

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

CITY OF VENICE,
Petitioner,

vs.

CASE NO. CEBD24-00524

MILDRED H. NEARY
Respondent(s).

NOTICE OF VIOLATION

1. An onsite inspection was conducted on October 25, 2024, of the property, located at 940 Groveland Ave. Venice, FL 34285, described and zoned as:

Parcel ID: 0410110061

Zoning: RSF3 – Residential, Single Family

2. The inspection resulted in finding the building to be dilapidated. This is in violation of the City of Venice Code of Ordinances:

Chapter 88 – Building Regulations, Section 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.

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.

e. Stairs, Porches, and Appurtenances. Every inside and outside stairway, stair, porch, and any appurtenance thereto, shall be maintained in a safe condition, capable of supporting a load that normal use may place thereon, and in accordance with the Florida Building Code.

i. Screens. Screens for openings shall be maintained in good condition without holes or tears in the screens.

B. All parcels or lots, whether improved or unimproved, shall comply with the following requirements:

1. The premises shall be kept in clean and sanitary condition, including yards, lawn, courts and driveways. Uneven or damaged surfaces with or without holes must be repaired. On a vacant lot or parcel adjacent to property with existing residential structures, any dead or dying trees or palms must be removed or maintained so as not to be a hazard to the residential structures on the adjacent property.

6. The roof of every building or structure shall be well drained of rainwater.

7. All exterior surfaces shall be properly maintained and protected from the elements by paint or other approved protective coating applied in a workmanlike fashion.

10. Dangerous Fences and Structures. All premises within the City shall be maintained free of any fence or other structure which is in a sagging, leaning, fallen, decayed or otherwise dilapidated, unmaintained, or in an unsafe condition.

3. You were previously notified of the violation by mail and subsequent emails, dated December 17th, 2024, February 23rd, 2025, and June 2nd, 2025.
4. You are hereby notified that you **must** correct the violations by applying for permits for repair or demolition.
5. This violation must be corrected within **ten (10) days** from your receipt of this Notice to correct these violations.
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 a day, up to \$500 per day until the property is brought into compliance.



Kimberly Brown
Code Compliance Officer
Venice Police Department
1575 E. Venice Ave.
Venice, FL 34292
Phone: 941-416-8163
Email: kbrown@venicegov.com

USPS Certified Mail () sent to:
Mildred H. Neary
Michael Neary - Agent
940 Groveland Ave.
Venice, Florida 34285

If Hand Delivered:

Received By: _____ Date: _____