



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, September 3, 2025

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 Willie, Acosta, Community Resource Officer David Lipker, Community Resource Officer Kim Brown, and Recording Secretary Amanda Hawkins-Brown.

II. New Business

[CEBD25-002](#) ACA Investors LLC, Inc.
[45](#)

Special Magistrate Reilly called the case.

Community Resource Officer Acosta, being duly sworn, presented address, zoning, July 15, 2025 inspection, violations of working without permits and unlicensed contractors, plumbing, electrical, new windows installed without permits, stop work order issued on July 15, 2025, and photographs of plumbing, electrical, and new windows installed. Special Magistrate Reilly accepted the photographs into evidence. CRO Acosta answered Magistrates' questions on owner details, when property was purchased, whether there was a unlicensed contractor present on site, and noted a civil citation issued to Christopher Varone at the same time.

Anthony Asaro, Respondent, being duly sworn, presented intention to renovate and resell home, being under the assumption of being able to renovate as homeowners, reason for purchasing home under LLC name and attempts to correct ownership.

Frank Facompre, Respondent, being duly sworn, presented engineer plans obtained, plan to submit for permits, and now working with a licensed contractor.

CRO Acosta spoke on notice of violation was served, respondent was

given 30 day to come into compliance, all communications sent by certified mail, and inspection on September 2, 2025 showed property still in violation.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly ruled that based on the sworn testimony and evidence presented, finds Respondent in violation of Chapter 88 - BUILDING REGULATIONS, Section 2.2.2 – Permits Required; and Chapter 88 – BUILDING REGULATIONS, Section 4.1.2 - Unlawful Acts Respondent is given until September 30, 2025 to correct the violation by applying for and obtaining permits and utilizing a licensed contractor to perform the services at the site. 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 October 1, 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.

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

Special Magistrate Reilly called the case.

Community Resource Officer Brown, being duly sworn, presented complaint received through See Click Fix program, inspection on October 25, 2024, violations of property maintenance and unsafe structure, and photographs of hole in roof, collapsed front porch, and east side siding damage. Special Magistrate accepted the photographs into evidence. CRO Brown continued regarding courtesy letter sent October 26, 2024, declared as an unsafe structure on December 13, 2024 by Deputy Building Official Paul Rakes, in person contact attempted December 13th and found tarp on roof and wood over siding, courtesy letter sent December 14, 2024, email received from son on December 18, 2024, February 28, 2025 requested update on probate, inquiries on June 2nd, July 2nd and August 22nd showed no permits were applied for, Notice of Hearing and Violation were sent, on August 29, 2025 notices posted on property and at City Hall, and obtained copy of original deed, death certificates, and probate paperwork filed August 12, 2025.

Michael Neary, (appearing on behalf of deceased respondent), being duly sworn, spoke on not receiving letters from August 25, 2025, being informed by notice posted on property, respondents deaths in 1998 and 2015, and answered Magistrate's question regarding reason for not filing probate for 10 years, who the probate attorney is and who is going to be personal representative.

Discussion took place regarding ability to rule without a formal personal representative for respondent and recommendation to continue until personal representative is appointed.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly continued the case to the next hearing on October 1, 2025 at 10:00 a.m.

III. Citation Appeal

[CEEN25-001](#) Jessie Dewayne Connor
[91\(1-2\)](#)

Special Magistrate Reilly called the case.

Community Resources Officer Supervisor Davis, being duly sworn, stated that the City has reached agreement with the respondent for a \$1000 fine.

Assistant City Attorney Lewis provided background of case.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly ruled that based on a representations that has been made by the City and a representative of Jessie Dwayne Connor, its been agreed that in order to resolved the citation that was issued, Jessie Dwayne Connor will pay a civil penalty in the amount of \$1,000 and the contested case fee, plus the recording fee if not paid within ten days.

[CIV125-0024](#) Christopher N. Varone
[5](#)

Special Magistrate Reilly called the case.

