

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Leffingwell Enterprises LLC
P.O. Box 48766
Tampa, FL 33646

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2508-0755

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** 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: 3/31/26

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Jami Campbell*
Signature of Code Enforcement Officer

Signature of Respondent/Representative

Tami Campbell
Code Enforcement Officer - Print Name

Respondent/Representative Printed 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 #: CE2508-0755

Date Issued: 08/21/2025

Time Issued: 11:14 am

Violator(s):	Phone Number:	Relationship:
Tejbir Sandhu 16350 Bruce B Down Blvd Tampa FL 33647 US	N/A	Agent
Leffingwell Enterprises LLC P.O. Box 48766 Tampa FL 33646 US	N/A	Owner

Location of Violation: 911 LEFFINGWELL AVE
City: ELLENTON **State:** FL **Zip Code:** 34222
Parcel ID#: 9286000060000-1161383343

Description of Violation

Cite CCO Section 2-9-106 Structural Standards
 Violation Description - Roof and parts of exterior of structure in disrepair.
 Corrective Action - Repair structure so that all exterior surfaces are weathertight.

Correct on or before: 09/11/2025

Officer's Signature: Tami Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted/mailed **Date:** _____

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: Tami Campbell
Date: 4/22/2026



Case # CE2508-0755

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Leffingwell Enterprises, LLC
- Violation address: 911 Leffingwell Ave., Ellenton, FL 34222
- PID: 928600006
- Zoning: RSF-6 (Single Family Residence)



Property Record Card

Parcel ID: 928600006

Ownership: LEFFINGWELL ENTERPRISES LLC

Owner Type: CORPORATION

Mailing Address: LEFFINGWELL ENTERPRISES LLC, PO BOX 48766,
TAMPA FL 33646-0124

Situs Address: 911 LEFFINGWELL AVE, ELLENTON, FL 34222-2223

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0307; NORTH RIVER FIRE DISTRICT

Sec/Twp/Rge: 17-34S-18E

Neighborhood: 1150; 16 & 17/34/18

Subdivision: 0927800; J R ETTERS; LOT 4; BLOCK A; PB 1/201

Parcel Type: REAL PROPERTY

Parcel Created: 09/05/1987

Map Number: 4CS1

FEMA Value: \$68,074 as of January 1, 2025

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.2431 Acres or 10,591 Square Feet

Building Area: 1,476 SqFt Under Roof / 870 SqFt Living or Business
Area / 1,476 SqFt Residential Impervious Area

Living Units: 1

Residential Bldgs: 1



Site Location

General Location: Corner of
Leffingwell Ave and US 301
Ellenton



Case # CE2508-0755

Violation and Description

- Violation: County Code of Ordinances Section 2-9-106
– Structural Standards
- Violation Description: The home is in disrepair. The eaves, soffit and fascia is missing or rotted.



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Copy of the Code

2-9-106. - Structural standards.

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:

(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.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 911
Leffingwell Ave.,
Ellenton



Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 911
Leffingwell Ave.,
Ellenton



Case # CE2508-0755

Case Summary

- Initial Inspection: 8/21/25
- Notice of Violation was issued on: 8/21/25
- There have been 8 reinspection's completed for this property.
- I spoke with the property owner multiple times, and the plan went in different directions, but no steps were made to comply.



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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 3/31/26.



Recommended Action

- Repair the structure so that the home is weathertight or obtain permit or demolish the home.
- 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 # CE2508-0755

Evidence Submittal

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



Case # CE2508-0755

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. CE2508-0755

vs.

Leffingwell Enterprises LLC,
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), **Leffingwell Enterprises LLC**, whose mailing address is PO Box 48766, Tampa, FL 33647 are the owner(s) or person(s) in charge of the property located at **911 Leffingwell Ave., Ellenton FL 34222**, and identified in the Manatee County Property Appraiser's records as **PIN 928600006**.
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**- Roof and parts of the exterior structure are in disrepair.
4. The Notice of Violation states that the violation must be corrected on or before September 11, 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 Roof and parts of the exterior 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 by **repairing the structure so that all exterior surfaces are weathertight**.
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

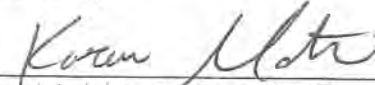

Special Magistrate (Signature)
Print Name: Walter Sowa

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,
vs.

CASE NO. CE2508-0755

Leffingwell Enterprises LLC,
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), Leffingwell Enterprises LLC, the owner(s) or person(s) in charge of the property located at 911 Leffingwell Ave., Ellenton, FL 34222 is in violation of **Section 2-9-106 of the Manatee County Code of Ordinances**, in that **the roof and parts of the exterior structure are in disrepair**.

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 by **repairing the structure so that all exterior surfaces are weathertight**.
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

CE2508-0755

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.