



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**

**Case #:** CE2603-0863

**Date Issued:** 03/20/2026

**Time Issued:** 2:33 pm

Violator(s):	Phone Number:	Relationship:
Penny Cooper 5324 34th St E Bradenton FL 34203 US	N/A	Owner
Michael Chadwick 5324 34th St E Bradenton FL 34203 US	N/A	Tenant

**Location of Violation:** 5324 34TH ST E  
**City:** BRADENTON **State:** FL **Zip Code:** 34203  
**Parcel ID#:** 1771700000000-3742189514

**Description of Violation**

Manatee County Code of Ordinances Section 2-9-108 Restricted Vehicle.

Violation Details: There are multiple trailers being stored in the front and side yard.

Corrective Action: Move all trailers to the side yard or rear yard not to extend more than five feet past the front most structure or remove the trailers.

**Correct on or before:** 4/3/2026  
**Officer's Signature:** Cory Hayden  
**Officer's Name Printed:** Cory Hayden  
**Officer's Phone Number:** (941) 718-2691  
**Received:** Michael Chadwick **Date:** 3/20/2026  
**Print Name:** Michael Chadwick son

**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.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: Penny Cooper  
5324 34th St E  
Bradenton, FL 34203

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2603-0864  
CE2603-0863

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, June 24th, 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: 6-4-2026

  
\_\_\_\_\_  
*Signature of Respondent/Representative*

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

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By:   
*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 Special Magistrate

**Officer: Cory Hayden**  
**Date: 6/24/2026**



# Case # CE2603-0863

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Penny Cooper
- Violation address: 5324 34<sup>th</sup> St. E., Bradenton, FL 34203
- PID: 1771700000
- Zoning: RSF -4.5 Single Family Residential





MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

## Property Record Card

Created at: <https://www.manateepao.gov> on June 16, 2026

Parcel ID: 1771700000  
 Ownership: COOPER, PENNY E  
 Owner Type: ESTATE OF  
 Mailing Address: COOPER, PENNY E, 5324 34TH ST E, BRADENTON FL 34203-5202

Situs Address: 5324 34TH ST E, BRADENTON, FL 34203-5202  
 Jurisdiction: UNINCORPORATED MANATEE COUNTY  
 Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT  
 Sec/Twp/Rge: 17-35S-18E  
 Neighborhood: 3455; 33RD ST E BEFORE CASCADES  
 Subdivision: 1770500; SANDRA ACRES; LOT 13; PB 8/107

Parcel Type: REAL PROPERTY  
 Parcel Created: 09/05/1987  
 Map Number: 5CN1

FEMA Value: \$296,696 as of January 1, 2025  
 Land Use: 0100; SINGLE FAMILY RESIDENTIAL  
 Land Size: 0.4706 Acres or 20,500 Square Feet  
 Building Area: 1,680 SqFt Under Roof / 1,290 SqFt Living or Business Area / 1,680 SqFt Residential Impervious Area  
 Living Units: 1  
 Residential Bldgs: 1



