

BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA  
CITY OF VENICE,

Petitioner,

v.

CASE NO. CEZN20-00036

JRB OF VENICE LLC and

FLORIDA GULF COAST AUTO LLC

Respondent(s).

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NOTICE OF RECURRING VIOLATION

1. An onsite inspection on **February 2, 2020** of the property, located at **200 Base Avenue East, Venice, FL 34285**, described and zoned as:

**Parcel ID: 0430150038**

**CI (commercial, intensive district)**

resulted in finding **multiple junk vehicles** stored in the front and rear of the building and **multiple unregistered vehicles** parked on the property and in the City right of way.

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 4. – Business Zoning Districts, Sec. 86-93 (c) (2) permitted uses;** which prohibits junkyards in the Commercial, Intensive district (enclosure) and

Venice Code of Ordinances, Subpart B, Land Development Regulations, Chapter 86 Land Development Code, Article VI. - DESIGN AND DEVELOPMENT STANDARDS, DIVISION 10. RESIDENTIAL AND COMMERCIAL VEHICLE PARKING, Sec. 86-501(a) which states:

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.


3. You are hereby notified that you must clear the violation by removing all junk vehicles from the property and register or remove all other vehicles on the property.

4. You will be allowed **thirty (30) days** from your receipt of this Notice to correct this violation.

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 24<sup>th</sup> Day of February 2020.



Kenneth Schauer

Certified Code Compliance Officer  
Venice Police Department  
1350 Ridgewood Ave.  
Venice, FL 34292  
Phone: 941-303-0073  
Email: [kschauer@venicegov.com](mailto:kschauer@venicegov.com)

If Hand Delivered:

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Hand Delivered/Posted: \_\_\_\_\_ Date: \_\_\_\_\_

Certified mail sent to:

Registered Agent for JRB of Venice LLC  
Gregory C. Roberts  
341 W. Venice Ave.  
Venice FL 34285

JRB of Venice LLC  
PO Box 1852  
Wooster, Ohio 44691

Florida Gulf Coast Auto LLC  
216 Base Avenue East  
Venice, FL 34285

Registered Agent for Florida Gulf Coast Auto LLC  
Karina Brandes  
216 Base Avenue East  
Venice, FL 34285