

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: NORTH MANATEE PROPERTIES LLC
10107 28th Ave E, Palmetto Fl
34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2604-0992

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, August 26th 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: 08/04/2026

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 Building and Development Services
Code Enforcement Division
1112 Manatee Avenue West 4th Floor
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 05/26/2026

Case #: CE2604-0992

Time Issued: 1:07 pm

Violator(s):	Phone Number:	Relationship:
Douglas L Pearman Jr. 10107 28th Ave E Palmetto FL 34221 US	N/A	Agent
NORTH MANATEE PROPERTIES LLC 10107 28th Ave E Palmetto FL 34221 US	N/A	Owner

Location of Violation: 4516 67TH ST W

City: BRADENTON

State: FL

Zip Code: 34210

Parcel ID#: 5164220757000-0893258264

Description of Violation

2-9-105 Outdoor storage (Residential)

Violation Details: There is outdoor storage on the property that is not screened from view. The outdoor storage includes but not limited to E-bikes, parts, and misc. items.

Corrective Action

Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.

Comply By : 06/09/2026

Correct on or before:

Officer's Signature:

Officer's Name Printed: Patrick Joyce

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

Received by:

Posted

Date:

5/26/26

Print Name:

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3216 44

NOV CE2604-0992
Douglas L Pearman Jr. & North Manatee Properties
LLC
10107 28TH AVE E
PALMETTO, FL 34221-8714

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Patrick Joyce
Date: 08/26/2026



Case # CE2604-0992

- Patrick Joyce , Manatee County Code Enforcement Code Enforcement Officer, I have been sworn.
- Respondents: NORTH MANATEE PROPERTIES LLC
- Violation address: 4516 67th St. W., Bradenton Fl 34210
- PID: 5164220757
- Zoning: RMF-9 (residential multi-family)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 18, 2026

Parcel ID: 5164220757
Ownership: NORTH MANATEE PROPERTIES LLC
Owner Type: CORPORATION
Mailing Address: NORTH MANATEE PROPERTIES LLC, 10107 28TH AVE E, PALMETTO FL 34221
Situs Address: 4516 67TH ST W, BRADENTON, FL 34210-2529
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
RA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 07-35S-17E
Neighborhood: 2820; DO-RAY VILLAS
Subdivision: 5164200; DO-RAY VILLAS; LOT 28; PB 19/107

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5BN0

FEMA Value: \$267,564 as of January 1, 2026
Land Use: 0803; MULTI-FAMILY
Land Size: 0.2840 Acres or 12,371 Square Feet
Building Area: 2,931 SqFt Under Roof / 2,823 SqFt Living or Business Area / 2,931 SqFt Residential Impervious Area
Living Units: 3
Residential Bldgs: 1



