

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Warren W Klaus
4512 100th St W. Bradenton FL
34210

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2511-0054

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, Sept. 23rd 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: 09/04/2026

Posted @ Property

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Pat Joyce*

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

Date Issued: 11/03/2025

Case #: CE2511-0054

Time Issued: 11:20 am

Violator(s): Warren W Klaus 4512 100th St W Bradenton FL 34210 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: 4512 100TH ST W

City: BRADENTON

State: FL

Zip Code: 34210

Parcel ID#: 7628700002000-0219033143

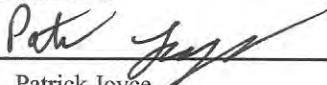
Description of Violation

Cite Manatee County Land Development Code Section 310.3 Building Permit Required

Violation Details: The property has multiple structures that were built without permits. The structures include but are not limited to, a pool cage, a pole barn, and two decks.

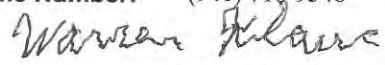
Corrective Action: Obtain the required building permits or remove the unpermitted structures.

Correct on or before: 12/03/2025

Officer's Signature: 

Officer's Name Printed: Patrick Joyce

Officer's Phone Number: (941) 718-9348

Received 

Date: 11/03/25

Print Name: WARREN W KLAUS

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: 09/23/2026



Case # CE2511-0054

- Patrick Joyce, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Warren W. Klaus
- Violation address: 4512 100th St. W., Bradenton, FL 34210
- PID: 7628700002
- Zoning: RDD-6



Property Record Card





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

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[Contact Us](#)

Property Card

Trim Notice

Tax Bill

Parcel ID: 7628700002 [🔗](#)
Ownership: KLAUS, WARREN W
Owner Type: LIFE ESTATE & INDIVIDUAL
Mailing Address: KLAUS, WARREN W, 4512 100TH ST W, BRADENTON FL 34210-1724

Situs Address: 4512 100TH ST W, BRADENTON, FL 34210-1724 [🔗](#)
Jurisdiction: UNINCORPORATED MANATEE COUNTY [🔗](#)
Tax District: 0001; UNINCORPORATED MSTU
Sec/Twp/Rge: 12-35S-16E
Neighborhood: 2805; BAY BEACH, TWIN ISLES
Subdivision: 7625700; BAY BEACH CONTINUED; LOT 12; BLOCK D; PB 8/35 [🔗](#)
Short Description: LOT 12 BLK D BAY BEACH SUB TOGETHER WITH A PERPETUAL EASMT FOR PURPOSE OF TRAVEL PER DB 333 PG 365 DESC AS FOLLOWS: BEG AT NW COR OF SD LOT 19 BLK A OF BAY BEACH SUB, RUN E ALG N [\[Full Description\]](#) [🔗](#)

FEMA Value: \$237,241 as of January 1, 2026
Zoning/Flood Info: [View this parcel on Manatee County's website](#) [🔗](#)
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.3344 Acres or 14,570 Square Feet
Living Area: 2,912 SqFt Under Roof / 1,474 SqFt Living or Business Area / 2,492 SqFt Residential Impervious Area

Aerial Map

Oblique Imagery

Tax Estimator

An aerial photograph of a residential property. A green rectangular boundary outlines the property. Dimensions are shown in yellow text: 155.0 (top), 95.0 (left), 95.0 (right), 52.0 (bottom left), and 103.0 (bottom right). The street name "100TH" is visible on the right side. The property contains a large house with a pool and a smaller building.

Site Location

General Location: Second to last house on the left on 100th St.



7628700002



Parcel ID: 7628700002

Address: 4512 100TH ST W

City Name: BRADENTON

Zip Code: 34210

PLC: SCT

Unit:

Owner: KLAUS WA

Secondary Owner: KLAUSE, T

Commissioner: Tal Siddiqu

Subdivision: BAY BEACH
PB8/35

Subdivision#: 7625700

Lot/Block: 12-D

[Zoom to](#)



Case # CE2511-0054

Violation and Description

- Violation: Section 310.3 of the Manatee County LDC: Building Permit Required
- Violation Description: The property has multiple unpermitted structures



Case # CE2511-0054

Copy of the Code

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.

(Ord. No. [16-24](#), § [3](#)(Exh. A-[3](#)), 11-15-16)



Exhibit 1

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton



New pole barn. Ariel photos between 2013-2014

Exhibit 2

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton



New pool cage constructed between 2025-2026 and new carport.

