



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, January 7, 2026

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 Officer Mike Halpin, Community Resource Officer Kim Brown, and Recording Secretary Amanda Hawkins-Brown.

II. Old Business

CEBD24-00 Mildrid H. Neary
524

Special Magistrate Reilly called the case.

Community Resource Officer Brown presented that the case is still pending ownership transfer, there has been no changes to property, and no permits have been applied for. Attorney Lewis stated the property is under summary probate filing, petition was filed to declare homestead, notice sent to all heirs, last orders were to apply for permits to repair or demolish, probate has not been closed, and answered Special Magistrate questions on whether there was a personal representative for the estate, and when the first notice of violation was sent.

Respondent Michael Neary presented he attempted to apply for permits but was unable to due to not being the owner, scheduled meeting with contract for repair estimates, answered Special Magistrate questions on who was handling the petition for homestead, and the status of probate and homestead filings.

Special Magistrate Reilly spoke on there not being a living responsible party, not being a willful violation at this point, and recommended the Respondent have the probate attorney present to provide update at next hearing.

Special Magistrate Really ordered that the case be continued to the next hearing on February 4, 2026 at 10:00 a.m.

III. Staff Updates

Attorney Lewis confirmed the next hearing date of February 4, 2026.

IV. Adjournment

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

Patrick Reilly

Patrick Reilly [Jan 13, 2026 11:46:18 EST]

Special Magistrate

Amanda Hawkins Brown

Amanda Hawkins Brown [Jan 13, 2026 11:53:07 EST]

Recording Secretary

Meeting Minutes

Final Audit Report

2026-01-13

Created:	2026-01-12
By:	Amanda Hawkins Brown (ahbrown@venicefl.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtwdTmR2PF15Z2aEkFva4HXydzueGXcTc

"Meeting Minutes" History

-  Document created by Amanda Hawkins Brown (ahbrown@venicefl.gov)
2026-01-12 - 2:01:03 PM GMT
-  Document emailed to Patrick Reilly (pat@snyderandreilly.com) for signature
2026-01-12 - 2:01:06 PM GMT
-  Document emailed to Amanda Hawkins Brown (ahbrown@venicefl.gov) for signature
2026-01-12 - 2:01:06 PM GMT
-  Email viewed by Amanda Hawkins Brown (ahbrown@venicefl.gov)
2026-01-13 - 4:28:35 AM GMT
-  Email viewed by Patrick Reilly (pat@snyderandreilly.com)
2026-01-13 - 4:45:28 PM GMT
-  Document e-signed by Patrick Reilly (pat@snyderandreilly.com)
Signature Date: 2026-01-13 - 4:46:18 PM GMT - Time Source: server
-  Document e-signed by Amanda Hawkins Brown (ahbrown@venicefl.gov)
Signature Date: 2026-01-13 - 4:53:07 PM GMT - Time Source: server
-  Agreement completed.
2026-01-13 - 4:53:07 PM GMT



Adobe Acrobat Sign