

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Darla Ashe
3507 40th St E
Palmetto, FL 34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0679
CE2512-0291

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, July 22nd, 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: June 29th, 2026

Posted at property/mailed
Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Tami Campbell*
Signature of Code Enforcement Officer

Tami Campbell
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: 06/02/2026

Case #: CE2601-0679

Time Issued: 2:09 pm

Violator(s):	Phone Number:	Relationship:
John Edwards 3507 40th St E Palmetto FL 34221 US	N/A	Tenant
Darla Ashe 3507 40th St E Palmetto FL 34221 US	N/A	Owner

Location of Violation: 3507 40TH ST E

City: PALMETTO

State: FL

Zip Code: 34221

Parcel ID#: 7518100030000-3018963410

Description of Violation

Cite Manatee County Code of Ordinances Section 2-9-105 Outdoor Storage

Violation Details: There is outdoor storage on the property that is not screened from view. There is wood, metal, auto parts, and other misc. items in the front of the property.

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.

Correct on or before: 06/16/2026

Officer's Signature:

Tami Campbell

Officer's Name Printed:

Tami Campbell

Officer's Phone Number:

(941) 737-2356

Received by:

John Edwards

Date:

Print Name:

IF THE VIOLATION(S) IS/ARE NOT CORRECTED, THE CODE ENFORCEMENT DIVISION/OFFICER MAY INSTITUTE FURTHER ACTION BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OR MAY ISSUE A CITATION. IF YOU WISH TO DISCUSS THIS NOTICE OR SCHEDULE A RE-INSPECTION OF THE LOCATION, 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: 7/22/2026



Case # CE2601-0679

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Darla Ashe
- Violation address: 3507 40th St. E., Palmetto, FL 34221
- PID: 751810003
- Zoning: RSF-4.5



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on July 14, 2026

Parcel ID: 751810003
Ownership: ASHE, DARLA
Owner Type: INDIVIDUAL
Mailing Address: ASHE, DARLA, 3507 40TH ST E, PALMETTO FL 34221

Situs Address: 3507 40TH ST E, PALMETTO, FL 34221-6312
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 05-34S-18E
Neighborhood: 1200; BECK ESTATES, MENDOZA ROAD AREA
Subdivision: 0748000; ONAHOM FARMS; LOT 7;; BLOCK 31; PB 6/81

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4CS0

FEMA Value: \$138,851 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2066 Acres or 9,000 Square Feet
Building Area: 912 SqFt Under Roof / 912 SqFt Living or Business Area / 912 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

**General Location: 40th ST E. and
Ellenton Gillette Rd. Palmetto**



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Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances
- Violation Description: There is outdoor storage on the property that is not screened from view.



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Copy of the Code

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



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 3507 40th St.
E., Palmetto



Outdoor storage in front of home June 2026

Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 3507 40th St.
E., Palmetto



Outdoor storage in front of home June 2026

Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 3507 40th St.
E., Palmetto



Outdoor storage in front of home July 20th, 2026

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 3507 40th St.
E., Palmetto



Outdoor storage in front of home July 20th, 2026

Case # CE2601-0679

Case Summary

- Initial Inspection: 01/26/2026
- Notice of Violation was issued on: 01/26/2026
- There have been eight reinspection's completed for this property.
- I have spoken with the tenant, who is also the owner's brother, many times. He always says he is working on it. I have not spoken with the owner.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 06/29/2026 and on the first floor of the Administration Building on 06/29/2026.



Recommended Action

- All outdoor storage is to be stored at the rear of the property, screened from view on all four sides and not to exceed 200 sq ft. Items may also be removed from the property.
- Recommended compliance date is 8/21/2026.
- 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.



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Evidence Submittal

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



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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. CE2601-0679

vs.
Darla Ashe

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 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 as follows:

FINDINGS OF FACT

1. Respondent(s) **Darla Ashe**

Whose mailing address is/are: 3507 40th St. E., Palmetto FL 34221

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

3507 40th St E., Palmetto FL 34221

Identified in the Manatee County Property Appraiser's records as PIN **751810003**

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.

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

5. As of July 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 **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.

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 by **Items stored outdoors shall be located to the rear of 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

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2. THAT in the event the aforesaid violation is not corrected **on or before August 21, 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 August 21, 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 22 of July 2026

Manatee County Code Enforcement,
Special Magistrate

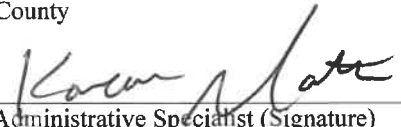

Special Magistrate (Signature)
Print Name: Ben Vitale

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on July 22, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 22 of July 2026
- ☒ By US Mail on this 22 of July 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.