

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Paul A & Lorrie Ann Schultz
45th St E Lot 185
Bradenton FL 34203

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2603-0010

To Whom It May Concern:

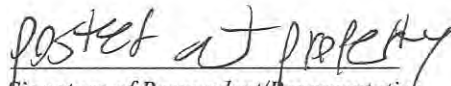
In accordance with Chapter 2-7 of the County Code of Ordinances and Chapter 162 of the Florida Statutes, a Code Enforcement Special Magistrate has the authority to conduct hearings and impose fines for violations of County Codes and Ordinances.

NOTICE is hereby given that a hearing will be held on **Wednesday, August 26th 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.

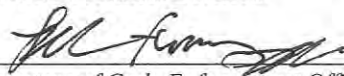
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 8/7/2026


Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

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

Notice of Violation

Date Issued: 03/02/2026

Case #: CE2603-0010

Time Issued: 10:33 am

Violator(s):	Phone Number:	Relationship:
Paul A Schultz 5707 45th St E Lot 185 Bradenton FL 34203 US	N/A	Home Owner
Lorrie Ann Schultz 5216 45th St E Bradenton FL 34203 US	N/A	Home Owner

Location of Violation: 5216 23RD ST W

City: BRADENTON

State: FL

Zip Code: 34207

Parcel ID#: 5331400001000-1604136768

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. The outdoor storage consists of but is not limited to a washing machine, a fan, a cooler, buckets and other miscellaneous items.

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: 03/16/2026

Officer's Signature:

Officer's Name Printed: Jake Fumagalli

Officer's Phone Number: (941) 713-7393

Received

posted at property

Date:

3/2/2026

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.

USPS CERTIFIED MAIL

Paola Sepulveda Moreno 209
MANATEE, COUNTY OF
P.O. Box 1000
BRADENTON, FL 34205-1000



9414 8149 0316 5966 3045 31

NOV CE2603-0010 & CE2602-0414
Paul A Schultz & Lorrie Ann Schultz
5707 45TH ST E
LOT 185
BRADENTON, FL 34203-6512

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Jake Fumagalli
Date: 08/26/2026



Case # CE2603-0010

- Jake Fumagalli, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Paul & Lorrie Ann Schultz
- Violation address: 5216 23rd St W., Bradenton, FL 34207
- PID: 5331400001
- Zoning: RDD-6 (Residential duplex district)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 11, 2026

Parcel ID: 5331400001
Ownership: SCHULTZ, PAUL A; SCHULTZ, LORRIE ANN
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: SCHULTZ, PAUL A, SCHULTZ, LORRIE ANN, 5707 45TH ST E LOT 185, BRADENTON FL 34203-5533

Situs Address: 5216 23RD ST W, BRADENTON, FL 34207-2318
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 10-35S-17E
Neighborhood: 2855; HOLIDAY HEIGHTS ET AL
Subdivision: 5329900; GARRETT; LOT 10; PB 8/39

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5B10

FEMA Value: \$147,209 as of January 1, 2026
Land Use: 0800; DUPLEX
Land Size: 0.6920 Acres or 30,144 Square Feet
Building Area: 1,826 SqFt Under Roof / 1,646 SqFt Living or Business Area / 1,826 SqFt Residential Impervious Area
Living Units: 2

Residential Bldgs: 1



DESCRIPTION

S1/2 OF LOTS 10 & 11 GARRETT SUB PI#53314.0000/1

2026 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	59,500	59,500	59,500	
Improvement Value:	125,298	125,298	125,298	

