

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: 33rd Street East Manatee LLC  
7405 28th St Ct E  
Sarasota FL 34243

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2602-0552  
CE2603-0841

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, May 27th 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: 4/28/2026

*posted to property*  
*Signature of Respondent/Representative*

\_\_\_\_\_  
Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By: *Cory Hayden*  
*Signature of Code Enforcement Officer*

**Cory Hayden**  
Code Enforcement Officer - Print Name

Public Safety 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 Development Services Department  
 Code Enforcement Division  
 P.O. Box 1000  
 Bradenton, FL 34206  
 Phone: (941) 748-2071  
 www.mymanatee.org

**Notice of Violation**

Date Issued: 03/23/2026

Case #: CE2602-0552

Time Issued: 8:00 am

Violator(s):	Phone Number:	Relationship:
33RD STREET EAST MANATEE, LLC 7405 28th St Ct E Sarasota FL 34243 US	N/A	Owner
Derin Parks Esq 1023 Manatee Ave W Bradenton FL 34205 US	N/A	Agent

Location of Violation: 7419 28TH STREET CT E  
 City: SARASOTA State: FL Zip Code: 34243  
 Parcel ID#: 1959500059000-0036099475

**Description of Violation**

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 are tree debris, fence material and other miscellaneous items being stored on 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: 04/06/2026

Officer's Signature: Cory Hayden

Officer's Name Printed: Cory Hayden

Officer's Phone Number: (941) 718-2691

Received: posted to property Date: 3/23/2026

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.

# Manatee County Special Magistrate

**Officer: Cory Hayden**  
**Date: 5/27/2026**



# Case # CE2602-0552

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: 33<sup>rd</sup> Street East Manatee LLC
- Violation address: 7419 28<sup>th</sup> Street Ct. E., Sarasota, FL 34243
- PID: 1959500059
- Zoning: A-1





MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

[Home](#) [Meet Charlie](#) [Property Search](#) [E-File](#) [Exemptions/Classifications](#) [Forms/Requests](#)

[Property Card](#)

[Trim Notice](#)

[Tax Bill](#)

**Parcel ID:** [1959500059](#)

**Ownership:** 33RD STREET EAST MANATEE LLC

**Owner Type:** CORPORATION

**Mailing Address:** 33RD STREET EAST MANATEE LLC, 7405 28TH STREET CT E, SARASOTA FL 34243

**Situs Address:** [7415 28TH STREET CT E, SARASOTA, FL 34243-3350](#)

**Jurisdiction:** [UNINCORPORATED MANATEE COUNTY](#)

**Tax District:** 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT

**Sec/Twp/Rge:** 29-35S-18E

**Neighborhood:** 3490; 15TH ST E, TALLEVAST, PROSPECT

**Short Description:** A TRACT OF LAND LYING WITHIN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY, FL MORE PARTICULARLY DESC AS FOLLOWS: COM AT A PT NW COR OF UNIVERSITY VILLAGE PB 59 PG 38, A SUBDIV IN [\[Full Description\]](#)

