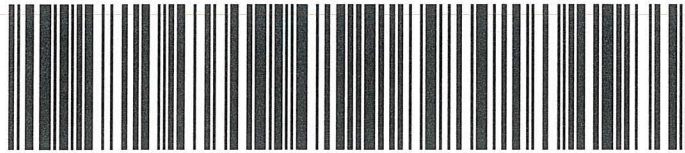


451 Acosta

City of Venice
Police Department
401 W. Venice Avenue
Venice, FL 34285

USPS CERTIFIED MAIL



9214 8901 9403 8318 3842 90

1487 VENICE LLC
STE 250
4350 GLENDALE MILFORD RD
BLUE ASH OH 45242-3746

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

Vs.

CASE NO. CEBD23-00137

1487 Venice LLC

Respondent(s).

NOTICE OF VIOLATION

1. An onsite inspection was performed on **May 26th, 2023**, of the property located at **1487 S Tamiami Trail Venice, FL 34275**, described and zoned as:

Parcel ID:0428-13-0002

Zoning: ST2-South Trail: Subarea 2

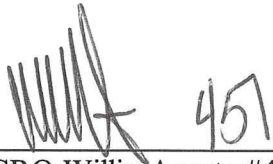
2. The inspection resulted in finding that a large deck on side of property was being built without a City of Venice permit issued for such work at the property. This is in direct violation of the following City of Venice Code of Ordinances:

Venice Code of Ordinances - Ch.88 Section 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.

3. This is the second notice to the property owner of the violation.
4. You are hereby notified that you **must** correct the violation by applying for and receiving any permits required for the deck and any associated work. This violation must be corrected within Fifteen (15) days. If not timely corrected, a hearing will be held by the City's Special Magistrate.
5. Be advised that it is **your responsibility** to contact the Community Resource Division to request an inspection to verify that the violation has been corrected.
6. Your failure to comply with the terms of this Notice could result in being fined \$250.00 a day until the property is brought into compliance.

Dated this 31st Day of June, 2023



CRO Willie Acosta #451
Certified Code Enforcement Officer
Venice Police Department
1575 E. Venice Ave.
Venice, FL 34292
Phone: 941-486-3913
Email: wacosta@venicefl.gov

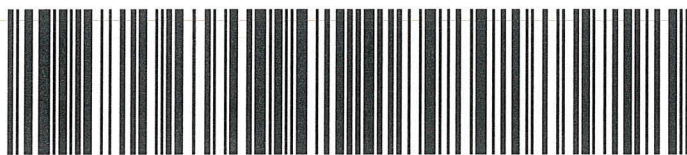
USPS Certified Mail: (9214 8901 9403 8318 3842 90) Sent to:

1487 Venice LLC
4350 Glendale Milford Rd STE 250, Cincinnati, OH 45242

#451 Acosta

City of Venice
Police Department
401 W. Venice Avenue
Venice, FL 34285

USPS CERTIFIED MAIL



9214 8901 9403 8318 3844 05

1487 VENICE LLC
STE 250
4350 GLENDALE MILFORD RD
BLUE ASH OH 45242-3746

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

v.

CASE NO. CEBD23-00137

1487 Venice LLC

Respondent(s).

_____ /

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 in the attached Notice of Violation, and hereby requests a PUBLIC HEARING before the **Special Magistrate**.

2. The **Special Magistrate** will hear this matter on **August 29th, 2023**, or as soon thereafter as this case may be heard, in the Council Chambers 1st Floor, City Hall, 401 W. Venice Avenue, Venice, Florida, at 10:00 am.

3. **IF YOU HAVE CORRECTED THE VIOLATIONS 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 violations have 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 secured by a lien on the property. If the Notice of Violation charges you with a Repeat Violation, the matter may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Special Magistrate may ultimately impose of a fine of up to \$500.00 for each day of the repeat violation 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 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 question regarding this case, please refer to the enclosed Notice of

Violation for the Code Enforcement Officer's telephone number.

In accordance with the Americans with Disabilities Act, any person needing a special accommodation or an interpreter to participate in this proceeding should contact the Code Enforcement Officer at least seven (7) days prior to the date of the hearing.

Dated on this 8th day of June, 2023

 451

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 05th Day of June, 2023, 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

1487 Venice LLC
4350 Glendale Milford RD STE 250, Cincinnati, OH 45242

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USPS
cert.
mail