

**BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA**

**CITY OF VENICE,**

**Petitioner,**

**Vs.**

**CASE NO. CEBD25-00245**

**ACA INVESTORS LLC INC**  
**Respondent(s).**

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**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

1. Pursuant to Section 86-500 of the Code of the City of Venice, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Code of the City of Venice, as more particularly described herein, and hereby requests a PUBLIC HEARING before the **Special Magistrate**. A copy of this Notice of Violation is attached.

2. The will **Special Magistrate** will hear this matter on **September 3rd, 2025**, or as soon thereafter as this case may be heard, in the Council Chambers 1st Floor, City Hall, 401 W. Venice Avenue, Venice, Florida.

3. **If you have cleared the violations by the time stated in the Notice of Violation and have received written notification from the Director of the Department or his/her authorized designee that all the violations have been cleared, the hearing may be canceled and you will not be required to appear.**

4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE COMMUNITY RESOURCE DIVISION TO ARRANGE FOR A REINSPECTION OF THE PROPERTY IN ORDER TO VERIFY THAT THE VIOLATIONS HAVE BEEN CORRECTED AND THAT THE PROPERTY HAS BEEN BROUGHT INTO COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF VENICE CODE.**

5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner and a lien being recorded against your property. Violations may be fined at the rate of \$250.00 per day of violation.

6. If the Notice of Violation charges you with a Repeat Violation, the matter may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Magistrate may increase the fine to \$500.00 for each day the repeat violation.

7. In addition to any fines, the amount of the lien may include the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S., and the reasonable costs of repairs that are required to bring the property into compliance pursuant to Section 162.09(1), F.S.

8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

NOTICE: If you are going to be represented by an attorney, that attorney should file a Notice of

Appearance with the Board, at 401 W. Venice Ave, Venice, Florida 34285

**If you should have any question regarding this case, please refer to the enclosed Notice of Violation for the Code Inspector's telephone number.**

**In accordance with the Americans with Disabilities Act, person needing a special accommodation or an interpreter to participate in this proceeding should contact the Code Compliance Officer at least seven (7) days prior to the date of the hearing.**

Dated on this 14th day of August 14, 2025



Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-468-3913

**CERTIFICATE OF SERVICE**

I, the undersigned, hereby certify that a true and correct copy of the Notice of Violation and the Notice of Hearing was sent on this 14th day of August 14, 2025, by Certified Mail, return receipt requested all parties listed on Notice of Violation.



Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-468-3913  
Email: [wacosta@venicefl.gov](mailto:wacosta@venicefl.gov)

USPS Certified Mail ( ) sent to:

ACA INVESTORS LLC INC  
247 TOSCAVILLA BLVD, NOKOMIS, FL, 34275-1012