



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

Case #: CE2603-0513

Date Issued: 03/13/2026

Time Issued: 9:38 am

Violator(s):	Phone Number:	Relationship:
ARTEMIS PORTFOLIO 5 LLC 19002 Apian Way Lutz FL 33558 US	N/A	Owner
BEACON HILL CORPORATE SERVICES, LLC 315 S Plant Ave Tampa FL 33606 US	N/A	Agent

Location of Violation: 2306 2ND AVE W

City: PALMETTO

State: FL

Zip Code: 34221

Parcel ID#: 2532300007000-3845377138

Description of Violation

Cite CCO Section 2-9-108 Inoperable vehicles

Violation description - There are multiple inoperable vehicles being stored on the property, including a black Chevy Pickup with no tag, a red Ford Mustang FL# 1L65BF exp 2-24-24, and a red Chevy Corvette with no tag.

Corrective Action - Make all vehicles operable and register each vehicle properly, store in an enclosed garage, or remove all inoperable vehicles from the property.

Correct on or before: 3/27/2026

Officer's Signature: Tami Campbell

Officer's Name Printed: Tami Campbell

Officer's Phone Number: (941) 737-2356

Received: Posted/Mailed

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

TO: Artemis Portfolio 5 LLC
19002 Apian Way
Lutz, FL 33558

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. CE2603-0513
CE2603-0514

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** 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: May 6th, 2026

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: *Tami Campbell*
Signature of Code Enforcement Officer

Tami Campbell
Code Enforcement Officer - Print Name

Public Safety Department
Code Enforcement Division
2101 47th Terrace East
Bradenton, FL 34203

Signature of Respondent/Representative

Respondent/Representative Printed Name

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: Tami Campbell
Date: 5/27/2026



Case # CE2603-0513

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Artemis Portfolio 5 LLC
- Violation address: 2306 2nd Ave. W., Palmetto, FL 34221
- PID: 2532300007
- Zoning: RSF-6



Property Record Card

Parcel ID: 2532300007
Ownership: ARTEMIS PORTFOLIO 5 LLC
Owner Type: CORPORATION
Mailing Address: ARTEMIS PORTFOLIO 5 LLC, 19002 APIAN WAY, LUTZ
FL 33558

Situs Address: 2306 2ND AVE W, PALMETTO, FL 34221-2714
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0307; NORTH RIVER FIRE DISTRICT
Sec/Twp/Rge: 12-34S-17E
Neighborhood: 1108; S1/2 12/34/17 W OF US 41
Subdivision: 2529300; HOUGHTONS ADDITION TO NEW MEMPHIS;
LOT 6; BLOCK 5; PB 1/147

