

ABBREVIATED MINUTES
CODE ENFORCEMENT BOARD
 June 15, 2010

The City of Bradenton Code Enforcement Board met in regular session on June 15, 2010 at 2:30 P.M. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Code Enforcement Board Members (shaded area indicates excused absence):

Chairman Robert Grant	Vice- Chairman Richard Coury	Gerald Fisher	Al Youmans	Glyn Oldham
Larry Denyes	Fred Hayo			

Planning & Community Development	Code Enforcement	Fire	Police	Other
Ruth Seewer, Development Review Mgr.	Volker Reiss, Compliance Manager Victor Perez, Cheryl Landers Barb Hogan Mark Runnals, F.A.C.E. Certified Code Officers			Attorney William Lisch Karen Kyser, DDA

PRELIMINARIES

- 1) Meeting called to order by Chairman Grant at 2:34 p.m.
- 2) Flag salute led by Chairman Grant.
- 3) Member Denyes made the motion to accept the minutes from May 18, 2010 as presented by staff. Seconded by Member Hayo. Motion carried 5-0 with Member Fisher abstaining from voting due to absence.
- 4) The following persons were sworn in by Laura Anderson: Samuel Vegas, Laurance Rouse, Kim Kay, Guadalupe Martinez, Maria Morreno, Barbara Hogan, Mark Runnals, Ruth Seewer and Cheryl Landers.

UNFINISHED BUSINESS:

10-021 Charles Christopher Moneuse / Jodene K. Moneuse
Address: 404 7th Street East/DP#3145700005/Ward 4
Violation: Section 304.2 from Ordinance #2906.

Cheryl Landers, Code Enforcement Officer stated that the property is in code compliance.

HEARINGS:

10-024 Midtown Development LLC
Address: 706 3rd Avenue Drive West/DP#3284300109/Ward 4
Violation: Sections 302.4 and 301.3 from Ordinance #2906.

Cheryl Landers, Code Enforcement Officer stated that the property is in code compliance.

10-025 Enterprise Associates of Sarasota, LLC
Address: 301 7th Street West/DP#3281700309/Ward 3
Violation: Sections 304.15, 304.7, 304.13, 605.1, 308.1, 302.4, 302.7, 302.9, 602.2, 302.5, 305.3, 704.2, 504.1, 108.1.5.10, 108.1.5.7, 304.6, 304.8, 302.3, 301.3 from Ordinance #2906 and Section 1, subsection A, parts 2 & 3 from Ordinance #2821 and Chapter 38, Section 38-81 from the City Code of Ordinances.

Cheryl Landers, Code Enforcement Officer entered photographs into evidence. Officer Landers stated that the property was inspected on March 16, 2010. At that time staff found the following violations; the exterior doors in disrepair, fascia and soffit in disrepair, broken windows, exposed electrical wiring, abandoned items on property, overgrowth, wood fence in disrepair, graffiti on wall, no heating facilities, insect infestation, kitchen cabinets in disrepair, fire alarm in disrepair, raw sewage on property, unsecured structure, exterior walls contain dirt, mold and mildew, exterior chipped and peeling paint, holes in exterior walls, decorative wall and bricks cracked and broken, sidewalks cracked and broken, and inoperable vehicle stored on the property. The Notice of Violation was received by the property owner on March 22, 2010. A re-inspection was done on April 22, 2010 and all the violations remained. The Notice of Hearing was received by the property owner on May 19, 2010. Officer Landers explained the violations through the photographs displayed, adding that the abandoned vehicle had been removed. Staff recommends 90 days for code compliance with a fine of \$250.00 per day until full compliance is reached. Officer Landers stated that she has met with the property owner, Mr. Hamad and Kim Kay, the property manager on the property to discuss the violations.

Ms. Kim Kay approached the Board; she stated that she agrees with the violations through the photographs displayed. Ms. Kay stated that vagrants have damaged the property. Ms. Kay stated that they are pricing the possibilities of fencing the entire property, but trying to keep the property maintained has become close to impossible.

Mr. Laurance Rouse, a representative for Sabal Palm Bank approached the Board; he stated that Sabal Palm Bank had financed the project, which was to be condominiums before the real estate market crashed.

Actions

Member Fisher made the motion to find case #10-025 in violation of Sections 304.15, 304.7, 304.13, 605.1, 308.1, 302.4, 302.7, 302.9, 602.2, 302.5, 305.3, 704.2, 504.1, 108.1.5.10, 108.1.5.7, 304.6, 304.8, 302.3 and 301.3 from Ordinance #2906, and Section 1, subsection A, parts 2 & 3 from Ordinance #2821. Seconded by Member Oldham. Motion carried 6-0.

