

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Michelle M. Darling
708 68th Ave Dr W
Bradenton, FL 34207
PID6532600506

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2601-0195

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, 07/22/2026** 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: 07/02/2026

Refused to sign
Signature of Respondent/Representative

Michelle M. Darling

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

David Saldivar

Code Enforcement Officer - Print Name

Development Services Department
Code Enforcement Division
P.O Box 1000
Bradenton, FL 34206

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

Date Issued: 01/26/2026

Case #: CE2601-0195

Time Issued: 11:00 am

Violator(s): Michelle M. Darling 708 68th Ave Dr W. BRADENTON FL 34207 US	Phone Number: (941) 705-6985	Relationship: Home Owner
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Location of Violation: 708 68TH AVENUE DR W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 6532600506000-3822123257

Description of Violation

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

Violations Details: Outdoor storage in the driveway and front yard of this property. The outdoor storage includes but not limited to: items under blue tarp, pavers, and other miscellaneous items.

Corrective Action: Items stored outdoors shall be located to the rear of the residence, should be screened from view from all four sides and shall not occupy more than 200 sq ft. Items may also be removed from the property.

Correct on or before: 2/9/2026

Officer's Signature:

Officer's Name Printed: David Saldivar

Officer's Phone Number: (941) 920-7187

Received

Date: 01/26/2026

Print Name:

Posted at Property

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: Cory Hayden
Date: 07/22/2026



Case # CE2601-0195

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Michelle M. Darling
- Violation address: 708 68th Avenue Dr. W., Bradenton, FL 34207
- PID: 6532600506
- Zoning: SFR - Single Family Residential



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on January 26, 2025

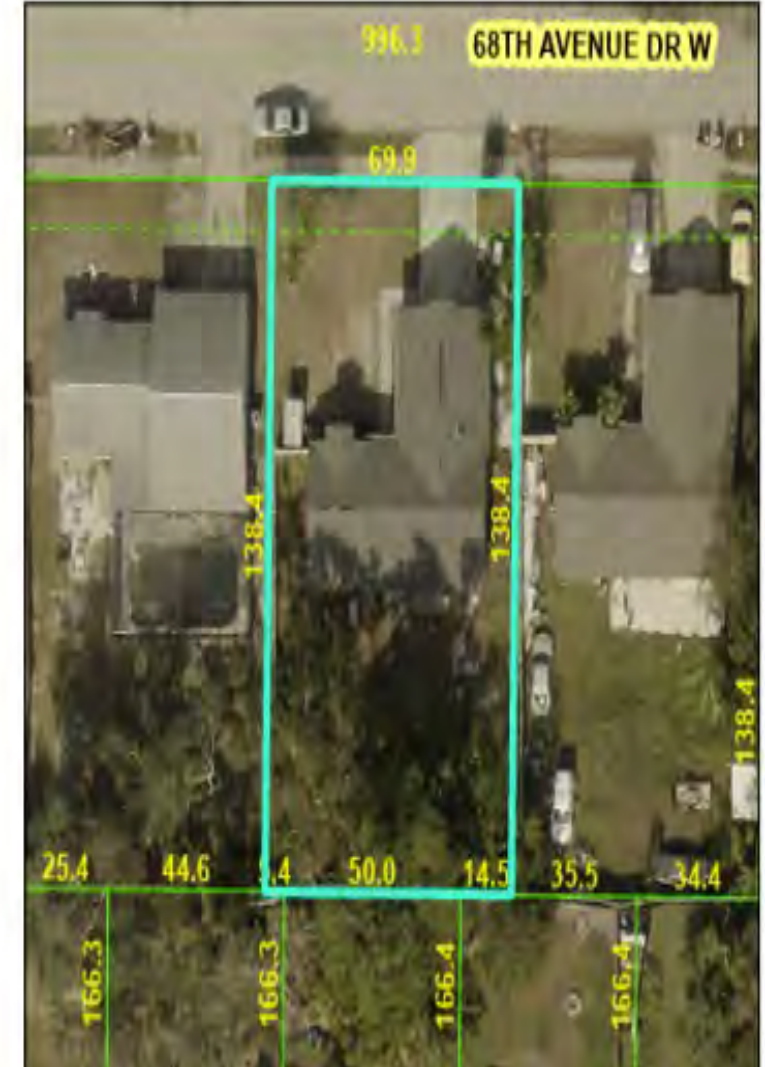
Parcel ID: 6532600506
Ownership: DARLING, MICHELLE M
Owner Type: INDIVIDUAL
Mailing Address: DARLING, MICHELLE M, 708 68TH AVENUE DR W,
BRADENTON FL 34207-6100

