

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: FGA GROUP INC
5612 Powder Horn Trail
Midland, MI, 48642

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2602-0790
793910059

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, June 24th, 2026** 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: 6/5/2026


Signature of Respondent/Representative

Beth Ramirez - Office Manager
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Ian Burns
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 Development Services Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: CE2602-0790

Date Issued: 04/07/2026

Time Issued: 1:23 pm

| Violator(s): | Phone Number: | Relationship: |
|--|---------------|---------------|
| FGA GROUP INC 5612 Powder Horn Trail Midland MI 48642 US | N/A | Owner |
| Chad Boschele 3408 17th St E Palmetto FL 34221 US | N/A | Agent |

Location of Violation: 3010 17TH ST E
City: PALMETTO State: FL Zip Code: 34221
Parcel ID#: 7939100590000-1711315565

Description of Violation

Cite Manatee County Land Development Code 320.2 Site Plan Required

Violation Details: The property has not been developed to meet the requirements of the approved site plan.

Corrective Action: Have the property meet the fencing and landscaping requirements in the current approved site plan OR Have an updated site plan approved for its current state.

Correct on or before: 05/07/2026

Officer's Signature: _____

Officer's Name Printed: Ian Burns

Officer's Phone Number: (941) 737-2412

Received _____

Date: _____

4/7/26

Print Name: _____

Office mag - Beth Ramirez

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: Ian Burns
Date: 6/24/2026



Case # CE2602-0790

- Ian Burns, Manatee County Code Enforcement, I have been sworn.
- Respondents: FGA Group Inc
- Violation address: 3010 17th St. E., Palmetto, FL 34221
- PID: 793910059
- Zoning: HM (Heavy Manufacturing)





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on June 17, 2026

Parcel ID: 793910059

Ownership: FGA GROUP INC

Owner Type: CORPORATION

Mailing Address: FGA GROUP INC, 5612 POWDER HORN TRAIL, MIDLAND MI 48642

Situs Address: 3010 17TH ST E, PALMETTO, FL 34221

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0307; NORTH RIVER FIRE DISTRICT

Sec/Twp/Rge: 07-34S-18E

Neighborhood: 7001; PALMETTO-NORTH OF RIVER, WEST OF I-75

Parcel Type: REAL PROPERTY

Parcel Created: 05/07/2003

Split/Combine: SPLIT

Parent Parcel ID: 793910001

Map Number: 4CS0

FEMA Value: \$0 as of January 1, 2025

Land Use: 4000; VACANT INDUSTRIAL

Land Size: 5.0000 Acres or 217,800 Square Feet

Businesses: 1



Property Record Card

Site Location

General Location: Corner of 28th Ave E and 17th St E.



Case # CE2602-0790

Violation and Description

- Violation: Section 320.2 of the Manatee County Land Development Code: Site Plan Required
- Violation Description: The property has not been developed to meet the requirements of the approved site plan.



Case # CE2602-0790

Copy of the Code

320.2 – Applicability

Pursuant to this Code, in certain circumstances a site plan may be required as part of a submitted application for development approval or may be considered and approved as a separate step in the development process (where authorized by this Code).

