

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Jose M. Riviera-Gutierrez
3212 52nd Avenue Dr. W.
Bradenton, FL. 34207
Property ID: 1474500004

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2510-0267

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, 09/23/2026** 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: 09/01/2026

Posted at the property

Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
Signature of Code Enforcement Officer

Ben Dornon

Code Enforcement Officer - Print Name

Development Services 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 Development Services Department
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34206
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Date Issued: 04/15/2026

Case #: CE2510-0267

Time Issued: 9:57 am

Violator(s):	Phone Number:	Relationship:
Jose Riviera-Gutierrez 3212 52nd Avenue Dr. W. Bradenton FL 34207 US	N/A	Owner

Location of Violation: 6907 36TH AVE E

City: BRADENTON

State: FL

Zip Code: 34208

Parcel ID#: 1474500004000-1193563486

Description of Violation

Cite: Manatee County Code of Ordinances, Section 2-9-105 - Property Maintenance Standards/Unscreened Outdoor Storage.

Violation Details: There are stacks and piles of items of unscreened outdoor storage associated with a commercial drywall business being operated at this A-1 zoned property. Items of unscreened outdoor storage include, but are not limited to: Stacks of drywall and construction materials.

Corrective Action Required: The drywall business cannot be operated from this A-1 zoned property, therefore the stacks of drywall, construction materials and any other items or materials associated with the drywall business must be removed from the property.

Correct on or before: 4/29/2026

Officer's Signature: _____

Officer's Name Printed: Ben Dornon

Officer's Phone Number: (941) 737-0214

Received _____ Posted at the property _____ Date: April 15, 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 3130 38

NOV CE2509-0928 & CE2510-0267
Jose Riviera-Gutierrez
3212 52ND AVENUE DR W
BRADENTON, FL 34207-1659

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Ben Dornon
Date: 09/23/2026



Case # CE2510-0267

- Ben Dornon, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Jose Riviera-Gutierrez
- Violation address: 6907 36th Ave. E., Bradenton, FL 34207
- PID: 1474500004
- Zoning: A-1 - Agricultural



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on September 15, 2026

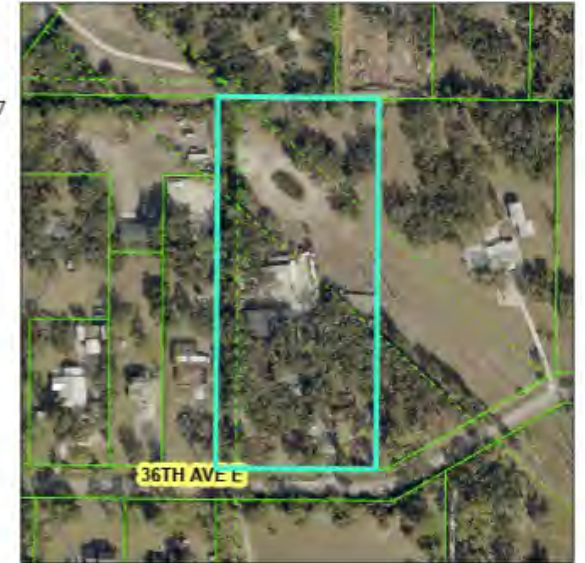
Parcel ID: 1474500004
Ownership: RIVIERA-GUTIERREZ, JOSE M
Owner Type: INDIVIDUAL
Mailing Address: RIVIERA-GUTIERREZ, JOSE M, 3212 52ND AVENUE DRIVE W, BRADENTON FL 34207

Situs Address: 6907 36TH AVE E, BRADENTON, FL 34208-6773
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT
Sec/Twp/Rge: 02-35S-18E
Neighborhood: 4335; OFF OF MORGAN JOHNSON
Subdivision: 1473200; BRADEN RIVER RANCHETTES UNIT 1; LOT 12; PB 15/36

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5CS0

FEMA Value: \$109,209 as of January 1, 2026
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 5.2000 Acres or 226,512 Square Feet
Building Area: 2,531 SqFt Under Roof / 1,617 SqFt Living or Business Area / 2,531 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

LOT 12 BRADEN RIVER RANCHETTES UNIT NO 1 PI#14745.0000/4

2026 PRELIMINARY CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	391,000	391,000	391,000	
Improvement Value:	125,053	125,053	125,053	
Total Market Value:	516,053	516,053	516,053	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	516,053	0	

