

AGENDA
SPECIAL MAGISTRATE
CITY OF BRADENTON, FLORIDA

August 13, 2026

9:00 AM

- I. PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES (July 7, 2026)**
- III. SWEARING IN**
- IV. UNFINISHED BUSINESS:**

26-006 Village Capital & Investment LLC

Address: 102 23rd Street Court NE/P.I. 1217700002/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 102 23rd Street Court NE.

26-105 J&SD Home Investment Group LLC

Address: 1507 7th Avenue West/P.I. #3359000001/Ward 3/14th Street CRA
Violation: Section 22-52 (short-term rentals), from Ordinance No. 4011, of the City Code of Ordinances.

- V. EXTENSION OF TIME REQUESTS:**

25-082 Charlie Hampton Jr

Address: 2314 7th Avenue East/P.I. # 1334500004/Ward 5
The property owner requests an extension of time for code compliance for property located at 2314 7th Avenue East.

**25-162 Rodney Wagner
Barbara Wagner**

Address: 2503 11th Avenue West/P.I. # 4109500001/Ward 3
The property owner requests an extension of time for code compliance for property located at 2503 11th Avenue West.

**26-039 Ramiro Garcia
Esperanza Garcia**

Address: 220 15th Street East/P.I. # 31908000007/Ward 5
The property owner requests an extension of time for code compliance for property located at 220 15th Street East.

VI. REDUCTION OF FINE REQUESTS:

25-010 Margaret Palmer/DA Cruz LLC

Address: 1409 10th Avenue East/P.I. # 4538900004/Ward 5/ Central CRA
The property owner requests a reduction of the fine for property located at 1409 10th Avenue East.

26-018 Tommy Miah Nguyen

Address: 808 12th Street East. /P.I. 3228410001/Ward 5/Bradenton CRA
The property owner requests a reduction of the fine for property located at 808 12th Street East.

26-020 Tommy Miah Nguyen

Address: 804 12th Street East/P.I.3228400002/Ward 5/ Bradenton CRA
The property owner requests a reduction of the fine for property located at 804 12th Street East.

VII. SECOND HEARINGS:

26-065 Robert Walker et. al.

Address: 1114 7th Street Court West /P.I. # 4338500004/Ward 5/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 1114 7th Street Court West.

**26-081 Randy Shepheard
Brian K Firlein**

Address: 3009 22nd Avenue West /P.I. # 4214610703/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 3009 22nd Avenue West.

VIII. HEARINGS:

26-107 Sweet Six Properties LLC

Address: 1003 3rd Street West/P.I. #4289900005/Ward 5/Central CRA
Violation: Section 18-31 (work without a permit) of Ordinance No.2818, of the City Code of Ordinances.

26-108 1 Basic Process LLC

Address: 1013 8th Street West/P.I. # 4321100150/Ward 5/14th Street CRA
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.

- 26-109 Silvino Demha Roque
Maria Estela Cruz Lopez**
Address: 2508 20th Avenue West/P.I. #4237500006 /Ward 3
Violation: Chapter 2.0, Section 2.2.3.2 (tree removal permit), from Ordinance No. 2926, Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.
- 26-110 Manatee MHP Inc.**
Address: 613 21st Way East/P.I. #1340300001/Ward 5
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.
- 26-112 Pierre D Abadjian
Suzan Abadjian**
Address: 3006 7th Avenue Circle East/P.I. #1172700450/Ward 2
Violation: Section 304.2 (protective treatment), from Ordinance No. 4054, Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.
- 26-113 ULM Builders LLC**
Address: 720 26th Street West /P.I. # 3529000006/Ward 2/Central CRA
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances..
- 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.
- 26-117 Balder Portfolio 16 LLC**
Address: 2530 9th Avenue West/P.I. #3446000006/Ward 2
Violation: Section 18-31 (work without a permit), from Ordinance No. 2818, of the City Code of Ordinances.
- 26-118 Sunshine Network Properties LLC**
Address: 1112 10th Street West/P.I. #4353200001/Ward 2/14th 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.
- 26-119 Terry Averill**
Address: 2515 11th Avenue West/P.I. #4109700007/Ward 3
Violation: Section 605.1 (electrical equipment), Section 304.14 (insect screens), Section 1(G)(1) (landscaping), from Ordinance No. 4054, 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.
- 26-122** **MRW Associates LLC**
Address: 303 9th Street East/P.I. #3218500001/Ward 5/Bradenton 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.
- 26-123** **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 (roof and drainage), Section 304.2 (protective
treatment), from Ordinance No. 4054, of the City Code of Ordinances.
- 26-125** **Perlease Houston**
Address: 1209 25th Street East Street E/P.I. #1354500009/Ward 5
Violation: Chapter 5.0, Section 5.1.1 (outside storage), from Ordinance No. 2926,
Section 1(B)(3) (boarded windows), Section 1(G)(1) (landscaping),
Section 302.4 (weeds), Section 304.3 (premise identification), from
Ordinance No. 4054, of the City Code of Ordinances.
- 26-126** **KB Property Group Bradenton LLC**
Address: 407 17th Street East/P.I. #1249200005/Ward 4
Violation: Section 308.1 (rubbish and garbage), 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 (roof 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.
- 26-128** **Steven H Sypolt**
 Jennifer M Sypolt
Address: 705 Hubbel Rd/P.I. #1172700559/Ward 5
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), from Ordinance No. 4054, of the City Code of Ordinances.

- 26-129 Ryan Francis Shea**
Address: 3020 Pine Street/P.I. #1179310709/Ward 5
Violation: Section 302.4 (weeds), Section 304.7 (roof and drainage), 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.
- 26-130 Gavilanes Capital LLC**
Address: 821 12th Street West/P.I. #3316300007/Ward 3/Bradenton CRA
Violation: Section 1(B)(3) (boarded windows), Section 1(B)(1) (windows broken), Section 1(G)(3) (parking lots), Section 1(A)(2)(3) (building front, side and rear walls abutting streets or public areas), Section 304.2 (protective treatment), Section 302.4 (weeds), Section 308.1 (rubbish and garbage), from Ordinance No. 4054, of the City Code of Ordinances.
- 26-131 Paul A Lariviere**
Address: 6805 22nd Ave West/P.I. #3938613050/Ward 1
Violation: Section 302.4 (weeds), Section 1(G)(1) (landscaping), 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.
- 26-133 Artyom Manwelyan
Julia Manwelyan**
Address: 5208 35th Avenue West/P.I. #5110902458/Ward 1
Violation: Section 22-52 (short-term rental), from Ordinance No. 4011, 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.

IX. SPEED CAMERA APPEALS:

**2031100106959179
2031100099104866**

**Michael David Cookston
John Joseph Ditrani**

X. STAFF COMMENTS:

XI. ADJOURNMENT

Next scheduled meeting September 1, 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