

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: BURGUNDY UNIT TWO CONDOMINIUM -  
CB 9 PG 181-186  
46TH AVE TER W  
BRADENTON, 34207

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0300

To Whom It May Concern:

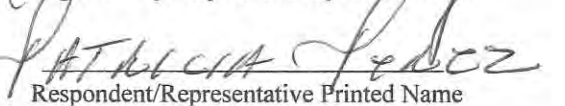
Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, Sept. 23, 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.

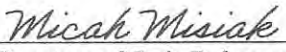
You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question 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: 8/31/2026

  
Signature of Respondent/Representative  
  
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By:   
Signature of Code Enforcement Officer

**Micah Misiak**  
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

Date Issued: 08/03/2026

Case #: ENF2607-0300

| Violator(s):                                                           | Relationship:    | Address:                                |
|------------------------------------------------------------------------|------------------|-----------------------------------------|
| BURGUNDY UNIT TWO<br>CONDOMINIUM - CB 9 PG<br>181-186                  | Violator - Owner | 46TH AVE TER W<br>BRADENTON FL,34207    |
| NEWTON PATRICIA K<br>NEWTON, PATRICIA K REVOCABLE TRUST<br>DTD 5/23/17 | Owner            | 912 E BATTELL ST<br>MISHAWAKA IN, 46545 |

Location of Violation(s):  
4503 3RD STREET CIR W 465

City: BRADENTON State: FL Zip Code: 34207  
Parcel ID#: 5347516352000-1957529773

## Description of Violation(s):

(2-9-106) Structural Standards, Vacant Property CCO

2-9-106 Vacant/Board Up Structural Standards

Violation Details: I observed that the Building has rotting soffit and fascia ..

Corrective Action

All roofs, flashing, soffits and facias shall be sound, weathertight and not have defects that admit rain. Repair and maintain the property.

Comply By : 8/17/2026

Status: In Violation-Issue NOV

Date Violation Issued: 8/3/2026

Inspector: Micah Misiak

Comply By: 08/17/2026



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

Officer's

Signature:

*Micah Misiak*

Officer's Name Printed:

Micah Misiak

Officer's Phone Number:

(941) 718-9461

Received by:

POSTED AT BLDG. OFFICE

Date:

*Pat Perez*  
8/3/2026

Print Name:

*PAT PEREZ*

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: Micah Misiak**  
**Date: 09/23/2026**



# Case # ENF2607-0300

- Micah Misiak, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Burgundy Two Condominium CB 9 PG 181-186
- Violation address: 4503 3<sup>rd</sup> Street Cir. W. 465, Bradenton, FL 34207
- PID: 5347516352
- Zoning: RMF-9



