



# City of Venice

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

## Meeting Minutes Special Magistrate for Code Enforcement

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Wednesday, February 5, 2025

10:00 AM

Community Hall Room 165

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### 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 Mike Halpin, Community Resource Officer Willie Acosta, and Recording Secretary Amanda Hawkins-Brown.

### II. Old Business

[CEPM24-00522](#)

Hanneman Family Trust

Special Magistrate Reilly called the case.

Community Resource Officer Acosta, being duly sworn, noted the property was now in compliance, permit was issued to repair roof, cleaning crews working on the interior, and the property has since been sold.

Respondent was not present.

**Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, finds that Respondent is compliant with the Administrative Order entered on December 4, 2024. Respondent is put on notice that future violations of Chapter 88, Section 3.3 or Chapter 34, Section 34-81 of the City Code of Ordinances will cause the Respondent to be deemed a repeat violator and subject to a fine of up to \$500.00 per day for each new violation beginning on the day the violation occurred**

[CEEN24-00461](#)

Gayle Kitchen

Special Magistrate Reilly called the case.

The respondent was not present.

Community Resource Officer Acosta, being duly sworn, presented an inspection done on February 4, 2025, no change to the condition of the

property, property was posted, notices sent by email and certified mail, received correspondence this morning requesting to cancel hearing, inspection photographs, active bee hive, broken fence line in further disrepair, bees within home visible from window, yard debris, open bucket with water, yard waste, notice posted on property, and answered Special Magistrate questions on address, the amount of time the property has been in current condition, and City's recommendation.

Special Magistrate Reilly closed the hearing.

**Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, that the Respondent has not brought the property into compliance as previously ordered on January 13, 2025 for the violation of Chapter 34, Section 34-81 of the City Code of Ordinances. A fine is hereby imposed in the amount of \$250.00 per day beginning February 4, 2025 and terminating on the day the property is found to be in compliance by the Code Enforcement Officer. 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.**

### III. Affidavit of Non-Compliance

[CEBD24-00](#) Carina Roofing  
[552](#)

Special Magistrate Reilly called the case.

Community Resource Officer Halpin, being duly sworn, presented inspection done on November 13, 2024, reroof completed without a permit at 854 Jacaranda Circle, attempted contact with owner, door hanger left on property, owner information, homeowner contact on November 15, 2024, Carina Roofing completed the work, company having no license in State of Florida, an expired listing on Sunbiz, not being a registered contractor with the City of Venice, letter and three citations sent by certified mail on November 19, 2024, confirmation of delivery on November 26, 2024, communications with homeowner, inability to reach Carina Roofing by phone, attempted contact to company on January 8, 2025, citations have not been paid, Affidavit of Non-Compliance completed and sent on January 10, 2025, affidavit was returned as undeliverable, City's recommendation for violation and a fine of \$3,000 and answered Special Magistrate's question on fine calculation.

Respondent was not present.

Special Magistrate closed the public hearing.


Special Magistrate Reilly ordered that based upon the Affidavit of Non-Compliance and the sworn testimony and evidence presented, finds that the citation has not been paid or timely appealed. Therefore hereby accept and assess the civil penalty recommended by the Code Enforcement Officer for the citation.

#### IV. Staff Updates

The next Special Magistrate Hearing will be March 5, 2025 at 10:00 a.m.

#### V. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:13 a.m.

  
Patrick Reilly (Feb 6, 2025 12:30 EST)

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Special Magistrate

  
Amanda Hawkins Brown (Feb 6, 2025 10:59 EST)

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Recording Secretary









# 02.05.2025

Final Audit Report

2025-02-06

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