

**ABBREVIATED MINUTES**  
**CODE ENFORCEMENT BOARD**

June 18, 2012

The City of Bradenton Code Enforcement Board met in regular session on June 18, 2012 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 Richard Coury, Fred Hayo, Glyn Oldham, James Bruen and Lynda Towery.

**Excused:**

Al Youmans

**Legal counsel for Code Enforcement Board:**

William Lisch, Esq.

**PRELIMINARIES**

- 1) Meeting called to order by Chairman Robert Grant at 2:31 P.M.
- 2) Pledge of Allegiance led by Mr. James Bruen.
- 3) Mr. Oldham made the motion to accept the minutes from April 17, 2012 as presented by staff. Second by Mr. Coury. Motion carried 6-0.

**WITNESSES SWORN IN:**

Volker Reiss, Tim Polk, Cheryl Landers, Mark Runnals, Barbara Hogan, Brady Woods, Christos Gavrilis, Lindsay Gavrilis, Millette Schumann, Shawn Carcary and Daniel Camargo Perez.

**UNFINISHED BUSINESS:**

**12-022      Inlets at Riverdale, Inc.**  
Address:      No assigned address/ID # 1083710059

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

**12-029      Bonus Properties, Inc.**  
Address:      1715 14<sup>th</sup> Street West

Mr. Volker Reiss stated that Will Robinson, representative of the property owner, has requested a continuance until the July Code Enforcement Board Hearing.

## Actions

Mr. Oldham moved to continue the case until the July 17, 2012 Code Enforcement Board Hearing. Second by Mr. Bruen. Motion carried 6-0.

## HEARINGS:

**12-036 Daniel C. Tiller  
Heidi J. Tiller**  
Address: 201 24<sup>th</sup> Street North East

Mr. Volker Reiss stated that there was not good service to the respondents.

**12-037 Estate of Mary Short**  
Address: 1620 7<sup>th</sup> Avenue East

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

## Actions

Ms. Towery moved to find the property owner in violation of Sections 604.3, 304.6 and 108.1.4 from ordinance no. 2936, Section 1 (A)(2)(3) and Section 1 (B)(3) from ordinance no. 2821 and Section 18-31 from the City's Code of Ordinances. Second by Mr. Hayo. Motion carried 6-0.

Ms. Towery moved to give the property owner 30 days for code compliance with a fine of \$150.00/day thereafter. Second by Mr. Hayo. Motion carried 6-0.

**12-039 Stafi Property Development, LLC**  
Address: 1918 Manatee Avenue East

Mr. Christos Gavrilis, the property owner, was present. Mark Runnals, Code Enforcement Officer whose credentials are on file, entered three photographs into evidence. He displayed the photographs and explained the violations.

Mr. Gavrilis, the property owner, made statements concerning the violations.

Mrs. Gavrilis, the property owner, made statements concerning the violations.

## Actions

Mr. Hayo moved to find the property owner in violation of Chapter 2.0, Section 2.2.2.2 from the Land Use Regulations. Second by Mr. Coury. Motion carried 5-1 (Mr. Bruen opposed).

Mr. Hayo moved to give the property owner 120 days for code compliance with a fine of \$10.00/day thereafter. Second by Mr. Bruen. Motion 2-4 (opposed by Mr. Grant, Mr. Coury, Ms. Towery and Mr. Oldham). Motion fails. Mr. Coury moved to give the property owner 90 days with a fine of \$100.00/day thereafter. Second by Mr. Oldham. Motion carried 4-2 (opposed by Mr. Hayo and Mr. Bruen).

**12-040        Regions Bank NA as Successor by Merger**

Address:     1108 19<sup>th</sup> Street West

The property owner was not present. Cheryl Landers, Code Enforcement Officer whose credentials are on file, entered two photographs into evidence. She displayed the photographs and explained the violations.

**Actions**

Mr. Oldham moved to find the property owner in violation of Section 301.3 from ordinance no. 2936. Second by Mr. Bruen. Motion carried 6-0.

Mr. Oldham moved to give the property owner 10 days for code compliance with a fine of \$150.00/day thereafter. Second by Ms. Towery. Motion carried 6-0.

