

**BEFORE THE SPECIAL MAGISTRATE  
IN AND FOR THE CITY OF VENICE, FLORIDA**

CITY OF VENICE,  
Petitioner,

vs.

CASE NO.: CEBD24-00524

MILDRED H. NEARY,  
Respondent.

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**ADMINISTRATIVE ORDER**

This case came before the Special Magistrate at its meeting held on October 1, 2025. Based upon the evidence presented to the Special Magistrate at said meeting, the Special Magistrate enters the following order:

**FINDINGS OF FACT**

1. The Respondent owns the following real property located within the City of Venice, Florida:

LOT 22 BLK 218 EDGEWOOD SEC OF VENICE

Street Address: 940 Groveland Ave, Venice, FL 34285

2. The Respondent is in violation of Chapter 88 – Building Regulations, Section 3.2. - Responsibilities for Residential Properties: Structures, Vacant Buildings, Vacant Structures, and Vacant or Unimproved Lots of the City Code of Ordinances (“City Code”).
3. The Defendant has failed to correct the violation by the compliance date.

**CONCLUSIONS OF LAW**

4. The Defendant is in violation of Chapter 88 – Building Regulations, Section 3.2. - Responsibilities for Residential Properties: Structures, Vacant Buildings, Vacant Structures, and Vacant or Unimproved Lots of the City Code.

**ORDER**

1. The Defendant shall come into compliance by obtaining permits to either repair or demolish the structure on the property on or before January 6, 2026.
2. Should the Defendant fail to comply with this Order within the time frame set forth herein, a fine shall be imposed of up to \$250.00 per day for each day the violation continues beyond the time specified herein for compliance.
3. This case will be heard at the January 7, 2026 Special Magistrate meeting to determine if the Order has been complied with and whether a fine should be imposed.

ORDERED this 8<sup>th</sup> day of October 2025.



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Patrick Reilly, Special Magistrate

ATTEST:



Meader Bauri

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Deputy City Clerk