DESCRIPTION

28 DO-RAY VILLAS SUB PI#51642.2075/7

PRELIMINARY CERTIFIED VALUES

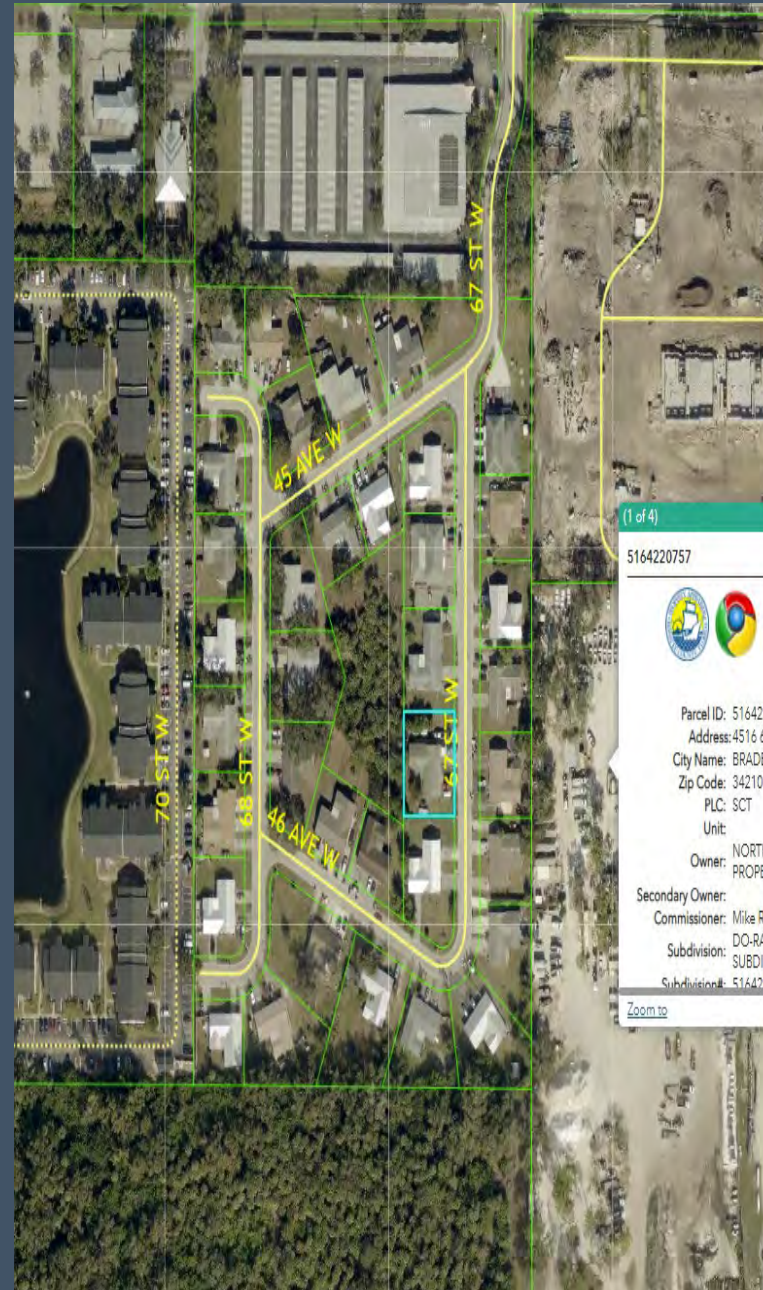
2026 SPECIAL ASSESSMENTS

Description

Amount

Site Location

General Location: Forth hosue on the left in Do-Ray Villas Subdivision



Case # CE2604-0992

Violation and Description

- Violation: Section 2-9-105 of the Manatee County CCO: Outdoor Storage
- Violation Description: There is outdoor storage on the property that is not screened from view. The outdoor storage includes but not limited to E-bikes, parts, and misc. items.



Case # CE2604-0992

Copy of the Code

Sec. 2-9-105. - Property maintenance standards.



