

CITY OF VENICE

401 W. Venice Avenue Venice, FL. 34285

(941) 486-2626 Fax (941) 486-2448

Building & Code Enforcement Department

March 4, 2022

Certified Mail # 9214 8901 9403 8368 0212 82

Mr. Todd Johnson
1316 Mango Ave
Venice, FL 34285-7927

NOTICE OF UNSAFE BUILDING

Violation address: **1316 Mango Ave, Venice, Florida, 34285**
Parcel ID # **Lot 22 BLK 7 East Gate Unit 1**
Legal Description: **See Attached**

To Whom It May Concern:

The above-referenced building or structure has been declared unsafe by the Building Official and has been posted with a Notice to Vacate as it poses an immediate hazard to life or public safety and must be vacated immediately. A detailed report documenting the conditions determined to have rendered the building or structure unsafe under the City's Code of Ordinances, the Florida Building Code, the Standard Unsafe Building Abatement Code, 1985 Edition, and the Standard Housing Code 1994, is attached hereto. **Please also note that per Florida Building Code, Section 112.3, the Building Official has the authority to authorize disconnection of utility service to the building as the unsafe electrical present in the building constitutes a fire and life safety hazard.**

If you decide to repair the building, you must, **within 60 days of your receipt of this notice**, secure all necessary permits **and** commence the work. Repair work must continue to completion within 120 days of the date the permit(s) is issued. All work must fully comply with the provisions of all applicable building codes.

If you decide to demolish the building, you must, **within 60 days of your receipt of this notice**, secure all necessary permits **and** complete the demolition, including debris removal.

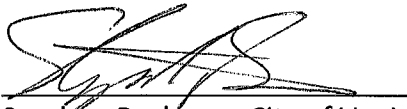
If any of the foregoing required actions are not commenced within or completed by the time specified, the Building Official will cause the work (repair or demolition as appropriate) to be done. All costs incurred will be

charged against the property and/or the owner of record by means of a lien being placed against the real property.

Any person having any legal interest in the property or directly affected by this action may appeal this notice or may apply to seek modification or withdrawal of the notice to the City of Venice City Council. Appeals shall be based upon a claim that the true intent and meaning of this code or any of the regulations thereunder have been misconstrued or incorrectly interpreted, the provisions of the code do not apply to this particular case, or the requirements of the code are adequately satisfied by other means. Such appeal must be in writing and shall be filed with the City of Venice Building Official within **FIFTEEN (15) days** from your receipt of this notice. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing. The appeal must contain at least the following information:

1. Identification of the building or structure by the street address or legal description.
2. A statement identifying the legal interest of the appellant.
3. A statement identifying the specific order or section being appealed.
4. A statement detailing the issues on which the appellant desires to be heard.
5. The legal signature of all appellants and their official mailing addresses.

If you have any questions, please feel free to contact me at 941.486.2626 or fax 941.486.2448.



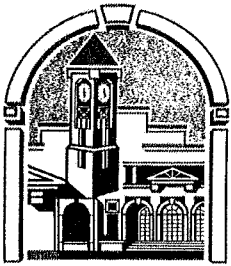
Stephen Beckman, City of Venice Building Official

3/4/2022 Date

On 3/4/2022, this Notice was ☒ hand delivered ☒ sent by certified mail, return receipt requested and/or posted in manner of _____.

Cc: Mr. Edward Lavalley, City Manager
Mr. James Clinch, Assistant City Manager
Kelly Fernandez, City Attorney

1 attachment: Unsafe Building Report



CITY OF VENICE

401 W. Venice Avenue Venice, FL. 34285-2006

Phone: (941) 486-2626 Fax: (941) 480-3031

Property Owner: Mr. Todd Johnson

March 4, 2022

Address: 1316 Mango Ave, Venice FL 34285-7927

Parcel Description: Lot 22 BLK 7 East Gate Unit 1

RE: Notice of Unsafe Building report, 1316 Mango Ave

On 3/1/2022, a site visit occurred to assess the condition of the property. The exterior of the structure showed signs of structural failure in the roof and missing windows and doors. Mr. Johnson escorted us to the interior so that the condition of the failing roof structure could be viewed, and the framing and roof decking were showing signs of significant decay and deterioration due to lack of maintenance and water intrusion. Drywall is falling from the ceilings and has been removed from a number of wall areas. The interior was full of items being stored limiting access to the inside of the building. There was a very narrow path to the bedroom, living room, and kitchen of the home, as well as in the garage to the mechanical room. We were unable to walk through the entire building and could not visually see much of the building due to the stored items. No safe egress path exists in the home.

In each of the rooms there was visible electrical that was hanging from ceilings and walls in an unsafe manner. Exposed deteriorated conductor cables, with exposed energized components that should be contained in boxes were present throughout. A number of appliances and lighting fixtures were hanging from exposed conductors spliced in an unsafe manner. There is an excessive amount of extension cords and make shift branch circuits present with numerous items plugged in that ran to the outside of the building. There is no working kitchen. The bathroom(s) were not observed. There has been no recorded water consumption at the home for the past three months indicating the water is not on/working for the home.

The building electrical system has been altered and is in a condition that is unsafe and presents a significant fire hazard. The building structure has deteriorated to the point of partial collapse.

