

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: **Carina Piovera**
303 48th St W #UP
Bradenton, FL 34209

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2510-0176 & CE2511-0230

To Whom It May Concern:

Pursuant to Chapter 2-7 Code Enforcement of the Manatee County Code 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 27, 2026, at 9:00 A.M.**, at the Manatee County Administrative Complex, 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:5/8/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: _____

Karen Mata

Code Enforcement Administrator

Development Services
PO Box 1000
Bradenton, Florida 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 Kaycee Ellis at (941) 742-5800; TDD ONLY (941) 742-5802, wait 60 seconds; FAX (941) 745-3790.

PUBLIC NOTICE: Any party desiring to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at this public hearing will need a record of the proceedings, and for such purposes that party may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.



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 #: CE2510-0176

Date Issued: 10/06/2025

Time Issued: 11:47 am

Violator(s):	Phone Number:	Relationship:
Carina Piovera 303 48th St. W. #UP Bradenton FL 34209 US	N/A	Home Owner

Location of Violation: 303 48TH ST W

City: BRADENTON

State: FL

Zip Code: 34209

Parcel ID#: 3610400059000-2765507735

Description of Violation

Cite: Manatee County Land Development Code, Section 310.3 - Building Permit Required.

Violation Details: Building permits BLD2312-0545, for an air conditioning system change-out, and BLD2409-0287, for an interior renovation, are both expired.

Corrective Action Required: The building permits must both be re-opened, or new building permits must be obtained.

Correct on or before: 10/20/2025

Officer's Signature: _____

Officer's Name Printed: Joshua Heiser

Officer's Phone Number: (941) 737-2468

Received

Posted @ Property

Date:

10-06-2025

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: Joshua Heiser
Date: 05/27/2026



Case # CE2510-0176

- Joshua Heiser, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Carina Piovera
- Violation address: 303 48th St. W., Bradenton, FL 34209
- PID: 3610400059
- Zoning: RSf-4.5 (Single Family Residence)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on May 20, 2026

Property Record Card

Parcel ID: 3610400059
 Ownership: PIOVERA, CARINA
 Owner Type: INDIVIDUAL
 Mailing Address: PIOVERA, CARINA, 303 48TH ST W #UP, BRADENTON
 FL 34209

Situs Address: 303 48TH ST W, BRADENTON, FL 34209-2839
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0001; UNINCORPORATED MSTU
 Sec/Twp/Rge: 28-34S-17E
 Neighborhood: 2300; W1/2 N SR 64 28/34/17
 Subdivision: 3600300; ONWEGO PARK; LOT 147; PB 2/130

Parcel Type: REAL PROPERTY
 Parcel Created: 09/20/2022
 Split/Combine: SPLIT
 Parent Parcel ID: 3610400008
 Map Number: 4B28

FEMA Value: \$471,661 as of January 1, 2025
 Land Use: 0803; MULTI-FAMILY
 Land Size: 0.2551 Acres or 11,111 Square Feet
 Building Area: 3,545 SqFt Under Roof / 2,834 SqFt Living or Business
 Area / 2,433 SqFt Residential Impervious Area