- (a) All property, structures and buildings shall be maintained in compliance with the requirements specified in this article. A person shall not occupy as owner-occupant or permit another person to occupy any property or premises which are not in a sanitary and safe condition and which do not comply with the requirements of this article.
- (b) Maintenance responsibility for mobile homes and premises located within mobile home parks lies with the responsible party pursuant to Section 723.024, Florida Statutes.
- (c) All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be left in neglect. Undergrowth, rubbish, debris, bush or brush and unsanitary matters including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, rubbish or trash or overgrowth of weeds/vegetation or noxious plants, are prohibited.
- (d) All exterior property areas and premises shall be free from any nuisance condition. Nothing shall be placed, constructed or maintained on any premises that shall in any way constitute a nuisance or fire hazard. No property or premises shall harbor an infestation, poison or germ carriers.
- (e) No scrap heaps, refuse piles, motor vehicle frame, camper shell, truck camper, or vehicle body or parts shall be stored on any residential property unless expressly permitted by the Land Development Code, or when stored in a completely enclosed garage or building. Agricultural and farm vehicles and equipment may be stored on agricultural property.
- (f) Outdoor storage on any residential lot shall be screened from view on all four (4) sides, shall be located to the rear of the residence, and shall not occupy more than two hundred (200) square feet.
- (g) All driveway connections shall be maintained by the owner or owners of the property which said driveway connections serve.
- (h) All trees and shrubs shall be maintained such as not to impede pedestrian or vehicular traffic. Trees shall be pruned to provide a minimum of eight (8) feet vertical clearance over sidewalks.
- (i) All construction sites shall be maintained free of any nuisances. All building materials and loose objects shall be secured in the event of a hurricane, tropical storm or other natural disaster.
- (j) All construction job sites shall be kept clean, such that accumulation of construction debris shall not remain on the property for a period of time exceeding fourteen (14) days.
- (k) All debris shall be contained in such a manner so as to prevent it from being spread on the property or adjacent property by any means.
- (l) It shall be unlawful for any person to allow construction-related materials (including, but not limited to, roof tiles, lumber, scaffolding and debris) to remain loose or otherwise unsecured at a construction site from twenty-four (24) hours after a hurricane watch or tropical storm warning has been issued until the hurricane watch or tropical storm warning has been lifted. All such materials shall be either removed from the construction site or secured in such a manner as to minimize the danger of such materials causing damage to persons or property from high winds.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 4516 67th St.
W., Bradenton

Apr 29, 2026 at 12:39:18 PM
4515 67th St W
Bradenton FL 34210
United States
Patrick Joyce



This image depicts outdoor storage in the front and side yard



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 4516 67th St.
W., Bradenton



This image depicts outdoor storage in the front and side yard

Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 4516 67th St.
W., Bradenton

Aug 5, 2026 at 8:19:05 AM
Manatee County
Patrick Joyce
4516 67th St W., Bradenton FL 34210



This image depicts outdoor storage in the front and side yard



Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 4516 67th St.
W., Bradenton



This image depicts outdoor storage in the front and side yard

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 4516 67th St.
W., Bradenton



This image depicts outdoor storage in the front and side yard

Case # CE2604-0992

Case Summary

- Initial Inspection: 04/29/2026
- Notice of Violation was issued on: 05/26/2026
- There have been 8 reinspection's completed for this property.
- I have spoken to the tenants on one occasion and the RA for the property on one occasion.



Case # CE2604-0992

Case Summary Continued

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



Recommended Action

- Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.
- Recommended compliance date is 09/25/2026
- 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 # CE2604-0992

Evidence Submittal

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



Case # CE2604-0992

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. CE2604-0992

vs.

North Manatee Properties LLC

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on August 26, 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) **North Manatee Properties LLC**

Whose mailing address is/are: 10107 28th Ave E., Palmetto FL 34221

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

4516 67th St. W., Bradenton FL 34210

Identified in the Manatee County Property Appraiser's records as PIN **5164220757**

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 2-9-105** **Outdoor Storage**

There is outdoor storage on the property that is not screened from view. The out door storage includes but is not limited to E-bikes, parts, and miscellaneous items.

4. The Notice of Violation states that the violation must be corrected on or before June 9, 2026

5. As of August 26, 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 **CCO** **Section 2-9-105**
in that the respondent(s) has/have **Outdoor Storage**

There is outdoor storage on the property that is not screened from view. The out door storage includes but is not limited to E-bikes, parts, and miscellaneous items.

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:

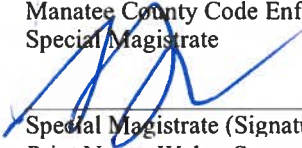
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Items stored outdoors shall be located to the rear of the residence, shall be screened from view on all four (4) sides, and shall not occupy more than two hundred (200) square feet. Items may also be removed from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2604-0992

2. THAT in the event the aforesaid violation is not corrected **on or before September 25, 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 September 25, 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 26 of August 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 August 26, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 26 of August 2026
- ☒ By US Mail on this 26 of August 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.