

BEFORE THE SPECIAL MAGISTRATE IN AND FOR VENICE, FLORIDA

City of Venice,

Petitioner,

Vs.

CASE NO. CIVI25-00245

Christopher N Varone,

Respondent.

NOTICE OF HEARING

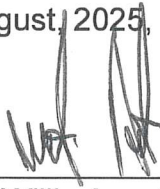
1. Pursuant to Section 2-328 of the City of Venice Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of a cited violation of the City Code, and said violator hereby requests a PUBLIC HEARING before the **Special Magistrate**.
2. The Special Magistrate will hear this matter on **September 3, 2025, 10:00am**, 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 PAID THE CITATION COST, YOU MUST CONTACT THE COMMUNITY RESOURCE DIVISION.**
4. If the citations have been paid, 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. In addition to the original stated fines, if found to be in violation of the codes prescribed in the citations, the contested fee may apply as well as the costs incurred in prosecuting the case pursuant to Section 162.07(2), F.S.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 14<sup>th</sup> day of August, 2025,

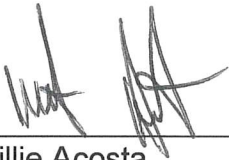


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Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-468-3913

### 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 14<sup>th</sup> Day of August 2025, by Certified Mail, return receipt requested, all parties listed on notice of violation.



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Willie Acosta  
Code Enforcement Officer  
Venice Police Department  
941-4683913  
Email: [wacosta@venicefl.gov](mailto:wacosta@venicefl.gov)

USPS Certified Mail ( ) sent to:

Christopher Varone  
33 Castle Drive Nokomis, FL 34275