

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: BAYSHORE CROSSINGS OF BRADENTON LLC & GOUNTIS PROPERTIES FL LLC
3980 TAMPA RD STE 205
OLDSMAR FL 34677

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2605-0708

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, August 26th 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: 8/7/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Postcard Property
Signature of Respondent/Representative

By: [Signature]
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 Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: ENF2605-0708

Date Issued: 05/19/2026

Violator(s):	Relationship:	Address:
BAYSHORE CROSSINGS OF BRADENTON LLC	Violator - Owner	3980 Tampa Rd STE 205 Oldsmar FL,34677
FORESIGHT PROPERTY SERVICES	Violator - Agent	3980 Tampa Rd Suite 205 Oldsmar FL,34677
GOUNTIS PROPERTIES FL LLC	Violator - Owner	3980 Tampa Rd STE 205 Bradenton FL,34677
George G Pappas P.A.	Violator - Agent	1822 N. BELCHER RD STE 200 Clearwater FL,33765
BAYSHORE CROSSINGS OF BRADENTON LLC GOUNTIS PROPERTIES FL LLC	Owner	3980 TAMPA RD STE 205 OLDSMAR FL, 34677

Location of Violation(s):

6023 26TH ST W

City: BRADENTON
Parcel ID#: 6148500609000-1057062672

State: FL **Zip Code:** 34207

Description of Violation(s):

(310.3) Building Permit Required LDC

LDC 310.3 Building Permit Required

Violation Details: A wall was removed between units 6019 and 6023 without a permit

Corrective Action

Obtain the required building permit or return the structure to the way that it originally was.

Comply By : 06/18/2026

Status: In Violation-Issue NOV

Date Violation Issued: 5/19/2026

Inspector: Jake Fumagalli

Comply By: 06/18/2026



Manatee County Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Jake Fumagalli

Officer's

Signature:

Officer's Name Printed: Jake Fumagalli

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

Received by: posted at property Date: 5/19/2026

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3207 15

ENF2605-0708- NOV
Bayshore Crossings of Bradenton LLC, Foresight
Property Services, & Gountis Properties FL LLC
3980 TAMPA RD
Suite 205
OLDSMAR, FL 34677-3223

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Jake Fumagalli
Date: 8/26/2026



Case #ENF2605-0708

- Jake Fumagalli Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Bayshore Crossings of Bradenton LLC & Gountis Properties FL LLC
- Violation address: 6023 26th St. W., Bradenton, FL 34207
- PID: 6148500609
- Zoning: PD-C (Planned development commercial)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 7, 2026

Parcel ID: 6148500609
Ownership: BAYSHORE CROSSINGS OF BRADENTON LLC; GOUNTIS PROPERTIES FL LLC
Owner Type: CORPORATION; CORPORATION
Mailing Address: BAYSHORE CROSSINGS OF BRADENTON LLC, GOUNTIS PROPERTIES FL LLC, 3980 TAMPA RD STE 205, OLDSMAR FL 34677

Situs Address: 6023 26TH ST W, BRADENTON, FL 34207-4402
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 15-35S-17E
Neighborhood: 7003; BRADENTON-SOUTH OF RIVER, WEST OF I-75
Condominium: 6148503; BAYSHORE CROSSINGS LAND CONDOMINIUM; UNIT 2

Parcel Type: REAL PROPERTY
Parcel Created: 11/02/2021
Split/Combine: SPLIT
Parent Parcel ID: 6148500309
Map Number: 5BS1

FEMA Value: \$1,721,568 as of January 1, 2026
Land Use: 1101; MULTIPLE UNIT STORES
Land Size: 2.2179 Acres or 96,610 Square Feet
Building Area: 21,273 SqFt Under Roof / 17,876 SqFt Living or Business Area
Living Units: 1

Businesses: 6
Commercial Bldgs: 1



Site Location

**General Location:
Off 26th St W in the
library parking lot.**



Case #ENF2605-0708

Violation and Description

- Violation: Section 310.3 Building Permit Required of the Manatee County Land Development Code
- Violation Description: A wall was removed between units 6019 and 6023 without a permit.



Case #ENF2605-0708

Copy of the Code

310.3. - Building Permit Required.



Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this Code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. No start of construction or development shall occur until a Building Permit is issued.



Exhibit 1

Violation of
Section: 310.3 LDC

Address: 6023 26th St. W.,
Bradenton



The inside of the church showing both units with no wall between them

Exhibit 2

Violation of
Section: 310.3 LDC

Address: 6023 26th St. W.,
Bradenton



The outside of the church showing two separate unit numbers

Case #ENF2605-0708

Case Summary

- Initial Inspection: 5/19/2026
- Notice of Violation was issued on: 5/19/2026
- There have been 5 reinspection's completed for this property.
- I have not communicated with the respondent.



Case #ENF2605-0708

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 8/7/2026 and on the first floor of the Administration Building on 8/7/2026.



Recommended Action

- Recommended action: Obtain the required building permit or put the wall back up.
- Recommended compliance date is 10/24/2026
- 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 #ENF2605-0708

Evidence Submittal

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



Case #ENF2605-0708

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. ENF2605-0708

vs.

Bayshore Crossings of Bradenton LLC & Gountis Properties FL 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) **Bayshore Crossings of Bradenton LLC & Gountis Properties FL LLC**

Whose mailing address is/are: 6023 26th St W., Bradenton FL 34207

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

6023 26th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6148500609**

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 310.3** **Building Permit Required**

A wall was removed between units 6019 and 6023 without a permit.

4. The Notice of Violation states that the violation must be corrected on or before June 18, 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 **LDC** **Section 310.3**
in that the respondent(s) has/have **Building Permit Required**

A wall was removed between units 6019 and 6023 without a 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 the required building permit or return the structure to the way that it originally was.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2605-0708

2. THAT in the event the aforesaid violation is not corrected **on or before October 24, 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.
3. If the required corrective action is not taken as ordered **on or before October 24, 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.