

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:

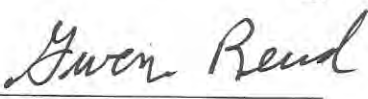
Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

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<br>Bradenton FL,34209       |
| Marc Andrew Bundy                 | Violator - Tenant | 4804 US 41 N<br>Palmetto FL,34221            |
| REID GWEN S<br>BUNDY, MARC ANDREW | Owner             | 409 HILLCREST DR<br>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



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[www.mymanatee.org](http://www.mymanatee.org)

**(2-9-105) Outdoor Storage (Residential) CCO**

2-9-105 Outdoor storage

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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

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

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

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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

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**(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

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Code Enforcement Division  
P.O. Box 1000  
Bradenton, FL 34205  
Phone: (941) 748-2071  
[www.mymanatee.org](http://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

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USPS CERTIFIED MAIL



9414 8149 0316 5966 3259 56

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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 (General Commercial, Residential Duplex)



# 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              | RI                | 11                 | 10         | REID, GWEN S |
| 10/05/1995 | 1470 / 2931            | DE              | RI                | 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 2-9-108 of the Manatee County Code of Ordinance Motor Vehicles.
- Violation Description: There are multiple inoperable vehicles on the property. There are also semi-trailers being stored on the residential portion of the property.



# Case # ENF2606-0186

## Copy of the Code

*(c) Inoperable vehicles.*

*Definition: (28) Inoperable vehicle* means a motor vehicle required by Chapter 316, Florida Statutes, to be registered and intended to operate on public streets, a utility trailer, or a recreational vehicle which cannot be operated or pulled upon public streets for any reason, including but not limited to, failing to properly display a license plate or being untagged, unlicensed, unregistered, wrecked, abandoned, or in a state of disrepair.

(1) Except as otherwise provided in the Land Development Code, no inoperable vehicle shall be parked, kept or stored on any property in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

(2) No inoperable vehicle, including motor vehicle frame, vehicle body or parts shall be parked or stored on any property, public land, right-of-way or easement, except when parked or stored in a completely enclosed garage, structure or building.



