

BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

v.

CASE NO. 18-727

GULF VIEW MARINA HOLDINGS LLC

Respondent(s).
_____/

NOTICE OF VIOLATION

1. A review of the City's databases and onsite inspections on **June 1st, 2018** by a Code Compliance Officer, of the property owned by GULF VIEW MARINA HOLDINGS LLC, located at **996 LAGUNA DR., VENICE, FLORIDA, 34285**, described and zoned as:

Parcel ID: 0175060032

Zoning: CG (Commercial , General)

resulted in finding **that the dock located at the adjacent property, 998 Laguna Dr., is being used by GULF VIEW MARINA HOLDINGS LLC as part of its boat rental business without a certificate of zoning compliance.**

2. This is a direct violation of **Venice Code of Ordinances, Subpart B, Land Development Regulations, Chapter 86 – Land Development Code, Article V. – Use Regulations, Division 2. – Resource and Conservation Zoning Districts, Sec. 86-49, Site and development plan and zoning reviews.**; which states as follows:

Sec. 86-49. - Site and development plan and zoning reviews.

(3) Certificate of zoning compliance. It shall be unlawful to use or occupy, or permit the use or occupancy, of any building, premises or both, or part thereof, hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure, until a certificate of zoning compliance shall have been issued by the zoning administrator stating that the proposed use of the structure or land conforms to the requirements of this chapter. A copy of the certificate of zoning compliance shall be made part of the building permit file. Failure to obtain a certificate of zoning compliance as set out in this chapter shall be a violation of this chapter and punishable as provided by this chapter.

3. You are hereby notified that you must correct the violation by removing all boats docked at 998 Laguna Drive associated with the commercial boat rental business being operated at 996 Laguna Dr.

4. You will be allowed **five (5) days** from your receipt of this Notice to correct this violation. **If the violation is not corrected within the time period specified in this Notice, a Notice of Hearing will be scheduled before the CODE ENFORCEMENT BOARD.**

5. 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.

Dated this 6th Day of November, 2018


George Nixon

Certified Code Compliance Officer
Community Development Services
401 W. Venice Ave.
Venice, FL 34285
Phone: 941-882-7436
Email: gnixon@venicegov.com

If Hand Delivered:

Received By: _____ Date: _____

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

Certified mail sent to:

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

**Gulf View Marina Holdings, LLC
996 Laguna Dr.
Venice, Fl., 34285**

**Registered Agent for
Gulf View Marina Holdings, LLC
David A. Holmes ESQ
996 Laguna Dr.
Venice, Fl., 34285**