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 4B12

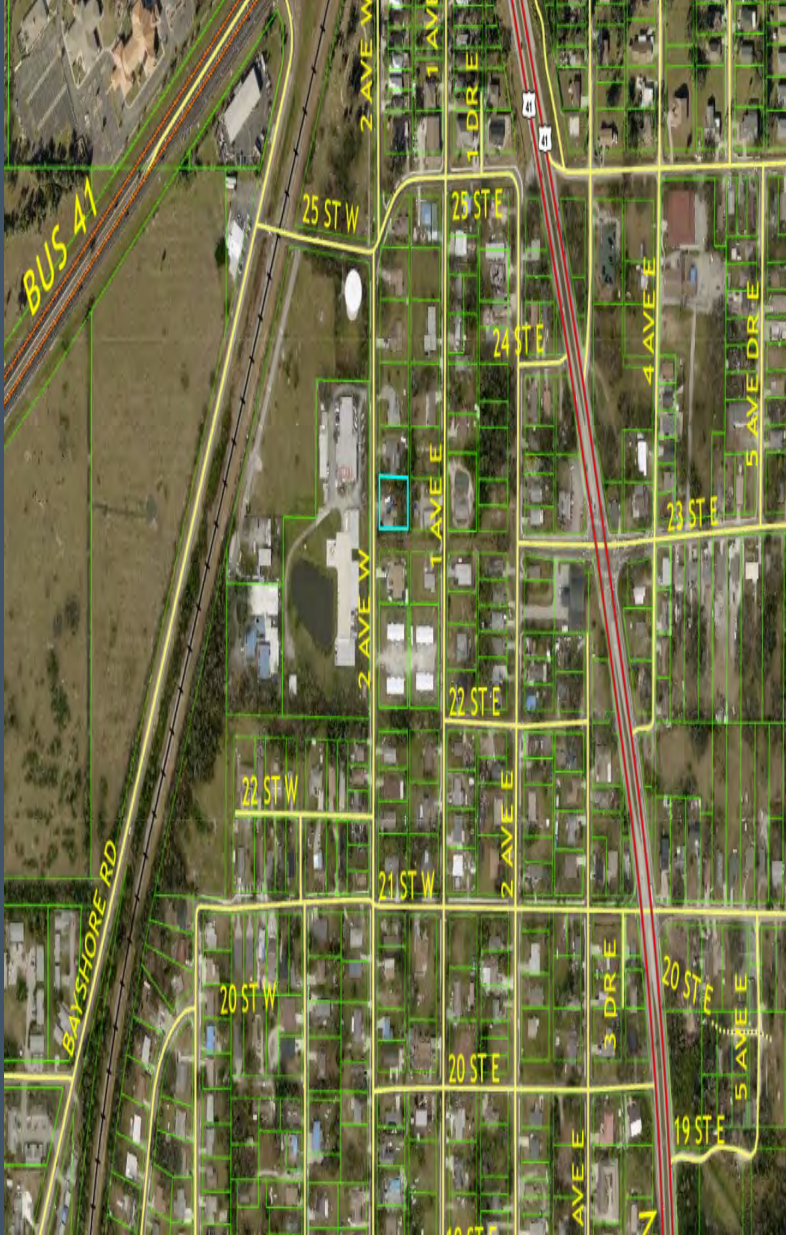
FEMA Value: \$152,613 as of January 1, 2025
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2901 Acres or 12,635 Square Feet
Building Area: 1,500 SqFt Under Roof / 1,060 SqFt Living or Business
Area / 1,500 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



Site Location

General Location: 2nd Ave W, North of 17th St W Palmetto



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Violation and Description

- Violation: County Code of Ordinances section 2-9-108
- Violation Description: There are multiple inoperable vehicles on the property.



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Copy of the Code

- Section 2-9-108
- (c) Inoperable vehicles.
- (1) Except as otherwise provided in the Land Development Code, no inoperable vehicle shall be parked, kept or stored on any property in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.



