



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 #: ENF2607-0550

Date/Time Issued: 08/06/2026 9:52 am

Violator(s):	Relationship:	Address:
CIG PROPERTIES	Violator - Agent	3408 56TH TERRACE EAST Bradenton FL, 34203
HOLD HOMES LLC	Owner	3408 56TH TER E BRADENTON FL, 34203

Location of Violation(s):

5611 18TH ST W

City: BRADENTON
Parcel ID#: 6067400009000-1780293919

State: FL **Zip Code:** 34207

Description of Violation(s):

(2-9-108) Restricted Vehicle CCO

Violation Details: There is a trailer parked in the front yard.

Corrective Action

The trailer may be parked in the side yard and rear yard of property with an occupied single-family residence or duplex, provided that the trailer 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. In the alternative the trailer must be removed from the property.

Comply By :08/16/2026

Status: In Violation

Date Violation Issued: 8/6/2026

Inspector: Keith Coleman

Comply By: 08/16/2026



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Keith A. Coleman

Officer's

Signature:

Officer's Name Printed: Keith Coleman

Officer's Phone Number: (941) 713-5147

Received by: Posted to Property Owners Residence **Date:** 8-6-2026

Print Name: Mailed Certified

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.

162.06 (1)(B) A PERSON WHO REPORTS A POTENTIAL VIOLATION OF A CODE OR AN ORDINANCE MUST PROVIDE HIS OR HER NAME AND ADDRESS TO THE RESPECTIVE LOCAL GOVERNMENT BEFORE AN ENFORCEMENT PROCEEDING MAY OCCUR. THIS PARAGRAPH DOES NOT APPLY IF THE CODE INSPECTOR HAS REASON TO BELIEVE THAT THE VIOLATION PRESENTS AN IMMINENT THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE OR IMMINENT DESTRUCTION OF HABITAT OR SENSITIVE RESOURCES.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3688 16

ENF2607-0550- NOV
CIG Properties
3408 56TH TER E
BRADENTON, FL 34203-5227

Shipper Ref: 209

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: HOLD HOMES LLC
3408 56TH TER E
BRADENTON, FL. 34203

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2607-0550

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, September 23, 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: 8-27-2026

MAILED CERTIFIED

Signature of Respondent/Representative

POSTED ADMIN BUILDING/PROPERTY

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Keith Coleman*
Signature of Code Enforcement Officer

Keith Coleman

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 Special Magistrate

Officer: Keith Coleman

Date: September 23, 2026



Case # ENF2607-0550

- Keith Coleman, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Hold Homes LLC
- Violation address: 5611 18th ST. W. Bradenton, FL. 34207
- PID: 6067400009
- Zoning: RDD-6 (residential duplex)



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 3, 2026

Parcel ID: 6067400009
Ownership: HOLD HOMES LLC
Owner Type: CORPORATION
Mailing Address: HOLD HOMES LLC, 3408 56TH TER E, BRADENTON FL 34203

Situs Address: 5611 18TH ST W, BRADENTON, FL 34207-3631
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0302; CEDAR HAMMOCK FIRE CONTROL DISTRICT
CRA/TIF District: SW; SOUTHWEST COUNTY IMPROVEMENT DISTRICT
Sec/Twp/Rge: 15-35S-17E
Neighborhood: 3270; W1/2 NW 14, NE 15/35/17
Subdivision: 6063300; CALBERT-HAUSER; LOT 4; PB 8/3

