

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: Hunsader Farms Inc.  
5500 CR 675  
Bradenton, FL 34211

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2510-0707

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, July 22nd, 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.

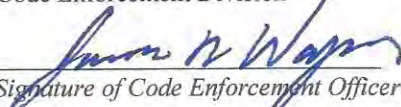
You have the right to appear before the Code Enforcement Special Magistrate to respond to the charges and to present relevant facts. You may choose to have an attorney represent you before the Special Magistrate, at your own expense. You will have the opportunity to present witnesses and to question 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: July 1st, 2026

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

\_\_\_\_\_  
*Signature of Respondent/Representative*

By:   
*Signature of Code Enforcement Officer*

\_\_\_\_\_  
Respondent/Representative Printed Name

**CE James Wagner**  
Code Enforcement Officer - Print Name

Public Safety Department  
Code Enforcement Division  
P.O. Box 1000  
Bradenton, FL 34206

*Pasted at property*

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 Public Safety  
Code Enforcement Division  
2101 47th Terrace East  
Bradenton, FL 34203  
Phone: (941) 748-2071  
www.mymanatee.org

## Notice of Violation

Date Issued: 10/22/2025

Case #: CE2510-0707

Time Issued: 9:41 am

| Violator(s):                                               | Phone Number: | Relationship: |
|------------------------------------------------------------|---------------|---------------|
| Hunsader Farms INC<br>5500 CR 675<br>Bradenton FL 34211 US | N/A           | Owner         |
| David Hunsader<br>5500 CR 675<br>Bradenton FL 34211 US     | N/A           | Agent         |

Location of Violation: 5500 CR 675

City: BRADENTON

State: FL

Zip Code: 34211

Parcel ID#: 3171000590000-2025551129

## Description of Violation

Cite LDC Section 310.3 Building Permit Required

Violation Details: a 14' 6" high by 50 yds long pedestrian bridge was built without a permit.

Corrective Action: Obtain the required building permit or apply for a permit exemption for the pedestrian bridge.

Correct on or before: 11/21/2025

Officer's Signature:

Officer's Name Printed: Jeff Tilton

Officer's Phone Number: (941) 720-5073

Received

Date:

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.

# **Manatee County Special Magistrate**

**Officer: James Wagner**  
**Date: 7/22/2026**



# Case # CE2510-0707

- James Wagner, Manatee County Code Enforcement Officer, I have been sworn.
- Respondent: Hunsader Farms Inc.
- Violation address: 5500 CR 675, Bradenton, FL. 34211
- PID: 308705309
- Zoning: A (Agricultural)



# Property Record Card



MANATEE COUNTY  
PROPERTY APPRAISER  
CHARLES E. HACKNEY

## Property Record Card

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

Parcel ID: 317400059  
Ownership: HUNSADER FARMS INC  
Owner Type: CORPORATION  
Mailing Address: HUNSADER FARMS INC, 5500 CR 675, BRADENTON FL 34211  
  
Situs Address: 5420 CR 675, BRADENTON, FL 34211  
Jurisdiction: UNINCORPORATED MANATEE COUNTY  
Tax District: 0310; EAST MANATEE FIRE RESCUE DISTRICT  
Sec/Twp/Rge: 16-35S-20E  
Neighborhood: 4650; WATERBURY GRAPEFRUIT TRACTS  
Subdivision: 0312100; WATERBURY TRACTS CONTINUED; LOT 2; PB 2/37  
  
Parcel Type: REAL PROPERTY  
Parcel Created: 09/20/2022  
Split/Combine: SPLIT  
Parent Parcel ID: 317400000  
Map Number: 5E15  
  
FEMA Value: \$108,914 as of January 1, 2025  
Land Use: 5010; AG.LAND/IMP. W/NON RES. BLDGS.  
Land Size: 27.5775 Acres or 1,201,276 Square Feet  
Building Area: 6,080 SqFt Under Roof / 6,080 SqFt Living or Business Area  
  
Commercial Bldgs: 1



# Site Location

**General Location:** Located off of CR 675  
Bradenton, FL.



# **Case # CE2510-0707**

## **Violation and Description**

- Violation: Section 310.3. Building Permit Required of the Manatee County Land Development Code.
- Violation Description: A 14 ' 6" high by 50-yard-long pedestrian bridge was built without a permit.



# Case # CE2510-0707

## Copy of the Code

### 310.3. - Building Permit Required.



Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, this Code or other applicable code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. All approvals, permits and certificates required by this Land Development Code must be applied for and obtained before an application for a building permit can be approved by the County. No start of construction or development shall occur until a Building Permit is issued.



# Exhibit 1

Violation of LDC  
Section: 310.3

Address: 5500 CR  
675., Bradenton



View of the bridge from the property.

## Exhibit 2

Violation of LDC  
Section: 310.3

Address: 5500 CR  
675., Bradenton



View of the bridge from the road.

## Exhibit 3

Violation of LDC  
Section: 310.3

Address: 5500 CR  
675., Bradenton



View of the bridge from the road.

## Exhibit 4

Violation of LDC  
Section: 310.3

Address: 5500 CR  
675., Bradenton



View of the bridge from the road.

# Case # CE2510-0707

## Case Summary

- Initial Inspection: 10-22-2025.
- Notice of Violation was issued on: 10-22-2025
- There have been 12 reinspection's completed for this property.
- I have spoken to the property owner David Hunsader and he has stated that he was not planning on getting a permit for the bridge and at other times, his son Austin was trying to go through the permitting process, but he stopped answering my calls.



# **Case # CE2510-0707**

## **Case Summary Continued**

- The Notice of Violation and Notice of Hearing were posted at the property and at the administration building on 06/04/2026.



# Recommended Action

- Obtain the required building permit or remove the bridge.
- Recommended compliance date is 9/20/2026
- Recommended fine: A fine of \$100.00 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 # CE2510-0707

## Evidence Submittal

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



# Case # CE2510-0707

## 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. CE2510-0707

vs.

Hunsader Farms Inc.

Respondent.

**COMPLIANCE ORDER**

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on July 22, 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) **Hunsader Farms Inc.**

Whose mailing address is/are: 5500 CR 675 Bradenton FL 34211

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

**5500 CR 675 Bradenton FL 34211**

Identified in the Manatee County Property Appraiser's records as PIN **317100059**

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: **LDC** Section **310.3** **Building Permit Required**  
a 14'6" high by 50 yds long pedestrian bridge was built without a permit.
4. The Notice of Violation states that the violation must be corrected on or before November 21, 2025
5. As of July 22, 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 **LDC** Section **310.3**  
in that the respondent(s) has/have **Building Permit Required**  
a 14'6" high by 50 yds long pedestrian bridge was built without a permit.

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:

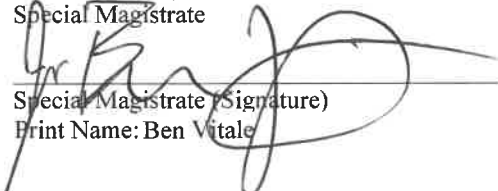
1. THAT the Respondent(s) correct(s) the aforesaid violation by **obtaining the required building permit or apply for a permit exemption for the pedestrian bridge.**

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE2510-0707

2. THAT in the event the aforesaid violation is not corrected **on or before September 20, 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 September 20, 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 22 of July 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 July 22, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 22 of July 2026**
- ☐ **By US Mail on this 22 of July 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.