

**ABBREVIATED MINUTES**  
**CODE ENFORCEMENT BOARD**  
 January 8, 2008

The City of Bradenton Code Enforcement Board met in regular session on January 8, 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	Judy Karkhoff

<b>Planning &amp; Community Development</b>	<b>Code Enforcement</b>	<b>Fire</b>	<b>Police</b>	<b>Other</b>
	Volker Reiss, Compliance Manager Barbara Hogan, Victor Perez F.A.C.E. Certified Code Officers Mark Runnals, Code Officer			City Attorney Bill Lisch Attorney Bob Schermer

**PRELIMINARIES**

- 1) Meeting called to order by Vice-Chairperson Grant at 2:33 p.m.
- 2) Member Coury made the motion to accept the minutes from December 11, 2007 as presented by staff. Seconded by Member Fisher. Motion carried 4-0.

- 3) The following persons were sworn in by Laura Anderson: Eva Christiani, James Dashiell, Jean Senat, Sandra Edna, Volker Reiss and Barbara Hogan.

**UNFINISHED BUSINESS:**

None at this time.

**HEARINGS:**

**08-001 James N. Dashiell**  
**Address: 2208 3<sup>rd</sup> Avenue West/DP#3386500072**

Barbara Hogan, Code Enforcement Officer entered photographs into evidence. Officer Hogan stated the property was inspected on September 13, 2007. At that time staff found the exterior contains chipped and peeling paint, a refrigerator and vehicle stored in the driveway, the property contained abandoned items, vehicles blocking the sidewalk, the roof in disrepair, and vegetation growing on the roof. The property owner received the Letter of Violation on September 17, 2007. A re-inspection was done on December 7, 2007 and all violations remained. The property owner received the Notice of Hearing on December 14, 2007. Officer Hogan 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.

Mr. Dashiell approached the Board; he explained that he has had some medical issues which have put a strain on him financially. Mr. Dashiell stated that the house is cedar and requires special attention. Mr. Dashiell has applied and received a grant from the Save Our Florida Home, but the expense for the repairs exceeds the grant amount.

Mr. Dashiell stated that the vehicle in the driveway, which is a collector's item, will be removed this weekend.

**Actions**

Member Coury made the motion to find case #08-001 in violation of Sections 307.1, 304.7, 302.4, Section 1, subsection A, parts 2 & 3 from Ordinance #2821 and Chapter 38, Section 38-62 from the City Code of Ordinances. Seconded by Member Karkhoff. Motion carried 4-0.

Member Coury made the motion on case #08-001, 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 Karkhoff. Motion carried 4-0.

**08-002      Eva D. Cristiani**  
**Address:    2309 11<sup>th</sup> Street West/DP#4489300006**  
**Violation:   Sections 304.13 and 302.4 from Ordinance #2821.**

Barbara Hogan, Code Enforcement Officer entered photographs into evidence. Officer Hogan stated the property was inspected on November 5, 2007. At that time staff found the windows broken and the yard overgrown. The property owner received the Letter of Violation on November 23, 2007. A re-inspection was done on December 6, 2007 and all violations remained. The property owner received the Notice of Hearing on December 17, 2007. Officer Hogan explained the violations through the photographs displayed. Staff recommends 30 days for code compliance with a fine of \$150.00 per day until full compliance is reached.

Ms. Cristiani approached the Board; she stated that she has hired a lawn service to work on the property and should be completed today. Ms. Cristiani stated that she had lost her job and could not afford to replace the windows, but should be working by the beginning of February and will have the windows repaired. Ms. Cristiani asked for more time to get an estimate for the windows, and plans on moving into the house soon.

### **Actions**

Member Karkhoff made the motion to find case #08-002 in violation of Sections 304.13 and 302.4 from Ordinance #2821. Seconded by Member Fisher. Motion carried 4-0.

Member Karkhoff made the motion on case #08-002, giving the property owner 30 days for code compliance with a fine of \$150.00 per day until code compliance is reached. Seconded by Member Coury. Motion carried 4-0. Member Fisher amended the motion to 60 days for code compliance with a fine of \$150.00 per day until code compliance is reached. Seconded by Member Coury. Motion carried 3-1 with Member Karkhoff in opposition.

**08-008      Jean Senat**  
**Address:    1507 18<sup>th</sup> Street East/DP#1377602154**  
**Violation:   Chapter 38, Section 38-82 and Section 38-62 and**  
**Chapter 18, Section 18-31 from the City Code of**  
**Ordinances.**

Barbara Hogan, Code Enforcement Officer entered photographs into evidence. Officer Hogan stated the property was inspected on October 22, 2007. At that time staff found inoperable and unregistered vehicles, abandoned items stored on the property and work done without proper

permits. The property owner received the Letter of Violation on October 27, 2007. A re-inspection was done on November 27, 2007, and all the violations remained. The property owner received the Notice of Hearing on December 17, 2007. Officer Hogan explained the violations through the photographs displayed. Staff recommends 30 days for code compliance with a fine of \$150.00 per day until full compliance is reached.

Mr. Senat approached the Board; he stated that the vehicle has been removed. Mr. Senat stated that the bicycles are kept in one area in the backyard, and the work without permit on the back wall was a brick wall installed to keep the children from falling through the screen.

Ms. Sandra Edna, the niece of Mr. Senat approached the Board; she stated that Mr. Senat was trying to keep everything in one place in the backyard.

Vice-Chairman stated that Mr. Senat needs to get a permit for the brick wall, and needs to remove the storage of items in the yard.

