

**AGENDA**  
**CODE ENFORCEMENT BOARD**  
**CITY OF BRADENTON, FLORIDA**

**February 17, 2015**

**2:30 PM**

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES (January 20, 2015)
- IV. SWEARING IN
- V. UNFINISHED BUSINESS:

**15-003            Nickie Manley**  
**Rodney Manley**  
**Michael Manley**  
Address:        906 3<sup>rd</sup> Street West/P.I. # 4312800008/Ward 3

**15-007            Young & Young Properties, Inc.**  
Address:        2105 9<sup>th</sup> Avenue East/P.I. # 1341200002/Ward 5

**15-009            John Ford**  
**Floretta E. Ford**  
Address:        930 15<sup>th</sup> Street East/P.I. # 4538310063/Ward 5

**14-089            Back Bay Preserve Development, LLC**  
**Manatee Trust U/A DTD 2/20/91**  
Address:        3700 SR 64 East/P.I. # 1131400002/Ward 5

- VI. HEARINGS:

**15-010            Bendher LLC**  
Address:        2006/2008 12<sup>th</sup> Street West/P.I. # 4473700005/Ward 3  
Violation:      Sections 504.3 (plumbing system hazards), 704.2 (smoke alarms),  
604.3 (electrical system hazards), 308.1 (accumulation of trash &  
debris), 304.7 (roofs), 304.2 (protective treatment), 304.14 (insect  
screens) and 302.4 (overgrowth) from ordinance no. 2936 and  
Chapter 5.0, Section 5.1.1 (approval of displays-residential) from  
the Land Use Regulations.

**15-011            Fareic J LLC**  
Address:        2415 13<sup>th</sup> Street West/P.I. # 4486900006/Ward 3  
Violation:      Sections 302.4 (overgrowth), 308.1 (accumulation of trash &  
debris), 605.1 (electrical safety), 302.7 (accessory structure),  
304.14 (insect screens), 304.7 (roofs), 304.2 (protective  
treatment), 304.3 (premise identification) and 304.10 (stairways,  
decks, porches & balconies) from ordinance no. 2936 and Section  
1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.

- 15-012 Colfin AH-Florida 6 LLC**  
Address: 2809 22<sup>nd</sup> Avenue West/P.I. # 4202350957/Ward 3  
Violation: Section 18-31 (work without a permit) from the City's Code of Ordinances.
- 15-013 Seven 2925 LLC**  
Address: 2925 7<sup>th</sup> Avenue West/P.I. # 3534000159/Ward 3  
Violation: Section 18-31 (work without a permit) from the City's Code of Ordinances.
- 15-014 Kimberley S. Lee**  
Address: 5302 36<sup>th</sup> Avenue Circle West/P.I. # 5111110606/Ward 1  
Violation: Chapter 5.0, Section 5.1.1 (parking of vehicles, trailers, recreational and non-commercial vehicles and boat) from the Land Use Regulations.
- 15-015 Karl Geldert**  
Address: 1313 27<sup>th</sup> Street West/P.I. # 4148900006/Ward 3  
Violation: Chapter 70, Section 70-67 (b) (cross connection device) from ordinance no. 2887, Chapter 70, Section 70-63 (cross connection compliance), Section 70-36 (a) (water connection) and Section 38-81 (vehicle storage and repair) from the City's Code of Ordinances, Sections 308.1 (accumulation of trash & debris), 304.7 (roofs), 304.2 (protective treatment) and 302.4 (overgrowth) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.
- 15-016 Kevin Arthur McMichael**  
Address: 1720 12<sup>th</sup> Avenue West/P.I. # 4386100004/Ward 3  
Violation: Section 38-81 (vehicle storage and repair) and Section 38-62 (storage of items) from the City's Code of Ordinances, Sections 302.7 (accessory structure), 304.7 (roofs) and 304.2 (protective treatment) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.
- 15-017 CKZ Realestate Holdings, LLC**  
Address: 1108 16<sup>th</sup> Avenue West/P.I. # 4432700005/Ward 3  
Violation: Sections 302.7 (accessory structure), 304.7 (roofs), 304.14 (insect screens), 304.15 (doors) and 304.2 (protective treatment) from ordinance no. 2936, Chapter 4.0, Section 4.1.4 (on-site parking and vehicular access) from the Land Use Regulations and Table 4.7 (specific function and use) from the Form Based Code.
- 15-018 Donia A. Watts  
William M. Watts**  
Address: 1631 4<sup>th</sup> Avenue East/P.I. # 1264600006/Ward 4  
Violation: Sections 108.1.1 (unsafe structure), 304.2 (protective treatment), 304.10 (stairways, decks, porches & balconies), 302.7 (accessory structure), 305.5 (handrails & guards), 302.4 (overgrowth), 304.7 (roofs), 309.1 (infestation), 308.1 (accumulation of trash & debris), 304.6 (exterior walls) and 304.13 (windows) from ordinance no. 2936, Section 1 (B)(3) (boarded windows), Section 1 (B)(1) (broken windows) and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821 and Section 38-62 (storage of items) from the City's Code of Ordinances.

**15-019 Stanley Kosierowski**  
Address: 1214 7<sup>th</sup> Street Court West/P.I. # 4340100009/Ward 3  
Violation: **Main House:** Sections 605.1 (electrical safety), 504.3 (plumbing system hazards), 304.15 (doors), 304.13 (windows), 304.14 (insect screens), 603.1 (mechanical appliances), 704.2 (smoke detectors), 302.7 (accessory structure) and 308.1 (accumulation of trash & debris) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.  
**Garage:** Sections 304.7 (roofs), 304.15 (doors) and 108.1.4 (unlawful structure) from ordinance no. 2936 and Section 1 (B)(3) (boarded windows) from ordinance no. 2821.

**15-020 Jonathan R. Rozamus**  
Address: 3601 28<sup>th</sup> Avenue West/P.I. # 5079703756/Ward 1  
Violation: Sections 302.7 (accessory structure), 308.1 (accumulation of trash & debris), 304.13 (windows), 304.15 (doors), 303.1 (swimming pool) and 302.4 (overgrowth) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.

**15-021 Alvin T. McKinney**  
Address: 4105 14<sup>th</sup> Avenue East/P.I. # 1127247854/Ward 4  
Violation: Sections 302.4 (overgrowth) and 304.7 (roofs) from ordinance no. 2936, Section 1 (A)(2)(3) (mold and mildew) and Section 1 (G)(1) (sites/landscaping) from ordinance no. 2821 and Chapter 5.0, Section 5.1.1 (storage of household items) from the Land Use Regulations.

**VII. OTHER BUSINESS:**

**14-028 Gloria I. Adams**  
Address: 1011 23<sup>rd</sup> Avenue West/P.I. # 4489200008/Ward 3

The new owner of the property requests a reduction/elimination of the fine for property located at 1011 23<sup>rd</sup> Avenue West.

**VIII. ADJOURNMENT**

Next scheduled meeting March 17, 2015.

**Pursuant To Florida Statute 286.0105**, if any person decides to appeal any decision made by the Board, Council, Agency of Commission at this meeting, such person will need a record of the proceedings, and for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**In accordance with the Americans With Disabilities Act**, persons needing a reasonable accommodation to participate in this proceeding should contact the Code Enforcement Division at 101 Old Main Street, Bradenton, Florida 34205, telephone (941) 932-9402, no later than three (3) business days prior to the proceedings.