

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Gwen S. Reid
4804 US 41 N.,
Palmetto, FL 34221

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-0186

To Whom It May Concern:

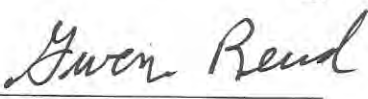
Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, August 26th, 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.

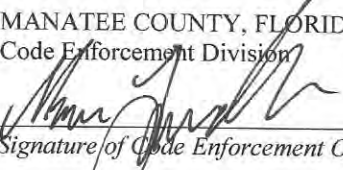
DATE: August 3rd, 2026



Signature of Respondent/Representative

GWEN REID

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division
By: 

Signature of Code Enforcement Officer
Marvin Garrido

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 Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: ENF2606-0186

Date Issued: 06/08/2026

Violator(s):	Relationship:	Address:
Gwen S. Reid	Violator - Owner	409 Hillcrest Dr Bradenton FL,34209
Marc Andrew Bundy	Violator - Tenant	4804 US 41 N Palmetto FL,34221
REID GWEN S BUNDY, MARC ANDREW	Owner	409 HILLCREST DR BRADENTON FL, 34209-1837

Location of Violation(s):

4804 US 41 N

City: PALMETTO
Parcel ID#: 2275100002000-1536849307

State: FL Zip Code: 34221

Description of Violation(s):

(2-9-108) - Inoperable/Improperly Stored Vehicle CCO

2-9-108 Inoperable Vehicle

Violation Details: There is multiple inoperable vehicles on the property.

Corrective Action: The vehicles must be made operable with a valid tag, stored in a completely enclosed garage or structure or removed from the property.

Comply By : 06/22/2026

Status: In Violation-Issue NOV

Inspector: Marvin Garrido

Date Violation Issued: 6/8/2026

Comply By: 06/22/2026

(2-9-105) Property Maintenance (Nuisance) CCO

2-9-105 Trash and Debris

Violation Details: There is trash and debris present on the property. The trash and debris consist of cardboard boxes, tarps, household garbage, and other miscellaneous items

Corrective Action: Remove all trash and debris from the property.

Comply By : 06/22/2026

Status: In Violation-Issue NOV

Inspector: Marvin Garrido

Date Violation Issued: 6/8/2026

Comply By: 06/22/2026



Manatee County Development Services
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(2-9-105) Outdoor Storage (Residential) CCO

2-9-105 Outdoor storage

Violation Details: There is outdoor storage on the property that is not screened from view. The outdoor storage includes, but is not limited to, dishes, containers, bicycle parts, 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.

Comply By : 06/22/2026

Status: In Violation-Issue NOV

Inspector: Marvin Garrido

Date Violation Issued: 6/8/2026

Comply By: 06/22/2026

(1-19-23) Contractor - Weeds, Brush & Debris CCO

1-19-23 Overgrown – Mowing. Clearing Land of Weeds, Brush, and Debris

Violation Details: The property is overgrown.

Corrective Action: The grass must be maintained/mowed at least 200 feet from the house and the grass height maintained below 16".

Comply By : 06/23/2026

Status: In Violation-Issue NOV

Inspector: Marvin Garrido

Date Violation Issued: 6/8/2026

Comply By: 06/23/2026

(2-9-108) Commercial Vehicle CCO

Cite Manatee County Code of Ordinances Section 2-9-108 - Commercial Vehicles.

Violation Details: There are semi-trailers being stored on the residential portion of the property.

Corrective Action: The commercial vehicles need to be moved to the commercial portion of the property or removed from the property.

Comply By : 06/22/2026

Status: In Violation-Issue NOV

Inspector: Marvin Garrido

Date Violation Issued: 6/8/2026

Comply By: 06/22/2026



Manatee County Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Officer's

Signature:

Officer's Name Printed: Marvin Garrido

Officer's Phone Number: (941) 713-5154

Received by:

Posted at Property

Date:

6/6/2026

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.

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

USPS CERTIFIED MAIL



9414 8149 0316 5966 3259 56

NOV ENF2606-0186
GWEN S REID
409 HILLCREST DR
BRADENTON, FL 34209-1837

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Marvin Garrido
Date: 8/26/2026



Case # ENF2606-0186

- Marvin Garrido, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Gwen S. Reid
- Violation address: 4804 US 41 N., Palmetto, FL 34221
- PID: 2275100002
- Zoning: GC, RDD-6 (Single Family Residential)



Property Record Card





MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

HomeMeet CharlieProperty SearchE-FileExemptions/ClassificationsForms/RequestsReports/DataGeneral InfoLinksContact Us

Property CardTrim NoticeTax BillAerial MapOblique ImageryTax Estimator

Parcel ID: 2275100002

Ownership: REID, GWEN S

Owner Type: LIFE ESTATE

Mailing Address: REID, GWEN S, 409 HILLCREST DR, BRADENTON FL 34209-1837

Situs Address: 4804 US 41 N, PALMETTO, FL 34221

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0307, NORTH RIVER FIRE DISTRICT

