

CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

**NOTICE OF HEARING**

TO: J2R Enterprises LLC  
6106 8th Avenue Dr NE  
Bradenton FL 34212

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

CASE NO. CE2512-0345

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, May 27th 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: 4/28/2026

*posted to property*  
*Signature of Respondent/Representative*

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

MANATEE COUNTY, FLORIDA  
Code Enforcement Division

By *Cory Hayden*  
*Signature of Code Enforcement Officer*

**Cory Hayden**  
Code Enforcement Officer - Print Name

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

**Notice of Violation**

**Case #:** CE2512-0345

**Date Issued:** 02/05/2026

**Time Issued:** 2:54 pm

Violator(s):	Phone Number:	Relationship:
J2R ENTERPRISES LLC 6106 8TH AVENUE DR NE Bradenton FL 34212 US	N/A	Owner
Jennifer Folk 6106 8TH AVE DR NE Bradenton FL 34212 US	N/A	Agent

**Location of Violation:** 5511 33RD ST E  
**City:** BRADENTON **State:** FL **Zip Code:** 34203  
**Parcel ID#:** 1773400005000-1766119082


**Description of Violation**

Land Development Code Section 310.3 Building Permit Required

Violation Details: There is a structure on the property that has been altered from the original structure adding attached structure without a permit. (BLD2507-3858).

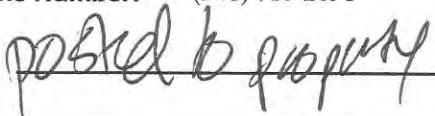
Corrective Action: Obtain a building permit with certificate of occupancy or completeness or return to original structure.

**Correct on or before:** 2/19/2026

**Officer's Signature:** 

**Officer's Name Printed:** Cory Hayden

**Officer's Phone Number:** (941) 718-2691

**Received:**  **Date:** 2/5/26

**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: Cory Hayden**  
**Date: 5/27/2026**



# Case # CE2512-0345

- Cory Hayden, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: J2R Enterprises LLC
- Violation address: 5511 33<sup>rd</sup> St. E., Bradenton, FL 34203
- PID: 1773400005
- Zoning: A-1





Parcel ID: 1773400005  
 Ownership: J2R ENTERPRISES LLC  
 Owner Type: CORPORATION  
 Mailing Address: J2R ENTERPRISES LLC, 6106 8TH AVENUE DR NE,  
 BRADENTON FL 34212

Situs Address: 5511 33RD ST E, BRADENTON, FL 34203  
 Jurisdiction: UNINCORPORATED MANATEE COUNTY  
 Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT  
 Sec/Twp/Rge: 17-35S-18E  
 Neighborhood: 3455; 33RD ST E BEFORE CASCADES

Parcel Type: REAL PROPERTY  
 Parcel Created: 09/05/1987  
 Map Number: 5CN1

FEMA Value: \$0 as of January 1, 2025  
 Land Use: 0725; RES RELATED AMENITIES  
 Land Size: 2.1600 Acres or 94,090 Square Feet  
 Living Units: 1

Businesses: 1



DESCRIPTION

BEG AT THE NW COR OF NW1/4 OF SW1/4 OF NE1/4 OF SEC 17, TH E 208 FT FOR POB, TH S 208 FT, E TO E BDRY OF THE NW1/4 OF SW1/4 OF NE1/4, TH N ALG SD E BDRY 208 FT, TH W TO THE POB, WITH RD R/W AS DESC IN OR 485 P 348 PRMCF P-17 PI#17734.0000/5

2025 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	129,897	129,897	129,897	
Improvement Value:	21,361	21,361	21,361	
Total Market Value:	151,258	151,258	151,258	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	151,258	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	151,258	0	151,258	
10% Cap Savings:	65,089	0	65,089	
Ineligible for SOH Cap:	151,258	151,258	151,258	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	

2026 SPECIAL ASSESSMENTS

FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	18.30
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BUSINESS OPERATING ON THE PROPERTY

90001050339 Highway, Street, and Bridge Construction

ADDRESSES ASSIGNED TO THE PROPERTY

5511 33RD ST E, BRADENTON, FL 34203

PROPERTY APPRAISER INSPECTIONS

04/25/2022	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
03/30/2017	RAR	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW



# Property Record Card

# Site Location

General Location: 33<sup>RD</sup> St E and 55<sup>th</sup> Dr E



# Case # CE2512-0345

## Violation and Description

- Violation: Section 310.3 Building Permit Required
- Violation Description: There is a structure on the property that has been altered without a permit. (BLD2507-3858).



