

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

CASE NO. CEBD25-00245

Vs.

ACA INVESTORS LLC INC

Respondent(s).

NOTICE OF VIOLATION

1. An onsite inspection on **July 15th, 2025** of the property, located at **1316 Ridgewood Ave , Venice, FL 34285**, described and zoned as

Parcel ID: 0409160007

Zoning: RSF4 - RESIDENTIAL, SINGLE FAMILY

Resulted in finding that plumbing, electrical and window installation work was being done without a permit by an unlicensed contractor.

2. This is in direct violation of Venice Code of Ordinance, Chapter 88- BUILDING REGULATIONS Section 2.2.2, and Chapter 88 BUILDING REGULATIONS-Section 4.4.2

2.2. - Permits and Fees

2.2.1. Generally

- A. Permits Required. It shall be unlawful to proceed with any work of any nature for which permits are required pursuant to F.S. § 553.79(1) until such permit has been duly issued by the City. Any person who intends to erect a structure, alter an existing structure, construct or demolish any structure, or change the occupancy of a building or structure, shall make application for a permit to the building division before the work is begun. This requirement includes any type of work which is regulated by the technical codes enforced by the City. The Building Official may approve minor repair work without the requirement of a permit provided such approval is not in violation of the technical codes.

SECTION 4. - CONTRACTORS

4.1.2. Unlawful Acts

- A. It shall be unlawful for any contractor operating within the City, whether licensed individually or as a firm and through its officers, directors or qualified representatives, to commit any one or more of the following acts or omissions:
 1. To perform work outside the scope of operations in which a contractor is licensed for;
 2. To depart from approved plans;
 3. To misrepresent any material fact;
 4. To commit any willful or fraudulent act; or

5. To have negligence, incompetence or misconduct in the practice of contracting within this Chapter.

3. You were previously notified of the violation of City of Venice Code of Ordinances with a courtesy letter on July 15, 2025.

4. You are hereby notified that you **must** clear the violations by obtaining all required City of Venice permits for the construction on the property and must hire a licensed contractor to complete said contracting on the property.

5. You will be allowed ten (10) days from your receipt of this Notice to correct this violation.

6. Be advised that it is your responsibility to contact the Code Compliance Division 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 \$250.00 per day and up to \$500.00 per day until the property is brought into compliance

Dated this 15th Day of August, 2025



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 Mail: (

) Sent to:

ACA INVESTORS LLC INC
247 TOSCAVILLA BLVD, NOKOMIS, FL, 34275-1012