

ABBREVIATED MINUTES
CODE ENFORCEMENT BOARD
August 17, 2010

The City of Bradenton Code Enforcement Board met in regular session on August 17, 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
	Volker Reiss, Compliance Manager Cheryl Landers Barb Hogan Mark Runnals, F.A.C.E. Certified Code Officers			Attorney William Lisch

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 July 20, 2010 as presented by staff. Seconded by Member Fisher. Motion carried 5-0.
- 4) The following persons were sworn in by Laura Anderson: Angela Houston, Guadalupe Martinez, Brenda Valdez, Volker Reiss, Barbara Hogan, Mark Runnals, and Cheryl Landers.

UNFINISHED BUSINESS:

10-033 Wells Fargo Bank National Association
Address: 1804 18th Street West/DP#422480005/Ward 5
Violation: Sections 302.4, 302.7, 304.15 and 301.3 from Ordinance #2906.

Volker Reiss, Compliance Manager stated that the property is in code compliance.

HEARINGS:

10-035 George W. Martin/Sharon L. Martin
Address: 1410 18th Street West/DP#4080700000/Ward 3
Violation: Sections 304.13, 605.1, 308.1, 302.7, 302.5, 504.1, 305.3, 604.3, 301.3, 704.1, 108.1.5.3, 108.1.5.7 and 108.1.5.9 from Ordinance #2906.

Cheryl Landers, Code Enforcement Officer entered photographs into evidence. Volker Reiss, Compliance Manager clarified that the photographs were taken on November 10, 2009. Officer Landers stated that the property was inspected on November 10, 2009 and was occupied. At that time staff found the following violations; boarded and broken windows, interior electrical light fixtures in disrepair, abandoned items stored on the property, sheds in disrepair, insect and rodent infestation, bathtub and sinks not draining properly, interior walls, ceilings, floors, carpets, kitchen and bathroom cabinets all in disrepair and unsanitary, electrical extension cords used improperly, unsecured structure, smoke alarms in disrepair, kitchen ceiling partially collapsed, and dog and cat feces throughout the structure. The Notice of Violation was hand delivered to the property owners on January 21, 2010. A re-inspection was done on March 18, 2010 and all the violations remained and the property was not occupied. The Notice of Hearing was hand delivered to the property owners on July 22, 2010. Officer Landers stated that staff did not re-enter the structure for photographs due to unsanitary conditions and safety issues. Officer Landers explained the violations through the photographs displayed which were taken on November 10, 2009. Staff recommends 30 days for code compliance with a fine of \$250.00 per day until full compliance is reached.

Actions

Member Coury made the motion to find case #10-035 in violation of Sections 304.13, 605.1, 308.1, 302.7, 302.5, 504.1, 305.3, 604.3, 301.3, 704.1, 108.1.5.3, 108.1.5.7 and 108.1.5.9 from Ordinance #2906. Seconded by Member Fisher. Motion carried 6-0.

Member Coury made the motion on case #10-035, giving the property owner 30 days for code compliance with a fine of \$250.00 per day until full compliance is reached. Seconded by Member Fisher. Motion carried 6-0.

OTHER BUSINESS:

10-016 Angela T. Houston
Address: 1116 2nd Street East/DP#4629300007

Volker Reiss, Compliance Manager summarized the events of the case, stating that the property owner is requesting an extension of time for code compliance. Mr. Reiss added that Ms. Houston has brought many of the violations into code compliance, the only remaining issue is the roof, and staff is in favor of an extension.

Mr. Houston approached the Board; she stated that she has approached the roofing companies for bids, but they require immediate cash payment. Ms. Houston concluded that she and her husband have started to save the money to replace the roof, asking the board for a 6 month extension.

Actions

Member Coury made the motion to extend the property owner 6 months for code compliance, which would make the date for code compliance May 5, 2011. Seconded by Member Fisher. Motion carried 6-0.

10-027 Guadalupe Martinez / Manatee MHP
Address: 2210 5th Terrace East/DP#1340300001
Violation: Section 108.1.4 from Ordinance #2906 and Chapter 18, Section 18-31 from the City Code of Ordinances.

Volker Reiss, Compliance Manager summarized the events of the case, stating that the property owner is requesting an extension of time for code compliance, adding that the violation was an illegal room addition to a mobile home, which is not permitted with the city and state regulations, therefore the addition needs to be removed for code compliance, and staff opposes an extension.

Ms. Martinez and her interpreter Brenda Valdez approached the Board; Ms. Valdez conveyed that the addition was there when the mobile home was purchased, and Ms. Martinez installed the plywood only.

Officer Runnals explained that the lanai would need to be brought back to the original state. Officer Runnals went on to say that he and the building official have met with the property owner on site and have explained the violations.

Actions

Member Denyes made the motion to extend the property owner 15 days for code compliance. Seconded by Member Coury. Motion carried 6-0.

10-011 Barbara Gunther
Address: 304 22nd Avenue West/DP#452980007

Volker Reiss, Compliance Manager summarized the events of the case, stating that the property remains in violation and staff requests the fine be imposed.

No further action taken and the fine is imposed.

09-057 John C. Manson, as Trustee
Address: 812 26th Street East/DP#1351420359

Volker Reiss, Compliance Manager summarized the events of the case, stating that the property remains in violation and staff requests the fine be imposed. Mr. Reiss stated that he is in receipt of a letter from Mr. Manson which states that the property will be sold for taxes.

No further action taken and the fine is imposed.

STAFF/BOARD COMMENTS:

No comments at this time.

ADJOURMENT:

Meeting adjourned at 3:26 p.m.

Next scheduled meeting –September 21, 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.