2026 SPECIAL ASSESSMENTS

Description	Amount
FD10 EAST MANATEE FIRE RESCUE DISTRICT	215.26

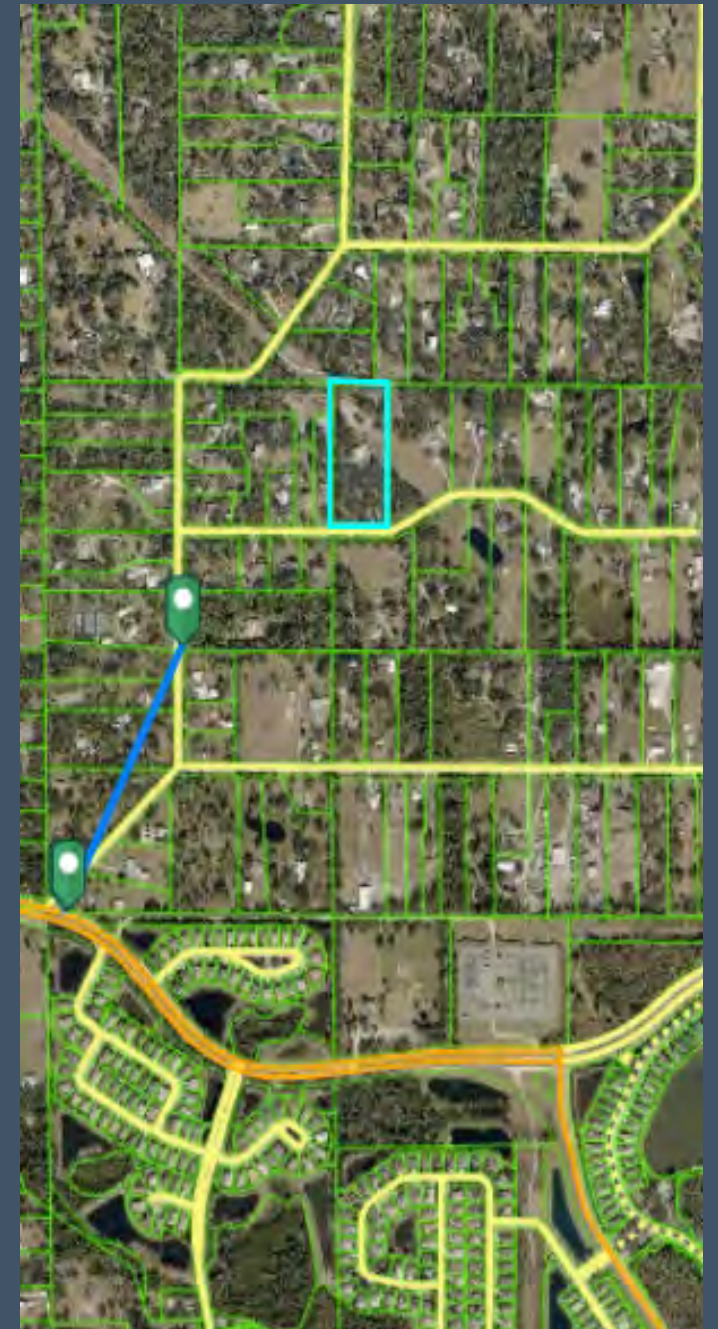
PROPERTY APPRAISER INSPECTIONS

Inspection	Inspector	Type	Reason
06/10/2026	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
04/08/2021	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

ADDRESSES ASSIGNED TO THE PROPERTY

Site Location

General Location: Property is located along 36th Ave. E. & 67th St. Ct. E., Approx. 1,480' North of 44th Ave. E. in Bradenton



Case # CE2510-0267

Violation and Description

- Violation: Section 2-9-105 of the Manatee County Code of Ordinances: Unscreened Outdoor Storage.
- Violation Description: There are stacks and piles of items of unscreened outdoor storage, some of which are associated with a commercial drywall business being operated from this A-1 zoned property, that can be seen from the front of the property and from the street.



Case # CE2510-0267

Copy of the Code

- **Sec. 2-9-105. - Property maintenance standards**
- (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.



Exhibit 1

Violation of CCO, Section
2-9-105

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – stacks of pallets

Exhibit 2

Violation of CCO, Section 2-9-105

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – stacks of drywall

Exhibit 3

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – small skid steer

Exhibit 4

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – lumber pile and culvert pipe

Exhibit 5

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – stacks of pallets

Exhibit 6

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – large forklift

Exhibit 7

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – stacks of palettes

Exhibit 8

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – stacks of pallets

Exhibit 9

Violation of CCO, Section
2-9-108

Address: 6907 36th Ave. E.,
Bradenton



This is a photo of unscreened outdoor storage on the property – large forklift

Case # CE2510-0267

Case Summary

- Initial Inspection: 10/16/2025
- Notice of Violation was issued on: 04/15/2026
- There have been 22 reinspection's completed for this property.
- I have communicated with the property owner on one occasion. This resulted in the property owner telling me that he understood that he cannot store the items in the front or where they can be seen from the front of the property or from the street. The amount of unscreened outdoor storage has been reduced but not eliminated.



Case # CE2510-0267

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 09/01/2026 and on the first floor of the Administration Building on 09/01/2026.



Recommended Action

- The drywall business cannot be operated from this A-1 zoned property, therefore the stacks of drywall, construction materials and any other items or materials associated with the drywall business must be removed from the property.
- Recommended compliance date is 10/23/2026
- Recommended fine: A fine of \$100 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 # CE2510-0267

Evidence Submittal

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



Case # CE2510-0267

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. CE2510-0267

vs.

Jose Riviera- Guterrez

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) **Jose Riviera- Guterrez**

Whose mailing address is/are: 3212 52nd Avenue Dr. W., Bradenton FL 34207

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

6907 36th Ave E., Bradenton FL 34208

Identified in the Manatee County Property Appraiser's records as PIN **1474500004**

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** **Property Maintenance Standards**

There are stacks and piles of items of unscreened outdoor storage associated with a commercial drywall business being operated at this A-1 zoned property. Items of unscreened outdoor storage include, but are not limited to: Stacks of drywall and construction materials.

4. The Notice of Violation states that the violation must be corrected on or before April 29, 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 **Property Maintenance Standards**

There are stacks and piles of items of unscreened outdoor storage associated with a commercial drywall business being operated at this A-1 zoned property. Items of unscreened outdoor storage include, but are not limited to: Stacks of drywall and construction materials.

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:

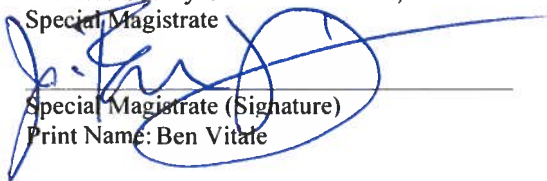
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Construction material must be removed from the property.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

CE2510-0267

2. THAT in the event the aforesaid violation is not corrected **on or before October 23, 2026** a fine of \$ 100.00 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.