# Property Record Card



MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

## Property Record Card

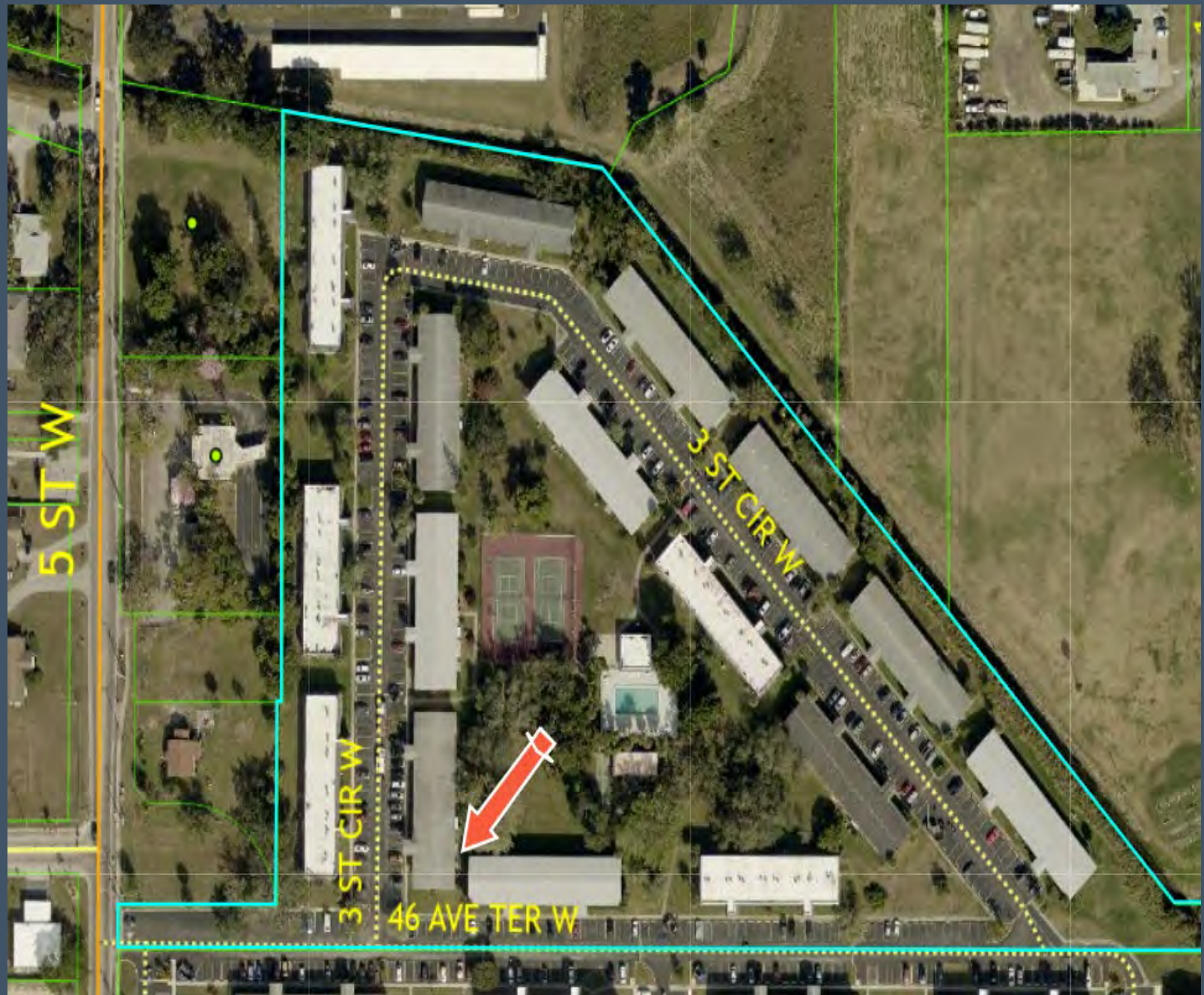
Created at: <https://www.manateepao.gov> on July 9, 2026

Parcel ID: 5347512450  
Ownership: BURGUNDY UNIT TWO CONDOMINIUM - CB 9 PG 181-186  
Owner Type: CONDOMINIA HEADER RECORD  
Mailing Address: BURGUNDY UNIT TWO CONDOMINIUM - CB 9 PG, 181-186, 46TH AVE TER W, BRADENTON FL 34207  
  
Situs Address: 4502 3RD STREET CIR W, BRADENTON, FL 34207-1564  
Jurisdiction: UNINCORPORATED MANATEE COUNTY  
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT  
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT  
Sec/Twp/Rge: 11-35S-17E  
Neighborhood: 6636; BURGUNDY CONDO  
Condominium: 5347502; BURGUNDY UNIT TWO  
  
Parcel Type: REAL PROPERTY  
Parcel Created: 09/05/1987  
Map Number: 5BN1  
  
FEMA Value: \$0 as of January 1, 2026  
Land Use: 0941; IMPROVED CONDO COMMON AREA  
Land Size: 12.7728 Acres or 556,383 Square Feet



# Site Location

**Neighborhood: 6636; Burgundy  
Condo  
Condominium: 5347502;  
Burgundy Unit Two**



# **Case # ENF2607-0300**

## **Violation and Description**

- Violation: Section 2-9-106 of the Manatee County Code of Ordinances: Structural Standards
- Violation Description: Building has rotting soffit and fascia.



