

AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA

June 2, 2026

9:00 AM

- I. PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES (May 5, 2026)**
- III. SWEARING IN**
- IV. UNFINISHED BUSINESS:**

25-089 Five Ten 1112 LLC

Address: 1122 15th Street West/P.I. # 4390000000/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 1122 15th Street West.

25-132 Estate of Valentin D. Vasilieff

Address: 3605 Hawk Island Dr./P.I. # 1038601009/Ward 4
Violation: Sent property owner an "Important Notice 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 3605 Hawk Island Drive.

25-161 Gerardo Ramirez-Rodriguez

Address: 2809 17th Street Court West/P.I. 4456428152/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 2809 17th Street Court West.

26-002 FKH SFR C1 LP

Address: 6710 22nd Avenue West/P.I. 3938612300/Ward 1
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 6710 22nd Avenue West.

26-006 Village Capital & Investment LLC

Address: 102 23rd Street Court NE/P.I. 1217700002/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 102 23rd Street Court NE.

26-071 Villages Of Glen Creek Community Development Distr.

Address: 2501 Orchid Glades Ln. /P.I. # 1382114209/Ward 5
Violation: Section 302.4 (weeds), from Ordinance No.4054, of the City Code of Ordinances.

V. EXTENSION OF TIME REQUESTS:

25-149 Housing Authority of The City of Bradenton

Address: 2531 10th Avenue East/P.I.# 1354510156/ Ward 5/Central CRA
The property owner requests an extension of time for code compliance for property located at 2531 10th Avenue East.

VI. REDUCTION OF FINE REQUESTS:

24-147 KA & Associates Realty LLC

Address: 1939 7th Avenue East/P.I.# 1293800007/Ward 5/Central CRA
The property owner requests a reduction of the fine for property located at 1939 7th Avenue east.

25-127 DNA Home Improvement LLC

Address: 7214 8th Avenue Loop West/P.I.# 3899411304/Ward 1
The property owner requests a reduction of the fine for property located at 7214 8th Avenue Loop West.

VII. SECOND HEARINGS:

**26-016 Midgard Self Storage Bradenton FL II LLC
Bella Sound LLC
Bella Sound II LLC**

Address: 2305 9th Street West/P.I. # 4519400008/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 2305 19th Street West.

26-018 Tommy Miah Nguyen

Address: 808 12th Street East/P.I.3228410001/Ward 5/ 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 808 12th Street East.

- 26-020 Tommy Miah Nguyen**
Address: 804 12th Street East/P.I.3228400002/Ward 5/ 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 804 12th Street East.
- 26-042 Pearl Homes Community I LLC**
Address: 1328 15th Street West/P.I. # 4397800006/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 1328 15th Street West.
- 26-055 Flow-Cal Investments Inc.**
Address: 0 Chinaberry Rd./P.I. # 1127220169/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 0 Chinaberry Rd.

VIII. HEARINGS:

- 26-049 Steven L. Dutoit**
Steven M. Dutoit Rev. Living Trust DTD 02/09/2007
Address: 4847 8th Avenue East/P.I. # 1127125701/Ward 4
Violation: Chapter 2.0, Section 2.2.1 (work without a permit) of Ordinance No. 2926, of the City Code of Ordinances.
- 26-074 Tule River Homebuyer Earned Equity Agency**
Address: 2015 12th Street West/P.I. # 4474900000/Ward 3/14th Street CRA
Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.
- 26-075 Paul W. Rochatka**
Address: 6306 35th Avenue West/P.I. #5110812251/Ward 1
Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.
- 26-076 The Lakeside Office Park Phase 1**
Address: 0 SR 64 East/P.I. # 1127221009/Ward 4
Violation: Section 18-31 (work without a permit), from Ordinance no. 2818, of the City Code of Ordinances.
- 26-079 Chris Daniel Jalil**
Address: 103 22nd Street NE./P.I. # 1214100109 /Ward 4
Violation: Section 18-31 (work without a permit), from Ordinance no. 2818, of the City Code of Ordinances

- 26-077 Norman Larry Davis III**
Address: 2834 Avenue C NW/P.I. # 3484400059/Ward 2
Violation: Section 302.7 (accessory structures), Section 304.7 (roof and drainage), from Ordinance no. 4054, of the City Code of Ordinances.
- 26-078 Vincent Eurice et al.**
Address: 1721 10th Avenue West/P.I. # 43849000009/Ward 3/14th Street CRA
Violation: 304.2 (protective treatment), 304.2 (protective treatment), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas) from Ordinance no. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, of the City Code of Ordinances.
- 26-081 Randy Shephard**
Address: 3009 22nd Avenue West /P.I. # 4214610703/Ward 3
Violation: Section 22-52 (Short term rental), from Ordinance No.4011, of the City Code of Ordinances.
- 26-082 Leandro Roman Ortega
 Sissy V. Vidal**
Address: 3101 14th Avenue West/P.I. # 4177100007/Ward 2
Violation: Section 22-52 (Short term rental), from Ordinance No.4011, of the City Code of Ordinances.
- 26-084 Capital Tree Investments LLC**
Address: 2101 2nd Avenue East/P.I. #1209800000
Violation: Section 302.7 (accessory structures), Section 304.3 (premise identification), from Ordinance no. 4054, of the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

None

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting July 7, 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 language 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