### DESCRIPTION

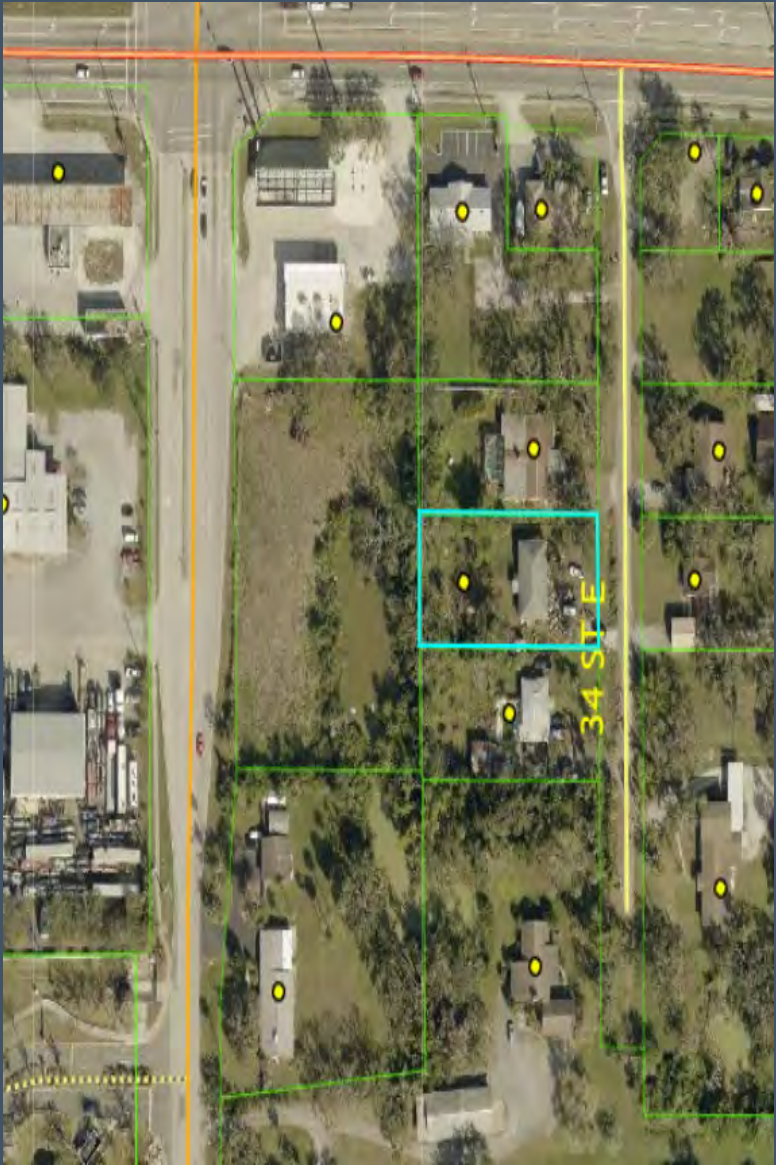
LOT 13 SANDRA ACRES PI#17717.0000/0

# Property Record Card



# Site Location

General Location: Sr 70 E. and 34<sup>th</sup> St. E.



# Case # CE2603-0863

## Violation and Description

- Violation: Section 2-9-108 of the Manatee County Code of Ordinances: Restricted Vehicle
- Violation Description: There are multiple trailers being stored in the front and side yard.



# Case # CE2603-0863

## Copy of the Code

- Section 2-9-108
- Restricted vehicles may be parked in the side yard and rear yard of property with an occupied single-family residence or duplex, provided that the restricted vehicle does not extend more than five (5) feet past the front of the structure and that the restricted vehicle is owned by the property owner or tenant.
- Restricted vehicles may be parked on property with an occupied single-family residence or duplex when such vehicles are unoccupied and stored in a garage, carport, structure or building or at an approved off-street vehicle storage area in compliance with the requirements of the Land Development Code.



# Exhibit 1

Violation of CCO  
Section: 2-9-108

Address: 5324 34<sup>th</sup> St.  
E., Bradenton



View from the street



## Exhibit 2

Violation of CCO  
Section: 2-9-108

Address: 5324 34<sup>th</sup> St.  
E., Bradenton



View from the side of the property



# Exhibit 3

Violation of CCO  
Section: 2-9-108

Address: 5324 34<sup>th</sup> St.  
E., Bradenton



View from the street



# Case # CE2603-0863

## Case Summary

- Initial Inspection: 3/20/2026
- Notice of Violation was issued on 3/20/2026
- There have been 5 reinspection's completed for this property.
- The owner is deceased.



# Case # CE2603-0863

## 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 6/4/2026



# Recommended Action

- Move all trailers to the side yard or rear yard not to extend more than five feet past the front most structure or remove the trailers.
- Recommended compliance date is 7/24/2026
- 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 # CE2603-0863

## Evidence Submittal

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



# Case # CE2603-0863

## 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. CE2603-0863

vs.

Penny Cooper,  
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on June 24, 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), **Penny Cooper**, whose mailing address is 5324 34<sup>th</sup> St. E., Bradenton, FL 34203 are the owner(s) or person(s) in charge of the property located at 5324 34<sup>th</sup> St. E., **Bradenton FL 34203**, and identified in the Manatee County Property Appraiser's records as **PIN 1771700000**.
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 2-9-108 Restricted Vehicle-** There are multiple trailers being stored in the front and side yard.
4. The Notice of Violation states that the violation must be corrected on or before April 3, 2026.
5. As of June 24, 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 2-9-108** in that the respondent(s) has/have multiple trailers being stored in the front and side yard. 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. **Move all trailers to the side yard or rear yard not to extend more than five feet past the front most structure or remove the trailers.**
2. THAT in the event the aforesaid violation is not corrected **on or before July 24, 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

CE2603-0863

3. If the required corrective action is not taken as ordered **on or before July 24, 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 24 day of June 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 June 24, 2026 and has been furnished to the Respondent (s),

- Personally, on this 24 day of June 2026.  
 By US Mail on this 24 day of June 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.