

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: DONNA & BRANDI NICHOLE ELWELL
1009 51ST AVENUE TER W
BRADENTON, 34207

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2606-0806

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, Sept. 23, 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: 8/31/2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

Signature of Respondent/Representative

By: *Micah Misiak*
Signature of Code Enforcement Officer

Respondent/Representative Printed Name

Micah Misiak
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 #: ENF2606-0806

Date Issued: 06/23/2026

Violator(s):	Relationship:	Address:
DONNA L ELWELL	Violator - Owner	1009 51ST AVENUE TER W Bradenton FL,34207
BRANDI NICHOLE ELWELL	Violator - Owner	1009 51ST AVENUE TER W Bradenton FL,34207
ELWELL DONNA L	Owner	1009 51ST AVENUE TER W BRADENTON FL, 34207-2828

Location of Violation(s):

1009 51ST AVENUE TER W

City:

BRADENTON

State: FL

Zip Code: 34207

Parcel ID#:

5464900009000-2269448356

Description of Violation(s):

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

2-9-105 Outdoor storage (Residential)

Violation Details: There is outdoor storage on the property that is not screened from view. The outdoor storage includes but not limited to insulation boards, insulation, boxes and misc. 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 : 7/7/2026

Status: In Violation-Issue NOV

Inspector: Micah Misiak

Date Violation Issued: 6/23/2026

Comply By: 07/07/2026



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

Officer's
Signature: Micah Misiak
Officer's Name Printed: Micah Misiak

Officer's Phone Number: (941) 718-9461

Received by: POSTED AT PROPERTY Date: 6/23/26

Print Name: Brandi Ehle

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: Micah Misiak
Date: 09/23/2026



Case # ENF2606-0806

- Micah Misiak, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Donna L. Elwell
- Violation address: 1009 51st Avenue Ter. W., Bradenton, FL 34207
- PID: 54649000009
- Zoning: RSMH-6



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 8, 2026

Parcel ID: 5464900009
Ownership: ELWELL, DONNA L
Owner Type: ESTATE OF
Mailing Address: ELWELL, DONNA L, 1009 51ST AVENUE TER W, BRADENTON FL 34207-2828

Situs Address: 1009 51ST AVENUE TER W, BRADENTON, FL 34207-2828
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 11-35S-17E
Neighborhood: 5114; PICTOWN MH 11/35/17
Subdivision: 5458200; PIC TOWN SECTION 2; LOT 229; PB 9/62

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5B11

FEMA Value: \$6,787 as of January 1, 2026
Land Use: 0201; SINGLE WIDE MOBILE HOME
Land Size: 0.0597 Acres or 2,600 Square Feet
Building Area: 1,189 SqFt Under Roof / 600 SqFt Living or Business Area / 600 SqFt Residential Impervious Area
Living Units: 1
Residential Bldgs: 1



Site Location

Neighborhood: 5114; PICTOWN
MH 11/35/17



Case # ENF2606-0806

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 includes but not limited to insulation boards, insulation, boxes and misc. items.



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Copy of the Code

- *Outdoor storage* means the storage of items, which are stored externally, exposed to the elements and is enclosed/screened on four (4) sides. Outdoor storage shall include items within a carport or roof structure not enclosed on four (4) sides.



Exhibit 1

Violation of CCO
Section: 2-9-105

Address: 1009 51ST
Avenue Ter. W.,
Bradenton



Initial Photo #1

Exhibit 2

Violation of CCO
Section: 2-9-105

Address: 1009 51ST
Avenue Ter. W.,
Bradenton



Initial Photo #2

Exhibit 3

Violation of CCO
Section: 2-9-105

Address: 1009 51ST
Avenue Ter. W.,
Bradenton



Current Photo as of August

Exhibit 4

Violation of CCO
Section: 2-9-105

Address: 1009 51ST
Avenue Ter. W.,
Bradenton



Most Recent Photo as of 9/21/2026



Exhibit 5

Violation of CCO
Section: 2-9-105

Address: 1009 51ST
Avenue Ter. W.,
Bradenton



Insert Photo Description

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Case Summary

- Initial Inspection: 6/23/2026
- Notice of Violation was issued on: 6/23/2026
- There have been 7 reinspection's completed for this property.
- I have spoken several times with the property owner's daughter Nicole Elwell about the conditions of the property.



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Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 8/31/2026 and on the first floor of the Administration Building on 9/2/2026.



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 10/23/2026
- 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 # ENF2606-0806

Evidence Submittal

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



Case # ENF2606-0806

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. ENF2606-0806

vs.

Donna L. Elwell

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on September 23, 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) **Donna L. Elwell**

Whose mailing address is/are: 1009 51st Ave Ter W., Bradenton FL 34207

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

1009 51st Ave Ter W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **5464900009**

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 not limited to insulation boards, insulation, boxes and misc. items.

4. The Notice of Violation states that the violation must be corrected on or before July 7, 2026

5. As of September 23, 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 not limited to insulation boards, insulation, boxes and misc. 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 October 23, 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 October 23, 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 23 of September 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 September 23, 2026 and has been furnished to the Respondent (s),

- ☐ Personally, on this 23 of September 2026
- ☒ By US Mail on this 23 of September 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.