

AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA

April 7, 2026

9:00 AM

- I. PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES (March 3, 2026)
- III. SWEARING IN
- IV. UNFINISHED BUSINESS:

25-134 2017-1 IH Borrowers LP

Address: 515 49th Street East/P.I.# 1127232856/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 515 9th St. E.

26-001 Gina E. Rogers

Richard P. Rogers

Address: 6406 23rd Avenue Drive West/P.I. # 3938600750/Ward 1
Section 18-31 (work without a permit), from Ordinance no. 2818, Chapter 2.0, Section 2.2.1 (Zoning permit), from Ordinance no. 2926 of the City Code of Ordinances.

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
Violation: Table 4.7 (building functions), Section 18-31 (work without a permit) from Ordinance no. 2818, Section 38-36 of the City Code of Ordinances.

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.

V. EXTENSION OF TIME REQUESTS:

26-025 U S Home LLC

Address: 0 20th Avenue West/P.I. 3915412859/Ward 1

The property owner requests an extension of time for code compliance for property located at 0 20th Avenue West.

VI. 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.

VII. SECOND HEARINGS:

25-081 Pride of Bradenton the FA&M No. 490

Address: 1203 1st Street East/P.I. # 4626300000/ Ward 5/Bradenton CRA

Violation: 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 1203 1st Street East.

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.

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.

26-005 Bendher LLC

Address: 1112 16th Street West/P.I. 4387700000/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 1112 16th Street West.

26-007 Deborah Williams
Address: 205 22nd Street Court NE./P.I. 1218200002/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 205 22nd Street Court NE.

26-014 Reatha Mae Wade et. al.
Address: 1023 7th Street Court West/P.I. 4322800006/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 1023 7th Street Court West.

VIII. HEARINGS:

26-044 Tracey Poole
Luther A. Poole
Address: 6714 17th Avenue West/P.I. # 3899739951/Ward 1
Violation: Section 22-52 (short-term rental), from Ordinance no. 4011, from the City Code of Ordinances.

26-048 Jaymie M. Smith
Keith E. Biggs
Virginia L. Biggs
Address: 1702 26th Street West/P.I. # 4191400003 /Ward 3
Violation: Section 18-31 (work without permit) from Ordinance no. 2818, from 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: 5.0, Section 5.11.9 (maintenance of sign(s)) from Ordinance no. 2926, from the City Code of Ordinances.

26-054 Jennifer Noble
Address: 4604 6th Avenue East/P.I. # 1127229050/Ward 4
Violation: Section 302.4 (weeds), Section 304.2 (protective treatment), Section 304.14 (insect screens), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), from Ordinance no. 4054, from the City Code of Ordinances.

26-055 Flow-Cal Investments Inc.

Address: 0 Chinaberry Rd./P.I. # 1127220169/Ward 4

Violation: Section 302.7 (accessory structure), from Ordinance no. 4054, from the City Code of Ordinances.

26-056 Kimberly J. Mendez

Address: 1105 17th Avenue West/P.I. # 4463700007/Ward 3/14th Street CRA

Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets and public areas), Section 304.2 (protective treatment), Section 304.7 (roof and drainage), from Ordinance no. 4054, from the City Code of Ordinances.

26-057 Lora Jean Manning

Address: 826 6th Street West /P.I. # 3279500007/Ward 5/Bradenton CRA

Violation: Section 304.2 (protective treatment), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), from Ordinance No.4054, from 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, from the City Code of Ordinances.

26-059 Thomas Wright Johnston

Address: 1420 2nd Street West/P.I. # 4120300001/Ward 5/CCRA

Violation: Chapter 5.0, Section 5.1.1 (outside storage) from Ordinance no. 2926, from the City Code of Ordinances.

26-061 121 Zoller Rentals LLC

Address: 121 27th Street West /P.I. # 3450600006/Ward 2

Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), from Ordinance no. 4054, from the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

<u>Notice Number</u>	<u>Respondent</u>
2031100081689885	Denise L Lunnin
2031100076420497	Jess Nalu
2031100077567675	Meibel Elisende Saboya Diaz

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting May 5, 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