

ABBREVIATED MINUTES
CODE ENFORCEMENT BOARD
March 15, 2016

The City of Bradenton Code Enforcement Board met in regular session on March 15, 2016 at 2:30 P.M. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Code Enforcement Board members present:

Chairman Robert Grant, Vice Chairman Fred Hayo, Glyn Oldham, Al Youmans and Xena Vallone.

Excused:

George Vojvodich and Brian Metrocavage

Legal counsel for Code Enforcement Board:

William Lisch, Esq.

PRELIMINARIES

- 1) Meeting called to order by Chairman Robert Grant at 2:33 P.M.
- 2) Pledge of Allegiance led by Chairman Robert Grant.
- 3) Ms. Vallone made the motion to accept the minutes from February 16, 2016 as presented by staff. Second by Mr. Hayo. Motion carried 5-0.

WITNESSES SWORN IN:

Volker Reiss, Mark Runnals, Jose Lebron, Mike Maginness, James Carver, Bill Manful, Dean Culley, Matthew McKinnon, Nathan Dunham, Diana Shoemaker and Tony Hart.

OLD BUSINESS:

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|---------------|---|
| 15-115 | Children's Academy of Southwest Florida Inc. |
| Address: | 928 25 th Street West/P.I. # 4106300009/Ward 3 |
| 15-116 | Children's Academy of Southwest Florida Inc. |
| Address: | 2415 9 th Avenue West/P.I. # 4105200059/Ward 3 |
| 15-117 | Children's Academy of Southwest Florida Inc. |
| Address: | 2403 9 th Avenue West/P.I. # 4103500007/Ward 3 |
| 15-118 | Children's Academy of Southwest Florida Inc. |
| Address: | 2417 9 th Avenue West/P.I. # 4103600005/Ward 3 |

15-119 Children's Academy of Southwest Florida Inc.
Address: 2419 9th Avenue West/P.I. # 4103900009/Ward 3

15-120 Children's Academy of Southwest Florida Inc.
Address: 2421 9th Avenue West/P.I. # 4104400009/Ward 3

Mr. Volker Reiss stated he spoke with Will Robinson, who is the attorney for the property owner, and asks that we continue the case until the June 21, 2016 Code Enforcement Board Hearing.

Actions

Mr. Oldham moved to continue these cases until the June 21, 2016 Code Enforcement Board Hearing. Second by Mr. Hayo. Motion carried 5-0.

16-019 Lorbar Corporation
Address: 1111 13th Avenue West/P.I. # 4427100005/Ward 3

Mr. Volker Reiss stated that the property is in compliance and the case is removed from the agenda.

HEARINGS:

16-022 Matthew W. McKinnon
Address: 1304 27th Avenue West

The property owner, Matthew W. McKinnon, was present. Michael Maginness, Code Enforcement Officer whose credentials are on file, entered six photographs into evidence. He displayed the photographs and explained the violations.

The property owner, Matthew W. McKinnon, spoke about the violations.

Actions

Mr. Hayo moved to find the property owner in violation of Sections 304.2, 304.14, 309.1, 304.15 and 305.5 from ordinance no. 2936. Second by Mr. Youmans. Motion carried 5-0.

Mr. Hayo moved to give the property owner 120 days for code compliance with a fine of \$150.00/day thereafter. Second by Mr. Youmans. Motion carried 5-0.

16-023 Matthew W. McKinnon
Address: 1314 27th Avenue West

The property owner, Matthew W. McKinnon, was present. Michael Maginness, Code Enforcement Officer whose credentials are on file, entered one photograph into evidence. He displayed the photograph and explained the violations.

The property owner, Matthew W. McKinnon, spoke about the violations.

Mr. Volker Reiss stated that maybe we should continue this case until the April 19, 2016 Code Enforcement Board Hearing.

Actions

Mr. Oldham moved to continue this case until the April 19, 2016 Code Enforcement Board Hearing. Second by Ms. Vallone. Motion carried 5-0.

16-024 M. Dean Culley
M. Dean Culley Revocable Living Trust U/A DTD 04/01/99
Address: 918 12th Street West

The property owner, M. Dean Cully, was present. Michael Maginness, Code Enforcement Officer whose credentials are on file, entered seven photographs into evidence. He displayed the photographs and explained the violations.

The property owner, M. Dean Cully, spoke about the violations.

Actions

Ms. Vallone moved to find the property owner in violation of Sections 304.10, 309.1 and 304.2 from ordinance no. 2936 and Section 1 (A)(2)(3) from ordinance no. 2821. Second by Mr. Oldham. Motion carried 5-0.

Ms. Vallone moved to give the property owner 60 days for code compliance with a fine of \$200.00/day thereafter. Second by Mr. Oldham. Motion carried 5-0.

16-026 Michael Jordan Calkins Kelly
Jennifer A. Kelly
Address: 2211 6th Avenue West

The property owner was not present. Mark Runnals, Code Enforcement Officer whose credentials are on file, entered one photograph into evidence. He displayed the photograph and explained the violations.

Actions

Mr. Hayo moved to find the property owner in violation of Section 304.2 from ordinance no. 2936. Second by Mr. Youmans. Motion carried 5-0.