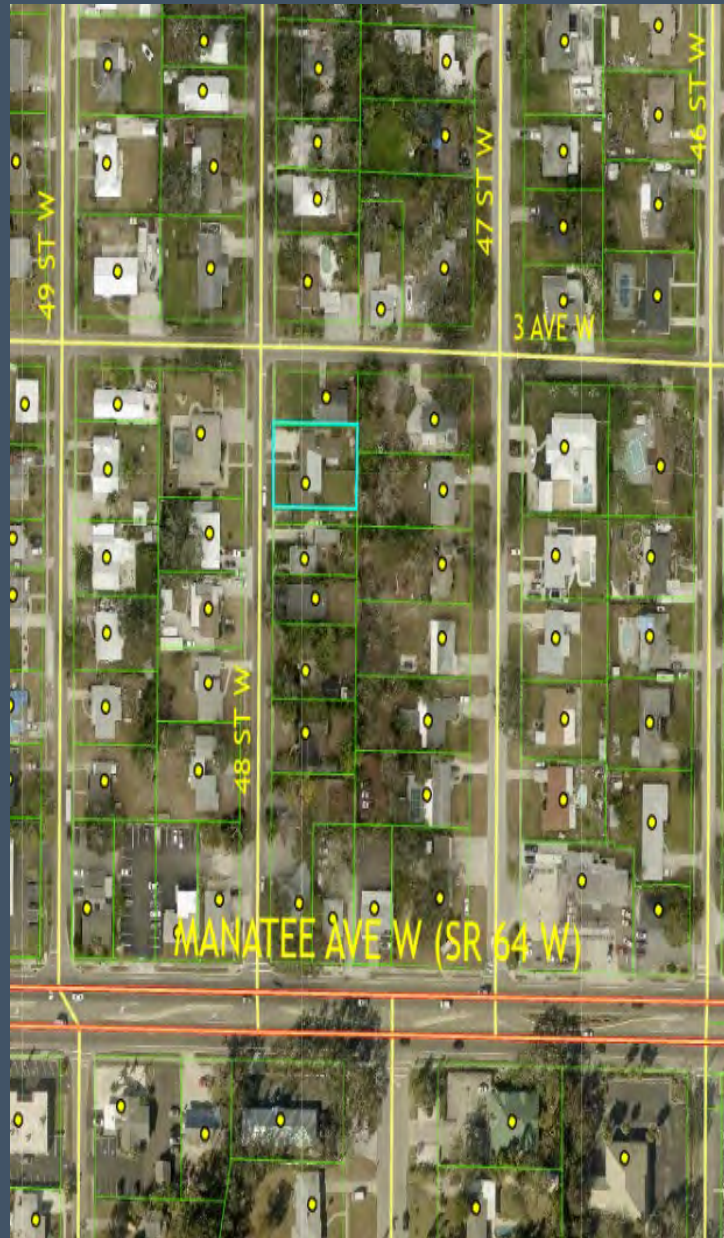
Living Units: 3

Residential Bldgs: 1



Site Location

- **General Location:** LOTS 147,148 ONWEGO PARK; LESS THE S 16.5 FT OF LOT 147



Case # CE2510-0176

Violation and Description

- Violation: County Land Development Code, Section 310.3. – Building Permit Required.
- Violation Description: Building permits BLD2312-0545, for an air conditioning system change-out, and BLD2409-0287, for an interior renovation, are both expired.



Case # CE2510-0176

Copy of the Code

- Sec. 310.3. – Building Permit Required
- Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this Code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. No start of construction or development shall occur until a Building Permit is issued.



Exhibit 1

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



View of the front of the structure.

Exhibit 2

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



View of the rear of the structure.



Exhibit 3

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



View of rear unit renovations.

Exhibit 4

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



View of rear interior wall added for bedroom.



