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City of Venice  
Police Department  
401 W. Venice Avenue  
Venice, FL 34285



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TODD JOHNSON  
1316 MANGO AVE  
VENICE FL 34285-7927

VENICE CODE ENFORCEMENT BOARD  
CITY OF VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

vs.

CASE NO.: CEEN22-00080

TODD JOHNSON  
1316 MANGO AVENUE  
VENICE, FL 34285

Respondent.

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**ADMINISTRATIVE ORDER**

This case came before the Venice Code Enforcement Board ("Board") at its meeting held on June 2, 2022. Based upon the evidence and testimony presented to the Board at said meeting, the Board enters the following order:

**FINDINGS OF FACT**

1. The Respondent owns the following described real property located within the City of Venice, Florida:

Street Address: 1316 Mango Avenue, Venice, FL 34285

2. Section 34-81(c) of the City Code of Ordinances ("Code") prohibits as follows:

It shall be unlawful to use residential property for the open storage of junk, dilapidated motor vehicles, appliances, building materials or other similar unsightly items out of character with the neighborhood or likely to adversely affect the value of neighboring properties. For purposes of this section, a dilapidated motor vehicle is defined as one that is in a state of disrepair and incapable of being moved under its own power.

3. An onsite inspection of the property on April 28, 2022 resulted in finding an inoperable vehicle, a junk motorized scooter, and an inoperable trailer being used as a shed parked on the driveway.

4. The Respondent has failed to bring the property into compliance with the City Code.

**CONCLUSIONS OF LAW**

5. The Respondent is in violation of Section 34-81(c) of the City Code.

**ORDER**

1. The Respondent shall come into compliance with Section 34-81(c) of the City Code by removing the inoperable vehicle and inoperable trailer from the property by June 16, 2022, and not returning the junk motorized scooter.


2. Should the Respondent fail to comply with this Order within the time frame set forth herein, a fine may be imposed of up to \$250.00 per day for each day the violation continues beyond the time specified herein for compliance. The City is also authorized to take action to abate the violations and bring the property into compliance with the resulting reasonable costs recoverable by the City through this Order.

3. This case will be heard at the September 1, 2022 Code Enforcement Board meeting to determine if the Order has been complied with and whether a fine should be imposed.

**ORDERED** this 2<sup>nd</sup> day of June, 2022.

  
CHAIRMAN, Venice Code  
Enforcement Board

ATTEST:

  
Deputy City Clerk

