

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

CITY OF VENICE,
Petitioner,

vs.

CASE NO. CEBD24-00524

MILDRED H. NEARY
Respondent.

STATEMENT OF VIOLATION AND NOTICE OF HEARING

1. Pursuant to Section 2-328 of the Code of the City of Venice, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected violation of the Code of the City of Venice, as more particularly described herein, 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 **September 3, 2025, at 10am**, or as soon thereafter as this case may be heard, in the Council Chambers 1st Floor, City Hall, 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 SPECIAL MAGISTRATE, c/o the City Clerk at 401 W. Venice Ave, Venice, Florida 34285.

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 12th day of May 2025,



Kimberly A. Brown
Community Resource Officer
Venice Police Department
941-416-8163

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Statement of Violation and the Notice of Hearing was sent on this 12th Day of May 2025, by Certified Mail, return receipt requested to Milderd Neary (deceased) and Michael Neary 940 Groveland Ave. Venice, FL 34285.



Kimberly A. Brown
Community Resource Officer
Venice Police Department
941-416-8163

If Hand Delivered:

Received By: _____ Date: _____

Hand Delivered/Posted: _____ Date: _____