

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: TWELVE OAKS I OF TARA PHASE
A CONDOMINIUM OR 1429 PG
2477 Stickney Point Rd, 118A
Sarasota FL 34231

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2603-0468

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** 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: 4/28/2026

Posted to property
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

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

Notice of Violation

Date Issued: 03/18/2026

Case #: CE2603-0468

Time Issued: 2:20 pm

Violator(s): TWELVE OAKS I OF TARA PHASE 1, A CONDOMINIUM - OR 1429 PG 3579-3779 2477 Stickney Point Rd 118A Sarasota FL 34231 US	Phone Number: N/A	Relationship: Owner
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Location of Violation: STONE RIVER RD
City: BRADENTON **State:** FL **Zip Code:** 34203
Parcel ID#: 1731535009000-0416157429

Description of Violation

Land Development Code Section 700 Tree Protection

Violation Details: A tree was removed on common area without a tree removal permit.

Corrective Action Required: Obtain a tree removal permit.

Correct on or before: 4/1/2026

Officer's Signature:

Officer's Name Printed: Cory Hayden

Officer's Phone Number: (941) 718-2691

Received: requested certified mailing Date: 3/18/2026

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: Cory Hayden
Date: 5/27/2026



Case # CE2603-0468

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Twelve Oaks I of Tara Phase 1 A Condominium – OR 1
- Violation address: Stone River Rd., Bradenton, FL 34203
- PID: 1731535009
- Zoning: PD-R





Parcel ID: 1731535009
 Ownership: TWELVE OAKS I OF TARA PHASE 1, A CONDOMINIUM - OR 1429 PG 3579-3779
 Owner Type: CONDOMINIA HEADER RECORD
 Mailing Address: TWELVE OAKS I OF TARA PHASE 1, A, CONDOMINIUM - OR 1429 PG 3579-3779, 2477 STICKNEY POINT RD, 118A, SARASOTA FL 34231

Situs Address: STONE RIVER RD, BRADENTON, FL 34203
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
 Sec/Twp/Rge: 14-355-18E
 Neighborhood: 6758; TWELVE OAKS OF TARA
 Condominium: 1731515; TWELVE OAKS I OF TARA PHASE 1

Parcel Type: REAL PROPERTY
 Parcel Created: 05/04/1994
 Map Number: 5C51

FEMA Value: \$0 as of January 1, 2025
 Land Use: 0941; IMPROVED CONDO COMMON AREA
 Land Size: 1.4100 Acres or 61,420 Square Feet



Property Record Card

DESCRIPTION

TWELVE OAKS I OF TARA PHASE 1, A CONDOMINIUM AS REC IN OR 1429 PG 3579 PRMCF P#17315.3500/9

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	0	0	0	0
Improvement Value:	0	0	0	0
Total Market Value:	0	0	0	0
Land Classified Agricultural:	0	0	0	0
Classified Use Value:	0	0	0	0
Classified Use Savings:	0	0	0	0
Ineligible for 10% Cap:	0	0	0	0
Eligible for 10% Cap Next Year:	0	0	0	0
Eligible for 10% Cap This Year:	0	0	0	0
10% Cap Savings:	0	0	0	0
Ineligible for SOH Cap:	0	0	0	0
Eligible for SOH Cap Next Year:	0	0	0	0
Eligible for SOH Cap This Year:	0	0	0	0
SOH Cap Savings:	0	0	0	0
Assessed Value:	0	0	0	0

2026 SPECIAL ASSESSMENTS

FD10 EAST MANATEE FIRE RESCUE DISTRICT 0.00

PROPERTY APPRAISER INSPECTIONS

02/19/2026	KLX	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
01/04/2024	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
01/11/2023	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
01/19/2022	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/29/2021	RAR	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
10/18/2018	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
07/31/2017	MEC	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW



Case # CE2603-0468

Violation and Description

- Violation: Section 700 Tree Protection of the Manatee County Land Development Code
- Violation Description: A tree was removed on common area without a tree removal permit.



Case # CE2603-0468

Copy of the Code

- Section 700

It is the intent of this Section to regulate the removal, replacement, or relocation of trees within the County in order to preserve, protect and enhance valuable natural resources. By limiting the removal of existing trees, the need for open space irrigation will be reduced. Existing environmentally suitable native vegetation, plant communities shall be protected and incorporated into the site plan, wherever feasible.



Exhibit 1

Violation of LDC
Section 700 Tree
Protection

Address: Stone River
Rd., Bradenton



View from the neighboring property



Exhibit 2

Violation of LDC
Section 700 Tree
Protection

Address: Stone River
Rd., Bradenton



View from the street



Exhibit 3

Violation of LDC
Section 700 Tree
Protection

Address: Stone River
Rd., Bradenton



View from the street



Exhibit 4

Violation of LDC Section 700 Tree Protection

Address: Stone River
Rd, Bradenton FL
34203



B

Tara Golf & Country Club - Architectural Review Committee

Request for Architectural Review Form – EXTERIOR CHANGES

Architectural approval for existing home/villa/condo additions and/or modifications.

