

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Jeffrey F Gauger
602 Ixora Ave
Ellenton, FL 34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2507-0456

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, 07/22/2026** 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: 07/07/2026

Posted on Property
Signature of Respondent/Representative

Jeffrey F Gauger
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *I.B.*
Signature of Code Enforcement Officer

Ian Burns
Code Enforcement Officer - Print Name

Development Services Department
Code Enforcement Division
P.O Box 1000
Bradenton, FL 34206

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

Date Issued: 07/15/2025

Case #: CE2507-0456

Time Issued: 2:05 pm

Violator(s):	Phone Number:	Relationship:
Jeffrey F Gauger 602 Ixora Ave Ellenton FL 34222 US	N/A	Owner
GAUGER, JEFFREY F REVOCABLE TRUST DTD 9/23/22 602 Ixora Ave Ellenton FL 34222 US	N/A	Owner

Location of Violation: 1805 24TH AVE E

City: PALMETTO

State: FL

Zip Code: 34221

Parcel ID#: 7790028590000-2069985704

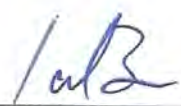
Description of Violation

Cite Manatee County Land Development Code 320.2 Final Site Plan Review Required

Violation Details: The property has been developed and the use changed without a site plan approved.

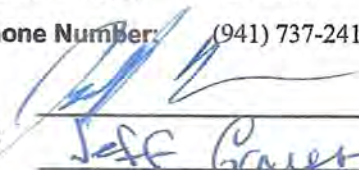
Corrective Action: Obtain the required final site plan approval or convert the property back to the original condition.

Correct on or before: 08/12/2025

Officer's Signature: 

Officer's Name Printed: Ian Burns

Officer's Phone Number: (941) 737-2412

Received 

Date: 7-15-25

Print Name: Jeffrey F Gauger

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: Ian Burns
Date: 07/22/2026



Case # CE2507-0456

- Ian Burns, Manatee County Code Enforcement Code Enforcement Officer, I have been sworn.
- Respondents: Jeffrey Gauger & Jeffrey F. Gauger Revocable Trust
DTD 9/23/22
- Violation address: 1805 24th Ave E, Palmetto, FL 34221
- PID: 779002859
- Zoning: LM (Light Manufacturing)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 15, 2026

Parcel ID: 779002859
Ownership: GAUGER, JEFFREY F; GAUGER, JEFFREY F REVOCABLE TRUST DTD 9/23/22
Owner Type: TRUSTEE; REVOCABLE TRUST
Mailing Address: GAUGER, JEFFREY F, GAUGER, JEFFREY F REVOCABLE TRUST, 602 IXORA AVE, ELLENTON FL 34222

Situs Address: 1805 24TH AVE E, PALMETTO, FL 34221-6415
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 07-34S-18E
Neighborhood: 7001; PALMETTO-NORTH OF RIVER, WEST OF I-75
Condominium: 0779000; NORTH MANATEE INDUSTRIAL PARK; UNIT 17 & 18

Parcel Type: REAL PROPERTY
Parcel Created: 03/02/2023
Split/Combine: COMBINE
Parent Parcel ID: MULTIPLE
Map Number: 4CS0

FEMA Value: \$1,485,482 as of January 1, 2026
Land Use: 4801; WAREHOUSING-MINISTORAGE
Land Size: 3.6525 Acres or 159,103 Square Feet
Building Area: 25,750 SqFt Under Roof / 25,750 SqFt Living or Business Area

Businesses: 1
Commercial Bldgs: 5



Site Location

General Location:
North of 17th St E in Palmetto



Case # CE2507-0456

Violation and Description

- Violation: Section 320.2 of the Manatee County Land Development Code: Final Site Plan Review Required
- Violation Description: The property has been developed and the use changed without a site plan approval.



Case # CE2507-0456

Copy of the Code

320.2 – Applicability

Pursuant to this Code, in certain circumstances a site plan may be required as part of a submitted application for development approval or may be considered and approved as a separate step in the development process (where authorized by this Code).