# Case # ENF2607-0300

## Copy of the Code

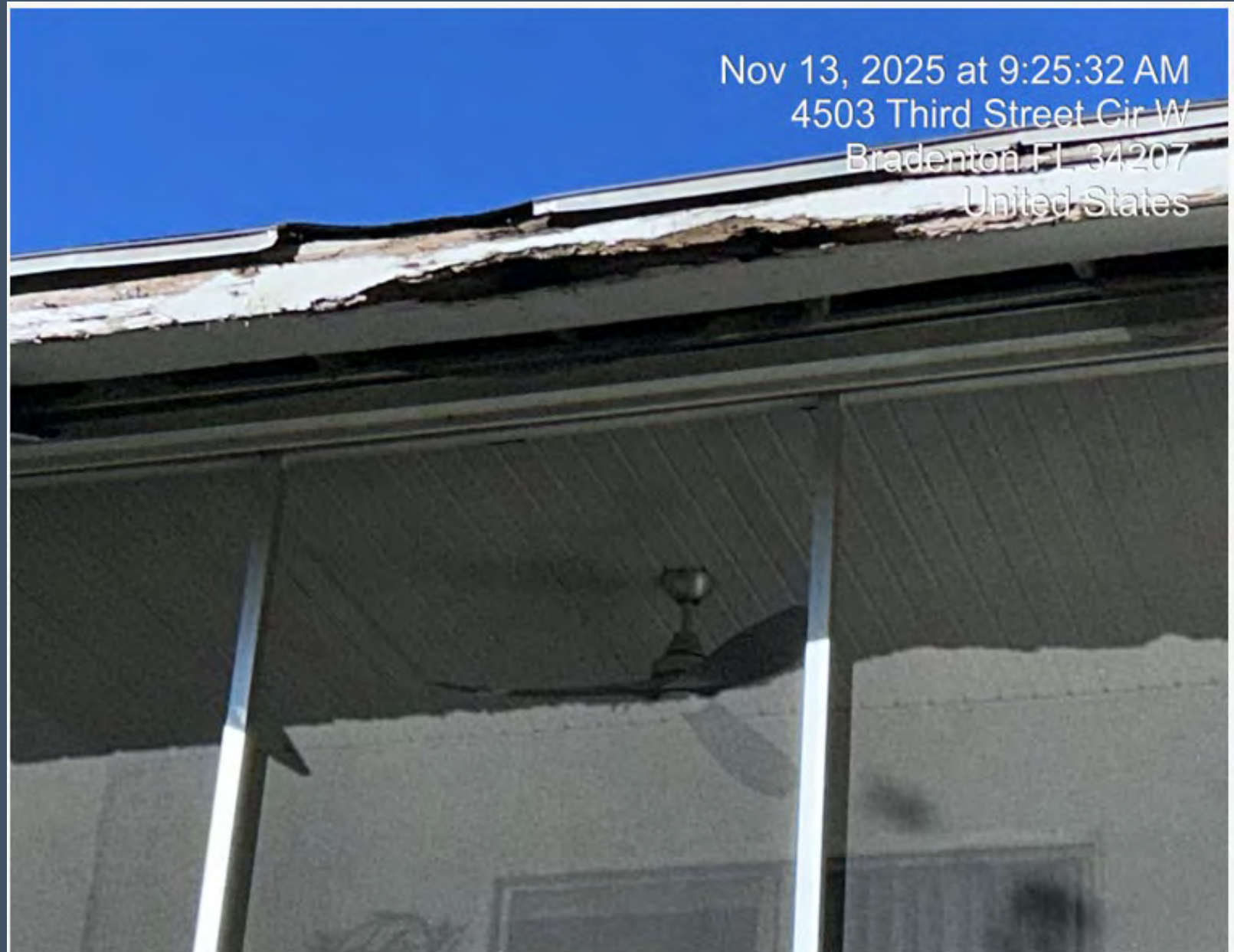
- Structures and buildings shall be maintained in good repair, and structurally sound so as not to pose a threat to the public health, safety or welfare. The maintenance standards listed below provide the minimum requirements and criteria for compliance with this section. All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.