ARC APPROVALS ARE VALID FOR 90 DAYS FROM THE APPROVAL DATE.

If work has not commenced within 90 days, the homeowner must resubmit the request.

Requests may not be approved when there are outstanding violations.

NAME: STANLEY (BOB) BIGELOW PRIMARY HOA: * 12 OAKS I

ADDRESS: 6351 STONE RIVER RD Unit # 6351

Phone: 678 200 7584 Email: RBIGEY42@YAHOO.COM

Description of change: REMOVE LARGE TREE IN BACKYARD

ATTACHMENTS: (Attach design, site plan, building plans, material specifications, colors, photos, and detailed explanation.)

CHANGE REQUESTED:

- ROOF: ASPHALT
- ROOF: TILE
- ROOF: PAINT/SEAL
- ALUMINUM CAGE
- DRIVEWAY PAVERS
- DRIVEWAY CEMENT
- GARAGE SALE
- TREE REMOVAL
- PATIO/LANAI
- WINDOW REPLACEMENT
- MISCELLANEOUS

EXISTING COLOR: _____ NEW COLOR: _____

EXISTING COLOR: _____ NEW COLOR: _____

EXISTING COLOR: _____ NEW COLOR: _____

EXISTING COLOR: _____ NEW COLOR: _____

EXISTING COLOR: _____ NEW COLOR: _____

EXISTING COLOR: _____ NEW COLOR: _____

START DATE: _____ END DATE: _____

REASON: TOO LARGE (HAS GROWN ALL OVER)

LARGE ROOTS GROWING UNDER SLAB

SAME SIZE: _____ CHANGES: SUBMIT DETAILS: _____

The Architectural Review Committee has up to 30 days to review all properly submitted plans.

A written notice of approval or denial will be sent once Tara's ARC Committee has considered this request.

All requests must be approved by the appropriate HOA, and written approval should accompany the request.

Please note: Commercial signs are prohibited unless work is in progress.

Owner's Signature: Stanley R Bigelow Date: 2/17/2025

* Primary HOA Approval Signature: [Signature] Date: 2/19/2025

Submit Request to: Tara Golf & Country Club, TGCC-ARC, 6602 Drewry's Bluff, Bradenton, FL 34203 O
Fax: 941-751-4637 or via email to: tara.admin@taragcc.com Subject line: ARC Exterior Paint Request

ARC COMMITTEE SECTION

Date received: 3/7 Action Date: 2/20/25 Approved Denied

Committee Chair Signature: [Signature] Date: 2/20/25



ARC REVIEW FORM — ~~XXXXXXXXXX~~

5/27/2023

Exhibit 5

Violation of LDC Section 700 Tree Protection

Address: Stone River
Rd, Bradenton FL
34203



6602 Drewry's Bluff • Bradenton, Florida 34203 • 941-756-7775
Fax: 941-751-4637 • www.taragcc.com

February 20, 2025

Bigelow Residence
6351 Stone River Rd.
Bradenton, FL 34203

RE: Tree Removal

The request you submitted for the above-mentioned project to the Tara Golf & Country Club Architectural Review Committee has been **APPROVED**, as submitted.

For further reference please note that the Tara Architectural Review Committee Standards are available on Tara's website, or you may contact the Administration Office at 941-756-7775 for a copy.

Sincerely,

Ray Conrad

Ray Conrad
ARC Chairman

RC/ck
cc: ARC File

The mission of Tara Golf & Country Club is to provide its members recreational and social opportunities through quality private country club and golf facilities within a well-maintained community, in an atmosphere of friendliness, transparency and mutual respect, and in a fiscally responsible manner.

ck



View from the street

Case # CE2603-0468

Case Summary

- Initial Inspection: 3/18/2026
- Notice of Violation was issued on 3/18/2026
- There have been 4 reinspection's completed for this property.
- I have had contact with the property manager Jade.



Case # CE2603-0468

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

- Obtain a tree removal permit.
- Recommended compliance date is 6/26/2026
- 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 # CE2603-0468

Evidence Submittal

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



Case # CE2603-0468

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. CE2603-0468

vs.

Twelve Oaks I of Tara Phase 1, A Condominium or 1429 Pg 3579-3779,
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), **Twelve Oaks I of Tara Phase 1, A Condominium or 1429 Pg 3579-3779**, whose mailing address is 2477 Stickney Point Rd 118A, Sarasota FL 34231 is/are the owner(s) or person(s) in charge of the property located at **Stone River Rd., Bradenton** and identified in the Manatee County Property Appraiser's records as **PIN 1731535009**.
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 700– Tree Protection** A tree was removed on common area without a tree removal permit.
4. The Notice of Violation states that the violation must be corrected on or before **April 1, 2026**.
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 700** of the Land Development Code in that the respondent(s) has/have a tree that was removed on common area without a tree removal permit. 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 a tree removal permit.**
2. **THAT** in the event the aforesaid violation is not corrected **on or before August 26, 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.

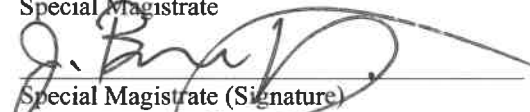
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2603-0468

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