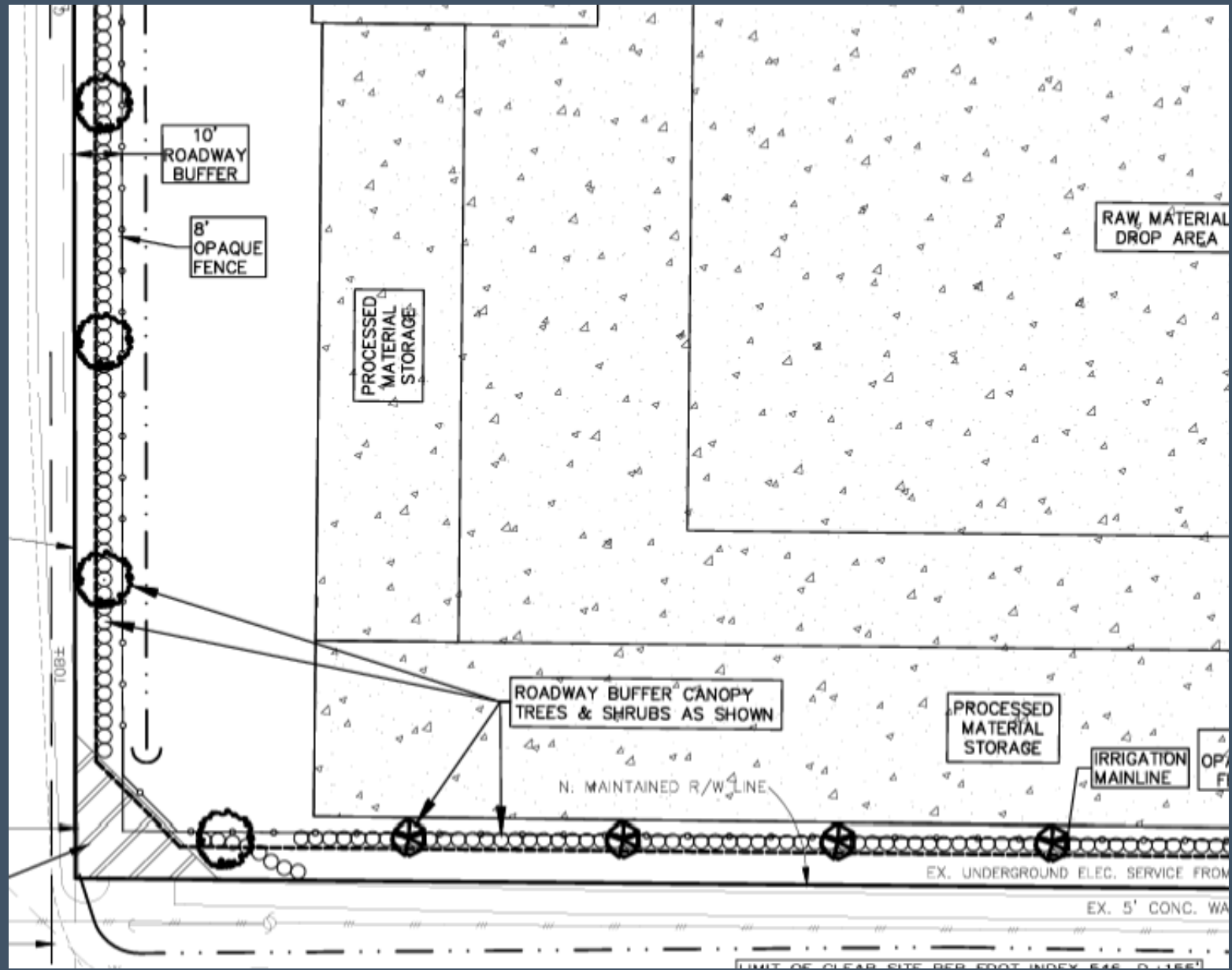
A. General Development Plan Review Required. General Development Plans shall be required in connection with applications for Planned Development zoning, for all Planned Development projects on property which is zoned for Planned Development, but which has no previous plan approval, and Developments of Regional Impact. An applicant may voluntarily proceed or be required to proceed directly to Preliminary Site Plan approval where the Board determines a General Development Plan will not provide adequate detail to assure compliance with this Code and the Comprehensive Plan. If the applicant elects to submit a Preliminary Site Plan without receiving General Development Plan approval, the Preliminary Site Plan shall meet all the requirements hereunder for a General Development Plan and shall be reviewed for all of the criteria in this Code for both a General Development Plan and a Preliminary Site Plan.



