

**BEFORE THE SPECIAL MAGISTRATE  
IN AND FOR THE CITY OF VENICE, FLORIDA**

**CITY OF VENICE,  
Petitioner,**

**vs.**

**CASE NO. CEEN25-00276**

**BASIL A TZANKIS AND KALLIOPI  
Y TZANKIS TRUST,  
Respondent(s).**  
\_\_\_\_\_ /

**NOTICE OF VIOLATION**

1. Onsite inspections were conducted on August 6, 2025, and September 9, 2025 of the property, located at 409 Menendez Street, Venice, Florida, 34285 described and zoned as:

**Parcel ID: 0176090021  
RMF3 - RESIDENTIAL, MULTI-FAMILY**

2. The inspections resulted in finding offensive accumulation of grass more than 12 inches tall, excessive weeds, and the open storage of junk throughout the property:
  - a. A pile of ceramic type floor tiles and cinder blocks in between two parked cars in a parking space.
  - b. Many bags of potting soil and/or mulch all around the property, some are partially opened due to apparently being out in the elements; they are also amongst the tall grass/weeds.
  - c. Ceramic roof tiles stacked in view and with several places of the property.
  - d. Loose wood (2x6) and a ladder in the landscape bed between parking spaces.
  - e. Old planters (various types) full and empty and other weathered junk.

This is a direct violation of the City of Venice Code of Ordinances:

**Sec. 34-81. - Prohibited; exceptions.**

- (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.*

**(b) Public right-of-way area. It shall be unlawful for any owner or occupant of any lot, tract or parcel of land abutting any public right-of-way within the city to allow to exist an offensive accumulation as defined in subsection (a) of this section between the paved or graded surface of any public street intended or designated for vehicular travel and the property line of the abutting lot, tract or parcel of land. Each day during which the owner or occupant allows the offensive accumulation to exist shall constitute a separate offense.**

**(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 notified via telephone conversation of the violation on August 6, 2025.
4. You are hereby notified that you must correct the violation by cutting the grass to under 12 inches tall, removing the weeds, and getting rid of the junk that is stored openly throughout the grounds of the property (listed above).
5. These violations must be corrected within **twenty (20) days** from your receipt of this Notice.
6. **Be advised that it is your responsibility to contact the Community Resource Unit to request an inspection to verify that the violation has been corrected.**
7. **Your Failure to comply with the terms of this Notice could result in being fined up to \$250.00 per day or as a repeat offender you can be fined up to \$500.00 per day, until the property is brought into compliance, and will result in this matter being heard before the SPECIAL MAGISTRATE at the time and place shown on the attached Notice of Hearing.**

*David Lipker 490*

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David Lipker  
 Code Compliance Officer  
 Community Resource Officer  
 Venice Police Department  
 1575 E. Venice Ave.  
 Venice, FL 34292  
 Phone: 941-294-9908  
 Email: [dlipker@venicefl.gov](mailto:dlipker@venicefl.gov)

USPS Certified Mail (

) sent to:

Basili A Tzankis and Kalliopi Y Tzankis Trust  
312 Bayshore Dr,  
Venice, FL, 34285-1409

If Hand Delivered:

Received By:

*Basili Tzankis*

Date:

*5-8/8, 2025*