



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, June 3, 2026

10:00 AM

Council Chambers

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 Office Supervisor Jim Davis, Community Resource Officer Kim Brown, and Deputy Clerk Toni Gregory.

II. Old Business

[CEBD24-005](#) Mildred H. Neary
[24](#)

Special Magistrate Reilly opened the hearing.

Assistant City Attorney Dan Lewis presented the City's recommendation of fines to start July 1st to allow respondent time to work with a contractor to bring the property into compliance.

Community Resource Office Supervisor James Davis presented testimony, stating they had gone to the building department with the respondent, Mr. Neary, to research permitting options, respondent communicated that they are entering into a contract with a contractor for repairs, and the structure is in still in same condition of an unsafe property.

Community Resource Officer Kim Brown recommended fines of \$150 per day to begin July 1, 2026 with a June 30, 2026 deadline for compliance.

Michael Neary, Respondent, had no comments.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, he finds that Respondent has not brought the property into compliance as previously ordered on October 8, 2025 for the violation of Chapter

88 - BUILDING REGULATIONS, Section 3.2 - Responsibilities for Residential Properties: Structures, Vacant Buildings, Vacate Structures and Vacant or Unimproved Lots of the City Code of Ordinances. A fine is hereby imposed in the amount of \$150 per day beginning July 1st, 2026. and terminating on the day the property is found to be in compliance by the Code Enforcement Officer. In determining the amount of the fine, I have considered: (1) The gravity of the violation; (2) Any actions taken by the violator to correct the violation; and (3) Any previous violations committed by the violator. A certified copy of this order shall be recorded in the Public Records of Sarasota County, Florida, and thereafter shall constitute a lien against the subject property and upon any other real or personal property owned by the Respondent.

III. Staff Updates

Special Magistrate Reilly noted the next hearing would be July 1, 2026 at 10 a.m.

There were no staff updates.

IV. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:08 a.m.

Patrick Reilly
Patrick Reilly (Jun 4, 2026 12:48:01 EDT)

Special Magistrate

Amanda Hawkins Brown
Amanda Hawkins Brown (Jun 4, 2026 12:58:45 EDT)

Recording Secretary










Meeting Minutes

Final Audit Report

2026-06-04

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