

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

VS

CASE NO. CEP24-00522

**HANNEMAN FAMILY TRUST
Respondent(s).**

NOTICE OF VIOLATION

1. An onsite inspection was conducted on **October 22nd, 2024**, of the property located at **219 W. Venice Ave, Venice, FL 34285**, described and zoned as:

Parcel ID: 0408040051

Zoning: VA - VENICE AVENUE

2. The inspection resulted in finding trash and debris about the property including a large roof tarp which has blown off the roof and is now hanging off the west side of the building which is a direct hazard to the connecting structure and the public. This is a direct violation of the following City of Venice Ordinances:

Chapter 88 – Building Regulations, Sec. 3.3, Responsibilities for Nonresidential Properties: Structures, Vacant Buildings, Vacant Structures, and Vacant or Unimproved Lots

A. 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.

Chapter 34 Div. 2 – Offensive Accumulation; sec. 34-81 – Prohibited; exceptions.

(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. You are hereby notified that you must correct the violations by cleaning the entire property, removing any and all trash, debris, waste, removing any structure that is in disrepair (rotted, wet, infested), removal of the tarp, and repair the roof so that it complies with the City of Venice Property Maintenance Standards Ordinance.
4. This property has previously been cited for these types of violations including CEEN23-00048.
5. This violation must be corrected within thirty (30) days from your receipt of this Notice.
6. **Be advised that it is your responsibility to contact the Community Resource Unit to request an inspection to verify that the violations have been corrected.**
7. **Your failure to comply with the terms of this Notice could result in being fined \$250.00 a day, up to \$500.00 per day until the property is brought into compliance.**

Dated this 23 Day of October 2024


CRO Willie Acosta #451
Certified Code Compliance Officer
Venice Police Department
1575 E. Venice Ave.
Venice, FL 34292
Phone: 941-468-3913
Email: wacosta@venicefl.gov

USPS Certified: Sent to:

HANNEMAN FAMILY TRUST
227 TAIT TER SE, PORT CHARLOTTE, FL, 33952-9146