

SPECIAL MAGISTRATE  
CITY OF VENICE, FLORIDA

CITY OF VENICE,

Petitioner,

vs.

CASE NO.: CEEN23-00293

TODD JOHNSON

Respondent.

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**ADMINISTRATIVE ORDER**

This case came before the Special Magistrate at its hearing held on September 27, 2023. Based upon the evidence presented to the Special Magistrate at said hearing, the Special Magistrate 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 Ave., Venice, FL  
Parcel ID No.: 0410080058

2. Section 34-81 of the City Code of Ordinances ("City Code") provides, in part, as follows:

(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. The Respondent did not fully bring the property into compliance prior to the date of this hearing by mowing the lawn and weeds, removing the debris, and removing the wood fencing.

### **CONCLUSIONS OF LAW**

4. The Respondent violated Section 34-81(a&c) of the City Code.

5. The Respondent was previously found in violation of Section 34-81 (a&c) in CEEN22-00080 and CEEN21-00262.

### **ORDER**

1. Respondent is given until October 31, 2023 to correct the violations by mowing the lawn and weeds, removing the debris, and removing the wood fencing.

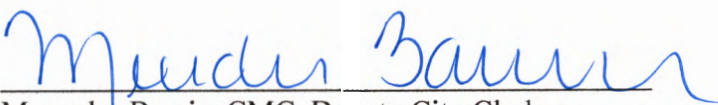
2. Should the Respondent fail to comply with this Order within the timeframe set forth herein, a fine may be imposed of up to \$500.00 per day for each day the violation continues beyond the time specified herein for compliance.

3. The case will be heard at the November 1, 2023 Special Magistrate hearing beginning at 10:00 a.m. to determine if the Order has been complied with and whether a fine should be imposed.

**ORDERED** this 27th day of September 2023.

  
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Patrick Reilly, Special Magistrate

ATTEST:

  
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Mercedes Barcia, CMC, Deputy City Clerk.