Situs Address: 708 68TH AVENUE DR W, BRADENTON, FL 34207-6100
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 23-35S-17E
Neighborhood: 3350; PATRISON, PENN PARK ET AL
Subdivision: 6532600; WHITEHALL ESTATES; LOT 9; PB 24/135

Parcel Type: REAL PROPERTY
Parcel Created: 12/19/1988
Map Number: 5BS2

FEMA Value: \$257,414 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2220 Acres or 9,670 Square Feet
Building Area: 1,864 SqFt Under Roof / 1,290 SqFt Living or Business
Area / 1,864 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: Just east of US41.



Case # CE2601-0195

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Outdoor Storage
- Violation Description: Outdoor storage in the driveway and front yard of this property. The outdoor storage includes but not limited to items under blue tarp, pavers and other miscellaneous items.



Case # CE2601-0195

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.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 708 68th
Avenue Dr. W.,
Bradenton



Picture depicts the front of the house with the outdoor storage in the driveway and front yard.



Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 708 68th
Avenue Dr. W.,
Bradenton



Picture depicts the items under the tarp and pavers in the driveway.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 708 68th
Avenue Dr. W.,
Bradenton



Picture depicts the front yard with the outdoor storage.



Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 708 68th
Avenue Dr. W.,
Bradenton



Picture depicts the outdoor storage in the front of the house.



Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 708 68th
Avenue Dr. W.,
Bradenton



Picture depicts the outdoor storage by the front door.



Case # CE2601-0195

Case Summary

- Initial Inspection: 01/08/2026
- Notice of Violation was issued on: 01/26/2026
- There have been 12 reinspection's completed for this property.
- I have spoken to the property owner on numerous occasions including NTA court where she was found guilty and fined. She has stated that she is attempting to come into compliance.



Case # CE2601-0195

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 07/02/2026 and on the first floor of the Administration Building on 07/02/2026.



Recommended Action

- Items stored outdoors shall be located to the rear of the residence, should be screened from view from all 4 sides and shall not occupy more than 200sq ft. Items may also be removed from the property.
- Recommended compliance date is 08/21/2026
- 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.



Case # CE2601-0195

Evidence Submittal

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



Case # CE2601-0195

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. CE2601-0195

vs.

Michelle M. Darling

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) **Michelle M. Darling**

Whose mailing address is/are: 708 68th Ave. Dr. W., Bradenton FL 34207

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

708 68th Ave. Dr. W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **65326005060**

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**
Outdoor storage in the driveway and front yard of this property. The outdoor storage includes but not limited to: items under blue tarp, pavers, and other miscellaneous items.
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**
Outdoor storage in the driveway and front yard of this property. The outdoor storage includes but not limited to: items under blue tarp, pavers, and other 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:

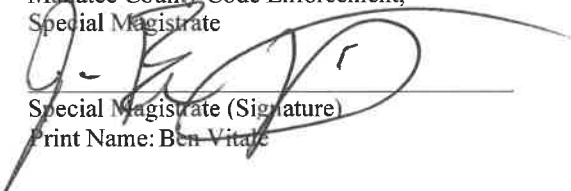
1. THAT the Respondent(s) correct(s) the aforesaid violation by **Items stored outdoors shall be located to the rear of the residence, should be screened from view from all four sides and shall not occupy more than 200 sq ft. Items may also be removed from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2601-0195

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.