

AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA

March 3, 2026

9:00 AM

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

25-131 Blue Marlin Stations LLC

Address: 4905 SR 64 East/P.I. # 1127805859/ 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 4905 SR 64 E.

25-132 Estate of Valentin D. Vasilieff

Address: 3605 Hawk Island Dr./P.I. # 1038601009/Ward 4
Section 1 (A)(2)(3) (building front, side and rear walls abutting streets or public
areas), Section 304.15 (doors), Section 304.2 (exterior surfaces), Section
111.1.5.7 (dangerous structure of premises) from Ordinance no. 4054, Section
38-36, of the City Code of Ordinances.

25-134 2017-1 1H Borrower 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.

26-021 Berken-Yarbs Enterprises Inc.
Address: 1116 16th Avenue West/P.I. # 4432800003/Ward 3/14th Street CRA
Violation: Section 109.1.3 (structure unfit), Section 109.1.5.3 (hazardous structure), Section 109.1 (unsafe conditions), Section 301.3 (vacant structure), Section 302.7 (accessory structures), Section 304.2 (protective treatment), Section 304.14 (insect screens), Section 308.1 (rubbish and garbage), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 1(B)(1) (broken windows), Section 1(G)(1) (landscaping), Section 1(B)(3) (boarded windows), from Ordinance no. 4054, Section 38-62 (parking and structure), Chapter 5.0, Section 5.1.1 (accessory uses), from Ordinance no. 2926, of the City Code of Ordinances.

26-026 Rachel B. Kukuliev
Address: 1515 7th Avenue West/P.I. 3359200007/Ward 3/14th Street CRA
Section 302.4 (weeds), Section 308.1 (rubbish or garbage), Section 304.2 (protective treatment), Section 304.7 (roof and drainage), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 1(B)(1) (broken windows), Section 1(B)(3) (boarded windows), Section 304.14 (insect screens), from Ordinance no.4054, of the City Code of Ordinances.

V. EXTENSION OF TIME REQUESTS:

25-088 Kenneth T. Williamson
AKA Kenneth T. Williamson Sr.
Address: 624 14th Street West #618/P.I. # 3368000000/Ward 3/Bradenton CRA
The property owner requests an extension of time for property located at 624 14th St. W. #618.

VI. SECOND HEARINGS:

25-123 Anongsay Chanthamart
Address: 1601 15th Street West/P.I. # 4412100002/Ward 3/14th Street 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 1601 15th St. W.

25-146 Michael Marquez
Angelie Marquez
Address: 1214 11th Avenue West/P.I. # 3170800109/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 1214 11th Ave. W.

VII. HEARINGS:

25-162 Rodney Wagner
Barbara Wagner
Address: 2503 11th Avenue West/P.I. # 4109500001/Ward 3

Violation: Section 18-31 (work without permit) from Ordinance no. 2818, Chapter 5.0, Section 5.1.1 (outside storage) from Ordinance no. 2926, from 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.

**26-038 Roger H. Knafel
Susan M. Knafel**
 Address: 219 22nd Street Northeast/P.I. # 1211400005/Ward 4
 Violation: Section 18-31 (work without permit) from Ordinance no. 2818, from the City Code of Ordinances.

26-040 4581 Ashton Road Inc.
 Address: 1811 13th Street West/P.I. # 4466700004/Ward 3/14th Street CRA
 Violation: Section 109.1.1 (unsafe structures), Section 302.7 (accessory structure), Section 304.2 (protective treatment), Section 304.7 (roofs and drainage), Section 605.1 (installation), Section 603.1 (mechanical equipment and appliances), Section 305.1.1.2 (potentially unsafe conditions), Section 305.3 (interior surfaces), Section 504.1 (plumbing general), Section 1(B)(1) (broken windows), from Ordinance no. 4054 from the City Code of Ordinances.

26-041 Clairebear Properties LLC
 Address: 1707 14th Street West/P.I. # 4469000006/Ward 3/14th Street CRA
 Violation: Section 308.1 (accumulation of rubbish and garbage), Section 1(G)(1) (landscaping) from Ordinance no. 4054 from the City Code of Ordinances.

26-042 Pearl Homes Community I LLC
 Address: 1328 15th Street West/P.I. # 4397800006/Ward 3/14th Street CRA
 Violation: Section 302.4 (weeds), Section 302.7 (accessory structure) from Ordinance no. 4054 from the City Code of Ordinances.

26-043 James Borababy
 Address: 6711 36th Avenue Drive West/P.I. # 5110822904/Ward 1
 Violation: Section 1(G)(1) (landscaping), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.2 (protective treatment), Section 304.7 (roofs and drainage), Section 308.1 (accumulation of rubbish and garbage), Section 1(B)(1) (broken windows) from Ordinance no. 4054, Chapter 5.0, Section 5.1.1 (outside storage) from Ordinance no. 2926, from the City Code of Ordinances.

26-046 Harry L. Blenker
 Address: 1008 23rd Street West/P.I. # 4097200002/Ward 2
 Violation: Section 302.7 (accessory structure), Section 308.1 (accumulation of rubbish and garbage) from Ordinance no. 4054, from the City Code of Ordinances.

**26-047 Paul V. Mitchell
Sonia Mitchell**

Address: 715 26th Street West/P.I. # 3445300001/Ward 2

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

VIII. SPEED CAMERA APPEALS:

<u>Notice Number</u>	<u>Respondent</u>
2031100077885625	Shannon M. Bickerton
2031100085399681	Robert G. Cosgrove
2031100086591195	Robert G. Cosgrove
2031100080992228	Robert W. Downing
2031100076420497	Jess Nalu
2031100077567675	Meibel E. Saboya Diaz

IX. STAFF COMMENTS:

X. ADJOURNMENT

Next scheduled meeting April 7, 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