**12-041        M. Dean Culley  
                 M. Dean Culley Revocable Living Trust**

Address:     918 12<sup>th</sup> Street West

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

**12-042        DOT One, LLC**

Address:     1007 18<sup>th</sup> Street West

Mr. Volker Reiss stated that there was not good service to the respondents.

**12-043        Neal Williams II  
                 Felicia Williams**

Address:     4456 6<sup>th</sup> Avenue East

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

**Actions**

Mr. Hayo moved to find the property owner in violation of Section 304.7 from ordinance no. 2936 and Section 1 (A)(2)(3) from ordinance no. 2821. Second by Mr. Coury. Motion carried 6-0.

Mr. Hayo moved to give the property owner 30 days for code compliance with a fine of \$100.00/day thereafter. Second by Mr. Coury. Motion carried 6-0.

**OTHER BUSINESS:**

**11-069        FJC Real Estate Services, Inc.**

Address:     511 45<sup>th</sup> Street East

Volker Reiss, Compliance Manager stated that the mortgage company, Citimortgage, requested an elimination of the fine. Mr. Reiss stated the property is in code compliance and summarized the case history. Mr. Reiss read the

request from Citimortgage into the record. Mr. Lisch thinks we should continue this until we have more information about the foreclosure.

### **Actions**

Mr. Coury moved to continue the case until the July 17, 2012 Code Enforcement Board Hearing. Second by Mr. Oldham. Motion carried 6-0.

**11-076          Southern Investment Assoc. LLC**

Address:      713 16<sup>th</sup> Street East

Volker Reiss, Compliance Manager stated that the property owner requested a reduction or elimination of the fine. Mr. Reiss stated the property is in code compliance and summarized the case history. Mr. Reiss stated that staff is opposed to an elimination of the fine based on the Code Enforcement Board guidelines.

Mr. Shawn Carcary, the property owners, approached the Board; Mr. Shawn Carcary made statements concerning the violations and requested an elimination of the fine.

### **Actions**

Mr. Coury moved to make no change and that the fine remains. Second by Mr. Bruen. Motion carried 6-0.

**11-077          Southern Investment Assoc. LLC**

Address:      717 16<sup>th</sup> Street East

Volker Reiss, Compliance Manager stated that the property owner requested a reduction or elimination of the fine. Mr. Reiss stated the property is in code compliance and summarized the case history. Mr. Reiss stated that staff is opposed to an elimination of the fine based on the Code Enforcement Board guidelines.

Mr. Shawn Carcary, the property owners, approached the Board; Mr. Shawn Carcary made statements concerning the violations and requested an elimination of the fine.

### **Actions**

Mr. Coury moved to make no change and that the fine remains. Second by Mr. Bruen. Motion carried 6-0.

**12-017          Donalyn C. Schumann**

**Millette C. Schumann**

Address:      1221 26<sup>th</sup> Street West

Volker Reiss, Compliance Manager stated that the property owner requested an extension of time. Mr. Reiss stated that staff is not opposed to an extension of time.

Ms. Millette C. Schumann, the property owner, approached the Board; Ms. Schumann made statements concerning the request for an extension of time.

**Actions**

Mr. Bruen moved to approve the extension of time to 90 days to come into code compliance. Second by Mr. Coury. Motion carried 6-0.

**11-107 Daniel Camargo Perez**  
Address: 2805 9<sup>th</sup> Avenue East

Mr. Daniel Perez, the property owner, was present. 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. Daniel Perez, the property owner, made statements regarding the violations.

**Actions**

Mr. Coury moved to take no action and the fine is imposed. Second by Mr. Bruen. Motion carried 6-0.

**12-014 Zarold Holmes, LLC**  
Address: 218 3<sup>rd</sup> Avenue East

The property owner was not present. 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 read in a letter from Pamela Clark, attorney for James Heyward of Zarold Holmes, LLC.

**Actions**

Mr. Oldham moved to take no action and the fine is imposed. Second by Mr. Bruen. Motion carried 6-0.

**STAFF/BOARD COMMENTS:**

None

**ADJOURNMENT:**

Meeting adjourned at 4:18 P.M.

Next scheduled meeting – August 21, 2012

---

**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.