

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

NOTICE OF HEARING

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NO. ENF2605-1041, ENF2605-1015

To Whom It May Concern:

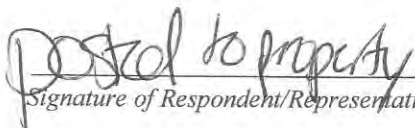
Pursuant to Chapter 2-7 of the County Code of Ordinances and Chapter 162, Florida Statutes, a Code Enforcement Special Magistrate has the authority to hold hearings and assess fines for violations of County Codes and Ordinances.

PLEASE TAKE NOTICE that a hearing will be held on **WEDNESDAY, August 26, 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.

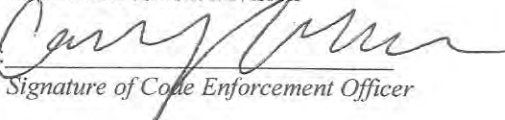
PLEASE GOVERN YOURSELF ACCORDINGLY.

DATE: 8-3-2026


Signature of Respondent/Representative

Respondent/Representative Printed Name

MANATEE COUNTY, FLORIDA
Code Enforcement Division

By: 
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 Development Services
Code Enforcement Division
P.O. Box 1000
Bradenton, FL 34205
Phone: (941) 748-2071
www.mymanatee.org

Notice of Violation

Case #: ENF2605-1015

Date Issued: 05/29/2026

Violator(s):	Relationship:	Address:
J2R ENTERPRISES LLC	Violator - Owner	6106 8TH AVENUE DR NE Bradenton FL,34212
Jennifer Folk	Violator - Agent	6106 8TH AVENUE DR NE Bradenton FL,34212
J2R ENTERPRISES LLC	Owner	6106 8TH AVENUE DR NE BRADENTON FL, 34212

Location of Violation(s):

5511 33RD ST E

City:

BRADENTON

State: FL

Zip Code: 34203

Parcel ID#:

1773400005000-1766119082

Description of Violation(s):

~~(310.4) Certificate of Occupancy Required LDC-~~

310.2-Development Order Required

Violation Details: Activities Requiring a Development Order. It shall be unlawful to change the use of an existing structure, modify an approved site plan, commence the clearing of land, excavations for, or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or to commence the moving, alteration, or repair of any structure, including accessory structures, until the Department Director has issued a Development Order authorizing such activity.

Corrective Action

Obtain a Development order or cease all operations.

Comply By : 06/29/2026

Status: In Violation-Issue NOV

Inspector: Cory Hayden

Date Violation Issued: 5/29/2026

Comply By: 06/29/2026

(0-0-00) Misc

310.2-Development Order Required

Violation Details: Activities Requiring a Development Order. It shall be unlawful to change the use of an existing structure, modify an approved site plan, commence the clearing of land, excavations for, or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or to commence the moving, alteration, or repair of any structure, including accessory structures, until the Department Director has issued a Development Order authorizing such activity.



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Corrective Action

Obtain a Development order or cease all operations.

Comply By : 06/29/2026

Status: In Violation-Issue NOV

Date Violation Issued: 5/29/2026

Inspector: Cory Hayden

Comply By: 06/29/2026

Officer's

Signature:

Officer's Name Printed: Cory Hayden

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

Received by: posted to property Date: 5/29/2026

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.

KAREN MATA 209
MANATEE, COUNTY OF
P.O. Box 1000
Bradenton, FL 34205-1000

USPS CERTIFIED MAIL



9414 8149 0316 5966 3235 94

ENF2605-1015 - NOV
J2R Enterprises LLC & Jennifer Folk
6106 8TH AVENUE DR NE
BRADENTON, FL 34212-9565

Shipper Ref: 209

Manatee County Special Magistrate

Officer: Cory Hayden
Date: 08/26/2026



Case # ENF2605-1015

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



Property Record Card



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.gov> on August 13, 2026

Parcel ID: 1773400005
Ownership: J2R ENTERPRISES LLC
Owner Type: CORPORATION
Mailing Address: J2R ENTERPRISES LLC, 6106 8TH AVENUE DR NE, BRADENTON FL 34212
Situation 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, 2026
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

Site Location

General Location: 33rd St. E. and 55th Dr. E.



