

**BEFORE THE SPECIAL MAGISTRATE  
CITY OF VENICE, FLORIDA**

**CITY OF VENICE,**

**Petitioner,**

**v.**

**CASE NO. CEEN23-00293**

**TODD JOHNSON**

**Respondent.**

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**NOTICE OF REPEAT VIOLATION**

1. An onsite inspection on September 12, 2023 of the property, located at 1316 Mango Ave, Venice, FL, Venice, Florida, described and zoned as:

Parcel ID: 0410080058 Venice Ave, RSF2, Residential, Single Family Dwelling

resulted in finding tall grass and weeds, prohibited trash and debris, consisting of a pile of wooden fencing panels and posts, used tires, and miscellaneous items.

2. This is a direct violation of **Venice Code of Ordinances, Chapter 34-81 (a) and (c)**

(a)Prohibited. It shall be unlawful to permit offensive accumulations upon any lot, tract or parcel of land within the city, whether improved or unimproved, occupied or unoccupied. An offensive accumulation is defined as the accumulation of stagnant and noxious waters (except in drainage ditches), rubbish, trash, filth, refuse, debris or untended growth of trees, vines, undergrowth, weeds or other noxious plants, or the growth and accumulation of grass in excess of 12 inches of height from the ground, which may cause disease, menace the public health, safety or welfare, create a fire hazard, reasonably create a breeding area for or infestation of mosquitoes, dangerous insects, rodents, poisonous reptiles and other vermin or which is likely to adversely affect the values of neighboring properties.

c)Residential areas. 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. You were previously found in violation of City of Venice Code of Ordinance 34-81 through case CEEN22-00080 and CEEN21-00262.
4. You are hereby notified that you must clear the violations by removing or mitigating this tree.

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. **As a repeat offense this case will be heard before the SPECIAL MAGISTRATE at the time noted on the Statement of Hearing.**

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Michael Slowik,  
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