

AGENDA
CODE ENFORCEMENT BOARD
CITY OF BRADENTON, FLORIDA

October 15, 2013

2:30 PM

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. SWEARING IN
- V. UNFINISHED BUSINESS

13-068 Bradenton Veterinary Hospital LLC
Address: 1324 17th Avenue West & 1323 16th Avenue West/Ward 2

VI. HEARINGS:

13-075 American Transactional Funding Trust
Address: 2802 10th Avenue West/Ward 5
Violation: Sections C 308.1 (abandoned items), 605.1 (electrical safety), 604.3 (electrical system hazards), 304.6 (exterior walls), 504.3 (plumbing system hazards), 304.7 (roofs), 301.3 (vacant structure), 304.13 (windows), 303.1 (pools/spas) and 304.15 (doors) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) and Section 1 (G)(1) (sites-landscaping) from ordinance no. 2821.

13-076 Cecilia Greer
Address: 728 18th Street East/Ward 5
Violation: Sections 302.7 (accessory structure), 308.1 (abandoned items), 304.7 (roofs), 302.1 (sanitation-exterior), 304.2 (protective treatment), 304.13 (windows), 304.14 (insect screens) and 302.4 (overgrowth) from ordinance no. 2936.

13-077 Wladyslaw Remiasz
Address: 1508 32nd Street West/Ward 2
Violation: Sections 304.13 (windows) and 302.4 (overgrowth) from ordinance no. 2936.

13-079 Wesleyan Church
Address: 520 20th Street East/Ward 4
Violation: Sections 108.1.5.9 (dangerous structure), 302.7 (accessory structure), 305.3 (interior surfaces), 304.7 (roofs), 304.2 (protective treatment), 604.3 (electrical system hazards) and 108.1.3 (unfit for human habitation) from ordinance no. 2936 and Section 18-31 (work without permit) from the City's Code of Ordinances.

- 13-080** **Ronald R. Guisleman**
Address: 2215 20th Avenue West/Ward 3
Violation: Sections 304.13 (windows), 304.15 (doors), 304.14 (insect screens), 304.2 (protective treatment), 304.7 (roofs), 308.1 (abandoned items), 704.2 (smoke alarms), 305.3 (interior surfaces), 504.1 (general plumbing system), 309.1 (infestation), 108.1.5.9 (dangerous structure) and 302.4 (overgrowth) from ordinance no. 2936, Chapter 5.0, Section 5.1.1 (approval of displays) from the Land Use Regulations and Section 1 (B)(1) (broken windows), Section 1 (B)(3) (boarded windows) and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.
- 13-081** **M. Dean Culley**
M. Dean Culley Revocable Living Trust
Address: 1001 17th Avenue West/Ward 3
Violation: Sections 304.15 (doors), 304.14 (insect screens), 308.1 (abandoned items), 304.2 (protective treatment), 604.3 (electrical system hazards), 304.7 (roofs), 304.6 (exterior walls) and 302.4 (overgrowth) from ordinance no. 2936 and Section 1 (A)(2)(3) (mold and mildew) and Section 1 (B)(2) (window sashes) from ordinance no. 2821.
Apartment 1: Sections 704.2 (smoke alarms), 604.3 (electrical system hazards), 603.1 (mechanical appliances), 309.1 (infestation), 305.3 (interior surfaces) and 304.7 (roofs) from ordinance no. 2936.
- 13-082** **Stafi Property Development LLC**
Address: 1918 Manatee Avenue East/Ward 4
Violation: Chapter 5.0, Section 5.2.1.1 (outdoor display) from the Land Use Regulation, Section 7.1.1 (a) (landscape standards) and Section 7.1.1 (B) (landscape standards) from the Bradenton Form-Based Code and Section 38-62 (storage of items) from the City's Code of Ordinances.
- 13-085** **Monarch Asset Management LLC**
Address: 2607 River Preserve Court/Ward 5
Violation: Section 1 (G)(1) (sites-landscaping) from ordinance no. 2821 and 302.4 (overgrowth) from ordinance no. 2936.
- 13-087** **Glenville C. Lewis**
Jodi J. Lewis
Address: 2409 18th Avenue West/Ward 3
Violation: Sections 301.3 (vacant structure) and 302.4 (overgrowth) from ordinance no. 2936, Section 38-62 (storage of items) and Section 38-81 (vehicle storage and repair) from the City's Code of Ordinances and Section 1 (A)(2)(3) (mold and mildew) from ordinance no. 2821.
- 13-088** **Ben L. Shives**
Lisa Shives
Address: 1905 9th Street West/Ward 3
Violation: Sections 302.7 (accessory structure), 308.1 (abandoned items), 305.3 (interior surfaces), 304.13.2 (openable windows), 108.1.3 (unfit for human habitation), 304.13 (windows), 505.1 (water

supply), 302.4 (overgrowth), 301.3 (vacant structure), 304.15 (doors), 304.2 (protective treatment) and 108.1.5.7 (unsecured structure) from ordinance no. 2936.

VII. OTHER BUSINESS:

**13-049 Alejandro Hernandez
Juana Cazares**

Address: 2101 15th Avenue East/Ward 5

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 2101 15th Avenue East.

13-050 JP Morgan Chase Bank N.A.

Address: 418 1st Avenue East/Ward 4

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 418 1st Avenue East.

VIII. STAFF/BOARD COMMENTS:

IX. ADJOURNMENT:

Next scheduled meeting November 19, 2013.

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.