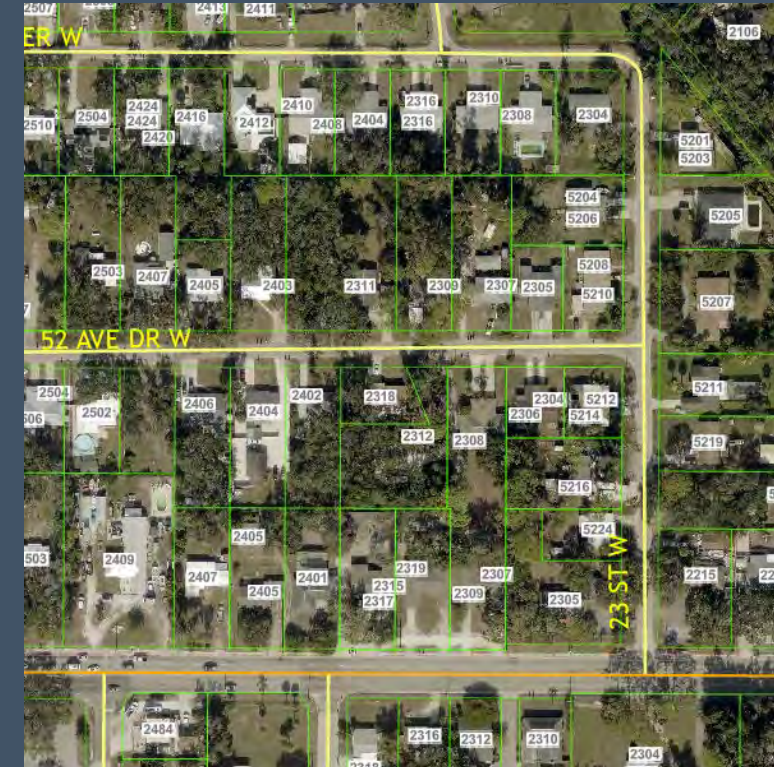
2026 SPECIAL ASSESSMENTS

Description	Amount
FD02 CEDAR HAMMOCK FIRE CONTROL DISTRICT	630.74

PROPERTY APPRAISER'S NOTES

Site Location

General Location: Off 53rd St W



Case #CE2603-0010

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Outdoor Storage
- Violation Description: There is outdoor storage on the property that is not screened from view. The outdoor storage consists of but is not limited to a washing machine, a fan, a cooler, buckets and other miscellaneous items



Case #CE2603-0010

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: 5216 23rd St. W.,
Bradenton



Photo depicts the outdoor storage in the front of the home.



Exhibit 2

Violation of CCO
Section:2-9-105

Address: 5216 23rd St. W.,
Bradenton



Photo depicts the outdoor storage in the front of the home.



Exhibit 3

Violation of CCO
Section:2-9-105

Address: 5216 23rd St. W.,
Bradenton



Photo depicts the outdoor storage in the front of the home.

Case #CE2603-0010

Case Summary

- Initial Inspection: 03/02/2026
- Notice of Violation was issued on: 03/02/2026
- There have been 17 reinspection's completed for this property.
- I have communicated with the respondent, and he told me he was going to pay someone to remove the outdoor storage.



Case #2603-0010

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 08/07/2026 and on the first floor of the Administration Building on 08/07/2026.



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 09/25/2026
- Recommended fine: A fine of \$50 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 #CE2603-0010

Evidence Submittal

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



Case #CE2603-0010

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. CE2603-0010

vs.

Paul A Schultz & Lorrie Ann Schultz,

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on August 26, 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) **Paul A Schultz & Lorrie Ann Schultz,**

Whose mailing address is/are: 5707 45th St E., Lot 185, Bradenton FL 34203

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

5216 23rd St W., Bradenton FL 34207

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

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. The outdoor storage consists of but is not limited to a washing machine, a fan, a cooler, buckets and other miscellaneous items.

4. The Notice of Violation states that the violation must be corrected on or before March 16, 2026

5. As of August 26, 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. The outdoor storage consists of but is not limited to a washing machine, a fan, a cooler, buckets 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. **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.**

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 September 25, 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 September 25, 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 26 of August 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 August 26, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 26 of August 2026
- ☒ By US Mail on this 26 of August 2026

Code Enforcement Administrative Specialist
Manatee County

By: Karen Mata
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.