

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

**Notice of Violation**

**Case #:** CE2603-0514

**Date Issued:** 03/13/2026

**Time Issued:** 9:42 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 2-9-105 - Trash and debris

Violation Description - There is trash and debris on the property, including tree debris and improperly stored/placed trash and containers at the street

Corrective Action - Remove trash and debris from property. Only recycling items can go in recycle bin (blue bin) and all loose trash at street needs to be placed in county provided bin (gray bin). Other large items need to be called in to utilities for special pick up.

**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.**

# Manatee County Special Magistrate

**Officer: Tami Campbell**  
**Date: 5/27/2026**



# Case # CE2603-0514

- Tami Campbell, Manatee County Code Enforcement Officer, I have been sworn.
- Respondents: Artemis Portfolio 5 LLC
- Violation address: 2306 2<sup>nd</sup> 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

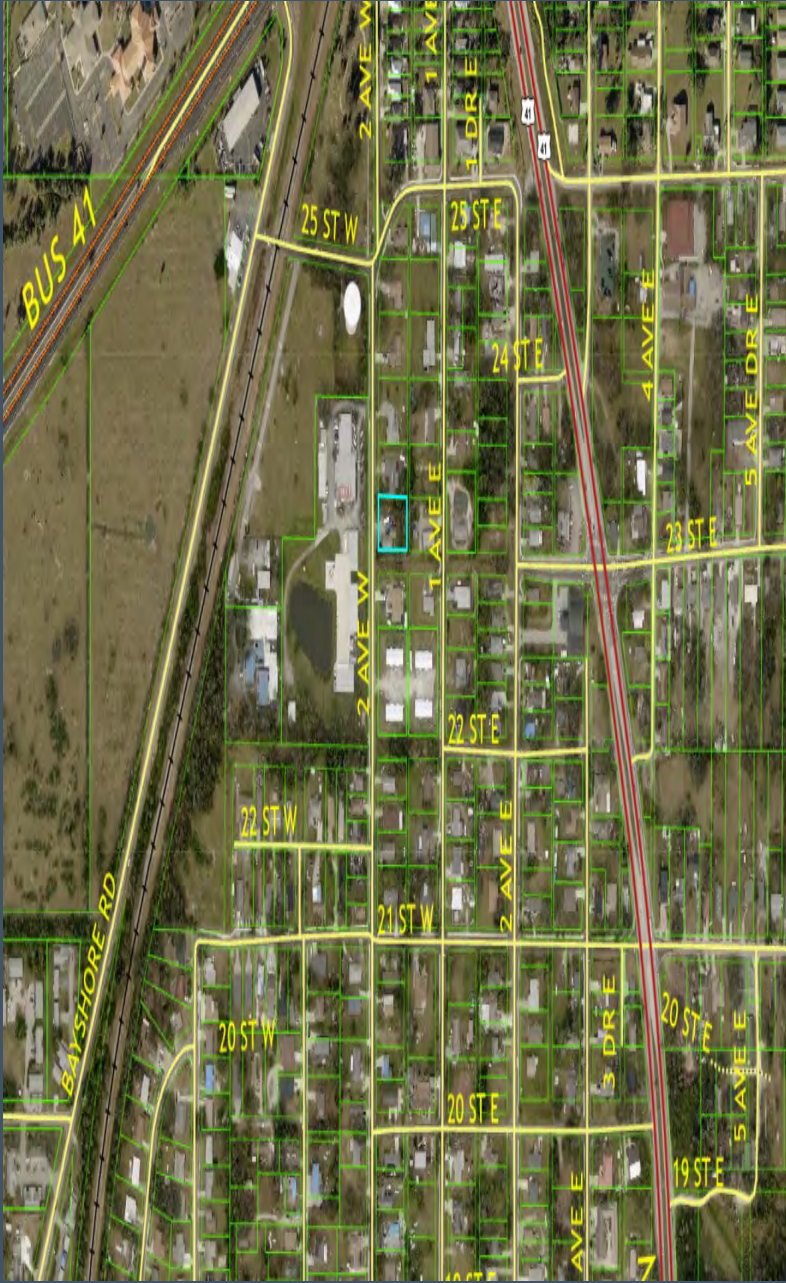
FEMA Value: \$152,613 as of January 1, 2025  
Land Use: 0100; SINGLE FAMILY RESIDENTIAL  
Land Size: 0.2901 Acres or 12,635 Square Feet  
Building Area: 1,500 SqFt Under Roof / 1,060 SqFt Living or Business  
Area / 1,500 SqFt Residential Impervious Area  
Living Units: 1

Residential Bldgs: 1



# Site Location

General Location: 2<sup>nd</sup> Ave W, North of 17<sup>th</sup> St W Palmetto



# Case # CE2603-0514

## Violation and Description

- Violation: County Code of Ordinances section 2-9-105
- Violation Description: There is trash and debris in front yard of property, to include a large tree debris pile.



# Case # CE2603-0514

## Copy of the Code

- **Sec. 2-9-105. - Property maintenance standards.**
- (c) All property and premises shall be maintained in a clean, safe, secure, and sanitary condition and shall not be left in neglect. Undergrowth, rubbish, debris, bush or brush and unsanitary matters including, but not limited to, any accumulation of debris, decayed vegetable matter, filth, rubbish or trash or overgrowth of weeds/vegetation or noxious plants, are prohibited.



# Exhibit 1

Violation of CCO  
Section: 2-9-105

Address: 2306 2<sup>nd</sup> Ave  
W., Palmetto



Large pile of tree debris

## Exhibit 2

Violation of CCO  
Section: 2-9-105

Address: 2306 2<sup>nd</sup> Ave  
W., Palmetto



2317 Second Ave W  
Palmetto FL 34221  
United States  
Tami Campbell

Garbage, mattress, etc. in front yard



# Case # CE2603-0514

## 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.



# Case # CE2603-0514

## 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 8<sup>th</sup>, 2026.



# Recommended Action

- Recommended action – remove all trash and debris from the property.
- Recommended compliance date is June 26<sup>th</sup>, 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.



# Case # CE2603-0514

## Evidence Submittal

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



# Case # CE2603-0514

## 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. CE2603-0514

vs.

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 2<sup>nd</sup> 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 2-9-105 Trash and Debris**- There is trash and debris on the property, including tree debris and improperly stored/placed trash and containers at the street.
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 2-9-105** in that the respondent(s) has/have trash and debris 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. **Remove trash and debris from property. Only recycling items can go in recycle bin (blue bin) and all loose trash on the street needs to be placed in county provided bin (gray bin). Other large items need to be called into utilities for special pick up.**
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.

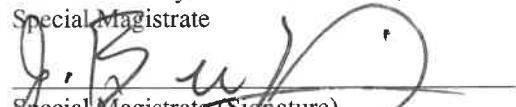
CODE ENFORCEMENT SPECIAL MAGISTRATE  
MANATEE COUNTY, FLORIDA

CE2603-0514

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.