

ORDINANCE NO. 4054

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, AMENDING CHAPTER 18, ARTICLE IX, SECTION 18-240 OF THE CODE OF ORDINANCES TO ADOPT BY REFERENCE THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE; AMENDING CHAPTER 18, ARTICLE IX, TO ADD A NEW SECTION 18-242 TO ADOPT MINIMUM MAINTENANCE STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has previously adopted the International Property Maintenance Code (the “IPMC”) by reference as the property maintenance code of the City, including specific local revisions thereto;

WHEREAS, a new 2024 edition of the IPMC has been issued, and the City desires to update the City’s Code by reference to the current version of the IPMC, and to update local revisions to the IPMC, where appropriate;

WHEREAS, the City previously adopted minimum maintenance standards (“Standards”) which are currently referred to as “addendum” in Section 18-240 of the City’s Code; and

WHEREAS, the City hereby desires to adopt only Sections 1 and 2 of the Standards and provide the language of the Standards in a new Section 18-242 of the City’s Code to provide clarity to the residents as to the actual Standards required.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA.

Section 1. Findings of Fact. The foregoing whereas clauses are hereby adopted as findings of fact.

Section 2. Amended Code Language.

- A. Section 18-240 of the City Code of Ordinances of the City of Bradenton, Florida, is hereby amended to read as follows:

Sec. 18-240. International Property Maintenance Code.

A certain document, three copies of which are on file in the office of the city clerk, being marked and designated as the International Property Maintenance Code®. 2021-2024, as published by the International Code Council, Inc., be and is hereby adopted as the property maintenance code of the city ~~in this state~~, together with its appendix A; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code ~~and addendum~~ are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions insertions, delegations, deletions and changes prescribed in this section.

- B. A new Section 18-242 shall be added to the City Code of Ordinances of the City of Bradenton, Florida as follows:

Sec. 18-242. ~~Reserved.~~ Minimum Maintenance Standards.

The city hereby adopts the following Minimum Maintenance Standards as a supplement to the International Property Maintenance Code and such standards shall be applicable citywide:

(1) Requirements.

A. Building Front, Side and Rear Walls Abutting Streets or Public Areas.

- (1) All deteriorated or damaged structural and decorative elements visible from a public right-of-way, including signage, shall be repaired or replaced to match, at a minimum, as closely as possible the existing or original materials and construction of the building, except that changes shall be permitted that are otherwise required or encouraged by the Administrative Official.
- (2) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired or replaced in such a manner as to be compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every such part shall be clean of graffiti, litter, dirt, mildew or other debris and painted surfaces must be maintained without peeling or chalking.
- (3) Walls shall be repaired and painted to present a neat and clean appearance. Side walls where visible from the street shall be finished or painted so as to be harmonious with the front of the building.

- (4) Existing miscellaneous non-functional elements on the building, such as empty electrical conduit, unused sign brackets, etc. shall be removed and the building surface repaired or rebuilt as required to match adjacent surfaces and original or previous condition. Wires and conduit shall be secured and located as inconspicuously as possible.

B. Windows.

- (1) Every broken or missing window glass shall be repaired or replaced. New windows shall closely resemble the building's other existing windows.
- (2) All windows must be tight fitting and have sashes of proper size and design that meet applicable codes. Sashes with rotten wood broken joints or loose mullions and muntins shall be repaired or replaced with a similar design or material. No aluminum frames shall be allowed unless painted, excluding residential buildings.
- (3) Window openings in the building shall not be boarded or filled except as approved by the Administrative Official. Windowpanes or glass shall not be painted.
- (4) In non-residential buildings, all windows shall be kept clean and transparent and the visible interior neat and clean. Any interior screening, including curtains, drapes and blinds must be kept in good repair and appearance.
- (5) Show Windows: Show windows include the building face, porches and entrance area leading to the door, the sidelights, transoms, display platforms, devices, including lighting and signage designed to be viewed from the public right-of-way. Show windows, entrances, signs, lighting, sun protection, awnings, porches, security grills, etc., shall be compatible and harmonious with the original scale and character of the structure. All show window elements should be located within the original dimension.

C. Awnings.

- (1) Soft retractable flame proof awnings are permitted over the first floor and on upper floors above the windows only. They shall not project more than seven (7) feet from the building front, shall not be more than nine (9) feet above grade, and shall terminate against the building at a height not to exceed fourteen (14) feet above the pavement, except with the prior approval of the Administrative Official.
- (2) Rigid or fixed awnings or canopies are permitted if they are original or an integral part of the structure and compatible and harmonious with the scale and character of the structure and adjacent structures and pose no visual impediment to adjacent buildings. New rigid or fixed awnings or

canopies may be added to existing structures subject to restrictions outlined above.

