



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 #: CE2508-0760

Date Issued: 09/02/2025

Time Issued: 11:20 am

Violator(s):	Phone Number:	Relationship:
Philip Martin 1201 27th Ave W Bradenton FL 34205 US	N/A	Owner

Location of Violation: 1115 27TH AVE W

City: BRADENTON

State: FL

Zip Code: 34205

Parcel ID#: 4851010050000-2658001358

Description of Violation

Cite Manatee County Code of Ordinances Section 2-9-105 Outdoor Storage

Violation Details: There is outdoor storage on the property that is not screened from view. The outdoor storage includes but not limited to the miscellaneous items in the yard.

Corrective Action: Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.

Correct on or before: 9/16/2025

Officer's Signature: _____

Officer's Name Printed: Lake Scott

Officer's Phone Number: (941) 718-9461

Received

X

Date:

9/2/25

Print Name:

X

POSTED @ PROPERTY

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 2711 23

CE2508-0760, CE2509-0045 & CE2509-0049- NOV
Philip Martin
1201 27TH AVE W
BRADENTON, FL 34205-6915

Shipper Ref: 209

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO.

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,** 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:

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Keith Coleman*
Signature of Code Enforcement Officer

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 Special Magistrate

Officer: Keith Coleman
Date: 6/24/2026



Case # CE2508-0760

- Keith Coleman, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Philip Martin
- Violation address: 1115 27th Ave. W., Bradenton, FL 34205
- PID: 4851010050
- Zoning: RSF-4.5 (Residential Single Family)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on June 9, 2026

Parcel ID: 4851010050
Ownership: MARTIN, PHILIP
Owner Type: INDIVIDUAL
Mailing Address: MARTIN, PHILIP, 1201 27TH AVE W, BRADENTON FL 34205-6915

Situs Address: 1115 27TH AVE W, BRADENTON, FL 34205-6913
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 02-35S-17E
Neighborhood: 2750; MOST OF 2 & MOST OF SE 3/35/17
Subdivision: 4841800; BELLE MEAD; LOT 131; PB 4/5

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5B02

FEMA Value: \$82,893 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2993 Acres or 13,038 Square Feet
Building Area: 1,112 SqFt Under Roof / 1,112 SqFt Living or Business Area / 1,112 SqFt Residential Impervious Area

Living Units: 1

Residential Bldgs: 1



Property Record Card

Site Location

General Location: LOTS 131,132
BELLE MEAD PI#48510.1005/0



Case # CE2508-0760

Violation and Description

- Violation: 2-9-105 Outdoor Storage
- Violation Description: There is outdoor storage on the property that is not screened from view. The outdoor storage includes but not limited to the miscellaneous items in the yard.



Case # CE2508-0760

Copy of the Code

- Section 2-9-105
- Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address:
1115 27th Ave. W.,
Bradenton 34205



Street view of structure



Exhibit 2

Violation of CCO
Section: 2-9-105

Address:

1115 27th Ave. W.,
Bradenton 34205



Exhibit 3

Violation of CCO
Section: 2-9-105

Address:
1115 27th Ave. W.,
Bradenton 34205

1115 27th Ave W
Bradenton FL 34205
United States
Sep 18, 2025 at 10:18:52 AM



View of toolbox, pallets and rope



Exhibit 4

Violation of CCO
Section: 2-9-105

Address:
1115 27th Ave. W.,
Bradenton 34205



Updated view of the outdoor storage



Exhibit 5

Violation of CCO
Section: 2-9-105

Address:
1115 27th Ave. W.,
Bradenton 34205



Updated view of outdoor storage



Exhibit 6

Violation of CCO
Section: 2-9-105

Address:
1115 27th Ave. W.,
Bradenton, 34205



Jun 19, 2026 at 8:54:44 AM
1110 27th Ave W
Bradenton, FL 34205
United States

K. Coleman

Updated view of outdoor storage



Exhibit 7

Violation of CCO
Section: 2-9-105

Address:

1115 27th Ave. W.,
Bradenton 34205



Jun 19, 2026 at 8:54:45 AM
1110 27th Ave W
Bradenton FL 34205
United States

K.Coleman

Updated view of outdoor storage



Case # CE2508-0760

Case Summary

- Initial Inspection: 08-20-2025
- Notice of Violation was issued on: 09-02-2025
- There have been 13 reinspection's completed for this property.
- I have not spoken with the property owner or a representative for the property at any time. For context, this case has been to NTA court and was adjudicated guilty with a \$500.00 fine assessed on 10-08-2025.



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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 06-01-2026 at 2:03 pm



Recommended Action

- Have the outdoor storage relocated to the rear of the property, limited to no more than 200 square feet, and fully screened from view on all four sides. Alternatively, the outdoor storage must be completely removed from the property or stored within an enclosed shed or garage.
- Recommended compliance date is 07-24-2026
- 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 # CE2508-0760

Evidence Submittal

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



Case # CE2508-0760

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. CE2508-0760

vs.

Philip Martin,

Respondent.

COMPLIANCE ORDER

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 of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **Philip Martin**, whose mailing address is 1201 27th Ave. W., Bradenton, FL 34205 are the owner(s) or person(s) in charge of the property located at **1115 27th Ave. W., Bradenton FL 34205**, and identified in the Manatee County Property Appraiser's records as **PIN 4851010050**.
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 2-9-105 Outdoor Storage**- There is outdoor storage on the property that is not screened from view. The outdoor storage includes but is not limited to the miscellaneous items in the yard.
4. The Notice of Violation states that the violation must be corrected on or before September 16, 2025.
5. As of June 24, 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 2-9-105** in that the respondent(s) has/have outdoor storage on the property. 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. **Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before August 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2508-0760

3. If the required corrective action is not taken as ordered **on or before August 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 24 day of June 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 June 24, 2026 and has been furnished to the Respondent (s),

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