

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

**CITY OF VENICE,  
Petitioner,**

**vs.**

**CASE NO. CEEN25-00276**

**BASIL A TZANKIS AND KALLIOPI  
Y TZANKIS TRUST,  
Respondent(s).**

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**NOTICE OF HEARING**

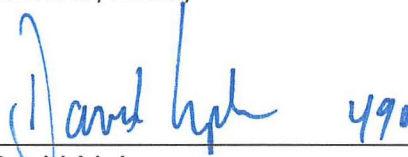
1. Pursuant to Section 2-328 of the City of Venice Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City Code, as more particularly described in the attached Notice of Violation and hereby requests a PUBLIC HEARING before the Special Magistrate. A copy of this Notice of Violation is attached.
2. The Special Magistrate will hear this matter on **October 1st, 2025, at 10 AM**, or as soon thereafter as this case may be heard, in the Council Chambers 1st Floor, City Hall, at 401 W. Venice Avenue, Venice, Florida.
3. **IF YOU HAVE CORRECTED THE VIOLATION BY THE TIME STATED IN THE NOTICE OF VIOLATION, YOU MUST 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.**
4. If the Notice of Violation charges you with a Repeat Violation, the matter will still be presented to the Special Magistrate even if the repeat violation has been corrected prior to the hearing. The hearing is your opportunity to present evidence and testimony to the Special Magistrate regarding whether the property is in violation of the City Code. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.
5. Uncorrected violations may ultimately result in the imposition of a fine by the Special Magistrate of up to \$250.00 per day of violation and may be secured by a lien on the property. If a violation is found to be a repeat violation, the Special Magistrate may increase the fine to \$500.00 for each day of the repeat violation.

6. 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 (if any) that are required for the City to bring the property into compliance pursuant to Section 162.09(1), F.S.

If you should have any questions regarding this case, please contact the below Code Enforcement Officer.

**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 10<sup>th</sup> day of September, 2025,

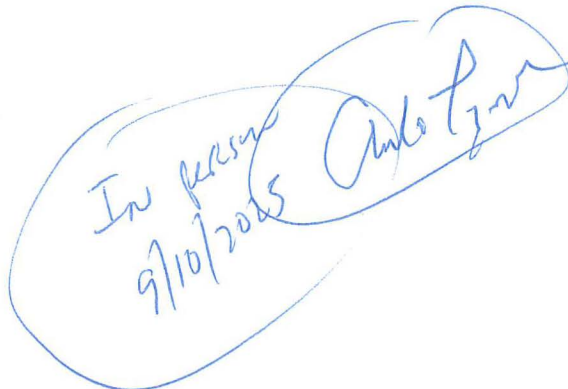


David Lipker  
Code Enforcement Officer  
Venice Police Department  
941-294-9908

**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 10<sup>th</sup> Day of September 2025, by Certified Mail, return receipt requested, all parties listed on notice of violation.

David Lipker  
Code Enforcement Officer  
Venice Police Department  
941-294-9908  
Email: [dlipker@venicefl.gov](mailto:dlipker@venicefl.gov)



USPS Certified Mail (

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Basili A Tzankis and Kalliopi Y Tzankis Trust  
312 Bayshore Dr,  
Venice, FL, 34285-1409