

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Christopher William Johnson
1910 6th Ave. W.,
Palmetto, FL 34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2506-0135

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, May 27th, 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: May 4th, 2026

Posted at Property
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Marvin Garrido
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 #: CE2506-0135

Date Issued: 06/05/2025

Time Issued: 11:57 am

| Violator(s): | Phone Number: | Relationship: |
|---|---------------|---------------|
| Christopher William Johnson 1910 6th Ave W Palmetto FL 34221 US | N/A | Owner |

Location of Violation: 1910 6TH AVE W

City: PALMETTO

State: FL

Zip Code: 34221

Parcel ID#: 2432500003000-1385601031

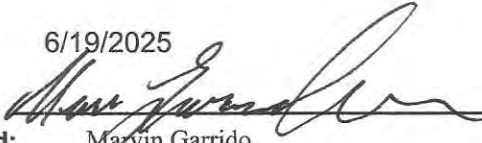
Description of Violation

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

Violation Details: The structure is in disrepair. There is missing siding, damaged fascia and soffit, and visible rotting wood.

Corrective Action: Repair and maintain the property.

Correct on or before: 6/19/2025

Officer's Signature: 

Officer's Name Printed: Marvin Garrido

Officer's Phone Number: (941) 713-5154

Received

Date:  6/05/2025

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: Marvin Garrido
Date: 5/27/2026



Case # CE2506-0135

- Marvin Garrido, Manatee County Code Enforcement Officer, I have been sworn.
- Respondent: Christopher William Johnson
- Violation address: 1910 6th Ave. W., Palmetto, FL 34221
- PID: 2432500003
- Zoning: RSF-6 (Single Family Residential)





Property Card Trim Notice Tax Bill

Aerial Map Oblique Imagery Tax Estimator

Parcel ID: 2432500003

Ownership: JOHNSON, CHRISTOPHER WILLIAM

Owner Type: INDIVIDUAL

Mailing Address: JOHNSON, CHRISTOPHER WILLIAM, 1910 6TH AVE W, PALMETTO FL 34221-3108

Situs Address: 1910 6TH AVE W, PALMETTO, FL 34221-3108

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0307; NORTH RIVER FIRE DISTRICT

Sec/Twp/Rge: 11-34S-17E

Neighborhood: 1120; 11/34/17

Subdivision: 2426900; ORANGE PARK; LOT 5; BLOCK 5; PB 2/137

Short Description: LOT 5, BLK 5, ORANGE PARK PI#24325.0000/3 [Full Description]

FEMA Value: \$108,791 as of January 1, 2025

Zoning/Flood Info: View this parcel on Manatee County's website

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.1750 Acres or 7,625 Square Feet

Building Area: 2,037 SqFt Under Roof / 1,914 SqFt Living or Business Area / 1,365 SqFt Residential Impervious Area

