**AGENDA**

**SPECIAL MAGISTRATE**

**CITY OF BRADENTON, FLORIDA**

**September 1, 2026**

**9:00 AM**

**I. PLEDGE OF ALLEGIANCE**

**II. APPROVAL OF MINUTES (August 13, 2026)**

**III. SWEARING IN**

**IV. UNFINISHED BUSINESS:**

**26-118 Sunshine Network Properties LLC**
Address: 1112 10th Street West/P.I. #4353200001/Ward 3/14th Street CRA
Violation: Section 304.2 (protective treatment), Section 304.6 (exterior walls), Section 304.7 (roof and drainage), Section 304.10 (stairways, decks, porches, and balconies), 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.

**26-132 AKM Holdings LP**
Address: 2319 35th Street West/P.I. #4062713500/Ward 2
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

**V. EXTENSION OF TIME REQUESTS**: NONE

**VI. REDUCTION OF FINE REQUESTS:**

**25-015 Tampaan Properties LLC**
Address: 1008 17th Street West/P.I. # 4385000007/Ward 3
The property owner requests a reduction of the fine for property located at 1008 17th Street West.

**VII. SECOND HEARINGS:**

**26-098 Deutsche Bank Trust Company Americas et. al.**
Address: 617 32nd Street West/P.I. #3520600002/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 617 32nd Street West.

## VIII. HEARINGS:

**26-136** **Penny J Robbins**
Address: 702 12th Avenue West/P.I. #4336800000 /Ward 5/Central CRA
Violation: Chapter 2.0, Section 2.2.1 (work without a permit), from Ordinance No. 2926, of the City Code of Ordinances.

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

**26-138** **APG Florida LLC**
Address: 1113 23rd Avenue West/P.I. #4487700009/Ward 3/14th Street CRA
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, 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.

**26-140** **Philip Farley**
Address: 831 Manatee Avenue East/P.I. #3138600006/Ward 4/Bradenton CRA
Violation: Section 109.1.5.4 (unsafe structure), Section 109.1.5.7 (unfit for human occupancy), Section 304.2 (protective treatment), Section 304.9 (overhang extensions), Section 305.1 (interior structure), Section 305.2 (structural members), Section 305.3 (interior surfaces), Section 305.1.1.2 (unsafe conditions), Section 305.4 (stairs and walking surfaces), Section 305.5 (handrails and guards), Section 305.6 (interior doors), Section 308.1 (property identification), Section 309.1 (infestation), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 1(B)(1) (windows broken), Section 1(B)(3) (windows boarded), Section 304.7 (roofs and drainage), Section 605.1 (electric equipment), from Ordinance No. 4054, of the City Code of Ordinances.

**26-141** **Micah A Summers**
**Jeanette S Summers**
Address: 920 9th Street West/P.I. #4346300009/Ward 3/14th Street CRA
Violation: Section 109.1 (structure or equipment unsafe) Section 109.1.3 (unsafe unfit for human occupancy), Section 109.1.5.5 (unsecured nuisance), Section 302.4 (weeds), Section 302.5 (rodent harborage), Section 304.2 (protective treatment), Section 304.6 (exterior walls), Section 308.1 (accumulation of rubbish and garbage), Section 309.1 (infestation), Section 1(B)(1) (broken windows), Section 1(B)(3), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas),

Section 302.7 (accessory structures), Section 304.10 (stairways, decks, porches and balconies), from Ordinance No. 4054, Chapter 5.0, Section 5.5.11.10 (removal of abandon signs), Chapter 5.0, Section 5.1.1 (storage of household items), from Ordinance No. 2926, of the City Code of Ordinances.

**26-146** **Legit RE LLC**
Address: 404 25th Street West/P.I. #3403500006/Ward 2
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926, of the City Code of Ordinances.

**26-147** **MRW Associates LLC**
Address: 402 9th Street East/P.I. #1354500009/Ward 4/Bradenton CRA
Violation: Section 304.7 (roofs and drainage), Section 304.6 (exterior walls), Section 304.2 (protective treatment, from Ordinance No. 4054, of the City Code of Ordinances.

**26-148** **Willie David Felton Jr**
Address: 2122 13th Avenue East/P.I. #1362310409/Ward 5/Central CRA
Violation: Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.3 (premises identification), from Ordinance No. 4054, of the City Code of Ordinances.

**26-149** **Miguel Resendez**
Address: 1404 24th Street East/P.I. #41362302968/Ward 5/Central CRA
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.

**26-150** **MRW Associates LLC**
Address: 214 9th Street East/P.I. #3134700008/Ward 4/Bradenton CRA
Violation: Section 504.3 (plumbing system hazards), Section 109.1.3 (unfit for occupancy), from Ordinance No. 4054, 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.

**26-152** **Betty J Smeester**
Address: 1901 9th Avenue East/P.I. #1300900006/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 304.3 (premise identification), Section 302.7 (accessory structures), Section 304.6 (exterior walls), Section 302.7 (accessory structures), from Ordinance No. 4054, of the City Code of Ordinances.

**26-153** **Amy L Kirk**
Address: 1506 51st Street West/P.I. #3926002803/Ward 1
Violation: Section 304.7 (roof and drainage), Section 303.1 (swimming pools), Section 1(B)(3) (windows boarded), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), 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.

**26-154** **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.

**26-156** **Thomas Simpson**
Address: 2421 6th Avenue West/P.I. #3421200001/Ward 3
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, of the City Code of Ordinances.

## IX. SPEED CAMERA APPEALS:

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| **2031100109060981** | **Eve Jane Busse** |
| **2031100106959179** | **Michael David Cookston** |
| **2031100099104866** | **John Joseph Ditrani** |

## X. STAFF COMMENTS:

## XI. ADJOURNMENT

Next scheduled meeting October 6, 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 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