

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

CITY OF VENICE,

Petitioner,

v.

CASE NO. 18-714

998 LAGUNA LLC

Respondent(s).

/

STATEMENT OF VIOLATION AND NOTICE OF HEARING

1. Pursuant to Section 2-328 of the Code of the City of Venice, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Code of the City of Venice, as more particularly described herein, and hereby requests a PUBLIC HEARING before the Code Enforcement Board. A copy of this Notice of Violation is attached.

2. The Code Enforcement Board will hear this matter on **December 6th, 2018, at 10:00 a.m.**, 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 corrected the violations by the time stated in the Notice of Violation and have received written notification from the Director of Development Services or his/her authorized designee that all the violations have been corrected, the hearing will be canceled and you will not be required to appear.**

4. **IT IS YOUR RESPONSIBILITY TO CONTACT THE CODE COMPLIANCE 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.**

5. Otherwise, you must be present at this hearing to avoid an order being entered against you solely on the evidence to be presented by the petitioner and a lien being recorded against your property. Uncorrected violations may be fined at the rate of up to \$250.00 per day of violation.

6. If the Notice of Violation charges you with a Repeat Violation, the matter may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the hearing. If a violation is found to be a repeat violation, the Code Enforcement Board may increase the fine to a maximum of \$500.00 per day.

7. In addition to any fines, any lien imposed 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 to bring the property into compliance pursuant to Section 162.09(1), F.S.

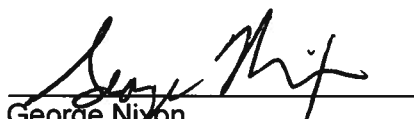
8. If you have witnesses or other evidence bearing on this matter, you should bring them with you at the time of the hearing.

NOTICE: If you are going to be represented by an attorney, that attorney should file a Notice of Appearance with the Board prior to the hearing, 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 Inspector's telephone number.

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 6th day of November, 2018


George Nixon
Code Enforcement Officer
Division of Code Enforcement
941-882-7436

If Hand Delivered:

Received By: _____ Date: _____

Hand Delivered/Posted: posted on property Date: 11/06/2018

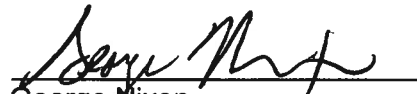
CERTIFICATE OF SERVICE

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 6th day of November, 2018, by Certified Mail, return receipt requested to:

Boone Law Firm
Attorney for: 998 Laguna LLC &
Gulf View Marina Holdings, LLC
1001 Ave. Del Circo
Venice, FL. 34285

Registered Agent for 998 Laguna LLC
David A. Holmes ESQ
99 Nesbit St.
Punta Gorda, FL., 33950

998 Laguna LLC
990 Laguna Dr.
Venice, FL., 34285


George Nixon
Code Enforcement Officer
Division of Code Enforcement
941-882-7436