Exhibit 1

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto



Example of the current Site Plan



Exhibit 2

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto

Mar 6, 2026 at 11:02:43 AM
3072-3106 17th St E
Palmetto FL 34221
Ian Burns



View from street



Exhibit 3

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto

Mar 6, 2026 at 11:04:32 AM
2936-2972 17th St E
Palmetto FL 34221
Ian Burns



View from street



Exhibit 4

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto



Mar 6, 2026 at 11:04:41 AM
2936-2972 17th St E
Palmetto FL 34221
Ian Burns

View from street



Exhibit 5

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto

3010 17th St E, Palmetto



01/01/2026

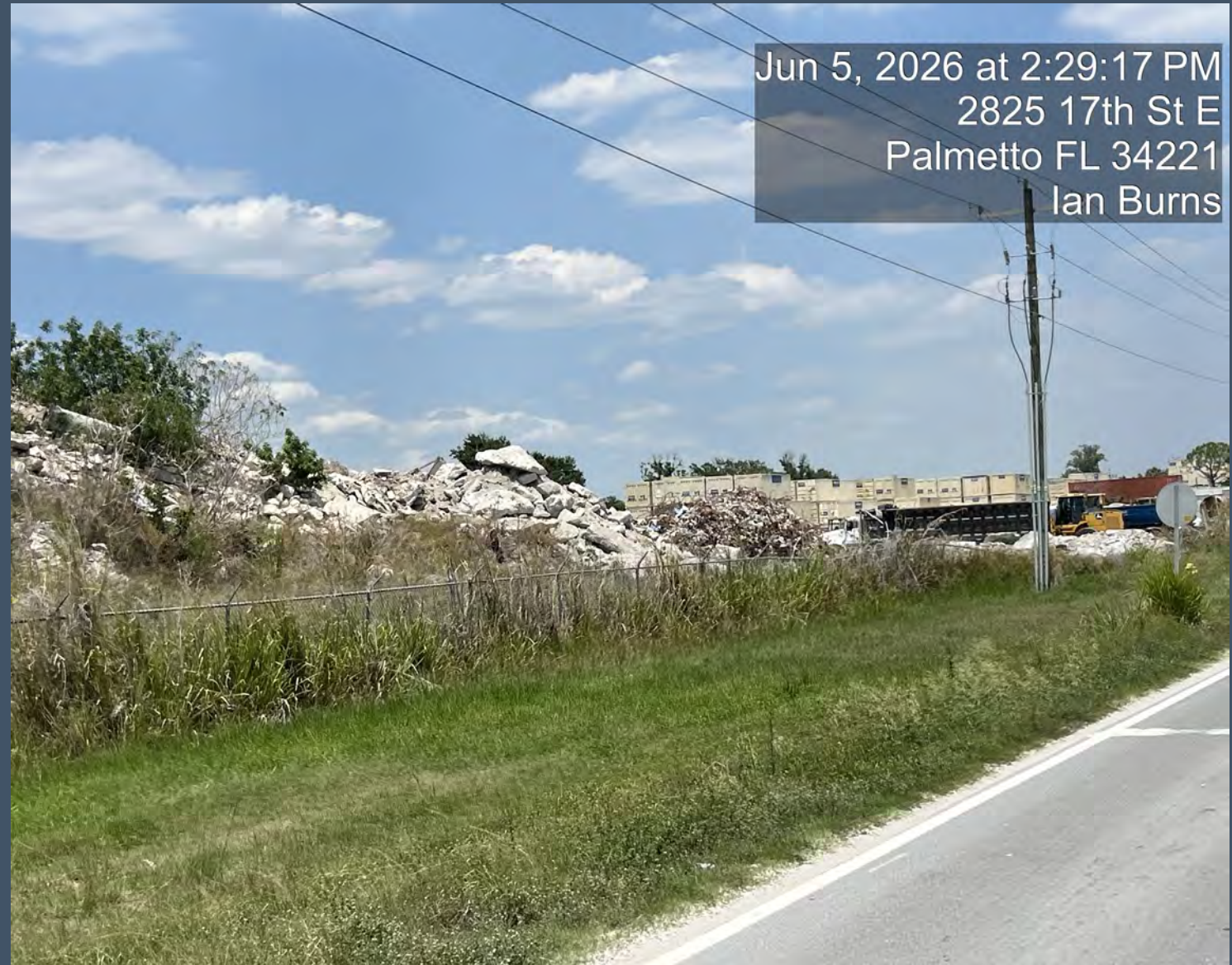
Satellite View



Exhibit 6

Violation of LDC
Section: 320.2

Address: 3010 17th St.
E., Palmetto



Jun 5, 2026 at 2:29:17 PM
2825 17th St E
Palmetto FL 34221
Ian Burns

View from street



Case # CE2602-0790

Case Summary

- Initial Inspection: 03/06/2026
- Notice of Violation was issued on: 04/07/2026
- There have been 5 reinspection's completed for this property.
- I have communicated with the respondent multiple times, both in person and via email. Although they indicated they would address the issue, they have neither submitted an updated site plan for review nor complied with the originally approved site plan.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were personally served to the subject property on 06/05/2026 and posted on the first floor of the Administration Building on 06/08/2026.



Recommended Action

- Have the property meet the fencing and landscaping requirements in the current approved site plan or have an updated site plan approved for its current state.
- Recommended compliance date is 07/24/2026
- Recommended fine: : A fine of \$100.00 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 # CE2602-0790

Evidence Submittal

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



Case # CE2602-0790

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,
vs.

CASE NO. CE2602-0790

FGA Group Inc,
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), **FGA Group Inc**, whose mailing address is 5612 Powder Horn Trail, Midland, MI, 48642 is/are the owner(s) or person(s) in charge of the property located at **3010 17th St. E., Palmetto, FL, 34221** and identified in the Manatee County Property Appraiser's records as **PIN 793910059**.
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 320.2 – Site Plan Required**. The property has not been developed to meet the requirements of the approved site plan.
4. The Notice of Violation states that the violation must be corrected on or before **May 7, 2026**.
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 320.2** of the Land Development Code in that the respondent(s) has/have a property has not been developed to meet the requirements of the approved site plan. 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. **Have the property meet the fencing and landscaping requirements in the current approved site plan or have an updated site plan approved for its current state.**
2. THAT in the event the aforesaid violation is not corrected **on or before August 23, 2026**, a fine of **\$100.00** 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

CE2602-0790

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
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.