

**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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**ADMINISTRATIVE ORDER**

This case came before the Special Magistrate at its meeting held on September 3, 2025. Based upon the evidence presented to the Special Magistrate at said meeting, the Special Magistrate enters the following order:

**FINDINGS OF FACT**

1. The Respondent owns the following described real property located within the City of Venice, Florida:

Parcel ID No.: 0409160007

Legal Description: Lot 14, Block J, Corrected and amended Plat of the Revised Plat of East Gate Terrace, according to the plat thereof, recorded in Plat Book 10, Page(s) 100, 100A, 100B, of the Public Records of Sarasota County, Florida

2. Chapter 88 Section 2.2.1 and Section 4.1.2 of the City Code of Ordinances ("City Code") provided, as of the date of the Notice of Violation in this case, as follows:

Chapter 88- BUILDING REGULATIONS, Section 2.2

2.2.1. Generally

Permits Required. It shall be unlawful to proceed with any work of any nature for which permits are required pursuant to F.S. § 553.79(1) until such permit has been duly issued by the City. Any person who intends to erect a structure, alter an existing structure, construct or demolish any structure, or change the occupancy of a building or structure, shall make application for a permit to the building division before the work is begun. This requirement includes any type of work which is regulated by the technical codes enforced by the City. The Building Official may approve minor repair work without the requirement of a permit provided such approval is not in violation of the technical codes.

Chapter 88- BUILDING REGULATIONS, Section 4.1

#### 4.1.2. Unlawful Acts

It shall be unlawful for any contractor operating within the City, whether licensed individually or as a firm and through its officers, directors or qualified representatives, to commit any one or more of the following acts or omissions:

1. To perform work outside the scope of operations in which a contractor is licensed for;
2. To depart from approved plans;
3. To misrepresent any material fact;
4. To commit any willful or fraudulent act; or
5. To have negligence, incompetence or misconduct in the practice of contracting within this Chapter.

3. The Respondent failed to obtain permits and performed unlicensed contracting work.

4. Respondent has failed to bring the property into compliance with the City Code pursuant to Chapter 88, Section 2.2.1 and Section 4.1.2 of the City Code.

#### **CONCLUSIONS OF LAW**

5. The Respondent violated Sections 2.2.1 and 4.1.2 of Chapter 88 of the City Code.

#### **ORDER**

1. Respondent shall come into compliance with Sections 2.2.1 and 4.1.2 of Chapter 88 of the City Code by obtaining all required permits and hiring a licensed contractor by September 30, 2025.

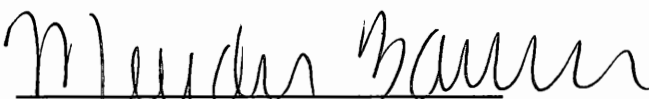
2. Should the Respondent fail to comply with this Order within the time frame set forth herein, a fine may be imposed of up to \$250.00 per day for each day. The violation continues beyond the time specified herein for compliance.

3. This case will be heard at the October 1, 2025 Special Magistrate meeting to determine if the Order has been complied with and whether a fine should be imposed.

ORDERED this 5<sup>th</sup> day of September 2025.

  
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Patrick Reilly, Special Magistrate

ATTEST:

  
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Deputy City Clerk