

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA
CITY OF VENICE,

Petitioner,

Vs.
HANNEMAN FAMILY TRUST

CASE NO: CEP24-00522

Respondent(s).

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ADMINISTRATIVE ORDER

This case came before the Special Magistrate at its meeting held on December 4, 2024. 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.: 0408040051

Legal Description: LOTS 30, 31 & A STRIP ALG W SIDE OF LOT 32 OF N 109.8 FT, STRIP BEING 2 INCHES WIDE ON THE N & 5/8 OF AN INCH ON S, BLK 62, GULF VIEW SEC OF VENICE

2. Section 3.3 of Chapter 88 of the City Code of Ordinances ("City Code") provided, as of the date of the Notice of Violation in this case, as follows:

All nonresidential structures, vacant buildings, and vacant structures shall comply with the following: 1. All nonresidential structures shall be watertight, weather-tight, insect-proof and in good repair; 2. Every foundation, exterior wall and roof shall be reasonably watertight, weather-tight and rodent-proof, shall adequately support the building at all times, and shall be in a workmanlike state of maintenance and repair.

3. Chapter 34 Div. 2 – Offensive Accumulation; sec. 34-81 – Prohibited; exceptions provided, as of the date of the Notice of Violation in this case, as follows:

(a) Prohibited. It shall be unlawful to permit offensive accumulations upon any lot, tract or parcel of land within the city, whether improved or unimproved, occupied or unoccupied. An offensive accumulation is defined as the accumulation of stagnant and noxious waters (except in drainage ditches), rubbish, trash, filth, refuse, debris or untended growth of trees, vines, undergrowth, weeds or other

noxious plants, or the growth and accumulation of grass in excess of 12 inches of height from the ground, which may cause disease, menace the public health, safety or welfare, create a fire hazard, reasonably create a breeding area for or infestation of mosquitoes, dangerous insects, rodents, poisonous reptiles and other vermin or which is likely to adversely affect the values of neighboring properties.

(b)Public right-of-way area. It shall be unlawful for any owner or occupant of any lot, tract or parcel of land abutting any public right-of-way within the city to allow to exist an offensive accumulation as defined in subsection (a) of this section between the paved or graded surface of any public street intended or designated for vehicular travel and the property line of the abutting lot, tract or parcel of land. Each day during which the owner or occupant allows the offensive accumulation to exist shall constitute a separate offense.

3. The roof of the structure is partially collapsed and not watertight, weather-tight, or in good repair.

4. A significant portion of the offensive accumulation has been removed, and Code Enforcement will reinspect the property for compliance as to Section 34-81 of the City Code.

4. Respondent has failed to bring the property into compliance with the City Code pursuant to Section 3.3 of Chapter 88 of the City Code.

CONCLUSIONS OF LAW

5. The Respondent violated Section 3.3 of Chapter 88 of the City Code.

ORDER

1. Respondent shall come into compliance with Section 3.3 of Chapter 88 of the City Code by applying for and obtaining a roofing permit on or before February 4, 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.

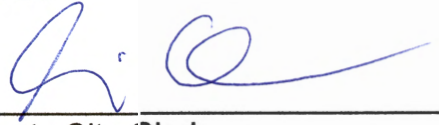
4. This case will be heard at the February 5, 2025 Special Magistrate meeting to determine if the Order has been complied with and whether a fine should be imposed.

ORDERED this 4th day of December, 2024.



Patrick Reilly, Special Magistrate

ATTEST:



Deputy City Clerk