Photographs of the general interior condition were not taken to avoid possible privacy issues. Some close up photographs of electrical alterations creating an unsafe condition were taken as examples rather than comprehensive documentation. Not all areas of the home were observed. Bathrooms and bedrooms were not entered. The kitchen area was viewed from across the room as there was not safe access to enter this space.

City Ordinance Section 90-202 adopts the Standard Unsafe Building Abatement Code, 1985 edition, outlining ten conditions where any one of them can make a building unsafe. This property meets six of the ten conditions:

1. (#1) Any means of egress or portion thereof is not adequate size or is not arranged to provide a safe path of travel in case of fire or panic.

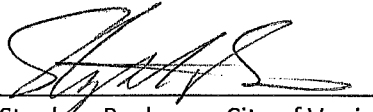
2. (#2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or non-working condition such that means of egress could be rendered unsafe in case of fire or panic.
3. (#6) If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
4. (#7) The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.
5. (#9) Any building, structure or portion thereof that is in such a condition as to constitute a public nuisance.
6. (#10) Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

City Ordinance Section 90-202 also adopts and references The Standard Housing Code 1994, sections 301 through 308. This property fails to meet the requirements of The Standard Housing Code, 1994 Edition, sections listed below:

1. **Section 301 General.** No person shall occupy as owner-occupant or let or sublet to another for occupancy and dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements (Section 302-308).
2. **Section 302.1 Sanitary facilities.** Every dwelling shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition free from defects, leaks, and obstructions.
3. **Section 302.3 Hot and cold water supply.** Every dwelling unit shall have an adequate supply of both hot and cold water connected to the kitchen sink, lavatory, and tub or shower. All water shall be supplied through an approved distribution system connected to a potable water supply.
4. **Section 302.4 Water heating facilities.** Every dwelling unit shall have water heating facilities which are properly installed and maintained in a safe and good working condition and are capable of heating water to such a temperature as to permit adequate amount of water to be drawn at every required sink, lavatory basin, bathtub or shower at a temperature of not less than 120 degrees Fahrenheit. Such water heating facilities shall be capable of meeting the requirements of 302.4 when the dwelling or dwelling unit heating facilities required under the provisions of the code are not in operation.
5. **Section 302.5 Heating facilities.** Every dwelling unit shall have heating facilities which are properly installed, are maintained in safe and good working conditions, and are capable of safely and adequately heating all habitable rooms and bathrooms.
6. **Section 302.6 Kitchen facilities.** Every dwelling unit shall contain a kitchen equipped with the following minimum facilities:
 - a. Food preparation surfaces impervious to water and free from defects which trap food or liquid.

- b. Shelving, cabinets or drawers for storage of food and cooking and eating utensils, all of which shall be maintained in good repair.
 - c. Freestanding or permanently installed cookstove.
 - d. Mechanical refrigeration equipment for the storage of perishable foodstuffs.
- 7. **Section 304 Minimum requirements for electrical systems.** Every outlet and fixture, and all electrical wiring and equipment shall be installed, maintained and connected to a source of electric power in accordance with the provisions of the electrical code of the authority having jurisdiction.
- 8. **Section 305.2 Exterior walls.** Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building.
- 9. **Section 305.3 Roofs.** Roofs shall be structurally sound and maintained in a safe manner and have no defects which might admit rain or cause a dampness in the walls or interior portion of the building.
- 10. **Section 305.3.2.** All portions, additions or sections of a roof including, but not limited to, the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, lead or metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports in accordance with common building practices. No item shall display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item or cause damage to the immediate area or roof structure, that could allow dampness or admit rain to the interior of that building.
- 11. **Section 305.4 Means of egress.** Every dwelling unit shall have safe, unobstructed means of egress with a minimum ceiling height of 7 feet leading to a safe and open space at ground level.
- 12. **Section 305.7 Windows.** Every window shall be substantially weather tight, watertight, and rodent proof, and shall be kept in sound working condition.
- 13. **Section 305.8 Windows to be glazed.** Every window sash shall be fully supplied with glass window panes or an approved substitute which are without cracks or holes.
- 14. **Section 305.9 Window sash.** Window sash shall be properly fitted and weather tight within the window frame.
- 15. **Section 305.11 Exterior doors.** Every exterior door, basement or cellar door and hatchway shall be substantially weather tight, watertight, and rodent proof, and shall be kept in sound working condition and good repair. Every exterior door shall be provided with properly installed hardware that is maintained to insure reasonable ease of operation to open, close and secure in an open or closed position, as intended by the manufacturer of the door and the attached hardware.
- 16. **305.15 Accessory structures.** Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
- 17. **Section 305.16 Interior floors, walls and ceilings.** Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
- 18. **Section 305.17 Structural supports.** Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

19. **Section 307.1 Cleanliness.** Every tenant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof which he occupies or which is provided for his particular use.
20. **Section 307.4 Care of Premises.** It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any inoperable motor vehicle, ice box, refrigerator, stove, glass building material, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the housing official.
21. **Section 307.6 Use and operation of supplied plumbing fixtures.** Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.



Stephen Beckman, City of Venice Building Official

3/4/2022 Date

Cc: Mr. Edward Lavalley, City Manager
Mr. James Clinch, Assistant City Manager
Kelly Fernandez, City Attorney

City of Venice
401 W. Venice Avenue
Suite 101
Venice, FL 34285

USPS CERTIFIED MAIL



9214 8901 9403 8368 0212 82

MR TODD JOHNSON
1316 MANGO AVE
VENICE FL 34285-7927