Member Fisher made the motion on case #10-025, giving the property owner 90 days for code compliance with a fine of \$250.00 per day until full compliance is reached. Seconded by Member Oldham. Motion carried 6-0.

10-027 Guadalupe Martinez
Address: 2210 5th Terr East (MHP)/DP#1340300001/Ward 5
Violation: Chapter 18, Section 18-31 from the City Code of Ordinances.

Mark Runnals, Code Enforcement Officer entered photographs into evidence. Officer Runnals stated that the property was inspected on February 10, 2010. At that time staff found the screened lanai converted into living quarters without permits. The Notice of Violation was received by the property owner on March 5, 2010. A re-inspection was done on April 20, 2010 and the violation remained. The Notice of Hearing was received by the property owner on May 20, 2010 and the Manatee Mobile Home Park on May 24, 2010, informing them of our intention. Officer Runnals explained the violations through the photographs displayed. Staff recommends 30 days for code compliance with a fine of \$100.00 per day until full compliance is reached.

Ms. Guadalupe Martinez approached the board with her interpreter Maria Morreno; through interpretation, Ms. Martinez stated that the trailer had the addition when they moved in. Mr. Runnals confirmed that the work is recent and has photographs from previous visits with Ms. Martinez when they spoke on the property; Mr. Runnals added that he had placed a stop work order on the structure, but the occupants continued with the project.

Actions

Member Denyes made the motion to find case #10-027 in violation of Chapter 18, Section 18-31 from the City Code of Ordinances and Section 108.1.4 from Ordinance #2906. Seconded by Member Hayo. Motion carried 6-0.

Member Denyes made the motion on case #10-027, giving the property owner 60 days for code compliance with a fine of \$100.00 per day until full compliance is reached. Seconded by Member Hayo. Motion carried 6-0.

10-028 Samuel J. Vegas / Vicky Vegas
Address: 905 21st Street Ct East/DP#1359610001/Ward 5
Violation: Sections 304.2, 304.7, 304.13, 308.1, 305.1, 302.3 and 304.3 from Ordinance #2906.

Mark Runnals, Code Enforcement Officer entered photographs into evidence. Officer Runnals stated that the property was inspected on January 25, 2010. At that time staff found the following violations; the exterior contains chipped and peeling paint, exposed exterior wood, roof decking rotted, broken and missing windows, trash and debris on property, interior structure in disrepair, driveway and sidewalk cracked and lifted, and no visible address on the structure. The Notice of Violation was received by the property owner on February 6, 2010. A re-inspection was done on April 5, 2010 and all the violations remained. The Notice of Hearing was received by the property owner on May 24, 2010. Officer Runnals explained the violations through the photographs displayed. Staff recommends 60 days for code compliance with a fine of \$200.00 per day until full compliance is reached. Officer Runnals added that Mr. Vegas has been in contact with the building department on obtaining permits.

Mr. Samuel Vegas approached the Board; he stated that he agrees with the violations shown on the photographs. Mr. Vegas stated that he purchased the house for his mother, at that time he contacted the building department and was told he could do the repairs. The original permit was rescinded by the city; since that time he has hired a contractor to do the repairs. Mr. Vegas requested 90 days for code compliance.

Actions

Member Oldham made the motion to find case #10-028 in violation of Sections 304.2, 304.7, 304.13, 308.1, 305.1, 302.3 and 304.3 from Ordinance #2906. Seconded by Member Fisher. Motion carried 6-0.

Member Oldham made the motion on case #10-028, giving the property owner 90 days for code compliance with a fine of \$200.00 per day until full compliance is reached. Seconded by Member Fisher. Motion carried 6-0.

OTHER BUSINESS:

10-005 Clark Freeman
Address: 522 31st Street West/DP#351960005

Volker Reiss, Compliance Manager asked to remove the case from the agenda; the property is in code compliance.

STAFF/BOARD COMMENTS:

Volker Reiss, Compliance Manager stated that Mr. Coury has an excused absence and will not be at the July Code Board Hearing.

Volker Reiss, Compliance Manger stated that he; Cheryl and Victor will be attending a training conference in Orlando.

ADJOURMENT:

Meeting adjourned at 3:45 p.m.

Next scheduled meeting –July 20, 2010.

Robert B. Grant Jr., Chairman
Code Enforcement Board

Note: This is not a verbatim record. A recorded disc is available upon request for a \$10.00 service charge.