



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
www.venicegov.com

## Meeting Minutes Special Magistrate for Code Enforcement

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Wednesday, December 4, 2024

10:00 AM

Community Hall

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### I. Call To Order

Special Magistrate Reilly called the meeting to order at 10:00 a.m.

### Also Present

Assistant City Attorney Dan Lewis, Community Resource Officer Supervisor Jim Davis, Community Resource Officer Willie Acosta and Recording Secretary Amanda Hawkins-Brown.

### II. New Business

[CEPM24-00  
522](#)

Hanneman Family Trust

Community Resource Officer (CRO) Acosta presented address, zoning, 10/22/24 inspection, violation of offensive accumulation and building maintenance, roof tarped for more than 6 months, trash debris in alley and city right-of-way, repeat violations from 2004, 2007, 2009, 2019, 2022, and 2023, photographs from inspections on 10/22/24, 11/7/24, and 11/19/24, roof tarp fallen onto adjacent property, roof condition, debris in alley way, vegetation grown in roof, collapsed ceiling, and answered Special Magistrate question on occupancy of building. CRO Acosta continued with the posting of the property, debris being cleared as of last inspection, and the recommendation of listing as a repeat offender with a \$500 daily fine if roof condition is not corrected within 90 days.

Martha Hanneman and Martha Howse, Respondents, spoke on history of disrepair, Hurricane Milton damage, insurance inspections done 11/21/2024, insurance claim pending, debris inside building, quotes obtained for roof, pending buyer's contract for building, research being done for roof options allowing expansion to a three story building, past debris removal done, and new roof details.

Assistant City Attorney Lewis questioned CRO Acosta on how long roof has been tarped, whether roof is water tight, and how many inspections were conducted. CRO Davis spoke on recommendation to require the roofing permit be obtained, Historic and Architectural Preservation Board's

approval for renovation to three story building, granting 60 days to obtain permit, and a \$250 a day fine if not brought into compliance.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, I find Respondent in violation of Chapter 88 BUILDING REGULATIONS, Section 3.2 – RESPONSIBILITIES FOR NONRESIDENTIAL PROPERTIES AND/OR Chapter 34, Section 34-81 – OFFENSIVE ACCUMULATION. Respondent is given until February 4, 2025 to correct the violation by applying for and obtaining a permit to replace roof on structure. If the violation is not corrected by that date, a fine may be imposed of up to \$250.00 per day for each day the violation continues beyond the specified deadline. The case will be heard at the February 5, 2025, Special Magistrate hearing beginning at 10:00 a.m. to determine if the order has been complied with and whether a fine should be imposed.

### III. Citation Contest

[C1845](#)

Katherine Magill

Assistant City Attorney Lewis announced this citation will be dismissed.

Special Magistrate Reilly ordered that based on an agreement reached between the City of Venice and Katherine Magill, the citation for violation of Section 70-31(4) of the City Code of Ordinances is dismissed. The \$25.00 appeal filing fee shall be refunded.

### IV. Staff Updates

The next Special Magistrate Hearing will be held on January 8, 2025.

### V. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:17 a.m.



Patrick Reilly (Dec 6, 2024 08:13 EST)

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Special Magistrate



Amanda Hawkins Brown (Dec 6, 2024 07:55 EST)

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Recording Secretary









# 12.04.24

Final Audit Report

2024-12-06

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