

**BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA**

**CITY OF VENICE,**

**Petitioner,**

**v.**

**CASE NO. 18-296**

**SHYD LLC**

**Respondent(s).**

**NOTICE OF VIOLATION**

1. A review of the database and an onsite inspection on May 15, 2018 by a Code Compliance Officer, of your property, located at 1041 Albee Farm Road, Venice, Florida, described and zoned as:

Parcel ID: 0404120001  
RMF3 Residential Multi Family 3

Resulted in finding storage of heavy equipment.

2. This is a direct violation of Venice Code of Ordinances Chapter 86-501-Parking and storage of unlicensed vehicles; parking of commercial vehicles in residential districts and Chapter 86-82 (a)-(e)

• **Sec. 86-501. - Parking and storage of unlicensed vehicles; parking of commercial vehicles in residential districts**

(a) Automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings in any district, provided such vehicles or trailers may be parked or stored in licensed vehicle sales lots in any district and in outdoor storage yards in industrial districts.

(b) Commercial vehicles may not be parked overnight in a residential district except for one commercial vehicle per dwelling, the rated capacity not to exceed one ton, when the vehicle is used by an occupant of the dwelling for personal transportation; or except when a commercial vehicle is engaged in a lawful construction or service operation on the site where it is parked. In no event may they be parked or stored upon required landscape or buffer areas.

(c) The parking, servicing, repair or storage of trucks, buses, tractors and other commercial vehicles in excess of 6,000 lbs. vehicle empty weight as listed on the vehicle registration form is prohibited in any residential district.

(d) Trailers with single- or double-axle platforms and towing tongues for the purposes of hauling items in excess of 2,500 lbs. vehicle empty weight as listed on the trailer registration form are prohibited in any residential district.

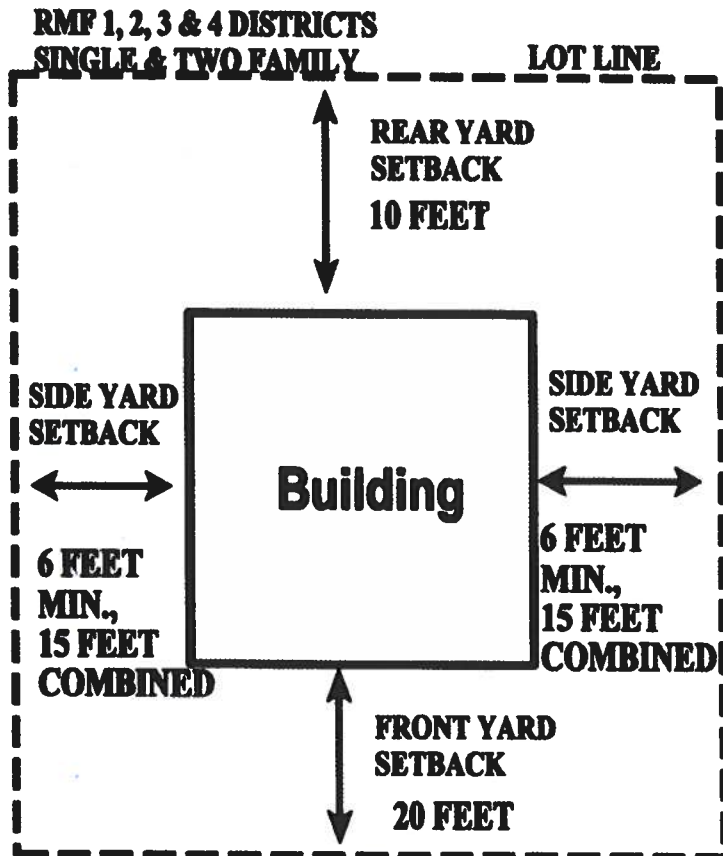
(e) Stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks or vehicles converted for the sale of food are prohibited in any residential district, regardless of their empty vehicle weight.

(Code 1982, § 20-7.9; Ord. No. 2003-32, § 3, 10-28-03)

**Sec. 86-82. - RMF residential, multiple-family district.**

(a) *Generally; intent.* The RMF districts are intended to be moderate to medium density districts, with emphasis on multiple-family use. RMF districts are situated so that they are well served by public and commercial services and have convenient access to thoroughfares and collector streets. Permitted uses are the same in all districts, but

uses permissible by special exception vary, with the more dense residential uses providing for more special exceptions.



**Minimum Lot Width: 75 feet**  
**Minimum Lot Area: 7,500 square feet**  
**Plus additional setbacks if height exceeds 35 feet.**

#### RMF 1, 2, 3 & 4 Setbacks

(b) *Permitted principal uses and structures.* Permitted principal uses and structures in the RMF district are:

- (1) Multiple-family dwellings.
- (2) Patio houses.
- (3) Two-family dwellings.
- (4) Townhouses or cluster houses.
- (5) Houses of worship (except temporary revival establishments), provided that the minimum parcel size shall be two acres.
- (6) Community residential homes.
- (7) Bed and breakfast inn with not more than ten sleeping rooms for rent, provided:
  - a. Outdoor activity areas shall be buffered from adjacent residential property.
  - b. All rooms shall have access via indoor halls.
- (8) One single-family dwelling per lot.

- (9) Public elementary and high schools with conventional academic curriculums, and private elementary and high schools with conventional academic curriculums similar to those in public elementary and high schools.
  - (10) Parks, playgrounds, playfields and city buildings in keeping with the character and requirements of the district, and public libraries.
  - (11) Essential services.
  - (12) Existing railroad rights-of-way.
- (c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the RMF district:
- (1) Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
  - (2) Do not involve the conduct of business on the premises, provided that accessory home occupations shall be allowed.
  - (3) Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
  - (4) Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
  - (5) Do not involve operations or structures not in keeping with the character of single-family, residential estate development.
- Noncommercial plant nurseries and greenhouses, servants quarters, private garages, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, private docks and the like are permitted in these districts.
- (d) *Prohibited uses and structures.* Any use or structure not specifically, provisionally or by reasonable implication permitted in this section, or permissible by special exception, is prohibited.
- (e) *Special exceptions.* The following special exceptions are permissible in the RMF district after public notice and hearing by the planning commission:
- (1) RMF-1 and 2:
    - a. Private clubs.
    - b. Marinas.
    - c. Nursing homes and homes for the aged, provided that no structure shall be closer than 50 feet to any boundary line of the property and no off-street parking shall be located closer than 25 feet to any boundary line of the property. A landscaped buffer is required on all non-street property lines.
    - d. When these districts adjoin a commercial or office district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial or office uses, provided that:
      - 1. Such parking lots may be permitted only between the commercial or office district.
      - 2. A landscaped buffer area is required on all non-street property lines.

3. You were previously notified of the violation of City of Venice Code Sections 86-501 and 86-82 (a)-(e) at a meeting with City of Venice Planning Department on June 21, 2018.

4. You are hereby notified that you must clear the violations by removing all storage of heavy equipment.

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 will result in this matter being heard before the CODE ENFORCEMENT BOARD at the time and place shown on the attached Notice of Hearing.**



Deborah Sanacore  
Certified Code Compliance Officer  
Community Development Services  
401 W. Venice Ave  
Venice, FL 34285  
Phone: 941-882-7437  
Email: dsanacore@venicegov.com

USPS Certified Mail (#9214 8901 9403 8374 2642 15) sent to Registered Agent:  
SHYD LLC  
C/O Andrew Britton  
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USPS Certified Mail (9214 8901 9403 8374 2642 22):  
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PO Box 201  
Venice, FL 34285

USPS Certified Mail (9214 8901 9403 8374 2643 07):  
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