Mr. Hayo moved to give the property owner 30 days for code compliance with a fine of \$100.00/day thereafter. Second by Mr. Youmans. Motion carried 5-0.

16-027 Meetze Construction Inc.
Address: 2624 10th Avenue West

The property owner was not present. Mark Runnals, Code Enforcement Officer whose credentials are on file, entered four photographs into evidence. He displayed the photographs and explained the violations.

Actions

Mr. Oldham moved to find the property owner in violation of Sections 304.2, 308.1, 304.14, 305.1 and 302.4 from ordinance no. 2936, Section 1 (A)(2)(3) from ordinance no. 2821 and Section 38-62 from the City's Code of Ordinances. Second by Ms. Vallone. Motion carried 5-0.

Mr. Oldham moved to give the property owner 90 days for code compliance with a fine of \$150.00/day thereafter. Second by Ms. Vallone. Motion carried 5-0.

16-029 Dora A. McCain
Address: 4006 14th Avenue East

Mr. Volker Reiss stated that staff would like the case to be removed from the agenda.

16-030 Dave S. Dawes
Address: 1516 11th Street West

The property owner was not present. Michael Maginness, Code Enforcement Officer whose credentials are on file, entered five photographs into evidence. He displayed the photographs and explained the violations.

Actions

Mr. Hayo moved to find the property owner in violation of Sections 108.1.5.5, 108.1.5.7, 309.1, 304.7, 304.15, 304.13, 304.2 and 302.7 from ordinance no. 2836, Section 1 (B)(3), Section 1 (B)(1) and Section 1 (A)(2)(3) from ordinance no. 2821, and Section 18-31 from the City's Code of Ordinances. Second by Mr. Oldham. Motion carried 5-0.

Mr. Hayo moved to give the property owner 30 days for code compliance with a fine of \$250.00/day thereafter. Second by Mr. Oldham. Motion carried 5-0.

OTHER BUSINESS:

10-047 Maria Del Rosario Violante
Nemesio Gomez
Address: 1715 7th Avenue East

Mr. Volker Reiss stated that no one showed up to plead their case, so nothing needs to be done.

11-006 Patricio Echenique
Address: 2206 10th Street West

The new property owner, Habitat for Humanity, Diana Shoemaker, was present. Mr. Volker Reiss summarized the events of the case.

The new property owner's representative, Diana Shoemaker, asked for a reduction or elimination of the fine.

Mr. Volker Reiss stated that this property is on the current demolition list and is slated to be demolished by the City. He said staff would not be opposed to an elimination of the fine if the new property owner demolished the structure within 60 days.

Actions

Ms. Vallone moved to eliminate the fine and issue a Release of Lien if the structure is demolished within 60 days. Second by Mr. Hayo. Motion carried 5-0.

14-041 Olayinka Agunsoye
Address: 1021 5th Street West

The new property owner's representative, Nathan Dunham with Delta Transactions LLC, was present. Mr. Volker Reiss summarized the events of the case.

The new property owner's representative, Nathan Dunham with Delta Transactions LLC, spoke about the violations and what they plan to do to the structure.

Actions

Mr. Youmans moved to reduce the fine to \$1,407 if paid in 180 days and to come into compliance by 9/16/2016 and that the property owner is Delta Transactions LLC at the time the property comes into compliance. Second by Mr. Hayo. Ms. Vallone asked for a friendly amendment to have the fine reduced to \$2,500 if paid in 180 days and to come into compliance by 9/16/2016 and that the property owner is Delta Transactions LLC at the time the property comes into compliance. Second by Mr. Hayo. Motion carried 5-0.

15-032 1122 15th Street LLC
Address: 1122 15th Street West

The new property owner's representative, James Carver with Property Hero's LLC, was present. Mr. Volker Reiss summarized the events of the case.

The new property owner's representative, James Carver with Property Hero's LLC, spoke about the violations and what they plan to do to the structure.

Actions

Mr. Hayo moved to reduce the fine to \$3500 if paid in 180 days and to come into compliance by 9/16/2016 and that the property owner is Property Hero's LLC at the time the property comes into compliance. Second by Mr. Youmans. Motion carried 3-2 (Xena Vallone and Glyn Oldham were opposed).

15-122 Sheila Parrimon Clark
Address: 411 12th Avenue East

The property owner's representative, Tony Hart, was present. Mr. Volker Reiss summarized the events of the case, stating that the property remains in violation and staff requests the fine be imposed.

The property owner's representative, Tony Hart, spoke about the violations and said he is working on bringing the property into compliance.

No action was taken and the fine is imposed.

15-104 Twynette Marie Fonville
Address: 1113 7th Street West

Mr. Volker Reiss stated that the property is in compliance and the case is removed from the agenda.

STAFF/BOARD COMMENTS:

None

ADJOURNMENT:

Meeting adjourned at 4:08 P.M.

Next scheduled meeting – April 19, 2016

Robert B. Grant Jr., Chairman
Code Enforcement Board

Note: This is not a verbatim record. A recorded disc is available upon request.