Exhibit 3

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton



Photo of the unpermitted carport attached to the unpermitted pole barn



Exhibit 4

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton



Photo of an unpermitted deck, pool cage, and pole barn

Exhibit 5

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton



Windows that were added to the unpermitted pool cage

Exhibit 6

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton

ACCELA Civic Platform > MANATEE

PJ

< Address: 4512 100TH ST W, BRADENTON, 34210

Menu Help

Address Detail

Address Type (0)

Record List

Conditions (0)

Contact (0)

Parcel (1)

Comments (0)

Associated Public User (0)

☐	Record #	Status	Record Type	Opened Date	Street #	Dir	Street Name	Type	Unit #	City	Created By	Assigned to Staff	First Name	Last Name	Related Reco
☐	BLD2203-1989	Closed	Solar	03/15/2022	4512	W	100TH	ST		BRADENTON	PUBLICUS...		Jesse	Morris	View
☐	BLD2411-3484	Closed	Roof Standard	11/18/2024	4512	W	100TH	ST		BRADENTON	PUBLICUS...		DANIELLE	FORREY	View
☐	BLD2511-0534	Permit Issued	Demolition	11/06/2025	4512	W	100TH	ST		BRADENTON	PUBLICUS...		Warren	Klaus	View
☐	ENH2410-3147	Closed	Substantial Damage Asse...	10/28/2024	4512	W	100TH	ST		BRADENTON	ENEAL	ENEAL			View
☐	ENH2410-2329	Closed - Du...	Substantial Damage Asse...	10/24/2024	4512	W	100TH	ST		BRADENTON	GWEAVER	GWEAVER			View
☐	CE2510-0182	Inspection ...	Permitting	10/06/2025	4512	W	100TH	ST		BRADENTON	PJOYCE	Patrick Joyce	Warren W	Klaus	View
☐	CE2511-0054	Pre-Inspect...	Permitting	11/03/2025	4512	W	100TH	ST		BRADENTON	PJOYCE	Patrick Joyce	Warren W	Klaus	View
☐	CE2511-0055	Closed	Property Related	11/03/2025	4512	W	100TH	ST		BRADENTON	PJOYCE	Patrick Joyce	Warren W	Klaus	View
☐	CE2510-0180	No Violation	Contractor	10/06/2025	4512	W	100TH	ST		BRADENTON	SLANTZ	SLANTZ	West Manat...	Fire Depa...	View

Screenshot from 09/21/2026 showing no permits applied for the unpermitted structures.



Exhibit 7

Violation of LDC
Section: 310.3

Address: 4512 100th St
W., Bradenton

FEMA Value: \$237,241 as of January 1, 2026

Zoning/Flood Info: [View this parcel on Manatee County's website](#)

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.3344 Acres or 14,570 Square Feet

Building Area: 2,912 SqFt Under Roof / 1,474 SqFt Living or Business Area / 2,492 SqFt Residential Impervious Area

Living Units: 1

Sales

Exemptions

Businesses

Addresses

Inspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
09/16/2017	UNRECORDED	DC	I	11	0	KLAUS, WARREN W
08/05/2003	1862 / 1645	QC	I	37	1	KLAUS, WARREN W
07/01/1986	1152 / 2358	UK	I	01	56,000	KLAUS, WARREN W
01/01/1931	840 / 336	UK	V	37		BATTLE, GARY C *

Values

Land

Buildings

Features

Permits

Permit	Issued	Purpose	Description	Applicant / Contractor	Amount	Bldg Dept Status	Final Date	Cert Occ Date
COBLD2203-1989	05/05/2022	SOLAR HOT WATER SYSTEM	FLTPO: NCRQD: Install 11.52kW residential roof mounted PV solar system/ LOT 12 BAY BEACH	Jesse Morris	\$23,000	CLOSED	06/30/2022	
11080783	08/24/2011	RENOVATION PERMIT ADMIN (1&2)	FLTPO: REPL 1 WINDOWS SIZE FOR SIZEFLOOR & ELEC SAME AS EXISTING	CAC1816533	\$250	CLOSED	09/21/2011	09/22/2011

Manatee County Property Appraiser ©2026

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View Desktop Site

Screenshot from 09/21/2026 from the PAO website showing no permits applied for between 2011 and 2022 when a lot of work was completed.

Case # CE2511-0054

Case Summary

- Initial Inspection: 11/03/2025
- Notice of Violation was issued on: 11/03/2025
- There have been 12 reinspection's completed for this property.
- There has not been any permits applied for



Case # CE2511-0054

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/04/2026 and on the first floor of the Administration Building on 09/04/2026.



Recommended Action

- Obtain the required permits or remove the structures
- Recommended compliance date is 11/22/2026
- 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 # CE2511-0054

Evidence Submittal

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



Case # CE2511-0054

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. CE2511-0054

vs.

Warren W. Klaus

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) **Warren W. Klaus**

Whose mailing address is/are: 4512 100th St W., Bradenton FL 34210

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

4512 100th St W., Bradenton FL 34210

Identified in the Manatee County Property Appraiser's records as PIN **7628700002**

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**

The property has multiple structures that were built without permits. The structures include but are not limited to, a pool cage, a pole barn, and two decks.

4. The Notice of Violation states that the violation must be corrected on or before December 3, 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 310.3**
in that the respondent(s) has/have **Building Permit Required**

The property has multiple structures that were built without permits. The structures include but are not limited to, a pool cage, a pole barn, and two decks.

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 building permits or remove the unpermitted structures.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2511-0054

2. THAT in the event the aforesaid violation is not corrected **on or before November 22, 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.
3. If the required corrective action is not taken as ordered **on or before November 22, 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.