- (3) Awnings that are torn, badly faded or structurally compromised shall be repaired or replaced.

D. Roofs.

- (1) Chimneys and all other rooftop structures shall be repaired and cleaned in the same manner as required for rear and side walls. Any part of the building visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls. Television and radio antennas, pipes, ductwork, mechanical equipment such as air conditioning units, and auxiliary enclosures or sheds, shall be located as to be as inconspicuous as possible.
- (2) All roofs and existing gutters and downspouts shall be maintained to prevent damage to the structure and adjoining properties and the public. Leaky roofs shall be repaired or replaced.

E. Trash and Non-Contiguous Parts.

- (1) There shall be no trash placed on sidewalks or other areas open to the public except on those days when such trash is to be picked up by the City. All private trash receptacles areas shall be screened from the view of the public right-of-way, except where trash receptable placement is authorized in alleyways. Such areas shall be kept neat and clean in appearance.

F. Auxiliary Structures.

- (1) Structures at the rear of buildings, whether attached or unattached to the principal commercial structure, which are structurally deficient shall be properly repaired and painted or demolished. All fences, lighting devises and supports, retaining walls, outside service and seating areas, signs and their supporting elements shall be structurally sound, kept free of overgrowth, trash and debris and be repaired and painted to present a neat and clean appearance.
- (2) All vending machines, including refrigerated storage machines but excluding well maintained and stocked newspaper vending machines, shall be located within an enclosed building or area. Machines dispensing newspapers and advertising circulars cannot be located in the public right-of-way unless kept painted, clean and in a standardized fashion.

G. Sites.

- (1) Landscaping: All green areas (front, side and rear yards) shall be kept free of overgrowth, weeds, trash and debris. All dead tree limbs and dead trees shall be removed.

- (2) *Vacant Lots:* Where a vacant lot exists or is created through demolition, the owner must cover all areas not actively used for parking or loading with an environmentally acceptable ground cover approved by the Administrative Official. Such areas will include overflow parking designed for occasional use. Said ground cover shall be maintained and the property kept free of trash and debris and shall comply fully with the codes of the City.
- (3) *Parking Lots:* All parking areas shall be well maintained and kept free of overgrowth, potholes, weeds, trash and debris. Existing paving and striping shall be maintained in good repair, and neat and clean in appearance. All parking lots shall be landscaped. The size of the buffers shall be in conformance with the C-1 District standards. The Administrative Official may have some latitude to deviate from these standards. In lieu of asphalt or concrete, the Administrative Official may approve stone, gravel and washed shell provided it meets the administrative standards of four inch compacted base with two inch shell or $\frac{3}{4}$ inch stone or gravel.

H. *Temporary Coverings.*

- (1) No temporary covering of any part of a structure may remain more than fifteen (15) days after ongoing construction has been completed or sixty (60) days total, whichever is longer. An example of a temporary covering is a board covering a broken or missing window.

I. *Color of the Building.*

- (1) The use of bright and highly reflective fluorescent colors as a primary and dominant color on a structure shall not be allowed (i.e. bright yellow, bright green, bright orange, etc.) Such colors can only be used as a highlight or accent on surfaces not to exceed 10% of each visible side of a structure from the right-of-way. In any case, where the color determination is not clear, the Administrative Official shall make a determination.
- (2) The Minimum Maintenance Standards shall be applicable to all unimproved and improved properties within the geographical boundaries described in this Section. Said standards shall be in addition to any other standards, codes, ordinances, rules regulations or other statutory requirements applicable to such properties, including the City's Land Use and Development Regulations.

Section 3. Severability. Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining

sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

Section 4. Repeal of Inconsistent Ordinances. This Ordinance hereby repeals all Ordinances, or parts thereof, in conflict herewith to the extent of such conflict.

Section 5. Codification. The City Clerk shall ensure that this Ordinance shall be submitted for codification of the language in Section 2 herein upon taking effect.

Section 6. Effective Date. This Ordinance shall take effect as provided by Florida law.

FIRST READING	June 11, 2025
PUBLICATION DATE	July 9, 2025
SECOND READING	July 23, 2025

PASSED AND DULY ADOPTED, BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, with a quorum present and voting, this ____, day of ____, 2024.

CITY OF BRADENTON, FLORIDA

Gene Brown, Mayor

ATTEST:

By: _____
Tamara Melton, City Clerk

APPROVED AS TO FORM:

By: _____
Scott Rudacille, City Attorney