AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA
101 Old Main Street, Bradenton, FL 34205
November 3, 2026, 9:00 AM

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES (October 6, 2026)

III. SWEARING IN

IV. UNFINISHED BUSINESS:

25-046 **The Lakeside Office Park Phase 1**
Address: 0 SR 64 East/P.I. #1127221009/Ward 4
The owner requests a reduction of the fine for property located at 0 SR 64 East.

26-074 **Tule River Homebuyer Earned Equity Agency**
Address: 2015 12th Street West/P.I. # 4474900000/Ward 3/14th Street CRA
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 2015 12th Street West

26-108 **1 Basic Process LLC**
Address: 1013 8th Street West/P.I. # 4321100150/Ward 5/14th Street CRA
The property owner requests an extension of time for code compliance for property located at 1013 8th Street West.

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26-121 **H T Land Company**
Address: 1007 23rd Avenue West/P.I. #449000001/Ward 3/14th Street CRA
Violation: Section 304.2 (protective treatment), Section 1(B)(3) (boarded windows), from Ordinance No. 4054, of the City Code of Ordinances..

26-125 **Perlease Houston**
Address: 1209 25th Street East /P.I. #1354500009/Ward 5/Central CRA
The property owner requests an extension of time for code compliance for property located at 1209 25th Street East.

26-162 **Troyton Loggins**
Emily Loggins
Address: 105 21st Street NE /P.I. # 1209600004/Ward 4
Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.

26-168 **William Andrew Gooch**
Meghan Nicole Shatto
Address: 2402 6th Avenue West/P.I. #3417900002/Ward 3
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

V. EXTENSION OF TIME REQUESTS: None

VI. REDUCTION OF FINE REQUESTS:

15-030 **Rosetta Archer**
Elvia Jacqueline Hester
Address: 209 11th Avenue West/P.I. # 4298500002/Ward 4/Central CRA
The owner requests a reduction of the fine for property located at 209 11th Avenue West.

16-059 **Ward Temple AME Church Inc.**
Address: 303 10th Avenue West/P.I. # 4313400006/Ward 4/ Central CRA
The owner requests a reduction of the fine for property located at 303 10th Avenue West.

20-002 **Kwik Stop #2009 Realty Inc.**
Address: 1710 14th Street West/P.I. #4443900008/Ward 3/14th Street CRA
The owner requests a reduction of the fine for property located at 1710 14th Street West.

VII. SECOND HEARINGS:

26-107 **Sweet Six Properties LLC**
Address: 1003 3rd Street West/P.I. #4289900005/Ward 3/Central CRA
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 1003 3rd Street West.

26-038 **Roger H Knafel**
Susan Knafel
Address: 219 22nd Street NE/P.I. #1211400005/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 219 22nd Street NE.

26-126 **KB Property Group Bradenton LLC**
Address: 407 17th Street East/P.I. #1249200005/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 407 17th Street East.

26-130 **Gavilanes Capital LLC**
Address: 821 12th Street West/P.I. #3316300007/Ward 3/Bradenton CRA
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 821 12th Street West.

26-117 **Balder Portfolio 16 LLC**
Address: 2530 9th Avenue West/P.I. #3446000006/Ward 3
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 2530 9th Avenue West.

VIII. HEARINGS:

26-171 **Cynthia L Altman**
Lupita D Perales
Address: 712 17th Street Court East/P.I. #1286400005/Ward 5
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, Section 1(B)(3) (windows boarded), from Ordinance No. 4054, of the City Code of Ordinances.

26-176 **Javier E Funez**
Address: 2211 13th Street West/P.I. #4484110059 /Ward 3
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

26-177 **Church of Love LLC**
Address: 1613 10th Avenue West/P.I. #4387000005/Ward 3
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

26-182 **Sydfrank LLC**
Address: 3410 50th Street West/P.I. #5080300204/Ward 2
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

26-104 **April Lea Dro**
Address: 905 18th Street West /P.I. # 4383500109/Ward 3
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

26-170 **Leroy Massey**
Mary Massey
Address: 817 17th Street East/P.I. #1306900000/Ward 5/Central CRA
Violation: Section 302.4 (weeds), Section 304.2 (protective treatment, Section 304.7 (roofs and drainage), from Ordinance No. 4054, of the City Code of Ordinances.

26-172 **Sky Briana Lambert**
Address: 1214 26th Street West/P.I. #4145200004/Ward 3
Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), from Ordinance No. 4054, of the City Code of Ordinances.

26-174 **Melissa S Graham LLC**
Address: 807 10th Avenue West/P.I. #4318000059/Ward 3/14th Street CRA
Violation: Chapter 5.0, Section 5.2.1.1 (accessory use), from Ordinance No. 2926, Section 302.7 (accessory structures), Section 302.8 (motor vehicles), Section 308.1 (rubbish and garbage), Section 38-62 (parking-storage restriction), Section 1(G)(3) (parking lots), from Ordinance No. 4054, of the City Code of Ordinances.

26-179 **Adela Frye**
Adela Frye Trust DTD 08/16/18
Address: 1806 12th Avenue West/P.I. #4066400054/Ward 3/14th Street CRA
Violation: Section 111.1.5.3 (dangerous structure-fire), Section 304.6 (exterior walls), Section 304.2 (protective treatment), from Ordinance No. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926 of the City Code of Ordinances.

26-180 **Lilia G McIntyre**
Address: 114 Brown Street/P.I. #1188600009/Ward 4
Violation: Section 1(G)(1) (landscaping), from Ordinance No. 4054, of the City Code of Ordinances.

26-181 **Ashlee Morrell LLC**
Address: 1709 10th Avenue West /P.I. #4384300002/Ward 3/14th Street CRA
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

2031100118541972	**Joseph Michael Bianchi Jr**
2031100123688788	**Margaret Elizabeth Harvey**
2031100120991964	**Steven Hoyt Walker**
2031100129109198	**Adam Francis Guidoboni**

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting December 1, 2026.

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 ensure 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.

Non-Discrimination Statement: The City of Bradenton prohibits discrimination in all its services, programs, or activities based on race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com