Sec/Twp/Rge: 01-34S-17E

Neighborhood: 1100; 36/33/17 AND 1/34/17

Subdivision: 2274400; PALMETTO GROVE AND GARDEN CO REPLAT; LOT V001; PB 1/317

Short Description: COM AT THE NW COR OF THE NW1/4 OF THE NE1/4 OF SEC 1; S 00 DEG 42 MIN E, 26.55 FT TO THE EXISTING S R/W LN OF EXPERIMENTAL FARM RD; S 87 DEG 39 MIN E, ALG S BDRY OF SD [Full Description]

FEMA Value: \$380,702 as of January 1, 2026

Zoning/Flood Info: View this parcel on Manatee County's website

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 3.4810 Acres or 151,632 Square Feet

Building Area: 4,568 SqFt Under Roof / 2,953 SqFt Living or Business Area / 4,568 SqFt Residential Impervious Area

Living Units: 1

SalesExemptionsBusinessesAddressesInspections

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price	Grantee
04/03/2019	2785 / 5056	QC	I	11	10	REID, GWEN S
10/05/1995	1470 / 2931	DE	I	01	185,000	REID, GWEN S

2 mi

12/20/2025-02/24/2026

Site Location

General Location: The property is located approximately 38.6 feet east of US 41 N and 50 feet south of 49th Street E.



Case # ENF2606-0186

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Outdoor Storage
- There is outdoor storage on the property that is not screened from view. The outdoor storage includes, but is not limited to, dishes, containers, bicycle parts, and other miscellaneous items.



Case # ENF2606-0186

Copy of the Code

2-9-105

NOTIFICATIONS SIGN IN HELP

Select Language

COMMUNITY IM... / ARTICLE VI. - PROPERTY MAINT... / Sec. 2-9-105. - Property mainte...

SHOW CHANGES Q MORE

(c) All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be in neglect. Overgrowth, 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.

(g) All driveway connections shall be maintained by the owner or owners of the property which said driveway connections serve.

(h) All trees and shrubs shall be maintained such as not to impede pedestrian or vehicular traffic. Trees shall be pruned to provide a minimum of eight (8) feet vertical clearance over sidewalks.

(i) All construction sites shall be maintained free of any nuisances. All building materials and loose objects shall be secured in the event of a hurricane, tropical storm or other natural disaster.

(j) All construction job sites shall be kept clean, such that accumulation of construction debris shall not remain on the property for a period of time exceeding fourteen (14) days.

(k) All debris shall be contained in such a manner so as to prevent it from being spread on the property or adjacent property by any means.

(l) It shall be unlawful for any person to allow construction-related materials (including, but not limited to, roof tiles, lumber, scaffolding and debris) to remain loose or otherwise unsecured at a construction site from twenty-four (24) hours after a hurricane watch or tropical storm warning has been issued until the hurricane watch or tropical storm warning has been lifted. All such materials shall be either removed from



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Jun 8, 2026 at 8:36:27 AM
Officer M. Garrido
4804 US 41 N

Photo depicting outdoor storage located in the front of the property.

Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.



Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.



Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.

Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.

Exhibit 6

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.

Exhibit 8

Violation of CCO
Section: 2-9-105

Address: 4804 US 41
N., Palmetto



Photo depicting outdoor storage located in the front of the property.

Case # ENF2606-0186

Case Summary

- Initial Inspection: 6/8/2026
- Notice of Violation was issued on: 6/08/2026
- There have been 4 reinspection's completed for this property.
- I have contacted the tenant, Mark Bundy, on multiple occasions and advised him of the violations. I have also contacted the tenant's mother and property owner, Mrs. Gwen S. Reid, and made her aware of the violations. As of today, no progress has been made toward correcting the violations.



Case # ENF2606-0186

Case Summary Continued

- The Notice of Violation and Notice of Hearing were personally served on 8/03/2026. And posted on the first floor of the Administration Building on 8/03/2026.



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 9/25/2026
- 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 # ENF2606-0186

Evidence Submittal

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



Case # ENF2606-0186

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. ENF2606-0186

vs.

Gwen S. Reid

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) **Gwen S. Reid**

Whose mailing address is/are: 409 Hillcrest Dr., Bradenton, FL 34209

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

4804 US 41 N., Palmetto FL 34221

Identified in the Manatee County Property Appraiser's records as PIN **2275100002**

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 includes, but is not limited to, dishes, containers, bicycle parts, and other miscellaneous items.

4. The Notice of Violation states that the violation must be corrected on or before June 22, 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 includes, but is not limited to, dishes, containers, bicycle parts, 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

ENF2606-0186

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.