# Exhibit 1

Violation of CCO  
Section: 2-9-106

Address: 4503 3rd Street  
Cir. W. 465, Bradenton

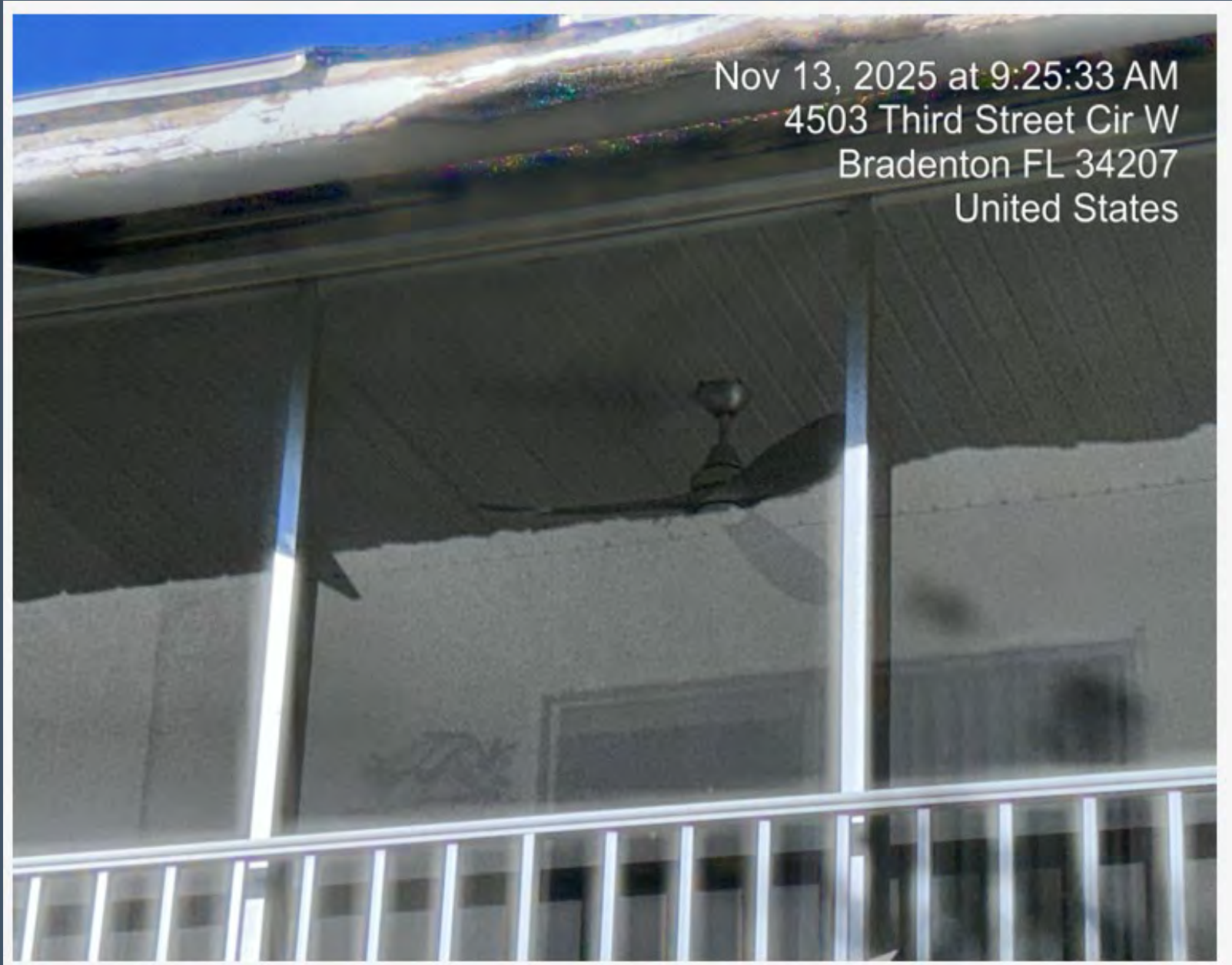


Initial Photo #1 – Backside of Unit

## Exhibit 2

Violation of CCO  
Section: 2-9-106

Address: 4503 3rd Street  
Cir. W. 465, Bradenton



Initial Photo #2 – Backside of Unit

# Exhibit 3

Violation of CCO  
Section: 2-9-106

Address: 4503 3rd Street  
Cir. W. 465, Bradenton



Current Photo as of August 2026

# Exhibit 4

Violation of CCO  
Section: 2-9-106

Address: 4503 3RD STREET CIR  
465, BRADENTON, 34207



Aug 28, 2026 at 8:57:34 AM  
Bradenton, FL  
4503 3rd Street Circle, West  
Micah M

Current Photo as of August 2026

# Exhibit 5

Violation of CCO  
Section: 2-9-106

Address: 4503 3rd Street  
Cir. W. 465, Bradenton



Most Recent Photos as of 9/21/2026

# Case # ENF2607-0300

## Case Summary

- Initial Inspection: 8/3/2026
- Notice of Violation was issued on: 8/3/2026
- There have been 4 reinspection's completed for this property.
- I have spoken to Patricia who works in the office several times about the conditions of the property.



# Case # ENF2607-0300

## Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 8/31/2026 and on the first floor of the Administration Building on 9/2/2026.



# Recommended Action

- All roofs, flashing, soffits and facias shall be sound, weathertight and not have defects that admit rain. Repair and maintain the property.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$100 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 # ENF2607-0300

## Evidence Submittal

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



# Case # ENF2607-0300

## 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. ENF2607-0300

vs.