### **Actions**

Member Karkhoff made the motion to find case #08-008 in violation of Chapter 38, Section 38-62, and Chapter 18, Section 18-31 from the City Code of Ordinances. Seconded by Member Coury. Motion carried 4-0.

Member Karkhoff made the motion on case #08-008, giving the property owner 30 days for code compliance with a fine of \$150.00 per day until code compliance is reached. Seconded by Member Coury. Ms. Edna asked the Board for 60 days for code compliance. Member Karkhoff amended the motion to 60 days for code compliance with a fine of \$150.00 per day. Seconded by Member Coury. Motion carried 4-0.

**08-003      James William Knowles**  
**Address:    1911 16<sup>th</sup> Avenue West/DP#4426300002**  
**Violation:   Section 302.4 from Ordinance #2821.**

Case not heard/property owner was not served.

**08-004      Sherwood Strong**  
**Address:    1431 17<sup>th</sup> Street West/DP#4414300006**  
**Violation:   Section 302.4 from Ordinance #2821.**

Case not heard, property owner was not served.

**08-006 Michael M. Manning**  
**Address: 2309 22<sup>nd</sup> Avenue West/DP#4248600001**  
**Violation: Sections 604.3, 302.7, 505.1 from Ordinance #2821 and Chapter 38, Section 38-62 and Section 38-82 from the City Code of Ordinances.**

Case not heard, property owner was not served.

**08-007 Gregory Jenkins Sr. – Jerry Jenkins – Gwendolyn Range**  
**Address: 901 28<sup>th</sup> Street East/DP#1398300002**  
**Violation: Sections 304.15, 301.3, 605.1, 304.9, Section 1, subsection A, parts 2 & 3 and Section 1, subsection B, part 3 from Ordinance #2821.**

Barbara Hogan, Code Enforcement Officer entered photographs into evidence. Officer Hogan stated the vacant house was inspected on May 3, 2007. At that time staff found the exterior door rotted, missing hardware, substandard roof, boarded windows, exterior light fixtures in disrepair, the exterior contains mold and mildew, and substandard awnings. Staff sent a certified Letter of Violation to the property owner which was returned unclaimed, subsequently, the property and City Hall were posted with the Letter of Violation on September 28, 2007 and sent to the property owner via regular mail. A re-inspection done on December 13, 2007 and all violations remained. The property and City Hall were posted with the Notice of Hearing, and sent via regular mail. Officer Hogan explained the violations through the photographs displayed and stated that the exterior has been painted, the roof repaired, and the awnings have been repaired. Staff recommends 30 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 #08-007 in violation of Sections 304.15, 301.3, 605.1, Section 1, subsection A, part 3 and Section 1, subsection B, part 3 from Ordinance #2821. Seconded by Member Fisher. Motion carried 4-0.

Member Coury made the motion on case #08-007, giving the property owner 30 days for code compliance with a fine of \$150.00 per day until code compliance is reached. Seconded by Member Fisher. Motion carried 4-0.

**08-009 Kip Lalosh**  
**Address: 4109 17<sup>th</sup> Avenue West/DP#4050200007**  
**Violation: Section 302.4 from Ordinance #2821.**

Volker Reiss, Compliance Manager entered photographs into evidence. Officer Reiss stated the property was inspected on October 1, 2007. At that time staff found the yard overgrown. The property owner received the Letter of Violation on October 11, 2007. A re-inspection was done on December 12, 2007 and the property remained overgrown. The property owner received the Notice of Hearing on December 19, 2007. Officer Reiss 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 Karkhoff made the motion to find case #08-009 in violation of Section 302.4 from Ordinance #2821. Seconded by Member Fisher. Motion carried 4-0.

Member Karkhoff made the motion on case #08-009, giving the property owner 10 days for code compliance with a fine of \$75.00 per day until full code compliance is reached. Seconded by Member Fisher. Motion carried 4-0.

**08-010      LaSalle Bank National Association**  
**Address:    2102 20<sup>th</sup> Street West/DP#4273100000**  
**Violation:   Sections 301.3 and 304.13 from Ordinance #2821.**

Barbara Hogan, Code Enforcement Officer entered photographs into evidence. Officer Hogan stated the property was inspected on November 30, 2007. At that time staff found the structure unsecured with broken windows. The property owner received the Letter of Violation on December 5, 2007. A re-inspection was done on December 9, 2007 and the property remained in violation. The property owner received the Notice of Hearing on December 17, 2007. Officer Hogan explained the violation through the photographs displayed. Staff recommends 10 days for code compliance with a fine of \$200.00 per day until full compliance is reached.

### **Actions**

Member Fisher made the motion to find case #08-010 in violation of Sections 301.3 and 304.13 from Ordinance #2821. Seconded by Member Karkhoff. Motion carried 4-0.

Member Fisher made the motion on case #08-010, giving the property owner 10 days for code compliance with a fine of \$200.00 per day until code compliance is reached. Seconded by Member Coury. Motion carried 4-0.

**VI. OTHER BUSINESS:**

**07-064 Dana Hathorn**  
**Address: 1632 Ballard Park Drive/DP#4273100000**

Volker Reiss, Compliance Manager stated that staff is here to ask the Board to impose the Order Imposing Penalty/Lien in the amount of \$10,035.50.

Property owner was not present, no action taken by the board, fine to be imposed.

**VII. STAFF/BOARD COMMENTS**

Volker Reiss, Compliance Manager stated that Barbara Hogan, Code Enforcement Officer passed her Level II certification and Carl Shankweiler, Zoning Inspector passed his Level I certification.

**VII. ADJOURNMENT:**

Meeting adjourned at 3:45 p.m.

Next scheduled meeting – February 12, 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.