

**ABBREVIATED MINUTES**  
**CODE ENFORCEMENT BOARD**  
 May 13, 2008

The City of Bradenton Code Enforcement Board met in regular session on May 13, 2008 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):

Chairperson Jeff Ragan	Vice Chairperson Robert Grant	Gerald Fisher	Richard Coury	Al Youmans

<b>Planning &amp; Community Development</b>	<b>Code Enforcement</b>	<b>Fire</b>	<b>Police</b>	<b>Other</b>
Michael Huang, Planner Andy Watson, Electrical Inspector, Carl Shankweiler, Zoning Inspector, Karen Kyser, DDA	Volker Reiss, Compliance Manager Cheryl Landers, Barbara Hogan, Victor Perez F.A.C.E. Certified Code Officers Mark Runnals, Code Officer			City Attorney Bill Lisch

**PRELIMINARIES**

- 1) Meeting called to order by Chairperson Ragan at 2:30 p.m.
- 2) Member Fisher made the motion to accept the minutes with corrections from April 8, 2008 as presented by staff. Seconded by Member Grant. Motion carried 4-0.

- 3) The following persons were sworn in by Laura Anderson: Volker Reiss, Cheryl Landers, Mark Runnals, Barbara Hogan, Nathaniel Simmons, Nathaniel Simmons Sr. and Reverend James Golden.

**UNFINISHED BUSINESS:**

**08-010 Ward Temple A M E Church Inc.  
James T. Golden, R.A.  
Address: 303 10<sup>th</sup> Avenue West/DP#4313400006/Ward 5  
Violation: Sections 304.15, 504.1, 305.4, 604.3, 304.13, 704.1, 305.3, 302.7, 605.1, 305.1, Section 1, subsection A, parts 2 & 3 from Ordinance #2821.**

Reverend James Golden approached the Board, he stated he was not present when staff did the re-inspection and questioned whether staff would be referencing the violations from the original Letter of Violation, or other violations which may have been found. Mr. Volker Reiss, Compliance Manager stated the re-inspection followed the original Letter of Violation.

Cheryl Landers, Code Enforcement Officer approached the Board. Ms. Landers stated a re-inspection was done on May 12, 2008 and some of the violations at the multi-family duplex have been corrected which were explained unit by unit. Staff is asking for 90 days for code compliance with a fine of \$150.00 per day. Member Grant clarified all remaining violations with staff.

Reverend Golden approached the Board; he confirmed the remaining violations, and requested a compliance date of June 9, 2008. Reverend Golden stated that the church has hired a new contractor to complete the renovations. Reverend Golden assured the Board that this is his last request for an extension of time.

**Actions**

Member Grant made the motion to continue the case until June 9, 2008. Seconded by Member Fisher. Motion carried 3-1 with Member Coury in opposition.

**08-018 Glenda F. Halty  
Address: 918 17<sup>th</sup> Street West/DP#4381700006/Ward 3  
Violation: Chapter 18, Section 18-31 from the City Code of Ordinances.**

Case not heard; property owner was not served.

**08-024**      **Classie M. Cooper – Luverne Cooper Jr.**  
**Address:**    **801 19<sup>th</sup> Street Court East/DP#1311800005/Ward 5**  
**Violation:**   **Sections 304.2, 302.7 and 304.6 from Ordinance #2821.**

Mark Runnals, Code Enforcement Officer entered photographs into evidence. Officer Runnals stated the property was inspected on December 28, 2007. At that time staff found the fascia and soffit contains chipped and peeling paint, the storage building in disrepair, trash and debris on the property, and missing siding. The property owner received the Letter of Violation on January 14, 2008. The property was re-inspected on February 19, 2008 and the storage building had been repaired with all other violations remained. The property owner received the Notice of Hearing on March 18, 2008. Officer Runnals explained the violations through the photographs displayed. Staff recommends 60 days for code compliance with a fine of \$100.00 per day until full compliance is reached.

### **Actions**

Member Coury made the motion to find case #08-024 in violation of Sections 304.2 and 304.6 from Ordinance #2821. Seconded by Member Fisher. Motion carried 4-0.

Member Coury made the motion on case #08-024, giving the property owner 60 days for code compliance with a fine of \$100.00 per day until full compliance is reached. Motion carried 4-0.

**08-022**      **Esperanza Enriquez**  
**Address:**    **802 28<sup>th</sup> Street Cir East/DP#1164500009/Ward 5**  
**Violation:**   **Chapter 38, Section 38-62 from the City Code of Ordinances.**

Case pulled from agenda, property in code compliance.

### **HEARINGS:**

**08-026**      **Nathaniel S. Simmons**  
**Address:**    **2317 8<sup>th</sup> Avenue East/DP#1335000004/Ward 5**  
**Violation:**   **Sections 304.2, 302.7, 307.1, 304.7, 505.1 and 304.3 from Ordinance #2821.**

Mark Runnals, Code Enforcement Officer entered photographs into evidence. Officer Runnals stated the property was inspected on February 7, 2008. At that time staff found the exterior of the structure contained chipped and peeling paint, chain link fence in disrepair, abandoned items on property, substandard carport, washing machine improperly connected,

and no visible street address. The property owner received the Letter of Violation on February 15, 2008. The property was re-inspected on March 5, 2008 and the carport roof and exterior chipped and peeling paint remained in violation. The property owner was sent a Notice of Hearing which was received by them on April 22, 2008. Officer Runnals explained the violations through the photographs displayed. Staff recommends 90 days for code compliance with a fine of \$75.00 per day until full compliance is reached.