Living Units: 1



Sales Exemptions Businesses Addresses Inspections

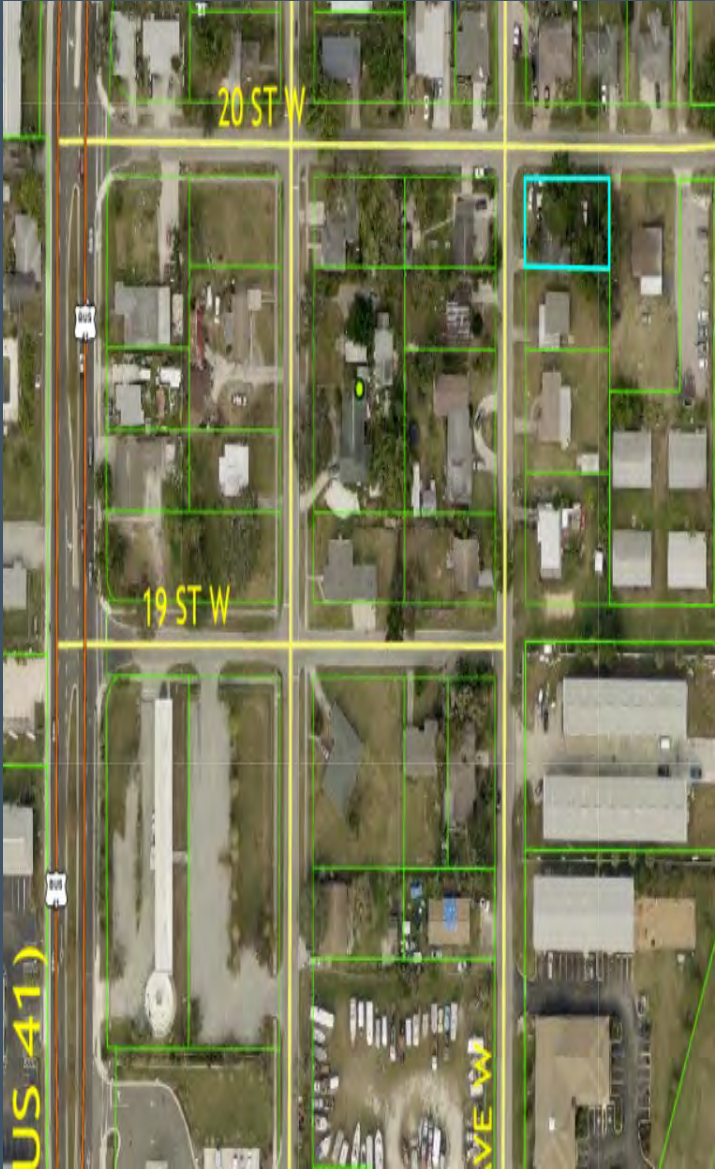
| Sale Date | Book / Page Instrument | Instrument Type | Vacant / Improved | Qualification Code | Sale Price | Grantee |
|------------|------------------------|-----------------|-------------------|--------------------|------------|------------------------------|
| 03/26/2010 | 2334 / 7231 | QC | 9 I | 11 | 10 | JOHNSON, CHRISTOPHER WILLIAM |
| 02/05/1998 | 1543 / 6618 | CD | 9 I | 37 | 1 | JOHNSON, WILLIAM RUSSELL |

Property Record Card



Site Location

General Location: Located on 6th Ave. W., Palmetto approximately 645 feet East of US 41 N.



Case # CE2506-0135

Violation and Description

- Violation: Section 2-9-106 Structural Standards of the Manatee County Code of Ordinances.
- Violation Description: The structure is in disrepair. There is missing siding, damaged fascia and soffit, and rotting wood.



Case # CE2511-0667

Copy of the Code

• Sec. 2-9-106. – Structural Standards.

- (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.
 - (4) All overhang extensions, including, but not limited to, canopies, marquees, signs, and metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good condition.
 - (5) Every exterior stairway, landing, deck, porch, balcony or walking surface and all appurtenances attached thereto shall be maintained in safe, sound and in good condition.
 - (6) Every handrail and guard shall be firmly fastened and maintained in good condition.
 - (7) Every window and skylight shall be kept in sound condition, good repair and weathertight. All glazing materials shall be maintained free from cracks and holes.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the front side of the property.



Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the front of the property.

