



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, March 5, 2025

10:00 AM

Community Hall

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 David Lipker, and Recording Secretary Amanda Hawkins-Brown.

II. New Business

[CEEN25-000](#) Justin Hamilton and Kaylin Hamilton
[09](#)

Special Magistrate Reilly called the case.

Community Resource Officer (CRO) David Lipker, being duly sworn, presented address, zoning, owner information, offensive accumulation complaint on January 8, 2025, grass over 12 inches tall, trash, debris, and washer in yard, door hanger placed, follow up inspection on January 21, 2025, courtesy letter served in person, February 3, 2025 inspection conducted, only washer removed, Notices of Violation and Hearing sent February 5th by certified mail, February 13, 2025 inspection, vegetation overgrowth, contact with respondent by phone, copies of notices emailed to respondent, February 20, 2025 inspection done with respondent present, rear yard was mowed but debris still present in front yard, re-inspection done February 27, 2025, and photographs from inspections. Special Magistrate admitted the photographs into evidence. CRO Lipker answered question on recommendation to bring property into compliance.

Justin Hamilton, Respondent, being duly sworn, spoke on situation, inability to move pavers due to disability, concerns for cost to remove overgrown vegetation, accumulation, and answered question on plan to remedy situation.

Assistant City Attorney Lewis noted recommendation to give respondent till next hearing to remove trash and debris, and to relocate pavers.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, finds Respondent in violation of Chapter 34 Div. 2 – Offensive Accumulation; sec. 34-81 – Prohibited; exceptions Respondent is given until May 6, 2025 to correct the violation by clearing the front yard of debris, moving pavers, and mowing grass to below twelve inches. 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 May 7, 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. Old Business

[CEBD24-002](#) Arthur J McCaffrey
[59](#)

Special Magistrate called the cases. Cases CEB24-00259 and CEBD24-00454 were heard at the same time.

Community Resources Officer Supervisor Davis, being duly sworn, presented that no permits have been issued for either properties, both dwellings are still present and in disrepair, the previous orders issued on January 13, 2025, and the City recommendation for fines for both cases.

Arthur McCaffrey, Respondent, asked CRO Davis if case for 717 Groveland was still open.

Assistant City Attorney Lewis clarified that the unsafe building structure claim was dropped and the code enforcement cases are separate active cases.

Mr. McCaffrey, Respondent, being duly sworn, presented permit application submitted this morning for 713 Groveland, delay in application due to work in another area, and lack of understanding of order and permitting process.

Building Official Applegate, being duly sworn answered questions on being familiar with properties, whether permits have been issued, process for issuing permit, and documentation of construction plans needed to issue permits.

Special Magistrate 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 January 13, 2025 for the violation of Chapter 88 BUILDING REGULATIONS, Section 3.2 of the City Code of Ordinances. A fine is hereby imposed in the amount of \$150.00 per day beginning

March 5, 2025 and terminating on the day that the respondent obtains a permit to make repairs to the property at 713 Groveland Avenue. 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.

[CEBD24-004](#) Arthur J McCaffrey
[54](#)

Cases CEB24-00259 and CEBD24-00454 were heard at the same time.

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 January 13, 2025 for the violation of Chapter 88 BUILDING REGULATIONS, Section 3.2 of the City Code of Ordinances. A fine is hereby imposed in the amount of \$250.00 per day beginning March 5, 2025 and terminating on the day that respondent receives a permit for the property at 717 Groveland Avenue. 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.

IV. Staff Updates

The next hearing will be May 7, 2025 at 10:00 a.m.

V. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:36 a.m.


Patrick Reilly (Mar 6, 2025 14:48 EST)

Special Magistrate


Amanda Hawkins Brown (Mar 6, 2025 13:32 EST)

Recording Secretary









Meeting Minutes

Final Audit Report

2025-03-06

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