Exhibit 1

Violation of CCO
Section: 2-9-108

Address: 2306 2nd Ave.
W., Palmetto



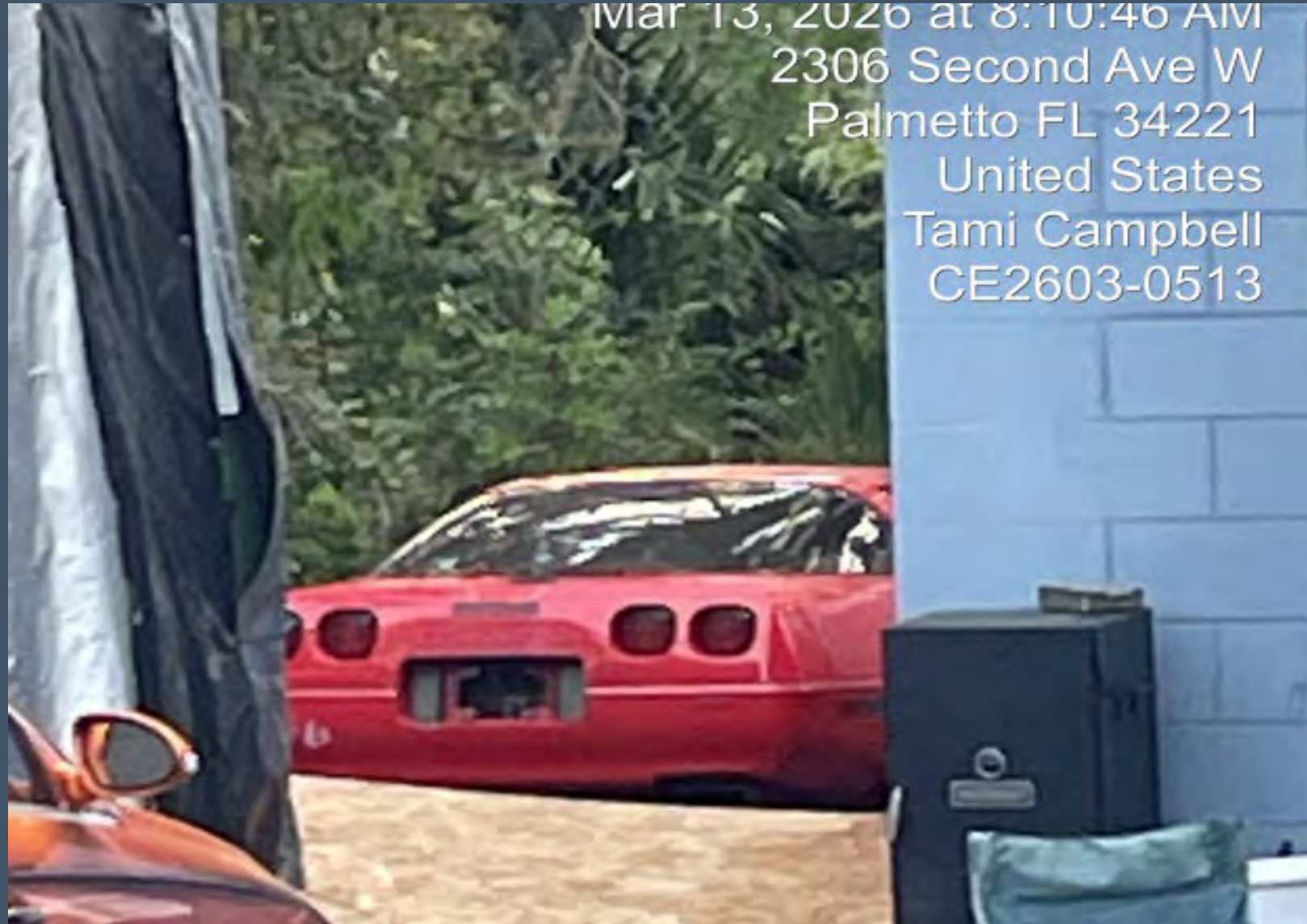
Black pickup with no tag



Exhibit 2

Violation of CCO
Section: 2-9-108

Address: 2306 2nd Ave
W., Palmetto



Red Corvette with no tag



Exhibit 3

Violation of CCO
Section: 2-9-108

Address: 2306 2nd Ave
W., Palmetto



Red Mustang – FL Tag expires 2/24/24



Case # CE2603-0513

Case Summary

- Initial Inspection: March 13, 2026
- Notice of Violation was issued on: March 13, 2026
- There have been 4 reinspection's completed for this property.
- I spoke with the tenant but never had contact with the owner.



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Case Summary Continued

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



Recommended Action

- Recommended Action – Make all vehicles operable and registered, store in an enclosed garage or building, or remove the vehicles from the property.
- Recommended compliance date is June 26th, 2026
- 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.



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Evidence Submittal

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



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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,
vs.

CASE NO. CE2603-0513

Artemis Portfolio 5 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), **Artemis Portfolio 5 LLC**, whose mailing address is 19002 Apian Way, Lutz FL 33558 are the owner(s) or person(s) in charge of the property located at **2306 2nd Ave W., Palmetto FL 34221**, and identified in the Manatee County Property Appraiser's records as **PIN 2532300007**.
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 2-9-108 Inoperable Vehicles**- There are multiple inoperable vehicles being stored on the property, including a black Chevy pickup with no tag, a red ford Mustang FL # IL65BF exp 2-24-24, and a red Chevy Corvette with no tag.
4. The Notice of Violation states that the violation must be corrected on or before March 27, 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 2-9-108** in that the respondent(s) has/have inoperable vehicles on the property. 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. **Make all vehicles operable and register each vehicle properly, store in an enclosed garage, or remove all inoperable vehicles from the property.**
2. THAT in the event the aforesaid violation is not corrected **on or before June 26, 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

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3. If the required corrective action is not taken as ordered **on or before June 26, 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
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.