Case # ENF2605-1015

Violation and Description

- Violation: Section 310.2 of the Manatee County Land Development Code: Development Order Required
- Violation Description: It shall be unlawful to change the use of an existing structure, modify an approved site plan, commence the clearing of land, excavations for, or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or to commence the moving, alteration, or repair of any structure, including accessory structures, until the Department Director has issued a Development Order authorizing such activity.



Case # ENF2605-1015

Copy of the Code

- The purpose of requiring a Development Order is to ensure the availability of adequate urban services, determine compliance with specific development standards, and calculate impact fee assessments, when applicable, prior to the issuance of a building permit.



Exhibit 1

Violation of LDC
Section: 310.2

Address: 5511 33rd St.
E., Bradenton



A picture of the property of 55th Dr. E.



Exhibit 2

Violation of LDC
Section: 310.2

Address: 5511 33rd St.
E., Bradenton



Another Angle of the property from 55th Dr. E.



Exhibit 3

Violation of LDC
Section: 310.2

Address: 5511 33rd St.
E., Bradenton

5511 33rd St E
Bradenton, FL 34203
United States
Cory Hayden



Another Angle of the property from 55th Dr. E. August 25, 2026



Case # ENF2605-1015

Case Summary

- Initial Inspection: 05/30/2026
- Notice of Violation was issued on: 05/30/2026
- There have been 5 reinspection's completed for this property.
- I have had contact with the owner and multiple emails with the attorney.



Case # ENF2605-1015

Case Summary Continued

- The Notice of Violation and Notice of Hearing were posted on the subject property on 08/03/2026 and on the first floor of the Administration Building on 08/03/2026.



Recommended Action

- Obtain a Development order or cease all operations.
- Recommended compliance date is 10/24/2026
- 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 # ENF2605-1015

Evidence Submittal

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



Case # ENF2605-1015

Conclusion

- Mr. Sowa, 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. ENF2605-1015

vs.

J2R Enterprises LLC

Respondent.

COMPLIANCE ORDER

THIS CAUSE came on for hearing before the Code Enforcement Special Magistrate of Manatee County, Florida, on August 26, 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) **J2R Enterprises LLC**

Whose mailing address is/are: 6106 8th Ave Dr NE., Bradenton FL 34212

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

5511 33rd St E., Bradenton FL 34212

Identified in the Manatee County Property Appraiser's records as PIN **1773400005**

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 310.2** **Development Order Required**

A Development Order is required before changing the use of a structure, modifying an approved site plan, clearing land, excavating, or constructing, moving, altering, or repairing a structure. It is also required before storing building materials or setting up temporary field offices.

4. The Notice of Violation states that the violation must be corrected on or before June 29, 2026

5. As of August 26, 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 310.2**
in that the respondent(s) has/have **Development Order Required**

A Development Order is required before changing the use of a structure, modifying an approved site plan, clearing land, excavating, or constructing, moving, altering, or repairing a structure. It is also required before storing building materials or setting up temporary field offices.

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:

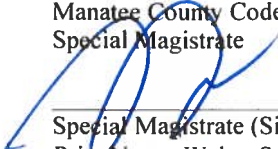
1. THAT the Respondent(s) correct(s) the aforesaid violation. **Obtain a Development order or cease all operations.**

CODE ENFORCEMENT SPECIAL MAGISTRATE
MANATEE COUNTY, FLORIDA

ENF2605-1015

2. THAT in the event the aforesaid violation is not corrected **on or before November 24, 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 November 24, 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 26 of August 2026

Manatee County Code Enforcement,
Special Magistrate

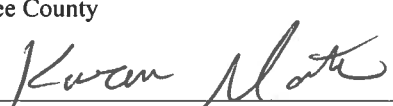

Special Magistrate (Signature)
Print Name: Walter Sowa

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Compliance Order has been filed for the record on August 26, 2026 and has been furnished to the Respondent (s),

- ☒ **Personally, on this 26 of August 2026**
- ☒ **By US Mail on this 26 of August 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.