



City of Venice

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

Meeting Agenda Special Magistrate for Code Enforcement

Wednesday, July 1, 2026

10:00 AM

Council Chambers

I. Call To Order

II. Old Business

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

[24](#)

Attachments:

[Administrative Order 06.03.26](#)

[Administrative Order 05.11.26](#)

[Administrative Order 02.05.26](#)

[Administrative Order 01.08.26](#)

[Administrative Order 10.08.25](#)

[Administrative Order 09.05.25](#)

[Notice of Violation](#)

[Notice of Hearing](#)

[Property Appraiser](#)

[Code Section 3.2. - Responsibilities for Residential Properties](#)

[City Presentation](#)

[Speaker Cards 09.03.25](#)

[City Presentation 10.01.25](#)

[Speaker Cards 10.01.25](#)

[Speaker Cards 01.07.26](#)

[Speaker Cards 02.04.26](#)

[Speaker Card 05.06.26](#)

III. New Business

[CEZN25-0008](#) Justin Junda

[8](#)

Attachments:

[Notice of Hearing](#)

[Notice of Violation](#)

[Warranty Deed](#)

[Property Appraiser Record](#)

[Code Sections 3.8 and 2.11.3.](#)

[CESW26-001](#) Hawks Run Development LLC
[01](#)

Attachments: [Notice of Hearing](#)
[Notice of Violation](#)
[Sec. 62-1. Obstructing Street Drainage or Drainage Facilities](#)
[Sec. 74-297. Inspection of Privately Owned Systems](#)
[Property Appraiser Record](#)
[Warranty Deed](#)

IV. Citation Appeal

[CEMI26-0019](#) Jose and Katherine Requeima
[6](#)

Attachments: [Citation](#)
[Property Appraiser Record](#)
[Dismissal Agreement](#)
[Sec. 74-48 Authority to Restrict Use of Water from City System and Private Wel](#)
[Resolution No. 2026-08 Irrigation Restrictions](#)
[Water Shortage Restrictions Newspaper Ad](#)

[CEMI26-0018](#) John and Nancy Eiseman
[9](#)

Attachments: [Citation](#)
[Notice of Hearing](#)
[Property Appraiser Record](#)
[Quitclaim Deed](#)
[Sec. 74-88 Authority to Restrict Use of Water from City System and Private Wel](#)
[Resolution No. 2026-08 Irrigation Restrictions](#)
[Water Shortage Restriction Newspaper Ad](#)

[CEMI26-0023](#) Samuel George Joynson and Anna McLean
[1](#)

Attachments: [Citation](#)
[Notice of Hearing](#)
[Property Appraiser Record](#)
[Warranty Deed](#)
[Sec. 74-48. Authority to Restrict Use of Water from City System and Private Wel](#)
[Resolution No. 2026-08 Irrigation Restrictions](#)
[Water Shortage Restriction Newspaper Ad](#)

V. Staff Updates

VI. Adjournment

If you are disabled and need assistance, please contact the City Clerk's office at least 24 hours prior to the meeting.

The City of Venice does not discriminate on the basis of race, color, national origin, sex, disability, age, religion, marital status, familial status, sexual orientation, gender identity or expression, pregnancy, genetic information, or any other characteristic protected by federal, state, or local law in the administration of its programs, services or activities.

NOTE: No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.