

AGENDA

CITY OF BRADENTON SPECIAL MAGISTRATE COUNCIL CHAMGERS – 101 OLD MAIN STREET

July 7, 2026

9:00 AM

- I. PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES (June 2, 2026)**
- III. SWEARING IN**
- IV. UNFINISHED BUSINESS:**

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.

26-006 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.

V. EXTENSION OF TIME REQUESTS:

26-015 Cecilia M. Hernandez

Address: 1114 12th Street West/P.I. 4367700004/Ward 3/14th Street CRA
The property owner requests an extension of time for code compliance for property located at 1114 12th Street West.

VI. REDUCTION OF FINE REQUESTS:

21-038 Estate of Joe Malcom

Address: 200 11th Avenue East/P.I. # 4627700000/Ward 5
The property owner requests a reduction of the fine for property located at 200 11th Avenue East.

**25-022 John Gurhy
Paul Mulvey**

Address: 1008/1010 16th Ave. West/P.I. #44253000003/Ward 3/14th Street CRA
The property owner requests a reduction of the fine for property located at 1008/1010 16th Avenue West.

25-135 SRP SUB LLC

Address: 4455 6th Avenue East/P.I.# 1127226353/Ward 4
The property owner requests a reduction of the fine for property located at 4455 6th Avenue East.

VII. SECOND HEARINGS:

25-056 Kimberly J Mendez

Address: 1105 17th Avenue West/P.I. # 4463700007/Ward 5/14th 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 2305 1105 17th Avenue West.

VIII. HEARINGS:

26-085 Easy Computer Services LLC

Address: 202 21st Street NE/P.I. #1208100006/Ward 4

Violation: Section 18-31 (work without a permit) of Ordinance No.2818, of the City Code of Ordinances.

**26-095 Juan Marquez
Laura J Navis**

Address: 1514 30th Street West/P.I. # 4180600001/Ward 2

Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

**26-086 Alfredo Garcia
Eddie J Garcia**

Address: 1910 Manatee Avenue East/P.I. #1290800000 /Ward 3

Violation: Section 304.6 (exterior walls), from Ordinance No. 4054, 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, of the City Code of Ordinances.

26-087 Abdelrahim Mohammad Saleh

Address: 1908 Manatee Avenue East/P.I. #1290900008/Ward 5

Violation: Section 308.1 (accumulation of rubbish and garbage), from Ordinance no. 4054, of the City Code of Ordinances.

- 26-088 Estate of Katie Gibbs Waiters**
Address: 1834 7th Avenue East/P.I. # 1295600009/Ward 5/Central CRA
Violation: 304.2 (protective treatment), Section 304.7 (Roof and drainage), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.3 (premise identification), from Ordinance no. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, of the City Code of Ordinances.
- 26-089 Warren Maevine**
Address: 1916 10th Avenue Drive East /P.I. # 1368400006/Ward 5/Central CRA
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 1(G)(1) (landscaping), Section 302.4 (weeds), from Ordinance no. 4054, of the City Code of Ordinances.
- 26-090 2018-3 IH Borrower LP**
Address: 2229 11th Avenue West/P.I. #4099400659/Ward 3
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, of the City Code of Ordinances.
- 26-092 QQA FIDU Inc. Trust No. 765923**
Address: 2801 11th Avenue East/P.I. #1394000002/Ward 5
Violation: Section 302.4 (weeds), Section 302.7 (accessory structures), Section 304.7 (roofs and drainage), Section 308.1 (rubbish and garbage), Section 603.1 (mechanical equipment and appliances), 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.
- 26-094 Phillip T Phelps**
FKA: Shelly L Karras
AKA: Shelly Davis Phelps
Address: 206 32nd Street West/P.I. #3508500000/Ward 2
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.
- 26-098 Deutsche Bank Trust Company Americas et. al.**
Address: 617 32nd Street West/P.I. #3520600002/Ward 2
Violation: Section 302.4 (weeds), Section 304.2 (protective treatment), Section 1(B)(1) (windows broken), Section 1(B)(3) (windows boarded), Section 1(G)(1) (landscaping), from Ordinance no. 4054, of the City Code of Ordinances.
- 26-102 Cassidy Alexandra Bolles**
Kenny Bolles
Address: 1007 18th Street West/P.I. #4384400209/Ward 3/14th Street CRA

Violation: Section 304.2 (protective treatment), Section 304.3 (premise identification), Section 304.7 (roofs and drainage), from Ordinance no. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance no. 2926, of the City Code of Ordinances.

26-103 Lynette White

Address: 609 11th Avenue West/P.I. #4336300259/Ward 5/Central CRA

Violation: Section 302.4 (weeds), Section 308.1 (rubbish and garbage), Section 1(G)(1) (landscaping), from Ordinance no. 4054, of the City Code of Ordinances.

26-105 J&SD Home Investment Group LLC

Address: 1507 7th Avenue West/P.I. #3359000001/Ward 3/14th Street CRA

Violation: Section 22-52 (short term rental), from Ordinance no. 4011, of the City Code of Ordinances.

26-106 Colan Miles

Address: 2403 19th Avenue West/P.I. #4238200002/Ward 3

Violation: Section 22-52 (short term rental), from Ordinance no. 4011, of the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

2031100099242495 Jeanne Elizabeth Atwood

2031100093239153 Reginaldo Ricardo Bowen

2031100107088581 Dyanna G Capaldi

2031100094332317 Keith Collier

2031100106312956 Darien Levern Grable

2031100098952193 Christine Louise Hoff

2031100095594059 Rohan Knmbkarni

2031100082099967 Elizabeth Ann Patterson

2031100103065453 Erin Kelli Quinn

2031100095035813 Melissa Ann Rinus

2031100093547686 Justine Omi Rodriguez

2031100098805209

Cameisha Chavala Underwood

2031100100852688

Cameisha Chavala Underwood

2031100099984585

Cameisha Chavala Underwood

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting August 13, 2026.

Pursuant To Florida Statute 286.0105, if any person decides to appeal any decision made by the Board, Council, Agency or 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 lenguaje 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