

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

**CITY OF VENICE,  
Petitioner,**

**CASE NO. CEBD24-00454**

**VS.**

**MC CAFFREY ARTHUR J  
Respondent(s).**

**NOTICE OF VIOLATION**

1. An onsite inspection was conducted on **JULY 23, 2024**, of the property located at **717 Groveland Ave. Venice Ave, Venice, FL 34285**, described and zoned as:

**Parcel ID: 0410050051**

**Zoning: RSF3-RESIDENTIAL, SINGLE FAMILY**

2. The inspection resulted in finding that the property had a dilapidated rear garage structure in the rear yard which is in such disrepair that the structure may fall / collapse, holes in the roof, wood rot. This is in direct violation of the City of Venice Code of Ordinances:

**Chapter 88- Building Regulations**

**Section 3 PROPERTY MAINTENANCE**

**3.2. - Responsibilities for Residential Properties: Structures, Vacant Buildings, Vacant Structures, and Vacant or Unimproved Lots**

**A. All dwelling units (i.e., residential structures) whether occupied or unoccupied, shall comply with the following requirements:**

8.Exterior and Interior Structures of Dwelling Units. All the following components of a dwelling unit shall be maintained in good condition in accordance with the building codes in effect at the time of construction.

A. Foundation. The building foundation walls, or other structural elements shall be maintained in a safe manner and be capable of supporting the load which normal use may place thereon.

B. Exterior Walls. The exterior walls shall be maintained free from holes, breaks and loose or rotting material. Such exterior walls shall also be substantially weather tight and weatherproof, and surfaces properly coated as needed to prevent infestation and deterioration. Any graffiti shall be removed or repainted to match existing surfaces.

C. Roofs and Drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Tarp use for weather protection may not exceed 60 days unless there is an active building permit for roof repair or replacement. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

J. Protective Treatment. All exterior surfaces other than decay-resistant woods shall be protected from the elements by painting or other protective covering according to manufacturer's specifications.

K. Accessory Structure. All accessory structures shall be maintained and kept in good repair and sound structural condition.

N. Structural Supports. Every structural element of a dwelling unit shall be maintained in good repair and show no evidence of deterioration which would render it incapable of carrying loads which normal use may cause to be placed thereon.

3. You are hereby notified that you **must** correct the violations by repairing or removing the structure at the property to become in compliance with the City of Venice Code of Ordinance.
4. **A letter of Violation was sent to the owner of the property on July 23<sup>rd</sup>, 2024.**
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 07<sup>th</sup> Day of December 2024

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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](mailto:wacosta@venicefl.gov)

**POSTERITY INVESTMENTS INC**  
**625 21ST ST N, ST PETERSBURG, FL, 33713-8000**

**CC:**  
**MC CAFFREY ARTHUR J**  
**713 GROVELAND AVE, VENICE, FL, 34285-4714**