

ABBREVIATED MINUTES
CODE ENFORCEMENT BOARD
October 15, 2013

The City of Bradenton Code Enforcement Board met in regular session on October 15, 2013 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 (left at 4:00 PM), Fred Hayo, Glyn Oldham, James Bruen, and Xena Vallone.

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 Chairman Robert Grant.
- 3) Ms. Vallone made the motion to accept the minutes from September 17, 2013 as presented by staff. Second by Mr. Oldham. Motion carried 6-0.

WITNESSES SWORN IN:

Volker Reiss, Mark Runnals, Barbara Hogan, Jose Lebron, Brady Woods, Lindsay Gavrilis, Christos Gavrilis, John Greet, Dean Culley and Brian Zeitz.

UNFISHED BUSINESS:

13-068 Bradenton Veterinary Hospital, LLC
Address: 1324 17th Avenue West

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

HEARINGS:

13-075 American Transactional Funding Trust

Address: 2802 10th Avenue West

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

Actions

Ms. Vallone moved to find the property owner in violation of Sections 308.1, 605.1, 604.3, 304.6, 504.3, 304.7, 301.3 and 304.13 from ordinance no. 2936 and Section 1 (A)(2)(3) and Section 1(G)(1) from ordinance no. 2821. Second by Mr. Coury. Motion carried 6-0.

Ms. Vallone moved to give the property owner 30 days for code compliance with a fine of \$250.00/day thereafter. Second by Mr. Coury. Motion carried 6-0.

13-076 Cecilia Greer

Address: 728 18th Street East

The property owner's representative, John Greer, was present. Mark Runnals, Code Enforcement Officer whose credentials are on file, entered five photographs into evidence. He displayed the photographs and explained the violations.

The property owner's representative, John Greer, spoke about the violations.

Actions

Mr. Coury moved to find the property owner in violation of Sections 308.1, 304.7, 304.2, 304.14 and 302.4 from ordinance no. 2936. Second by Mr. Bruen. Motion carried 6-0.

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

13-077 Wladyslaw Remiasz

Address: 1508 32nd Street West

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

Actions

Mr. Hayo moved to find the property owner in violation of Sections 304.13 and 302.4 from ordinance no. 2936. Second by Mr. Bruen. Motion carried 5-0.

Mr. Hayo moved to give the property owner 30 days for code compliance with a fine of \$75.00/day thereafter. Second by Mr. Bruen. Motion carried 5-0.

13-079 Wesleyan Church
Address: 520 20th Street East

Mr. Volker Reiss stated that the property owner has pulled a demolition permit and staff requests a continuance until the November 19, 2013 Code Enforcement Board Hearing.

Actions

Mr. Oldham moved to continue the case until the November 19, 2013 Code Board Hearing. Second by Mr. Coury. Motion carried 6-0.

13-080 Ronald R. Guisleman
Address: 2215 20th Avenue West

The property owner was not present. Jose Lebron, Code Enforcement Officer whose credentials are on file, entered eight photograph into evidence. He displayed the photographs and explained the violations.

Actions

Mr. Bruen moved to find the property owner in violation of Sections 304.13, 304.15, 304.14, 304.2, 304.7, 308.1, 704.2, 305.3, 504.1, 309.1, 108.1.5.9 and 302.4 from ordinance no. 2936, Chapter 5.0, Section 5.1.1 from the Land Use Regulations and Section 1 (B)(1), Section 1 (B)(3) and Section 1 (A)(2)(3) from ordinance no. 2821. Second by Mr. Hayo. Motion carried 5-0.

Mr. Bruen moved to give the property owner 60 days for code compliance with a fine of \$250.00/day thereafter. Second by Mr. Hayo. Motion carried 5-0.

13-081 M. Dean Culley
M. Dean Culley Revocable Living Trust
Address: 1001 17th Avenue West

The property owner, Dean Culley, was present. Jose Lebron, Code Enforcement Officer whose credentials are on file, entered seventeen photographs into evidence. He displayed the photographs and explained the violations.

The property owner, M. Dean Culley, spoke about the violations and requested 60 days to come into compliance.

Actions

Ms. Vallone moved to find the property owner in violation of Sections 304.15, 304.14, 308.1, 304.2, 604.3, 304.7, 304.6 and 302.4 from ordinance no. 2936 and Section 1 (B)(2) and Section 1 (A)(2)(3) from ordinance no. 2821. **Apartment 1:** Sections 704.2, 604.3, 603.1, 309.1, 305.3 and 304.7 from ordinance no. 2936. Second by Mr. Bruen. Motion carried 6-0.

Ms. Vallone moved to give the property owner 30 days for code compliance with a fine of \$250.00/day thereafter. Second by Mr. Bruen. Motion failed 3-3 (Mr. Coury, Mr. Oldham and Mr. Hayo in opposition). Mr. Bruen moved to give the property owner 45 days for code compliance with a fine of \$250.00/day thereafter. Second by Mr. Coury. Motion carried 6-0.

13-082 Stafi Property Development LLC
Address: 1918 Manatee Avenue East

The property owners, Christos Gavrilis and Lindsey Gavrilis, were present. Mark Runnals, Code Enforcement Officer whose credentials are on file, entered one photograph into evidence. He displayed the photograph and explained the violations.

The property owners, Christos Gavrilis and Lindsey Gavrilis, spoke about the violations.

Mr. Brady Woods suggested we continue the case so he can help the Gavrilis' with the landscaping plan.

Actions

Mr. Bruen moved to continue the case for 90 days. Second by Mr. Hayo. Motion amended by Ms. Vallone who moved to continue the case for 60 days, until the December 17, 2013 Code Enforcement Board Hearing. Second by Mr. Hayo. Motion carried 5-1 (Mr. Grant opposed).

13-085 Monarch Asset Management LLC
Address: 2607 River Preserve Court

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

Brian Zeitz, co-owner of another company called Monarch Asset Management LLC, because they do not own any property at all and have determined there are two different companies.

Mr. Volker Reiss stated that staff will notify the correct company in Mississippi and withdraws the case from the agenda.

13-087 Glenville C. Lewis
Jodi J. Lewis
Address: 2409 18th Avenue West

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

Actions

Mr. Oldham moved to find the property owner in violation of Sections 301.3 and 302.4 from ordinance no. 2936, Section 38-62 and Section 38-81 from the City's Code of Ordinances and Section 1 (A)(2)(3) from ordinance no. 2821. Second by Ms. Vallone. Motion carried 5-0.

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

13-088 Ben L. Shives
Lisa Shives
Address: 1905 9th Street West

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

Actions

Ms. Vallone moved to find the property owner in violation of Sections 302.7, 308.1, 305.3, 304.13.2, 108.1.3, 304.13, 505.1, 302.4, 301.3, 304.15, 304.2 and 108.1.5.7 from ordinance no. 2936. Second by Mr. Oldham. Motion carried 5-0.

Ms. Vallone 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:

13-049 Alejandro Hernandez
Juana Cazares
Address: 2101 15th 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.

No action was taken and the fine is imposed.

13-050 JP Morgan Chase Bank N.A.
Address: 418 1st 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.

No action was taken and the fine is imposed.

STAFF/BOARD COMMENTS:

Mr. Volker Reiss reminded the board of the workshop we are having on November 6, 2013 @ 9:00 A.M.

Mr. Bill Lisch spoke about permits that were issued in error.

ADJOURNMENT:

Meeting adjourned at 4:33 P.M.

Next scheduled meeting – December 17, 2013

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.