Exhibit 5

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton

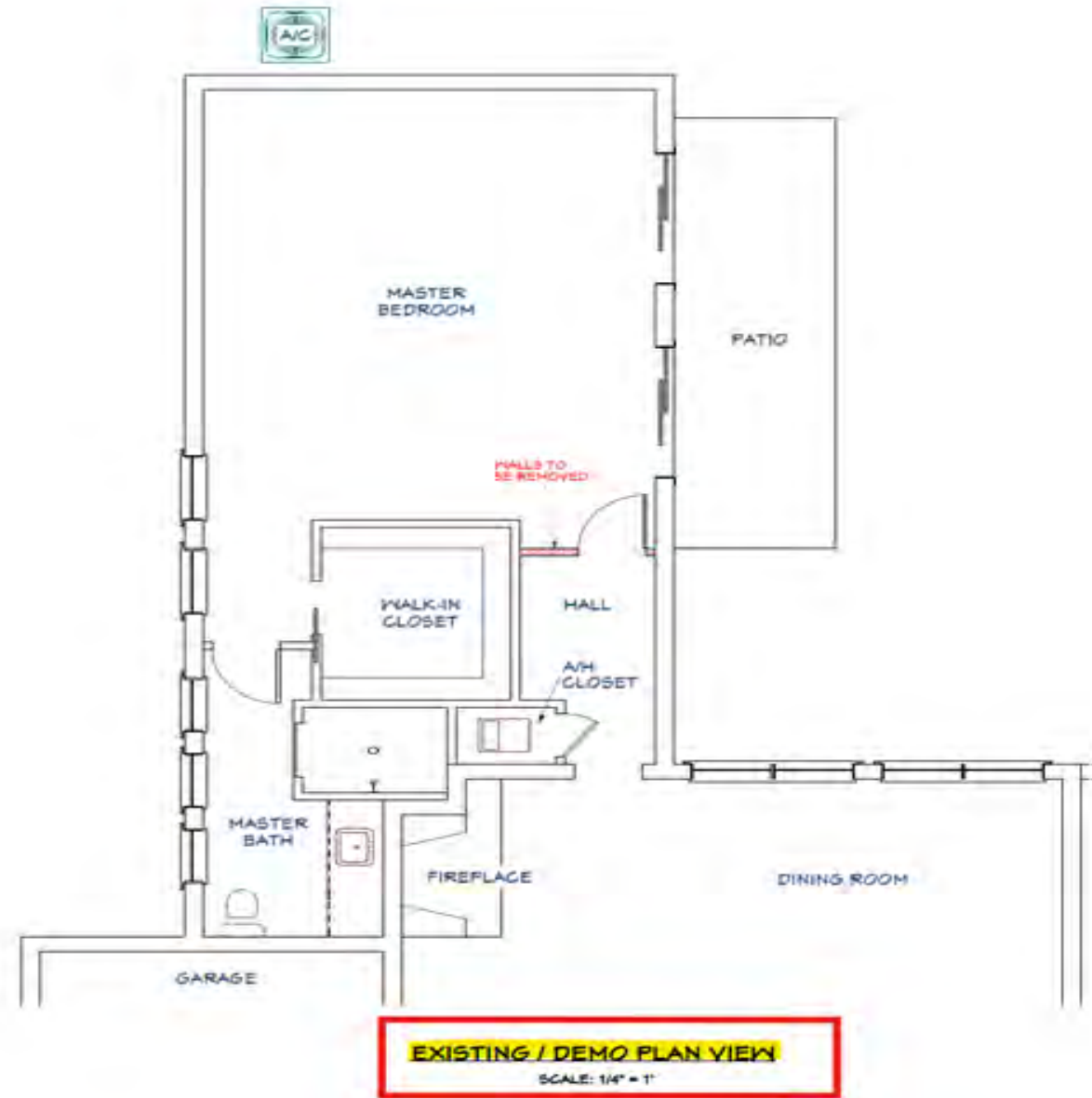


View of rear interior wall for second bedroom.

Exhibit 6

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



Pre-existing Building Plans

Exhibit 7

Violation of
Section: 310.3

Address: 303 48th St.
W., Bradenton



Build Plans after-the-fact



Case # CE2510-0176

Case Summary

- Initial Inspection: 10/06/2025
- Notice of Violation was issued on 10/06/2025
- There have been 16 re-inspections completed for this property.
- I have been in communication with the property owner and tenants.



Case # CE2510-0176

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 05/13/2026.



Recommended Action

- Recommended Action: The building permits must both be re-opened, or new building permits must be obtained.
- Recommended compliance date is 07/27/2026
- 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 # CE2510-0176

Evidence Submittal

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



Case # CE2510-0176

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. CE2510-0176

vs.

Carina Piovera,
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), **Carina Piovera** whose mailing address is 303 48th St W #UP Bradenton FL 34209 is/are the owner(s) or person(s) in charge of the property located at **303 48th St W., Bradenton FL 34203** and identified in the Manatee County Property Appraiser's records as **PIN 3610400059**.
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 310.3– Building Permit Required**. Building permits BLD2312-0545, for an air conditioning system change-out, and BLD2409-0287, for an interior renovation, are both expired.
4. The Notice of Violation states that the violation must be corrected on or before **October 20, 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 310.3** of the Land Development Code in that the respondent(s) has/have building permits BLD2312-0545, for an air conditioning system change-out, and BLD2409-0287, for an interior renovation, are both expired. 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. **The building permits must both be re-opened, or new building permits must be obtained.**
2. THAT in the event the aforesaid violation is not corrected **on or before July 27, 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.

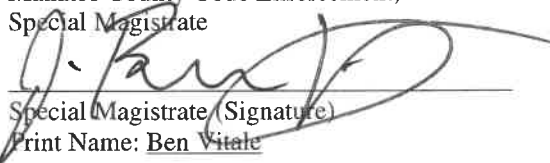
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2510-0176

3. If the required corrective action is not taken as ordered **on or before July 27, 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



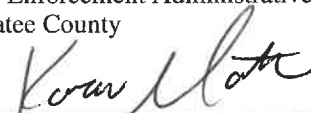
Special Magistrate (Signature)
Print Name: Ben Vitale

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
P.O. 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.