**FEMA Value:** \$85,481 as of January 1, 2025

**Zoning/Flood Info:** [View this parcel on Manatee County's website](#)

**Land Use:** 0801; TWO OR MORE HOUSES

**Land Size:** 3.5480 Acres or 154,551 Square Feet

**Building Area:** 3,199 SqFt Under Roof / 2,324 SqFt Living or Business Area / 3,199 SqFt Residential Impervious Area

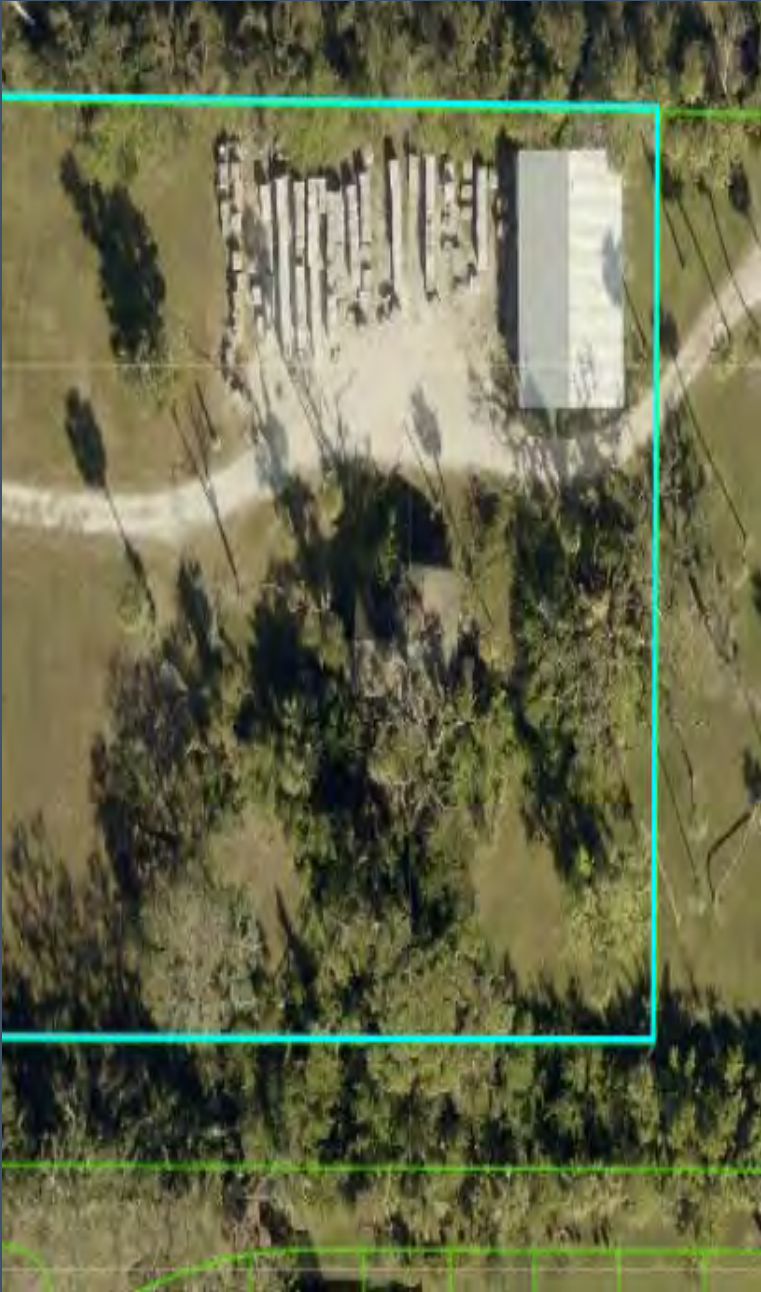
**Living Units:** 2



# Property Record Card

# Site Location

General Location: 28<sup>th</sup> street Ct E and  
Tournament Blvd



# Case # CE2602-0552

## Violation and Description

- Violation: Section 2-9-105 Outdoor Storage
- Violation Description: There is outdoor storage on the property that is not screened from view. There are tree debris, fence material and other miscellaneous items being stored on the property.



# Case # CE2602-0552

## Copy of the Code

- Section 2-9-105
- 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: 7419 28<sup>th</sup> St.  
Ct. E., Sarasota



View from the street



## Exhibit 2

Violation of CCO  
Section: 2-9-105

Address: 7419 28<sup>th</sup> St.  
Ct. E., Sarasota



View from the street



# Exhibit 3

Violation of CCO  
Section: 2-9-105

Address: 7419 28<sup>th</sup> St.  
Ct. E., Sarasota



View from the street



## Exhibit 4

Violation of CCO  
Section: 2-9-105

Address: 7419 28<sup>th</sup> St.  
Ct. E., Sarasota



View from the front street



# Case # CE2602-0552

## Case Summary

- Initial Inspection: 2/23/2026
- Notice of Violation was issued on: 3/20/2026
- There have been 6 reinspection's completed for this property.
- I have had no contact with the owner. I spoke with the owner's attorney Grimes and Galvano a couple of times.



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## Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted to the property and posted on the first floor of the Administration Building on 4/28/2026.



# Recommended 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.
- Recommended compliance date is 6/26/2026
- 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 # CE2602-0552

## Evidence Submittal

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



# Case # CE2602-0552

## 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. CE2602-0552

vs.

33<sup>rd</sup> Street East Manatee LLC,  
Respondent.

COMPLIANCE ORDER

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 of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **33<sup>rd</sup> Street East Manatee LLC**, whose mailing address is 7405 28<sup>th</sup> St Ct E., Sarasota FL 34243 are the owner(s) or person(s) in charge of the property located at **7419 28<sup>th</sup> St. Ct. E., Sarasota FL 34243**, and identified in the Manatee County Property Appraiser's records as **PIN 1959500059**.
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. There are tree debris, fence material and other miscellaneous items being stored on the property.
4. The Notice of Violation states that the violation must be corrected on or before April 6, 2026.
5. As of May 27, 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 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. **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.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE2602-0552

3. If the required corrective action is not taken as ordered **on or before June 26, 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 27 day of May 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 May 27, 2026 and has been furnished to the Respondent (s),

- Personally, on this 27 day of May 2026.  
 By US Mail on this 27 day of May 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.