

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

Vs.

ARTHUR J MCCAFFREY

CASE NO: CEBD24-00259 /

CEBD24-00454

Respondent(s).

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**STATEMENT OF VIOLATION AND NOTICE OF HEARING**

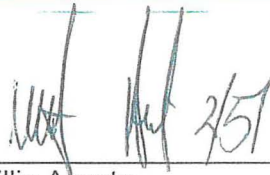
1. Pursuant to Section 2-328 of the City of Venice Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the City Code, as more particularly described in the attached Notice of Violation, and hereby requests a PUBLIC HEARING before the **Special Magistrate**.
2. The will **Special Magistrate** will hear this matter on **January 08, 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 violation has been corrected, the City may cancel the hearing. Otherwise, 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
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.

NOTICE: If you are going to be represented by an attorney, that attorney should file a Notice of Appearance with the Board, at 401 W. Venice Ave, Venice, Florida 34285

If you should have any question regarding this case, please refer to the enclosed Notice of Violation for the Code Inspector's telephone number.

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 10th day of December 2024



Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-468-3913

#### 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 10th day of December 2024, by Certified Mail, return receipt requested all parties listed on Notice of Violation.

Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-468-3913  
Email: [wacosta@venicefl.gov](mailto:wacosta@venicefl.gov)

USPS Certified Mail sent to:

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