



City of Venice

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

Meeting Minutes Special Magistrate for Code Enforcement

Wednesday, October 1, 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 Kim Brown, Community Resource Officer David Lipker, and Recording Secretary Amanda Hawkins-Brown.

II. Old Business

[CEBD25-00](#)
[245](#)

ACA Investors LLC, Inc.

Special Magistrate Reilly called the case.

Community Resource Officer Supervisor Davis, being duly sworn, noted the property has been brought into compliance and provided the Affidavit of Compliance. Special Magistrate Reilly accepted the Affidavit of Compliance into evidence.

The respondent was not present.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, he finds that Respondent is compliant with the Administrative Order entered on September 5, 2025. Respondent is put on notice that future violations of Chapter 88 - BUILDING REGULATIONS, Section 2.2.1 – Permits Required; and Chapter 88 – BUILDING REGULATIONS, Section 4.1.2 - Unlawful Acts 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.

[CEBD24-00](#)
[524](#)

Mildrid H. Neary

Special Magistrate Reilly called the case.

Assistant City Attorney Lewis spoke on this being a continuation from the last hearing, communications with probate attorney, a summary

administration filed, no personal representatives are appointed, and all beneficiaries received notice of regarding violation and hearing.

Community Resource Officer (CRO) Brown being duly sworn, presented location, site inspection on October 25, 2025, photographs of violations of hole in roof, collapsed porch, and missing siding. Special Magistrate accepted the photographs into evidence. CRO Brown continued regarding the building inspector deemed it an unsafe structure on December 13, 2024, tarp has been placed on roof, December 14, 2024 courtesy letter was sent, email communication from son on December 18, 2024, estate is going through probate, request for update sent by email on February 28, 2025, permits were not applied for when reviewed on June 2, 2025, July 2, 2025 and August 22, 2025, Notice of Hearing and Notice of Violation were mailed certified and property posted on August 29, 2025, Affidavit was posted at City Hall, on August 29, 2025 a copy of the deed, death certificates, and probate filed on August 12, 2025 were obtained, no permits have been applied for as of September 3, 2025 and recommended to allow 120 days for property transfer and to obtain permits.

Michael Neary, Representative for Respondent, being duly sworn, had no comments.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, finds Respondent in violation of Chapter 88 - BUILDING REGULATIONS, Section 3.2 – Responsibilities for Residential Properties, Respondent is given until January 6, 2026 to correct the violation by having the title to the real estate transferred to heirs of the decedents pursuant of the homestead act and to obtain permits to either repair or demolish the 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 January 7, 2026, 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. New Business

[CEEN25-002](#) Basili A. Tzankis and Kallopi Y. Tzankis Trust
[76](#)

Special Magistrate Reilly called the case.

Community Resource Officer Lipker, being duly sworn, presented the address, zoning, owner information, complaint received August 6, 2025, photographs of violation of tall grass, debris, deteriorated bags of soil, piles of roof tiles, loose wood, and a ladder, communication with owner by phone, owner given 30 days to correct issues, inspection on August 15, 2025 showed grass mowed but accumulation still present, inspection on

September 9, 2025 showed grass over 12 inches again and accumulation still present, Notice of Violation and Notice of Hearing served in person on September 10, 2025. Special Magistrate accepted the photographs into evidence. CRO Lipker continued regarding inspection on September 30, 2025 showed grass mowed, accumulation was removed, and property now in compliance.

The respondent was not present.

Special Magistrate Reilly ordered that based on the sworn testimony and evidence presented, I find Respondent violated Chapter 34, Section 34-81 – Offensive Accumulation, but that the Respondent corrected the violation prior to the hearing. Respondent is put on notice that future violations of 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.

IV. Staff Updates

Next hearing is November 5, 2025 at 10:00 a.m.

V. Adjournment

There being no further cases to come before the Special Magistrate, the meeting adjourned at 10:17 a.m.



Patrick Reilly (Oct 6, 2025 10:05:49 EDT)

Special Magistrate



Amanda Hawkins Brown (Oct 6, 2025 10:07:07 EDT)

Recording Secretary









Meeting Minutes

Final Audit Report

2025-10-06

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