

ABBREVIATED MINUTES
CODE ENFORCEMENT BOARD
March 16, 2010

The City of Bradenton Code Enforcement Board met in regular session on March 16, 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 Cheryl Landers, Victor Perez, Mark Runnals, F.A.C.E. Certified Code Officers			Attorney William Lisch

PRELIMINARIES

- 1) Meeting called to order by Chairman Grant at 2:36 p.m.
- 2) Member Coury made the motion to accept the minutes from February 16, 2010 as presented by staff. Seconded by Member Oldham carried 6-0.
- 3) The following persons were sworn in by Laura Anderson: Volker Reiss, Cheryl Landers, Robert Welch, Paul Grondahl, Daniel Perez, John Zarrillo, Mark Runnals and Ruth Seewer.

UNFINISHED BUSINESS:

09-025 Daniel Camargo Perez
Address: 2805 9th Avenue East/DP#1165100007

Volker Reiss, Compliance Manager explained the circumstances of the case, stating that staff is requesting the fine be imposed. The case was continued from the February 16, 2010 meeting; which was on the agenda with the request by staff to impose the fine. A continuance was requested by Mr. Paul Grondahl; the attorney for the property owner. The property remains in violation at this time.

Mr. Grondahl approached the board; he stated that the property owner agrees that not all of the violations have been corrected. Mr. Grondahl stated that 60 days should be enough time for code compliance, and added that Mr. Perez has made many costly repairs.

Actions

Member Coury made the motion to impose the fine as requested by staff. Seconded by Member Oldham. Motion carried 6-0.

HEARINGS:

10-011 Barbara Gunther
Address: 304 22nd Avenue West/DP#4529800007/Ward 3
Violation: Sections 302.4 and 302.7 from Ordinance #2906.

Cheryl Landers, Code Enforcement Officer entered photographs into evidence. Officer Landers stated that the property was inspected on December 9, 2009. At that time staff found the fascia on the carport in disrepair and the backyard overgrown. The Notice of Violation was sent to the property owner and returned unclaimed. The Notice of Violation was then posted on the property and City Hall on January 7, 2010 and via first class mail. A re-inspection was done on February 1, 2010 and the violations remained. The Notice of Hearing was posted on the property and City Hall on February 25, 2010 and sent via first class mail. Officer Landers explained the violations 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 Coury made the motion to find case #10-011 in violation of Sections 302.4 and 302.7 from Ordinance #2906. Seconded by Member Denyes. Motion carried 6-0.

Member Coury made the motion on case #10-011, 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 Denyes. Motion carried 6-0.

Member Coury made the motion on case #10-011, 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 Denyes. Motion carried 6-0.

10-012 Anthony Vassilaros-Boyer
Address: 616 27th Street East/DP#1159910007/Ward 5
Violation: Section 302.4 from Ordinance #2906.

Mark Runnals, Code Enforcement Officer entered photographs into evidence. Officer Runnals stated that the property was inspected on December 21, 2009. At that time staff found the vacant lot overgrown. The Notice of Violation was received by the property owner on January 6, 2010. A re-inspection was done on February 8, 2010 and the violation remained. The Notice of Hearing was received by the property owner on February 24, 2010. Officer Runnals explained the violations through the photographs displayed. Staff recommends 30 days for code compliance with a fine of \$75.00 per day until full compliance is reached.

Actions

Member Denyes made the motion to find case #10-012 in violation of Section 302.4 from Ordinance #2906. Seconded by Member Youmans. Motion carried 6-0.

Member Denyes made the motion on case #10-012, giving the property owner 30 days for code compliance with a fine of \$75.00 per day until full compliance is reached. Seconded by Youmans. Motion carried 6-0.

OTHER BUSINESS:

09-058 ABC Investments. / Ali Asad, Registered Agent
Address: 2810 25th Street West/DP#4956500005

Attorney Lisch stated that the two cases could be heard together but a separate motion for each case is required.

Volker Reiss, Compliance Manager stated that the property owner requests an extension of time for code compliance. Mr. Reiss provided a summary of the case; he stated that a copy of the letter received by staff from the property owner requesting the extension of time had been included with the packet supplied.

Mr. Reiss stated that the property owner has corrected many of the violations and staff supports an extension of time.

Mr. Robert Welch approached the Board; he stated that they have made significant progress on the property. The dumpster enclosures need to be approved by the sanitation department and permits are required and a few small repairs remain. Mr. Welch asked for a 60 days extension for code compliance.

Actions

Member Denyes made the motion on case #09-058, giving the property owner an extension of 60 days for code compliance. Seconded by Member Hayo. Motion carried 6-0.

09-059 ABC Investment Inc. / Ali Asad, Registered Agent
Address: 2809 26th Street West/DP#4958400006

Case heard with above case #09-058.

Actions

Member Denyes made the motion on case #09-059, giving the property owner an extension of 60 days for code compliance. Seconded by Member Hayo. Motion carried 6-0.

09-061 Point Pleasant Condominium Assoc., Inc.
C & S Condominium Registered Mgmt Serv.,
Address: 210 17th Street NW/DP#3352000156

Volker Reiss, Compliance Manager stated that the case has been removed from the agenda since the property is in code compliance.

STAFF/BOARD COMMENTS:

Volker Reiss, Compliance Manger stated that Mr. Fisher absence from today's meeting has been excused.

Mr. Reiss informed the Board that he and Officer Mark Runnals will be attending F.A.C.E. Level 4 training and test in April.

Mr. Reiss stated the staff has a large apartment complex that needs to be brought to the Code Enforcement Board; but due to the amount of time required, a separate hearing needs to be scheduled to hear the cases.

After further discussion with staff and the board members a date of May 4, 2010 at 8:00 a.m. was agreed upon.

ADJOURNMENT:

Meeting adjourned at 3:23 p.m.

Next scheduled meeting –April 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.