.

Case #CE2503-0222

Case Summary

- Initial Inspection: 3/10/2025
- Notice of Violation was issued on: 4/08/2025
- There have been 34 reinspection's completed for this property.
- I have communicated with the with the property owner and he has stated that he working on fixing the shed, but the weather has been slowing him down.



Case #CE2503-0222

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 9/8/2026 and on the first floor of the Administration Building on 9/8/2026.



Recommended Action

- Recommended action: Repair, replace or remove the shed.
Recommended compliance date is 10/23/2026
- 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 #CE2503-0222

Evidence Submittal

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



Case #CE2503-0222

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. CE2503-0222

vs.

Brian K. and Rhonda Dunbar,

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) **Brian K. and Rhonda Dunbar,**

Whose mailing address is/are: 5611 25th St W., Bradenton FL 34207

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

5611 25th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6094300008**

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 2-9-107** **Accessory Structures and Uses**

The shed in the backyard is in disrepair.

4. The Notice of Violation states that the violation must be corrected on or before April 22, 2025

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 2-9-107**
in that the respondent(s) has/have **Accessory Structures and Uses**

The shed in the backyard 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:

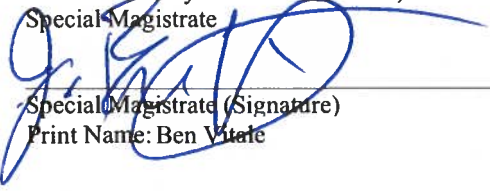
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Repair, replace or remove the shed.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2503-0222

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