Mr. Simmons Sr. approached the Board; he stated that his son lives at the property and is currently unemployed. Mr. Simmons went on to say that repairs have started and the remaining violations will be repaired. Mr. Simmons Jr. approached the Board; he stated that he has done some repairs and will continue until full compliance is reached.

Chairman Ragan asked Mr. Simmons Jr. how much time he needed to complete the repairs. Mr. Simmons stated he could have the work completed within 90 days.

### **Actions**

Member Grant made the motion to find case #08-026 in violation of Sections 304.2 and 304.7 from Ordinance #2821. Seconded by Member Coury. Motion carried 4-0.

Member Grant made the motion on case #08-026, giving the property owner 90 days for code compliance with a fine of \$75.00 per day until full compliance is reached. Seconded by Member Coury. Motion carried 4-0.

**08-027          Denise L. Miller – Calvin Miller**  
**Address:        2110 15<sup>th</sup> Avenue East/DP#1362302174/Ward 5**  
**Violation:       Sections 302.7 and 307.1 from Ordinance #2821 and**  
**Chapter 38, Section 38-82 from the City Code of**  
**Ordinances.**

Case pulled from agenda, property in code compliance.

**08-028          Scott S. Schoff**  
**Address:        1202-1204 21<sup>st</sup> Avenue West/DP#4473500009/Ward 3**  
**Violation:       Sections 304.15, 304.7, 304.13, 302.7, 504.1, 307.1,**  
**Section 1, subsection A, parts 2 & 3 from Ordinance**  
**#2821 and Chapter 38, Section 38-82 from the City Code**  
**of Ordinances.**

Cheryl Landers, Code Enforcement Officer entered photographs into evidence. Officer Landers stated the property was inspected on January

16, 2008. At that time staff found the exterior contained chipped and peeling paint, non-conforming back door, substandard roof, fascia in disrepair, windows in disrepair, non-conforming fence, an abandoned vehicle in the back yard, improperly connected washing machine, trash and debris on property. The Letter of Violation was returned unclaimed. It was later posted on the property and City Hall on February 7, 2008 and sent via regular mail. The property was re-inspected on March 28, 2008 and the abandoned vehicle had been removed but all other violations remained. The property and City Hall were posted with the Notice of Hearing on April 16, 2008 and sent via regular mail. Officer Landers explained the violations through the photographs displayed. Staff recommends 60 days for code compliance with a fine of \$150.00 per day until full compliance is reached.

### **Actions**

Member Coury made the motion to find case #08-028 in violation of Sections 304.15, 304.7, 304.13, 302.7, 504.1, 307.1, Section 1, subsection A, parts 2 & 3 from Ordinance #2821. Seconded by Member Grant. Motion carried 4-0.

Member Coury made the motion on case #08-028, giving the property owner 60 days for code compliance with a fine of \$150.00 per day until code compliance is reached. Seconded by Member Grant. Motion carried 4-0.

**08-030        Scott S. Schoff**  
**Address:     1202-1204 21<sup>st</sup> Avenue West/DP#4473500009/Ward 3**  
**Violation:    Chapter 18, Section 18-31 from the City Code of Ordinances.**

Cheryl Landers, Code Enforcement Officer entered photographs into evidence. Officer Landers stated the property was inspected on March 21, 2008. At that time staff found roofing work done without proper permits and the property was posted with a stop work order. The property owner was sent a Letter of Violation and was returned unclaimed. It was posted on the property and City Hall on March 31, 2008. A re-inspection was done on April 10, 2008 and permits had not been issued for the work. The Notice of Hearing was posted on the property and City Hall on April 15, 2008 and sent via regular mail. Officer Landers explained the violation through the photographs displayed. Staff recommends 10 days for code compliance with a fine of \$75.00 per day until full compliance is reached.

## **Actions**

Member Grant made the motion to find case #08-030 in violation of Chapter 18, Section 18-31 from the City Code of Ordinances. Seconded by Member Coury. Motion carried 4-0.

Member Grant made the motion on case #08-030, giving the property owner 10 days for code compliance with a fine of \$75.00 per day until full compliance is reached. Seconded by Member Coury. Motion carried 4-0.

**08-029      Midfirst Bank**  
**Address:    703 21<sup>st</sup> Avenue West/DP#4512900004/Ward 5**  
**Violation:   Sections 304.10, 302.4, 302.7, 307.1, 304.13, 304.7, 605.1, 305.3, 304.15, Section 1, subsection A, parts 2 & 3 and Section 1, subsection B, part 3 from Ordinance #2821.**

Volker Reiss, Compliance Manager asked the Board for a continuance until June 10, 2008 hearing.

## **Actions**

Member Grant made the motion to continue the case until the June code board hearing. Seconded by Member Coury. Motion carried 4-0.

### **VI.    OTHER BUSINESS:**

### **VII.   STAFF/BOARD COMMENTS**

Volker Reiss, Compliance Manager notified the Board that Mr. Al Youmans has been appointed by the Mayor and City Council as the new Code Enforcement Board Member, and will be joining us for the June 10, 2008 hearing.

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Officer Reiss informed the Board that City Council will proclaim the second week of June as Code Officer Appreciation Week.

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Officer Reiss acknowledged the resignation of Member Judy Karkhoff and she thanked her for her service.

### **VII.   ADJOURNMENT:**

Meeting adjourned at 4:07 p.m.

Next scheduled meeting –June 10, 2008.

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**Jeff Ragan, Chairperson**  
**Code Enforcement Board**

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