

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: FAIRWAYS TOWNHOUSES & VILLAS
CONDOMINIUM - CB 9 PG 60-62
310 Pearl Ave, Sarasota FL 34243

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2507-0205

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, April 22nd 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: 4/9/26



Signature of Respondent/Representative
CORY M. THOMAS
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division
By: 

Signature of Code Enforcement Officer
Patrick Joyce
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 #: CE2507-0205

Date Issued: 07/08/2025

Time Issued: 11:29 am

Violator(s):	Phone Number:	Relationship:
FAIRWAYS TOWNHOUSES & VILLAS, CONDOMINIUM - CB 9 PG 60-62 310 Pearl Ave Sarasota FL 34243 US	N/A	Owner
Associa Gulf Coast 9887 4th Street N Suite 104 St. Petersburg FL 33702 US	N/A	Agent

Location of Violation: 45TH ST W
City: BRADENTON **State:** FL **Zip Code:** 34210
Parcel ID#: 6145525058000-0135328612

Description of Violation

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

Violation Details: There are multiple roofs in disrepair. There was patch work that consisted of fence picketing and 4x4 supporting the roof trusses.

Corrective Action: Repair and maintain the property.

Correct on or before: 08/08/2025
Officer's Signature: 
Officer's Name Printed: Patrick Joyce
Officer's Phone Number: (941) 718-9348
Received Posted at Property **Date:** 7/8/25
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: Patrick Joyce
Date: 4/22/2026



Case # CE2507-0205

- Patrick Joyce, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Fairways Townhouses & Villas, Condominium - CB 9 PG 60-62
- Violation address: 45th St. W., Bradenton, FL 34210
- PID: 6145525058
- Zoning: RMF-9





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on April 16, 2026

Property Record Card

Parcel ID: 6145525058
Ownership: FAIRWAYS TOWNHOUSES & VILLAS CONDOMINIUM -
CB 9 PG 60-62
Owner Type: CONDOMINIA HEADER RECORD
Mailing Address: FAIRWAYS TOWNHOUSES & VILLAS, CONDOMINIUM -
CB 9 PG 60-62, 310 PEARL AVE, SARASOTA FL 34243

Situs Address: 45TH ST W, BRADENTON, FL 34210
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 16-35S-17E
Neighborhood: 6610; FAIRWAYS TOWNHOUSES & VILLAS CONDO
Condominium: 6145519; FAIRWAYS TOWNHOUSES & VILLAS

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5BS1

FEMA Value: \$0 as of January 1, 2025



Site Location

General Location: Near IMG Academy maintenance shop



Case # CE2507-0205

Violation and Description

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances Structural Standards
- Violation Description: There are multiple roofs in disrepair. There was patch work that consisted of fence picketing and 4x4 supporting the roof trusses.



Case # CE2507-0205

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,



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 5913 La Vista
Ln. Bradenton



Inside view of unpermitted roof repairs



Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 5913 La Vista
Ln. Bradenton



View from street of unpermitted roof repairs



Case # CE2507-0205

Case Summary

- Initial Inspection: 7/8/2025
- Notice of Violation was issued on: 7/8/2025
- There have been 14 reinspection's completed for this property.
- I spoke with the property owner and a representative multiple times and the HOA is trying to access the damaged unit.



Case # CE2507-0205

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: 4/9/2026



Recommended Action

- Recommended Action: Repair and maintain the structures.
- Recommended compliance date is: 6/21/26
- 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 # CE2507-0205

Evidence Submittal

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



Case # CE2507-0205

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. CE2507-0205

vs.

Fairways Townhouses & Villas Condominium – CB 9 PG 30-62,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on April 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 of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **Fairways Townhouses & Villas Condominium – CB 9 PG 30-62**, whose mailing address is 310 Pearl Ave., Sarasota FL 34243 are the owner(s) or person(s) in charge of the property located at **45th St W., Bradenton FL 34210**, and identified in the Manatee County Property Appraiser's records as **PIN 6145525058**.
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**- There are multiple roofs in disrepair. There was patch work that consisted of fence picketing and 4 x 4 supporting the roof trusses.
4. The Notice of Violation states that the violation must be corrected on or before August 8, 2025.
5. As of April 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 **Section 2-9-106** in that the respondent(s) has/have multiple roofs 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 by **repairing and maintaining the property**.
2. THAT in the event the aforesaid violation is not corrected **on or before June 21, 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

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3. If the required corrective action is not taken as ordered **on or before June 21, 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 22nd day of April 2026.

Manatee County Code Enforcement,
Special Magistrate

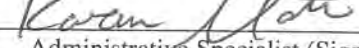

Special Magistrate (Signature)
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on April 22, 2026 and has been furnished to the Respondent (s),

- Personally, on this 22nd day of April 2026
 By US Mail on this 22nd day of April 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2507-0205

vs.

Fairways Townhouses & Villas Condominium - CB 9 PG 30-62,
Respondent.

ORDER GRANTING EXTENSION OF TIME

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on **June 24, 2026** after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order **GRANTING** the Respondent's request to extend compliance date set forth in the Compliance Order issued in this matter.

Respondent(s), Fairways Townhouses & Villas Condominium - CB 9 PG 30-62,, the owner(s) or person(s) in charge of the property located at 45th St W., Bradenton FL 34210 is in violation of **Section 2-9-106 of the Manatee County Code of Ordinances**, in that **the roof is in disrepair. There was patch work that consisted of fence picketing and 4 x 4 supporting the roof trusses.**

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT the Respondent correct the aforesaid violation. **The property must be repaired and maintained.**
2. THAT in the event that the aforesaid violation is not corrected on or before **August 20, 2026** a fine of **\$50.00 per day** shall be imposed against the Respondent for each day each violation has continued past the compliance date ordered. These fines shall continue to accrue until Respondent comes into compliance with this Order.
3. If the required corrective actions are not taken as ordered on or before **August 20, 2026** a certified copy of this Order shall be recorded in the public records of Manatee County, Florida, along with the Compliance Order issued in this matter and any other extensions of time granted by the Code Enforcement Special Magistrate, if applicable, and shall thereafter constitute a lien against the above-described property and upon any other real or personal property owned by Respondent 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 24th day of June 2026.

By


Special Magistrate (Signature)

Manatee County Code Enforcement Special Magistrate
Print Name: Walter Sowa

CE2507-0205

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on June 24, 2026, and has been furnished to the Respondent (s),

- Personally, on this 24th day of June 2026.
 By US Mail on this 24th day of June 2026.

By: 
Administrative Specialist (Signature)

Manatee County Code Enforcement
Administrative Specialist

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.