Parcel Type: REAL PROPERTY
Parcel Created: 09/06/1987
Map Number: 5BN1

FEMA Value: \$167,465 as of January 1, 2026

Land Use: 0100; SINGLE FAMILY RESIDENTIAL

Land Size: 0.2250 Acres or 9,800 Square Feet

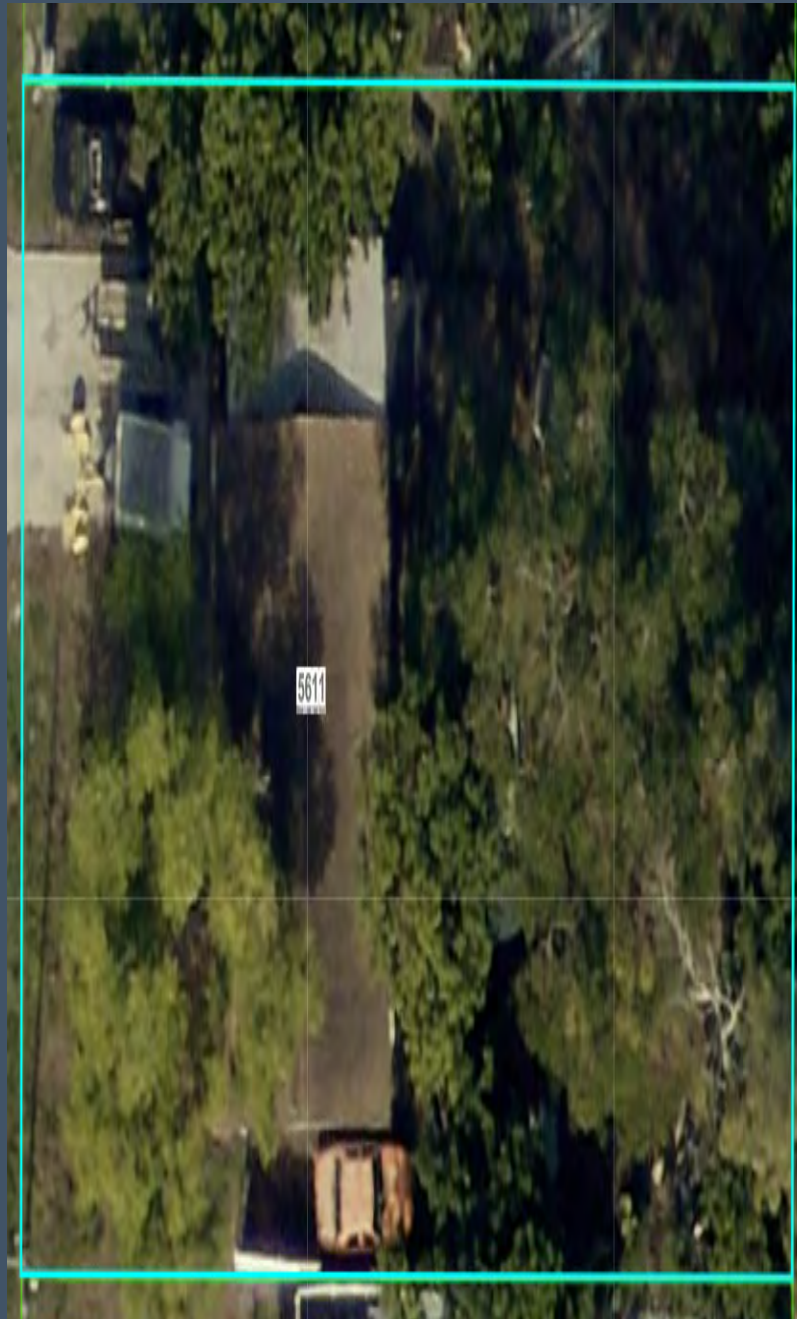
Building Area: 1,350 SqFt Under Roof / 1,284 SqFt Living or Business Area / 1,350 SqFt Residential Impervious Area

Living Units: 1



Site Location

**General Location: S
70 FT OF N 420 FT OF
LOT 4 CALBERT-
HAUSER SUB
PI#60674.0000/9**



Case # ENF2607-0550

Violation and Description

- Violation: Section 2-9-108 Restricted Vehicle of the Manatee County Code of Ordinances
- Violation Description: There is a trailer being stored in driveway of this residence



Case # ENF2607-0550

Copy of the Code

- 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



Exhibit 1

Violation of CCO
Section: 2-9-108

Address: 5611 18th St. W.,
Bradenton



Truck on trailer (restricted vehicle)

Exhibit 2

Violation of CCO
Section: 2-9-108

Address: 5611 18th St. W.,
Bradenton



Truck on trailer (restricted vehicle)

Exhibit 3

Violation of CCO
Section: 2-9-108

Address: 5611 18th St. W.,
Bradenton



Truck on trailer (restricted vehicle)

Exhibit 4

Violation of CCO
Section: 2-9-108

Address: 5611 18th St. W.,
Bradenton



Truck on trailer (restricted vehicle)

Exhibit 5

Violation of CCO
Section: 2-9-108

Address: 5611 18th St. W.,
Bradenton



Truck on trailer (restricted vehicle)

Exhibit 5

Violation of CCO
Section: 2-9-108

Address: 5611 18th St.
Bradenton

9/22/26, 9:26 AM
5611 18th St W
Bradenton FL 34207

K.Coleman



Truck on trailer (restricted vehicle)

Case # ENF2607-0550

Case Summary

- Initial Inspection: July 21st, 2026
- Notice of Violation was issued on: August 6th, 2026
- There have been 7 total inspection's completed for this property.



Case # ENF2607-0550

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on and on the first floor of the Administration Building on August 8th, 2026 .



Recommended Action

- Remove the flat bed trailer from property or it may be parked in the side yard and rear yard of property 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
- 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 # ENF2607-0550

Evidence Submittal

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



Case # ENF2607-0550

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. ENF2607-0550

vs.

Hold Homes LLC

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) **Hold Homes LLC**

Whose mailing address is/are: 3408 56th Terrace E., Bradenton FL 34203

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

5611 18th St W., Bradenton FL 34207

Identified in the Manatee County Property Appraiser's records as PIN **6067400009**

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

Tenant appeared

3. The violation: **CCO** Section **2-9-108** **Restricted Vehicle**

There is a trailer being stored in driveway of this residence.

4. The Notice of Violation states that the violation must be corrected on or before August 16, 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 **2-9-108** in that the respondent(s) has/have **Restricted Vehicle**

There is a trailer being stored in driveway of this residence.

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 trailer may be parked in the side yard and rear yard of property with an occupied single-family residence or duplex, provided that the trailer 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. In the alternative the trailer must be removed from the property.**

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CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2607-0550

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.