

**AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA
101 Old Main Street, Bradenton, FL 34205
October 6, 2026, 9:00 AM**

- I. PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES (September 1, 2026)**
- III. SWEARING IN**
- IV. UNFINISHED BUSINESS:**

26-116 Marilyn J Radebach et. al.

Address: 2516 26th Street West/P.I. #4995510007/Ward 3

Violation: 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.

26-121 H T Land Company

Address: 1007 23rd Avenue West/P.I. #449000001/Ward 3/14th Street CRA

Violation: Section 304.2 (protective treatment), Section 1(B)(3) (boarded windows), from Ordinance No. 4054, of the City Code of Ordinances.

**26-139 Walter I Lopez Padilla
Yurisan Velazquez Romero**

Address: 1831 2nd Avenue East /P.I. # 1230100008/Ward 4

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

26-151 Cheaves Masonry and Construction Inc

Address: 806 2nd Street East/P.I. #3183100059/Ward 5/Bradenton CRA

Violation: Section 1(G)(1) (landscaping), from Ordinance No. 4054, of the City Code of Ordinances.

26-154 Horizon Townhouse Condominium-CB 19 PG 8-10

Address: 5318 36th Avenue Circle West/P.I. #5111114756/Ward 1

Violation: Section 304.1.1.11 (exterior stairs, decks, porches, balconies), from Ordinance No. 4011, of the City Code of Ordinances.

- 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.

- 26-040 4581 Ashton Road Inc.**
Address: 1811 13th Street West/P.I. # 4466700004/Ward 3/14th Street CRA
The property owner requests an extension of time for code compliance for property located at 1811 13th Street West.
- 26-108 1 Basic Process LLC**
Address: 1013 8th Street West/P.I. 4321100150/Ward 5/14th Street CRA
The property owner requests an extension of time for code compliance for property located at 1013 8th Street West.
- 26-125 Perlease Houston**
Address: 1209 25th Street East /P.I. #1354500009/Ward 5/Central CRA
The property owner requests an extension of time for code compliance for property located at 1209 25th Street East Street E.
- 26-162 Rodney Wagner
Barbara Wagner**
Address: 2503 25th 11th Avenue West /P.I. #4109500001/Ward 3
The property owner requests an extension of time for code compliance for property located at 1209 25th Street East Street E.

VI. REDUCTION OF FINE REQUESTS:

- 24-119 Estate of Diane S Barcus/Safe IRA Homes LLC**
Address: 2233 11th Avenue West/P.I. # 4100010000/Ward 3
The owner requests a reduction of the fine for property located at 2233 11th Avenue West.
- 25-046 Lakeside Office Park Phase 1**
Address: 0 SR 64 East/P.I. # 1127221009/Ward 4
The owner requests a reduction of the fine for property located at 0 SR 64 East.
- 25-049 Manatee East 1 LLC**
Address: 1922 Manatee Avenue East/P.I. #1290500006/Ward 4
The owner requests a reduction of the fine for property located at 1922 Manatee Avenue East.

VII. SECOND HEARINGS:

- 26-074 Tule River Homebuyer Earned Equity Agency**
Address: 2015 12th Street West/P.I. # 4474900000/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 2015 12th Street West.

VIII. HEARINGS:

26-134 Manatee MHP Inc.

Address: 600 22nd Place East/P.I. #1340300001 /Ward 5

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

26-135 Manatee MHP Inc

Address: 2109 6th Avenue East/P.I. #1332100005/Ward 5

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

26-161 905 Manatee Avenue East LLC

Address: 905 Manatee Avenue East/P.I. #3221100005/Ward 5/Bradenton CRA

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

26-162 Troyton Loggins

Emily Loggins

Address: 105 21st Street NE /P.I. # 1209600004/Ward 4

Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.

26-163 H4me Capital II LLC

Address: 1001 16th Avenue West/P.I. #4426300002/Ward 5/14th Street CRA

Violation: Chapter 5.0, Section 5.1.1 (storage of household items), Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, Section 1(G)(1) (landscaping), Section 302.4 (weeds), Section 308.1 (rubbish and garbage), Section 301.3 (vacant structures and land), Section 38-62 (parking storage restriction), from the City Code of Ordinances.

26-123 Mark C Weddell

Address: 219 24th Street NE/P.I. #1199100007/Ward 4

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

26-127 John L Smith

Angela L Smith

Address: 1013 19th Avenue West/P.I. #4462100001/Ward 3/14th Street CRA

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

- 26-157 Roger T Miley**
Address: 2210 22nd Avenue West /P.I. #4245900008/Ward 3
Violation: Section 308.1 (rubbish and garbage), from Ordinance No. 4054, Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926 of the City Code of Ordinances.
- 26-164 Catherine Harrison**
Address: 508 1st Avenue East/P.I. #3148300001/Ward 4/Bradenton CRA
Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.2 (protective treatment), from Ordinance No. 4054, of the City Code of Ordinances.
- 26-165 Leonardo Pinada**
Address: 1122 7th Avenue East/P.I. #3227701229/Ward 5/Bradenton CRA
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, Section 304.14 (insect screens), Section 302.7 (accessory structures), Section 302.4 (weeds), Section 302.8 (motor vehicles), Section 605.1 (electrical installation), from Ordinance No. 4054, of the City Code of Ordinances.
- 26-166 VKA FIDU Inc, Trust No. 407817 UA dtd. 1/19/17**
Address: 1716 7th Avenue East/P.I. #1284200001/Ward 5/Central CRA
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, of the City Code of Ordinances.
- 26-168 William Andrew Gooch
Meghan Nicole Shatto**
Address: 2402 6th Avenue West/P.I. #3417900002/Ward 3
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

IX. SPEED CAMERA APPEALS:

2031100106959179

Michael David Cookston

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting November 3, 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