

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Susan Stouffer
4615 Tournament Blvd
Sarasota FL 34243

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2512-0455

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, May 27th** 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: 4/28/2026

posted to property
Signature of Respondent Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Cory Hayden
Code Enforcement Officer - Print Name

Public Safety 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

Case #: CE2512-0455

Date Issued: 01/15/2026

Time Issued: 1:05 pm

Violator(s):	Phone Number:	Relationship:
Susan Stouffer 4615 Tournament Blvd Sarasota FL 34243 US	N/A	Owner

Location of Violation: 4615 TOURNAMENT BLVD
City: SARASOTA **State:** FL **Zip Code:** 34243
Parcel ID#: 1950600005000-0679761167

Description of Violation

Manatee County Code of Ordinances Section 2-9-106 Structural Standards

Violation Details: The property has fascia and soffit falling and rotting around the entire property.

Corrective Action: Repair and maintain the entire property.

Correct on or before: 1/29/2026
Officer's Signature: Cory Hayden
Officer's Name Printed: Cory Hayden
Officer's Phone Number: (941) 718-2691
Received: Susan M Stouffer **Date:** 1/15/2026
Print Name: Susan M Stouffer

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: Cory Hayden
Date: 5/27/2026



Case # CE2512-0455

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Susan Stouffer
- Violation address: 4615 Tournament Blvd, Sarasota, FL 34243
- PID: 1950600005
- Zoning: RSF -4.5 Single Family Residential





Parcel ID: 1950600005
 Ownership: STOUFFER, SUSAN M
 Owner Type: ESTATE OF
 Mailing Address: STOUFFER, SUSAN M, 4615 TOURNAMENT BLVD,
 SARASOTA FL 34243

Situs Address: 4615 TOURNAMENT BLVD, SARASOTA, FL 34243-4544
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0119; PALM AIRE MSTU
 Sec/Twp/Rge: 28-355-18E
 Neighborhood: 3630; DESOTO LAKES COUNTRY CLUB 1-4
 Subdivision: 1949300; DESOTO LAKES COUNTRY CLUB COLONY 1B;
 LOT 12; PB 13/14

Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: SCS2

FEMA Value: \$133,933 as of January 1, 2025
 Land Use: 0100; SINGLE FAMILY RESIDENTIAL
 Land Size: 0.2980 Acres or 12,981 Square Feet
 Building Area: 1,939 SqFt Under Roof / 1,504 SqFt Living or Business
 Area / 1,939 SqFt Residential Impervious Area
 Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 12 DESOTO LAKES COUNTRY CLUB COLONY UNIT 1 SEC B PI#19506.0000/5

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	71,400	71,400	71,400	
Improvement Value:	114,498	114,498	114,498	
Total Market Value:	185,898	185,898	185,898	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	185,898	185,898	185,898	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	0	0	0	
10% Cap Savings:	0	0	0	
Ineligible for SOH Cap:	0	0	0	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	185,898	185,898	185,898	
SOH Cap Savings:	48,818	48,818	48,818	
Assessed Value:	137,080	137,080	137,080	
Exempt Value:	55,722	30,000	55,722	

2026 SPECIAL ASSESSMENTS

FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	274.21
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ADDRESSES ASSIGNED TO THE PROPERTY

4615 TOURNAMENT BLVD, SARASOTA, FL 34243-4544

PROPERTY APPRAISER INSPECTIONS

05/19/2025	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/21/2020	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW



Property Record Card

Site Location

General Location: Tournament Blvd
and Lockwood Ridge Rd



Case # CE2512-0455

Violation and Description

- Violation: Section 2-9-106 Structural Standards
- Violation Description: The property has fascia and soffit falling and rotting around the entire property.



Case # CE2512-0455

Copy of the Code

- Section 2-9-106
- 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:
 - All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.
 - All exterior walls shall be free from holes, breaks and loose or rotting materials, maintained weatherproof and properly surface coated where required to prevent deterioration.



Exhibit 1

Violation of CCO
Section: 2-9-106

Address: 4615
Tournament Blvd.,
Sarasota



View from the street



Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 4615
Tournament Blvd.,
Sarasota



View from the front door



Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 4615
Tournament Blvd.,
Sarasota



View from the front door

Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 4615
Tournament Blvd.,
Sarasota



View from the rear property



Exhibit 5

Violation of CCO
Section: 2-9-106

Address: 4615
Tournament Blvd.,
Sarasota



View from the rear property



Case # CE2512-0455

Case Summary

- Initial Inspection: 12/17/2025
- Notice of Violation was issued on 1/15/2026
- There have been 9 reinspection's completed for this property.
- The owner is deceased.



Case # CE2512-0455

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted to the property and posted on the first floor of the Administration Building on 4/28/2026



Recommended Action

- Repair and maintain the entire property.
- Recommended compliance date is 6/26/2026
- 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 # CE2512-0455

Evidence Submittal

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



Case # CE2512-0455

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. CE2512-0455

vs.

Susan Stouffer,
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), **Susan Stouffer**, whose mailing address is 4615 Tournament Blvd., Sarasota FL 34243 are the owner(s) or person(s) in charge of the property located at **4615 Tournament Blvd., Sarasota FL 34243**, and identified in the Manatee County Property Appraiser's records as **PIN 1950600005**.
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**- The property has fascia and soffit falling and rotting around the entire property.
4. The Notice of Violation states that the violation must be corrected on or before January 29, 2026.
5. As of May 27, 2026, the condition described in paragraph 3 herein remains uncorrected.

CONCLUSIONS OF LAW

6. Respondent(s) by reason of the foregoing, is/are in violation of **Section 2-9-106** in that the respondent(s) has/have property has fascia and soffit falling and rotting around the entire property. Respondent(s) has/have failed to remedy the aforesaid violation(s).
1. 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. **Repair and maintain the entire property.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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

CE2512-0455

3. If the required corrective action is not taken as ordered **on or before June 26, 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
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.