

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Pennymac Loan Services LLC
P.O. Box 30597
Los Angeles, CA 90030

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2511-0338, CE2603-0379
CE2603-0380

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, April 22nd** 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: March 31, 2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Jami Campbell*
Signature of Code Enforcement Officer

Signature of Respondent/Representative

Tami Campbell
Code Enforcement Officer - Print Name

Respondent/Representative Printed 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 Public Safety
 Code Enforcement Division
 2101 47th Terrace East
 Bradenton, FL 34203
 Phone: (941) 748-2071
 www.mymanatee.org

Notice of Violation

Case #: CE2511-0338

Date Issued: 11/13/2025

Time Issued: 1:34 pm

Violator(s):	Phone Number:	Relationship:
Pennymac Loan Services LLC P.O. Box 30597 Los Angeles CA 90030 US	N/A	Owner
CT Corporation System 1200 S Pine Island Rd Plantation FL 33324 US	N/A	Agent

Location of Violation: 2804 61ST ST E

City: PALMETTO

State: FL

Zip Code: 34221

Parcel ID#: 6896000050000-3660306235

Description of Violation

Cite CCO section 2-9-105 Property Maintenance Standards

Violation Description - There is outdoor storage on property.

Corrective Action - Limit outdoor storage to no more than 200 sq ft, located to rear of property and screened from view on all four sides, OR remove the outdoor storage from the property.

Correct on or before: 12/01/2025

Officer's Signature: Tami Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted/Mailed **Date:** 11-13-25

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: Tami Campbell
Date: 4/22/2026



Case # CE2511-0338

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Pennymac Loan Services LLC
- Violation address: 2804 61st St. E., Palmetto, FL 34221
- PID: 689600005
- Zoning: RDD-4.5 (Residential Duplex District)



Property Record Card

Parcel ID: 689600005
Ownership: PENNYMAC LOAN SERVICES LLC
Owner Type: CORPORATION
Mailing Address: PENNYMAC LOAN SERVICES LLC, P O BOX 30597, LOS ANGELES CA 90030

Situs Address: 2804 61ST ST E, PALMETTO, FL 34221-9407
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 31-33S-18E
Neighborhood: 1300; RUBONIA/GILLETTE
Subdivision: 0688400; PALM VIEW HEIGHTS; LOT 12; PB 11/87

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 3CN3

FEMA Value: \$371,104 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.6405 Acres or 27,900 Square Feet
Building Area: 2,595 SqFt Under Roof / 2,220 SqFt Living or Business Area / 2,595 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: SE corner of Palm View Rd (61st St E) and 28th Ave E. Palmetto



Case # CE2511-0338

Violation and Description

- Violation: County Code of Ordinances Section 2-9-105
– Property Maintenance Standards
- Violation Description: There is a large amount of outdoor storage on the property



Case # CE2511-0338

Copy of the Code

2-9-105 – Property Maintenance Standards

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.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 2804 61st
St. E, Palmetto



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 2804 61st St.
E, Palmetto



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 2804 61st St.
E, Palmetto



Case # CE2511-0338

Case Summary

- Initial Inspection: 11/13/2025
- Notice of Violation was issued on: 11/13/2025
- There have been 6 reinspection's completed for this property.
- I spoke with the property representative multiple times, and they are in the process of evicting tenants.



Case # CE2511-0338

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property and on the first floor of the Administration Building on March 31, 2026



Recommended Action

- Recommended Action: Limit Outdoor storage to no more than 200 square feet, located to the rear of the property and screened from view on all four sides, or remove the outdoor storage from the property.
- Recommended compliance date is 5/22/2026
- 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 # CE2511-0338

Evidence Submittal

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



Case # CE2511-0338

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. CE2511-0338

vs.

Pennymac Loan Services LLC,
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on April 22, 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), **Pennymac Loan Services LLC**, whose mailing address is PO Box 30597, Los Angeles, CA 90030 are the owner(s) or person(s) in charge of the property located at **2804 61st St E., Palmetto FL 34221**, and identified in the Manatee County Property Appraiser's records as **PIN 689600005**.
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 Property Maintenance Standards**- There is outdoor storage on the property.
4. The Notice of Violation states that the violation must be corrected on or before December 1, 2025.
5. As of April 22, 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 2-9-105** in that the respondent(s) has/have outdoor storage on the property. 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. **Limit outdoor storage to no more than 200 sq ft, located to rear of property and screened from view on all four sides, OR remove the outdoor storage from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before May 22, 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

CE2511-0338

3. If the required corrective action is not taken as ordered **on or before May 22, 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 22nd day of April 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 April 22, 2026 and has been furnished to the Respondent (s),

- Personally, on this 22nd day of April 2026
 By US Mail on this 22nd day of April 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,
vs.

CASE NO. CE2511-0338

Pennymac Loan Services LLC,
Respondent.

ORDER GRANTING EXTENSION OF TIME

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 **GRANTING** the Respondent's request to extend compliance date set forth in the Compliance Order issued in this matter.

