AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA
101 Old Main Street, Bradenton, FL 34205
December 1, 2026, 9:00 AM

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES (November 3, 2026)

III. SWEARING IN

IV. UNFINISHED BUSINESS:

20-002 **Kwik Stop #2009**
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.

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

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

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V. EXTENSION OF TIME REQUESTS: None

VI. REDUCTION OF FINE REQUESTS:

26-157 **Roger T Miley**
Address: 2210 22nd Avenue West/P.I. # 4245900008/Ward 3
The owner requests a reduction of the fine for property located at 2210 22nd Avenue West.

VII. SECOND HEARINGS:

26-119 Terry Averill
Address: 2515 11th Avenue West/P.I. #4109700007/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 2515 11th Avenue West.

26-137 Glenda S Ingles
Address: 1502 11th Street West/P.I. #4432300004/14th 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 1502 11th Street West.

26-146 Legit RE LLC
Address: 404 25th Street West/P.I. #3403500006/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 404 25th Street West.

26-149 Miguel Resendez
Address: 1404 24th Street East/P.I. #41362302968/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 1404 24th Street East.

26-152 Estate of Betty J Smeester
Address: 1901 9th Avenue East/P.I.#13009000006/Ward 4/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 1901 9th Avenue East.

VIII. HEARINGS:

26-184 Patricia Houston Baskin
Address: 715 19th Street East/P.I.#1297000059/ Ward 5/Central CRA
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

26-185 **Yossel Gonzalez**

Address: 1601 14th Street West/P.I.#4439400005/ Ward 3/14th Street CRA

Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, Section 302.7 (accessory structures), Section 605.1 (electrical equipment), from Ordinance No. 4054, of the City Code of Ordinances.

26-195 **Jason Mychasiw**
Terianne Mychasiw

Address: 6701 16th Avenue Drive WestP.I.#3938004052/ Ward 1

Violation: Section 22-52 (Short-term rental), from Ordinance No. 4011, Section 18-31 (work without a permit), from Ordinance No. 2818, Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.

26-183 **Daphne L Sims**

Address: 810 19th Street Court East/P.I. #1301400006/Ward 5/Central CRA

Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, Section 304.7 (roofs and drainage), from Ordinance No. 4054, of the City Code of Ordinances.

26-186 **Rudolphus A Riley**
Tay Riley

Address: 2226 13th Avenue East/P.I. #1362310052 /Ward 5/Central CRA

Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.2 (protective treatment), Section 605.1 (electrical equipment), from Ordinance No. 4054, of the City Code of Ordinances.

26-188 **John Williams**
Ethel Williams

Address: 2202 13th Avenue East/P.I. #1362310359/Ward 5/Central CRA

Violation: Section 304.2 (protective treatment), from Ordinance No. 4054, of the City Code of Ordinances.

26-189 **Shawn Anthony Erwin**
Shawn Anthony Erwin Trust DTD 10/5/21

Address: 2015 11th Street West/P.I. #4461100002/Ward 3/14th Street CRA

Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, Section 302.4 (weeds), Section 304.2 (protective treatment), Section 304.7 (roofs and drainage), Section 308.1 (rubbish and garbage), 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.

26-190 Abel Cruz
Address: 1510 7th Avenue Drive East /P.I. # 1278800006/Ward 5/Central CRA
Violation: Section 302.7 (accessory structures), 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.

26-191 Victor A Cabrera
Address: 3206 19th Avenue West/P.I. #4219100007/Ward 3
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, of the City Code of Ordinances.

26-192 Horizon Townhouse Condominium-CB 19 PG 8-10
Address: 5314 36th Avenue Circle West/P.I. #4145200004/Ward 2
Violation: Section 304.10 (exterior structure), from Ordinance No. 4054, of the City Code of Ordinances.

26-193 Ravens FL Holdings LLC
Address: 1116 26th Avenue West/P.I. #4493100059/Ward 3/14th Street CRA
Violation: Section 302.8 (motor vehicles), Section 308.1 (rubbish and garbage), from Ordinance No. 4054, of the City Code of Ordinances.

26-194 Laura L Tanksley
Address: 3303 13th Avenue West/P.I. #4183800004/Ward 2
Violation: Section 109.1.1 (unsafe structure), Section 109.1.5.3 (hazardous structure), from Ordinance No. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926 of the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

2031100120991964	**Steven Hoyt Walker**
2031100129109198	**Adam Francis Guidoboni**
2031100126043335	**Marcey Neville Blake**
2031100126612005	**Georgianna Brown**
2031100129693573	**Rachel Samantha Hart**
2031100131322462	**Heidi Thilde Klingemann**

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting January 5, 2027.

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