A. General Development Plan Review Required. General Development Plans shall be required in connection with applications for Planned Development zoning, for all Planned Development projects on property which is zoned for Planned Development, but which has no previous plan approval, and Developments of Regional Impact. An applicant may voluntarily proceed or be required to proceed directly to Preliminary Site Plan approval where the Board determines a General Development Plan will not provide adequate detail to assure compliance with this Code and the Comprehensive Plan. If the applicant elects to submit a Preliminary Site Plan without receiving General Development Plan approval, the Preliminary Site Plan shall meet all the requirements hereunder for a General Development Plan and shall be reviewed for all of the criteria in this Code for both a General Development Plan and a Preliminary Site Plan.



Exhibit 1

Violation of LDC
Section: 320.2

Address: 1805 24th
Ave E, Palmetto, FL
34221



Photo depicts the front of the property

Exhibit 2

Violation of LDC
Section: 320.2

Address: 1805 24th
Ave E, Palmetto, FL
34221



Photo depicts the bay doors that were installed

Exhibit 3

Violation of LDC
Section: 320.2

Address: 1805 24th
Ave E, Palmetto, FL
34221



Photo depicts the interior walls that were built

Exhibit 4

Violation of LDC
Section: 320.2

Address: 1805 24th
Ave E, Palmetto, FL
34221



Jul 15, 2025 at 1:53:00 PM
1815 24th Ave E
Palmetto FL 34221
Ian Burns

Photo depicts the interior walls that were installed

Exhibit 5

Violation of LDC
Section: 320.2

Address: 1805 24th
Ave E, Palmetto, FL
34221



Insert Photo Description

Case # CE2507-0456

Case Summary

- Initial Inspection: 07/15/2025
- Notice of Violation was issued on: 07/15/2025
- There have been 17 reinspection's completed for this property.
- I have had multiple conversations with the property owner and advised the details of the violations and what is needed for compliance.



Case # CE2507-0456

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 07/07/2026 and on the first floor of the Administration Building on 07/07/2026.



Recommended Action

- Obtain the required final site plan approval OR Convert the property back to the original condition.
- Recommended compliance date is 09/22/2026
- 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 # CE2507-0456

Evidence Submittal

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



Case # CE2507-0456

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 #: CE2507-0456

vs.

Jeffrey F. Gauger & Jeffrey F. Gauger Revocable Trust DTD 9/23/22,
Respondent.

CONTINUANCE ORDER

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

The hearing is continued until **September 23, 2026, 09:00 a.m.** at the Manatee County Administrative Complex, 1112 Manatee Avenue West, Bradenton, Florida, Board Chambers, 1st floor.

DONE AND ORDERED this 22nd day of July 2026


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 July 22, 2026, and has been furnished to the Respondent (s),

- ☐ Personally, on this 22nd day of July 2026
☒ By US Mail on this 22nd day of July 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 and that any fines/liens have been satisfied.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2507-0456

vs.

Jeffrey F. Gauger & Jeffrey F. Gauger Revocable Trust DTD 9/23/22

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) **Jeffrey F. Gauger & Jeffrey F. Gauger Revocable Trust DTD 9/23/22**

Whose mailing address is/are: 602 Ixora Ave., Ellenton FL 34222

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

1805 24th Ave E., Palmetto FL 34221

Identified in the Manatee County Property Appraiser's records as PIN **779002859**

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 320.2** **Final Site Plan Review Required**

The property has been developed and the use changed without a site plan approved.

4. The Notice of Violation states that the violation must be corrected on or before August 12, 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 **LDC** **Section 320.2**
in that the respondent(s) has/have **Final Site Plan Review Required**

The property has been developed and the use changed without a site plan approved.

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:

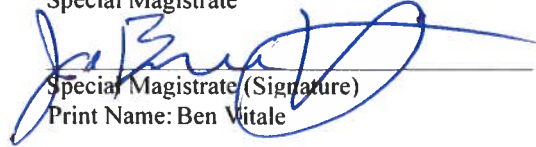
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain the required final site plan approval or convert the property back to the original condition.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2507-0456

2. THAT in the event the aforesaid violation is not corrected **on or before December 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 December 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 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.