Community Resources Officer Acosta, being duly sworn, presented address, zoning, owner information, inspection done on July 15, 2025 violation for new windows, plumbing and electrical work done without a contactor license or permits, photographs, and document as presented during case CEBD25-00245. Special Magistrate Reilly accepted documentation into evidence. CRO Acosta continued regarding courtesy letter sent, respondent given 30 days to come into compliance, communication with respondent, civil citation issued July 15, 2025, and no payments have been made.

Frank Facompre, Respondent, being duly sworn, presented he was owner of property, contactor in Long Island, NY, currently in the process to become licensed in Florida, was doing renovation as owner, and answered question who performed work.

Assistant City Attorney Lewis questioned CRO Acosta on who was seen doing the work, and details of work done.

Community Resource Officer Supervisor Davis clarified fee amount.

Special Magistrate Reilly closed the hearing.

Special Magistrate Reilly ruled that based on the sworn testimony and evidence presented, finds that Respondent violated Chapter 88 - BUILDING REGULATIONS, Section 2.2.2 – Permits Required; and Chapter 88 – BUILDING REGULATIONS, Section 4.1.2 - Unlawful Acts of the City Code of Ordinances. Respondent shall forfeit the appeal filing fee of \$25.00. Respondent is assessed a civil penalty in the amount of \$2,500.00 for each violation for a total of \$5,000.00 and the contested case fee, plus the recording fee if not paid within ten days.

[PARKING
CITATION
1120, 70-31](#)

Martha Haines

Special Magistrate Reilly called the case.

Community Officer Brown, being duly sworn, presented violation at 740 Barcelona Ave, April 19, 2025 parking enforcement inspection done, violation of a 2017 Lexus parked on west driveway, and photographs. Special Magistrate Reilly accepted the photographs in to evidence. CRO Brown continued regarding Notice of Hearing on May 12, 2025, original hearing date cancelled, and new notice sent June 20, 2025.

Martha Haines, Respondent, being duly sworn, questioned CRO Brown about distance between ingress and how it was a violation.

Ms. Haines presented that she was 14 feet from ingress on the sand and receiving advice to contest the ticket.

Assistant City Attorney Lewis questioned CRO Brown if cars are allowed to park on paved driveway including drive apron, and where the parking easement was.

Special Magistrate closed the hearing.

Special Magistrate Reilly ruled that based on the sworn testimony and evidence presented, I find that Respondent violated Section 70-31(4) of the City Code of Ordinances. Respondent shall forfeit the appeal filing fee of \$25.00. Respondent is assessed a civil penalty in the amount of \$25.00, plus the recording fee if not paid within ten days.

IV. Staff Updates

Next hearing date is October 1, 2025 at 10:00 a.m.

V. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:51 a.m.


Patrick Reilly (Sep 5, 2025 10:23:25 EDT)

Special Magistrate


Amanda Hawkins Brown (Sep 5, 2025 10:24:20 EDT)

Recording Secretary









Meeting Minutes

Final Audit Report

2025-09-05

Created:	2025-09-05
By:	Amanda Hawkins Brown (ahbrown@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmyzmZh8lqSpalxUnZf6yiC0qAsZS4Kg

"Meeting Minutes" History

-  Document created by Amanda Hawkins Brown (ahbrown@venicefl.gov)
2025-09-05 - 2:09:42 PM GMT
-  Document emailed to Patrick Reilly (pat@snyderandreilly.com) for signature
2025-09-05 - 2:09:45 PM GMT
-  Document emailed to Amanda Hawkins Brown (ahbrown@venicefl.gov) for signature
2025-09-05 - 2:09:46 PM GMT
-  Email viewed by Patrick Reilly (pat@snyderandreilly.com)
2025-09-05 - 2:20:05 PM GMT
-  Document e-signed by Patrick Reilly (pat@snyderandreilly.com)
Signature Date: 2025-09-05 - 2:23:25 PM GMT - Time Source: server
-  Email viewed by Amanda Hawkins Brown (ahbrown@venicefl.gov)
2025-09-05 - 2:24:11 PM GMT
-  Document e-signed by Amanda Hawkins Brown (ahbrown@venicefl.gov)
Signature Date: 2025-09-05 - 2:24:20 PM GMT - Time Source: server
-  Agreement completed.
2025-09-05 - 2:24:20 PM GMT