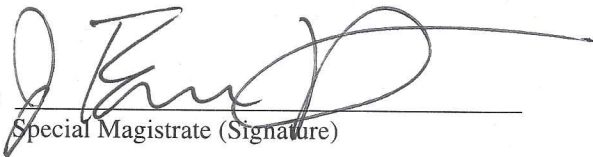
Respondent is in violation of **Section 2-9-105 of the Manatee County Code of Ordinances**, in that **there is outdoor storage on the property.**

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and the Manatee County Code of Ordinances, it is hereby ORDERED:

1. THAT the Respondent correct the aforesaid violation by **Limiting outdoor storage to no more than 200 sq ft, located to rear of property and screened from view on all four sides, OR remove the outdoor storage from the property.**
2. THAT in the event that the aforesaid violation is not corrected on or before **June 25, 2026** a fine of **\$50.00 per day** shall be imposed against the Respondent for each day each violation has continued past the compliance date ordered. These fines shall continue to accrue until Respondent comes into compliance with this Order.
3. If the required corrective actions are not taken as ordered on or before **June 25, 2026** a certified copy of this Order shall be recorded in the public records of Manatee County, Florida, and shall thereafter constitute a lien against the above-described property and upon any other real or personal property owned by Respondent 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 27th day of May 2026.

By:



Special Magistrate (Signature)

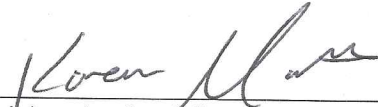
Manatee County Code Enforcement Special Magistrate
Print Name: Ben Vitale

CE2511-0338

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 27th day of May 2026.
 By US Mail on this 27th day of May 2026.

By: 
Administrative Specialist (Signature)

Manatee County Code Enforcement
Administrative Specialist

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.

MANATEE COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION OF PUBLIC SAFETY

MANATEE COUNTY
Petitioner,

FILE NUMBER: CE2511-0338

VS

PennyMac Loan Services LLC
Respondent

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA,
COUNTY OF MANATEE

BEFORE ME, the undersign authority, personally appeared Tami Campbell, Code Enforcement Officer for Manatee County, who after being duly sworn, deposes and says:

1. THAT, on April 22, 2026 the Manatee County Code Enforcement Special Magistrate held a public hearing and issued its Order in the above-styled matter.
2. THAT, pursuant to said Order, Respondent was to have taken corrective action on or before June 25, 2026.
3. THAT, a re-inspection of the property located at 2804 61st St E Palmetto was performed on June 26, 2026.
4. THAT, the re-inspection revealed the corrective action ordered by the Manatee County Code Enforcement Special Magistrate has not been taken and the property remains in violation of Section 2-9-105 of the Manatee County **Code of Ordinances** Land Development Code. The fines are to commence, as ordered by the Special Magistrate.

FURTHER AFFIANT SAYETH NOT, DATED THIS 26th DAY OF June, 2026.

Tami Campbell
Printed Name of Code Enforcement Officer

Jami Campbell
Signature of Code Enforcement Officer

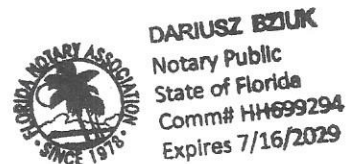
The foregoing instrument was acknowledged before me on this 26 day of June, 2026

by Tami Campbell, who is **Personally known to me** Has provided the

following identification: _____ Expiration Date: _____, by means of **Physical presence** **Online notarization**, and who did / did not take an oath.

Signature of Notary Public [Signature]

Notary Public Stamp



CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

MANATEE COUNTY, FLORIDA,
Complainant,

CASE NO. CE2511-0338

vs.

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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. **Limit outdoor storage to no more than 200 sq ft, located to rear of property and screened from view on all four sides, OR remove the outdoor storage from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before May 22, 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

CE2511-0338

- 3. If the required corrective action is not taken as ordered **on or before May 22, 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 22nd day of April 2026.

Manatee County Code Enforcement,
Special Magistrate



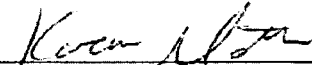
Special Magistrate (Signature)
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

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- Personally, on this 22nd day of April 2026
- By US Mail on this 22nd day of April 2026

Code Enforcement Administrative Specialist
Manatee County

By: 

Administrative Specialist (Signature)
Print Name: Karen Mata

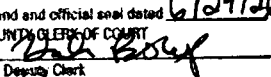
Code Enforcement Division
PO Box 1000
Bradenton, FL 34206

Attention: It is your responsibility to notify Code Enforcement at **941-748-2071** to verify that the violation has been brought into compliance

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the document on file in my office.

<input checked="" type="checkbox"/> No redactions	<input type="checkbox"/> Padded pursuant to law
<input checked="" type="checkbox"/> Full Document	<input type="checkbox"/> Page _____ of _____
<input checked="" type="checkbox"/> Not LDA	<input type="checkbox"/> Letter of Administration is in full force and effect



Witness my hand and official seal dated 6/29/26
MANATEE COUNTY CLERK OF COURT
By: 
Deputy Clerk

