



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 #: CE2604-0161

Date Issued: 04/07/2026

Time Issued: 11:31 am

Violator(s): Doris M Tappan 2400 Georgetown Rd Bradenton FL 34207 US	Phone Number: N/A	Relationship: Home Owner
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Location of Violation: 2400 GEORGETOWN RD
City: BRADENTON **State:** FL **Zip Code:** 34207
Parcel ID#: 6177700009000-0895853159

Description of Violation

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

Violation Details: The roof is in disrepair

Corrective Action: Repair or replace the roof

Correct on or before: 04/21/2026

Officer's Signature: *Jake Fumagalli*

Officer's Name Printed: Jake Fumagalli

Officer's Phone Number: (941) 713-7393

Received: *Stacy Tappan* **Date:** 4/7/2026

Print Name: STACY TAPPAN

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Doris M Tappan
2400 Georgetown Rd
BRADENTON FL 34207

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2604-0161

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: 6/4/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

posted at property
Signature of Respondent/Representative

By: Jake Fumagalli
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

Jake Fumagalli
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 Special Magistrate

Officer: Jake Fumagalli
Date: 6/24/2026



Case # CE2604-0161

- Jake Fumagalli, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Doris M. Tappan
- Violation address: 2400 Georgetown Rd., Bradenton, FL 34207
- PID: 6177700009
- Zoning: RSF -6 (Residential Single Family)





Parcel ID: 6177700009
 Ownership: TAPPAN, DORIS M
 Owner Type: ESTATE OF
 Mailing Address: TAPPAN, DORIS M, 2400 GEORGETOWN RD,
 BRADENTON FL 34207-5139

Situs Address: 2400 GEORGETOWN RD, BRADENTON, FL 34207-5139
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
 CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
 Sec/Twp/Rge: 22-35S-17E
 Neighborhood: 3235; BAYSHORE EAST OF 26TH
 Subdivision: 6173300; BAYSHORE GARDENS SECTION 3; LOT 3;
 BLOCK E; PB 10/5

Parcel Type: REAL PROPERTY
 Parcel Created: 09/06/1987
 Map Number: SBN2

FEMA Value: \$94,247 as of January 1, 2025
 Land Use: 0100; SINGLE FAMILY RESIDENTIAL
 Land Size: 0.1784 Acres or 7,770 Square Feet
 Building Area: 1,180 SqFt Under Roof / 764 SqFt Living or Business
 Area / 1,180 SqFt Residential Impervious Area
 Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 3 BLK E BAYSHORE GARDENS SEC NO 3 PI#61777.0000/9

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	56,100	56,100	56,100	
Improvement Value:	80,110	80,110	80,110	
Total Market Value:	136,210	136,210	136,210	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	136,210	136,210	136,210	
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:	136,210	136,210	136,210	
SOH Cap Savings:	76,095	76,095	76,095	
Assessed Value:	60,115	60,115	60,115	
Exempt Value:	40,115	30,000	40,115	
Taxable Value:	20,000	30,115	20,000	

2026 SPECIAL ASSESSMENTS

FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	292.01
PR02 BAYSHORE GARDENS PARK AND REC. DISTRICT	427.00

ADDRESSES ASSIGNED TO THE PROPERTY

2400 GEORGETOWN RD, BRADENTON, FL 34207-5139

PROPERTY APPRAISER INSPECTIONS

05/14/2024	FCB	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
05/01/2019	EJG	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW



Property Record Card

Site Location

General Location: Off Wellesley Dr and Stanford Ave.



Case # CE2604-0161

Violation and Description

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances: Structural Standards
- Violation Description: The roof is in disrepair.



Case # CE2604-0161

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: 2400
Georgetown Rd.,
Bradenton

Apr 7, 2026 at 10:59:46 AM
2400 Georgetown Rd
Bradenton FL 34207
United States
J Fumagalli



View of the roof from the front of the home.



Exhibit 2

Violation of CCO
Section: 2-9-106

Address: 2400
Georgetown Rd.,
Bradenton



View of the roof from the front of the home.



Exhibit 3

Violation of CCO
Section: 2-9-106

Address: 2400
Georgetown Rd.,
Bradenton



View of the roof from the front of the home.

Exhibit 4

Violation of CCO
Section: 2-9-106

Address: 2400
Georgetown Rd.,
Bradenton



View of the roof from the front of the home.

Exhibit 5

Violation of CCO
Section: 2-9-106

Address: 2400
Georgetown Rd.,
Bradenton



View of the roof from the front of the home.

Case # CE2604-0161

Case Summary

- Initial Inspection: 4/07/2026
- Notice of Violation was issued on: 4/07/2026
- There have been 8 reinspection's completed for this property.
- The owner is deceased.



Case # CE25604-0161

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 6/4/2026.



Recommended Action

- Repair or replace the roof.
- Recommended compliance date is 8/23/2026.
- 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 # CE2604-0161

Evidence Submittal

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



Case # CE2604-0161

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,

CASE NO. CE2604-0161

vs.

Doris M. Tappan,
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), **Doris M. Tappan**, whose mailing address is 2400 Georgetown Rd., Bradenton, FL 34207 are the owner(s) or person(s) in charge of the property located at **2400 Georgetown Rd., Bradenton FL 34207**, and identified in the Manatee County Property Appraiser's records as **PIN 6177700009**.
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 roof is in disrepair.
4. The Notice of Violation states that the violation must be corrected on or before April 21, 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 2-9-106** in that the respondent(s) has/have a roof in disrepair. 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. **Repair or replace the roof.**
2. THAT in the event the aforesaid violation is not corrected **on or before August 23, 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.

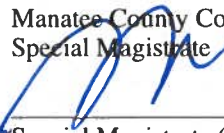
CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2604-0161

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
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.