Burgundy Unit Two Condominium CB 9 PG 181-186

Respondent.

**COMPLIANCE ORDER**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 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) **Burgundy Unit Two Condominium CB 9 PG 181-186**

Whose mailing address is/are: 46th Ave Ter W., Bradenton FL 34207

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

**4503 3rd St Cir W. 465, Bradenton FL 34207**

Identified in the Manatee County Property Appraiser's records as PIN **5347516352**

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 building has rotting soffit and fascia.

4. The Notice of Violation states that the violation must be corrected on or before August 17, 2026
5. As of September 23, 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 2-9-106**  
in that the respondent(s) has/have **Structural Standards**

The building has rotting soffit and fascia.

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:

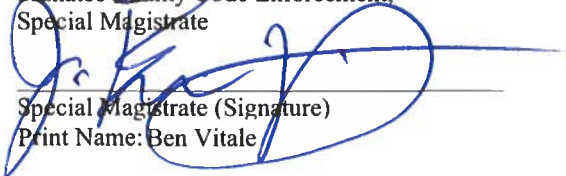
1. THAT the Respondent(s) correct(s) the aforesaid violation. **All roofs, flashing, soffits and facias shall be sound, weathertight and not have defects that admit rain. Repair and maintain the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

ENF2607-0300

2. THAT in the event the aforesaid violation is not corrected **on or before October 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.
3. If the required corrective action is not taken as ordered **on or before October 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 23 of September 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 September 23, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 23 of September 2026**
- ☐ **By US Mail on this 23 of September 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.