# Exhibit 1

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto

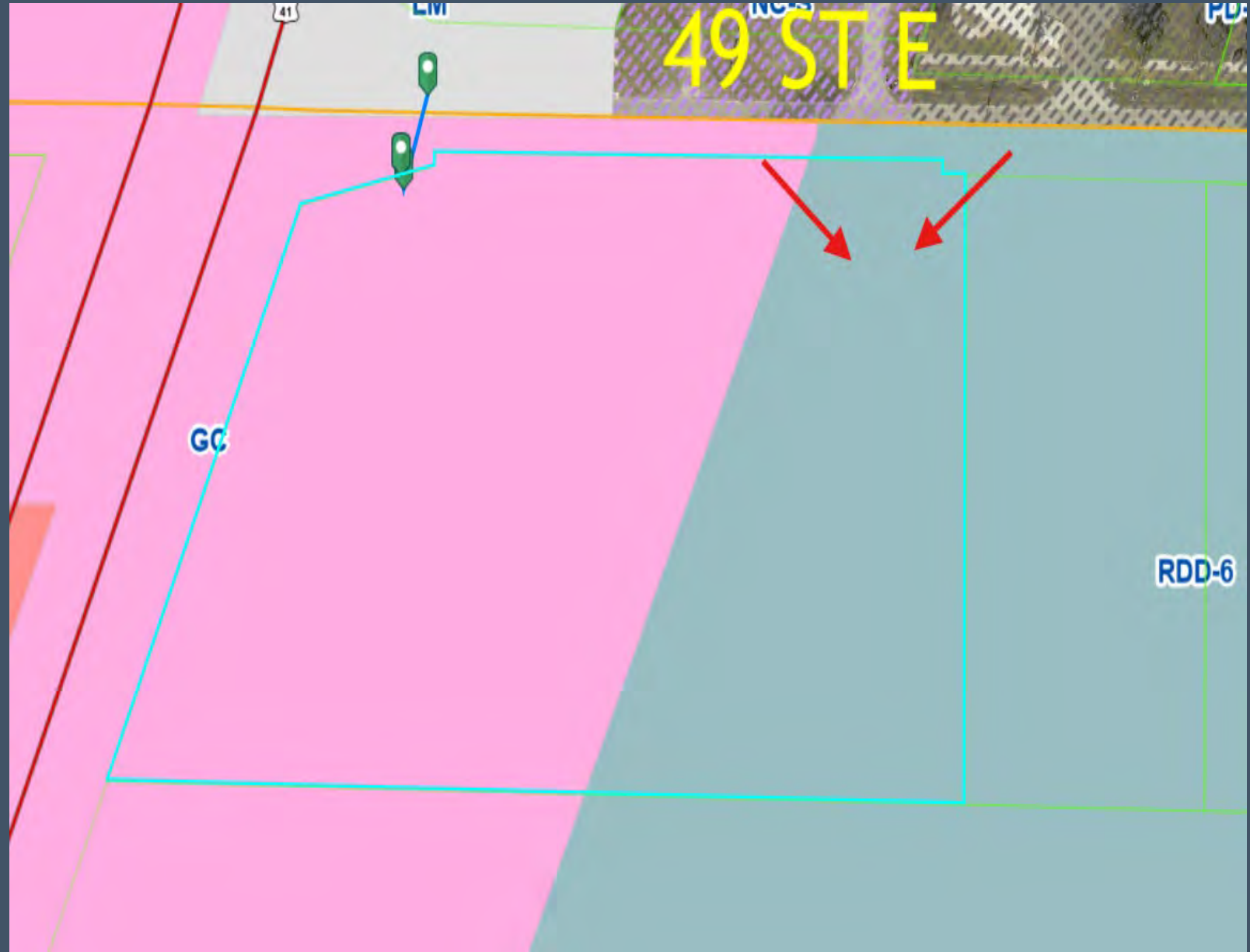


Photo illustrating the split zoning of the property in question.

## Exhibit 2

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting semi-trailers being stored on the residential portion of the property

## Exhibit 3

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo of Semi-trailers taken on 6/08/2026.

## Exhibit 4

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N.,  
Palmetto



Photo depicting semi-trailers being stored on the residential portion of the property.

## Exhibit 5

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting semi-trailers being stored on the residential portion of the property.



# Case # ENF2606-0186

## Copy of the Code

### **Sec. 2-9-108. - Motor vehicles.**

#### *(a) Commercial vehicles.*

(1) Commercial vehicles may be parked on any property in compliance with the Land Development Code appurtenant to a structure on the premises, or when engaged in active on-site construction, transportation or other temporary service for the premises where they are parked.

(2) Commercial vehicles shall not be parked on any residential lot, or in/on any right-of-way, except as provided below:

a. On properties with a bona fide farm operation on land classified as agricultural land pursuant to Section 193.461, Florida Statutes;

b. Two (2) commercial vehicles per premises may be parked on residential property, when such vehicles are used by residents of the premises and are parked off-street in a garage, carport or driveway, provided that neither vehicle exceeds fifteen thousand (15,000) pounds of gross vehicle weight (GVW) and nine (9) feet in height. The height shall be measured from the ground to the highest point of the vehicle or any object being carried. The height limitation shall not apply to commercial vehicles less than one ton rated capacity.

c. One of the two (2) commercial vehicles may be a tow truck, provided that the towing company is on an approved law enforcement response list and the vehicle is not capable of towing semi-tractor trailers.



## Exhibit 6

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicles on the property.

# Exhibit 7

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicles on the property.

# Exhibit 8

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicles on the property.

## Exhibit 9

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicles on the property.

# Exhibit 10

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicle on the property.



# Exhibit 11

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicle on the property.



# Exhibit 12

Violation of CCO  
Section: 2-9-108

Address: 4804 US 41  
N., Palmetto



Photo depicting inoperable vehicle on 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

- The vehicles must be made operable and display a valid tag, stored in a completely enclosed garage or structure, or removed from the property. Commercial vehicles must be moved to the commercial portion of the property or 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 2-9-108**      **Motor Vehicles**

There are multiple inoperable vehicles and semi-trailers being stored on the property residential portion of the property.

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 2-9-108** in that the respondent(s) has/have **Motor Vehicles**

There are multiple inoperable vehicles and semi-trailers being stored on the property residential portion of the property.

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:

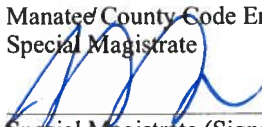
1. THAT the Respondent(s) correct(s) the aforesaid violation. **The vehicles must be made operable with a valid tag, stored in a completely enclosed garage or structure or removed from the property. Commercial vehicles must be moved to the commercial portion of the property or removed from the property.**

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

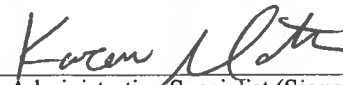
  
Special Magistrate (Signature)  
Print Name: Walter Sowa

**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:   
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.**