# Case # CE2512-0345

## Copy of the Code

- Section 310.3
- 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 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton



2009 Aerials



2011 Aerials



2013 Aerials



2015 Aerials



2019 Aerials

View from the aerial view of 2019



# Exhibit 2

Violation of LDC  
Section 310.3 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton



Aerial View of 2020






# Exhibit 3

Violation of LDC  
Section 310.3 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton



 2019 Aerials	 2020 Aerials
 2021 Aerials	 2022 Aerials
 2023 Aerials	 2024 Aerials
 2025 Aerials	 Current Aerials
 Draft 2026 Aerials	 Manatee Community
 USGS Topo with Indices	

Current aerials



# Exhibit 4

Violation of LDC  
Section 310.3 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton

Apr 27, 2026 at 11:10:59 AM  
3402 55th Dr E  
Bradenton FL 34203  
United States  
CHayden



View from the street



# Exhibit 5

Violation of LDC  
Section 310.3 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton



View from the street



# Exhibit 6

Violation of LDC  
Section 310.3 Building  
Permit Required

Address: 5511 33<sup>rd</sup> St.  
E., Bradenton



View from the street



# Case # CE2512-0345

## Case Summary

- Initial Inspection: 12/12/2025
- Notice of Violation was issued on: 2/5/2026
- There have been 9 reinspection's completed for this property.
- I had contact with the attorney and owners father Randy on multiple occasions about needing a permit for the structure.



# Case # CE2512-0345

## Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted to the property and posted on the first floor of the Administration Building on 4/28/2026



# Recommended Action

- Obtain a building permit with certificate of occupancy or completeness or return to original structure.
- Recommended compliance date is 7/27/2026
- 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 # CE2512-0345

## Evidence Submittal

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



# Case # CE2512-0345

## 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. CE2512-0345

vs.

J2R Enterprises LLC,  
Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on May 27, 2026, after due notice to Respondent, and the Special Magistrate having heard testimony under oath, received evidence and heard argument, thereupon issues this Order of Referral Order as follows:

FINDINGS OF FACT

1. Respondent(s), **J2R Enterprises LLC**, whose mailing address is 6106 8<sup>th</sup> Ave Dr NE., Bradenton FL 34212 is/are the owner(s) or person(s) in charge of the property located at **5511 33<sup>rd</sup> St E., Bradenton FL 34203** and identified in the Manatee County Property Appraiser's records as **PIN1773400005**.
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**. There is a structure on the property that has been altered, adding an attached structure without a permit. (BLD2507-3858).
4. The Notice of Violation states that the violation must be corrected on or before **February 19, 2026**.
5. As of May 27, 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 **Section 310.3** of the Land Development Code in that the respondent(s) has/have a structure on the property that has been altered, adding an attached structure 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. **Obtain a building permit with certificate of occupancy or completeness or return to original structure.**
2. THAT in the event the aforesaid violation is not corrected **on or before September 25, 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.

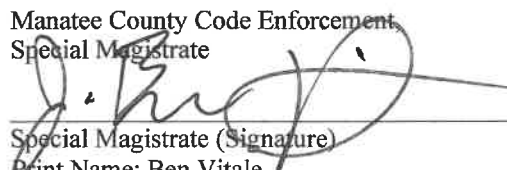
CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE2512-0345

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 27 day of May 2026.

Manatee County Code Enforcement,  
Special Magistrate

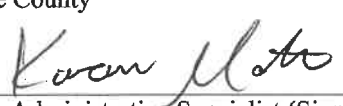
  
Special Magistrate (Signature)  
Print Name: Ben Vitale

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on May 27, 2026 and has been furnished to the Respondent (s),

- Personally, on this 27 day of May 2026.  
 By US Mail on this 27 day of May 2026.

Code Enforcement Administrative Specialist  
Manatee County

By:   
Administrative Specialist (Signature)  
Print Name: Karen Mata

Code Enforcement Division  
P.O. 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.