

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

**CITY OF VENICE,
Petitioner,**

vs.

CASE NO. CESW26-00101

**HAWKS RUN DEVELOPMENT LLC.,
Respondent(s).**

NOTICE OF VIOLATION

1. Onsite inspections were conducted on October 8 and October 9, 2025, and April 2, 2026, of the property, located at 602 Bird Bay Drive, Venice, Florida, 34285 described and zoned as:

Parcel ID: 0406070001

Zoning: PUD - PLANNED UNIT DEVELOPMENT

2. The inspections resulted in finding blockages of the stormwater easement drainage from tall grass, weeds, dead leaves as well as other tree and vegetation debris in the rear of Bird Bay Way and Bird Bay Circle. This is a direct violation of the City of Venice Code of Ordinances:

Sec. 62-1. - Obstructing street drainage or drainage facilities.

62-1(a) "It shall be unlawful to obstruct the flow of stormwater by the obstruction of any ditch or drain on the alleys and streets of the city in any manner whatsoever. In addition, it shall be unlawful to block or impede historical drainage or retention."

Sec. 74-297. - Inspection of privately owned systems; jurisdiction of code enforcement board.

- (a) The city engineer or his designee may enter at all reasonable times in or upon any privately owned and maintained stormwater treatment, conveyance or storage system which discharges into the municipal separate storm sewer system, for the purpose of inspection, to verify operation and maintenance of the privately owned system. Owners of systems will permit city employees access to property to perform inspections, will provide all records of lake or pond treatment performed during the past year or since the last inspection, and will certify to the city each year any changes made in the system or that no changes have been made. Upon written notification by the city to the owner of required corrections, the owner will perform corrections within 60 days. The owner(s) of any stormwater management system shall provide annual certification that their system is operating and being maintained in accordance with the original design specifications and in a manner that does not cause or contribute to any violations of the state water quality standards.

(b) The code enforcement board shall have the authority to levy fines and penalties for violations of this division as provided in chapter 2, article VI.

- 3. You were previously notified of this violation and its specifics on or about October 10, 2025, following an in-person on-site inspection.
- 4. You are hereby notified that you **must** correct the violation by removing the aquatic / vegetation debris from the ponds so as not to obstruct or impede the stormwater drainage.
- 5. This violation must be corrected within **sixty (60) 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 violation has been corrected.**
- 7. **Your Failure to comply with the terms of this Notice could result in being fined up to \$250.00 per day or as a repeat offender you can be fined up to \$500.00 per day, until the property is brought into compliance, and will result in this matter being heard before the SPECIAL MAGISTRATE at the time and place shown on the attached Notice of Hearing.**

David Lipker 490

David Lipker
 Code Compliance Officer
 Community Resource Officer
 Venice Police Department
 1575 E. Venice Ave.
 Venice, FL 34292
 Phone: 941-294-9908
 Email: dlipker@venicefl.gov

USPS Certified Mail (9214 8901 9403 8365 7300 40) sent to:

Hawks Run Development LLC.
6528 Lincoln Road
Bradenton, FL 34203

If Hand Delivered:

Received By: _____ Date: _____