

AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA

May 5, 2026

9:00 AM

- I. PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES (April 7, 2026)**
- III. SWEARING IN**
- IV. UNFINISHED BUSINESS:**

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

26-035 CG Real Estate Ventures LLC

Address: 1509 15th Avenue West/P.I. # 4403100003/Ward 3
Violation: Section 18-31 (work without a permit), from Ordinance no. 2818, of the City Code of Ordinances.

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 (zoning permit) of Ordinance No. 2926, of the City Code of Ordinances.

26-052 SW Florida Land Investors LLC

Address: 0 Regatta Way /P.I. # 1083710059/Ward 4
Violation: Chapter 5.0, Section 5.11.9 (maintenance of sign(s)) from Ordinance no. 2926, from the City Code of Ordinances.

EXTENSION OF TIME REQUESTS:

25-124 Donald Greaves

Address: 1202 15th Avenue West/P.I.# 4430200008/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 1202 15th Avenue West.

**25-162 Rodney Wagner
Barbara Wagner**

Address: 2503 11th Avenue West/P.I. # 4109500001/Ward 3
The property owner requests an extension of time for code compliance for property located at 2503 11th Avenue West.

V. REDUCTION OF FINE REQUESTS:

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.

VI. SECOND HEARINGS:

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
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.

25-160 Jeffrey D. Caputo

Address: 1716 30th Street West/P.I. 422170000/Ward 2
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 1716 30th Street West.

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.

- 25-165 The Bank of New York Mellon**
The Certificate Holders of CWABS Inc.
Asset Backed Certificated Series 06-15
FKA The Bank of New York
Address: 911 12th Avenue West/P.I. 4357700006/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 911 12th 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.
- 26-024 O-Town Management Group Inc.**
Address: 1501 14th Avenue West/P.I. 4410300000/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 1501 14th Avenue West.

VII. HEARINGS:

- 26-062 Revocable Family Trust LLC**
Address: 2530 9th Avenue West/P.I. # 3446000006/Ward 3
Violation: Section 18-31 (work without a permit), from Ordinance no. 2818, of the City Code of Ordinances.
- 26-063 Ashley D. Gagnier**
Luther H. Sasser III
Address: 3611 69th Street West/P.I. #5110823258/Ward 1
Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.
- 26-064 Troy A. Edwards**
Angela E. Edwards
Address: 1838 Riverside Drive East/P.I. # 1223600109/Ward 4
Violation: Section 18-31 (work without a permit), from Ordinance no. 2818, Section 308.1 (accumulation of rubbish and garbage), Section 302.7 (accessory structure), from Ordinance No. 4054, of the City Code of Ordinances.

- 26-058** **W I B Holdings LLC**
Address: 1027 9th Street West/P.I. # 4317800052 /Ward 5/14th Street CRA
Violation: Section 302.4 (weeds), Section 304.6 (exterior walls), Section 304.7 (roof and drainage), Section 1(B)(3) (windows boarded), 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.
- 26-059** **Thomas Wright Johnston**
Address: 1420 22nd Street West/P.I. # 4120300001/Ward 3
Violation: Chapter 5.0, Section 5.1.1 (outside storage) from Ordinance no. 2926, of the City Code of Ordinances.
- 26-065** **Robert Walker et. al.**
Address: 1114 7th Street Court West /P.I. # 4338500004/Ward 5/CCRA
Violation: Section 302.4 (weeds), Section 308.1 (accumulation of rubbish and garbage), Ordinance no. 4054, of the City Code of Ordinances.
- 26-067** **Claudia Nicaragua**
Address: 1022 8th Street West/P.I. # 4320700059/Ward 5/14th Street CRA
Violation: Chapter 5.0, Section 5.1.1 (outside storage) from Ordinance no. 2926, of the City Code of Ordinances.
- 26-069** **Cortez TML LLC**
Address: 6610 Cortez Road West/P.I. # 5145100003/Ward 1
Violation: Section 302.7 (accessory structure), from Ordinance no. 4054, of the City Code of Ordinances.
- 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.
- 26-070** **Morgan Enterprises Inc**
Address: 808 8th Avenue Drive West/P.I. # 3271700001/Ward 5/Bradenton CRA
Violation: Section 302.4 (weeds), Section 109.3, Section 308.1 (accumulation of rubbish and garbage), Section 304.2 (protective treatment), Section 302.8 (motor vehicles), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 1 (G)(1) (landscaping), from Ordinance no. 4054, Chapter 5.0, Section 5.2.1.1 (storage and/or display of items) from Ordinance No. 2926, of the City Code of Ordinances.

VIII. SPEED CAMERA APPEALS:

<u>Notice Number</u>	<u>Respondent</u>
2031100099104866	John Joseph Ditrani
2031100092080743	James C Gunn
203110084953940	Jose Rodrigo Ramos
2031100093547686	Justine Omi Rodriguez
2031100090888144	Lisa Kay Tongue

IX. STAFF COMMENTS:

X. ADJOURNMENT

Next scheduled meeting June 2, 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