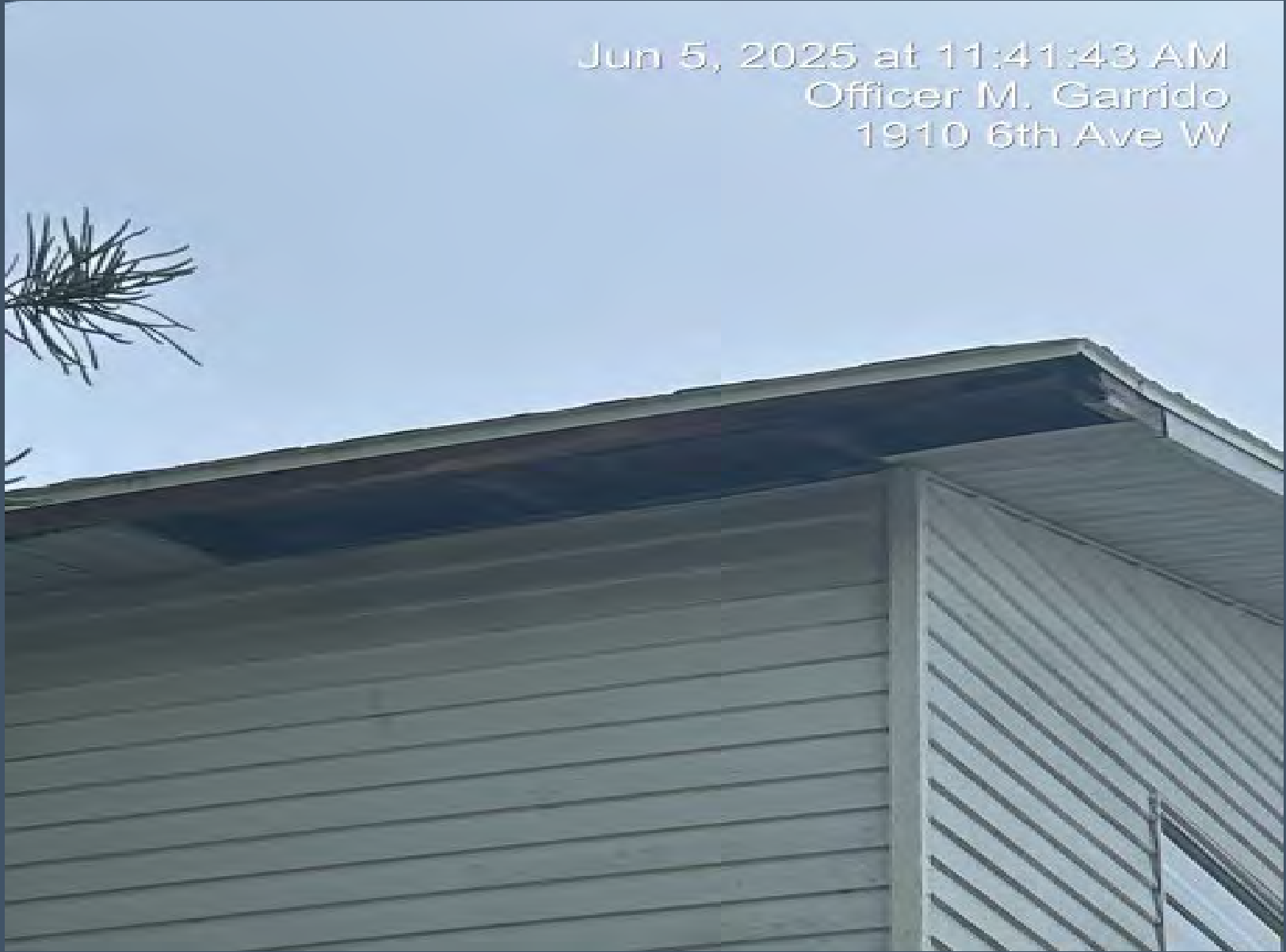


Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto

Jun 5, 2025 at 11:41:43 AM
Officer M. Garrido
1910 6th Ave W



View of the south side of the property.



Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the south side of the property.



Exhibit 5

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the south (front) side of the property.



Exhibit 6

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the front side of the property.



Exhibit 7

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto

May 18, 2026 at 8:18:10 AM
Officer M. Garrido
1910 6th Ave W



View of the south (front) side of the property.



Exhibit 8

Violation of CCO
Section: 2-9-106

Address: 1910 6th Ave.
W., Palmetto



View of the south (front) side of the property.



Case # CE2506-0135

Case Summary

- Initial Inspection: 6/05/2025
- Notice of Violation was issued on: 6/05/2025
- There have been 11 reinspection's completed for this property.
- I have made contact with the property owner multiple times and made him aware of the violation and what is required to bring the property into compliance. This case has already been to Notice to Appear (NTA) court, where the owner was adjudicated guilty and a \$500 fine was imposed. More recently, the owner applied for a permit for roof replacement work. However, the property remains in violation, as the fascia and soffit areas are still missing and/or damaged and have not been properly repaired or replaced.



Case # CE2506-0135

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted at the property and at the administration building on 5/04/2026.



Recommended Action

- Repair and maintain the structure.
- Recommended compliance date is 6/26/2026
- 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 # CE2506-0135

Evidence Submittal

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



Case # CE2506-0135

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. CE2506-0135

vs.

Christopher William Johnson,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 27, 2026, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **Christopher William Johnson**, whose mailing address is 1910 6th Ave W., Palmetto FL 34221 are the owner(s) or person(s) in charge of the property located at **1910 6th Ave W., Palmetto FL 34221**, and identified in the Manatee County Property Appraiser's records as **PIN 2432500003**.
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 structure is in disrepair. There is missing siding, damaged fascia and soffit, and visible rotting wood.
4. The Notice of Violation states that the violation must be corrected on or before June 19, 2025.
5. As of May 27, 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 **Section 2-9-106** in that the respondent(s) has/have a structure 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 and maintain the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2506-0135

3. If the required corrective action is not taken as ordered **on or before June 26, 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 27 day of May 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 May 27, 2026 and has been furnished to the Respondent (s),

- Personally, on this 27 day of May 2026.**
 By US Mail on this 27 day of May 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.