



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, September 27, 2023

10:00 AM

Council Chambers

I. Call To Order

Special Magistrate Reilly called the meeting to order at 9:57 a.m.

Also Present

Assistant City Attorney Daniel Lewis, Community Resource Officer Wille Acosta, Community Resource Officer Michael Slowik, and Recording Secretary Amanda Hawkins-Brown.

II. New Business

[CEEN23-000](#) Hanneman Family Trust
[48](#)

This case was removed from the agenda due to the property was brought into compliance.

[CEZN23-002](#) David F. Marshall & Rhodora P. Marshall Revocable Trust C/O Caldwell
[51](#) Trust Company

This case was removed from the agenda due to the property was brought into compliance.

[CEBD23-00](#) 1487 Venice LLC
[137](#)

Attorney Mike Fant, Agent for Respondent, requested the hearing be continued to the November 1, 2023 hearing and noted pending Executive Director of Inland Navigation District meeting with Army Corp for use of easement.

Assistant City Attorney Lewis noted history of after the fact permits on property and no objection to the continuance.

Special Magistrate Reilly granted continuance to the November 1, 2023 meeting.

[CEEN23-002](#) Todd Johnson
[93](#)

Special Magistrate Reilly called the case to order and opened the public

hearing.

Community Resource Officer Slowik presented violation at 1316 Mango Avenue, zoning, previous cases, tall grass, accumulation of wood fence material and tires, violation of Code 34.81 prohibited exception offensive accumulation, photographs, notices posted, statement of violations posted, inspection on September 26, 2023, and communication with owner.

Special Magistrate granted the motion to enter the photographs into the record.

Todd Johnson, Respondent, spoke to notice date being incorrect, last year's notices and violations, issues with inspections, lawn mower was removed during past abatement, and ability to correct violations.

Special Magistrate closed the public hearing.

Special Magistrate ruled that based on the sworn testimony and evidence presented, finds Respondent in violation of Section 34-81(a)&(c) of Chapter 34 of the City Code of Ordinances and also finds this to be a repeat violation based upon the prior orders of CEEN22-00080 and CEEN21-00262. The respondent is given until October 31, 2023 to correct the violations. Should the respondent not correct the violation by that date, a fine is hereby imposed in the amount of \$500.00 per day beginning September 12, 2023 and terminating on the day the property is found to be in compliance by the Code Enforcement Inspector.

[CEEN23-002](#) Eric Goetz
[37](#)

Special Magistrate Reilly called the case and opened the public hearing.

Community Resource Officer Acosta presented the violations at 1053 Harbor Drive South, zoning, August 3, 2023 inspection, violation of Section 34-81(a), repeat violations starting in 2020, photographs, yard waste, dead trees, notice served and posted, certified letters sent August 14, 2023, no response from owner, notices removed from property, September 14, 2023 inspection, no corrections made, trees have since fallen, debris, and answered Special Magistrate question on whether property was listed for sale.

Respondent was not present.

Special Magistrate Reilly closed the public hearing.

Special Magistrate Reilly ruled that based on the sworn testimony and evidence presented, finds the Respondent in violation of Section 34-81(a) of Chapter 34 of the City Code of Ordinances. Respondent is given until October 31, 2023 to correct the violation by removing the debris including yard waste, downed tree and any other materials on property. 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 November 1, 2023, Special Magistrate meeting beginning at 10:00 a.m. to determine if the order has been complied with and whether a fine should be imposed.

III. Staff Updates

There was no discussion.

IV. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:25 a.m.



Special Magistrate



Recording Secretary