

**BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA**

**CITY OF VENICE,**

**Petitioner,**

**v.**

**CASE NO. 18-709**

**Sharon K. Fraley**

**Respondent(s).**

**NOTICE OF VIOLATION**

1. A review of the database and an onsite inspection on October 8, 2018 by a Code Compliance Officer, of your property, located at 1318 Karen Drive., Venice, Florida, described and zoned as:

Parcel ID: 0409090057  
RSF 4 (Residential Single Family)

Resulted in finding Offensive Accumulations in the Public right-of-way area and the boat and trailer parked or stored off the designated parking or drive area.

2. This is a direct violation of City of Venice Code Sections 34-81.(a)and (b), and Sec 86-500

**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.

(d) *Exceptions.* The natural growth of vegetation shall be excepted from the requirements of this section for:

- (1) Land or parcels which are in undeveloped areas of the city;
- (2) Land or parcels in a subdivision which is less than 15 percent developed; provided that such land or parcels are more than 1,500 feet from any improved property; or
- (3) Lots that are landscaped to meet approved xeriscape methods and goals.

(Code 1982, § 9-51; Ord. No. 97-19, § 1(9-51), 3-25-97)

**Sec. 86-500. - Parking, storage or use of certain recreational equipment.**

(a) For the purpose of this section, recreational vehicles and equipment are defined as including boats, boat trailers, travel trailers, camping trailers, truck campers, motorhomes, private motor coaches and van conversions, which are licensed by the state as such.

(b) Recreational vehicle or equipment may be parked or stored in residential zoning districts, except where specifically prohibited, provided the vehicle is operational with current license tags and is on the property of the owner or tenant who resides at the residence.

(c) No lot or parcel of land shall contain more than one boat and one recreational vehicle which is stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes.

(d) No recreational vehicle or equipment shall be connected to utility services except in preparation for departure.

(e) Recreational vehicles or equipment may be parked or stored only upon designated parking or drive areas and in no event may they be parked or stored upon required landscape or buffer areas.

3. You are hereby notified that you must clear the violations by removing the trash, debris and all items from the public right-of-way area and by moving the trailer and boat off of the required front yard onto the drive surface or completely removing the trailer and boat from the property.

4. You will be allowed **ten (10) days** from your receipt of this Notice to correct this violation.

**5. 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.**

**6. Your failure to comply with the terms of this Notice will result in this matter being heard before the CODE ENFORCEMENT BOARD at the time and place shown on the attached Notice of Hearing.**

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Deborah Sanacore  
Certified Code Compliance Officer  
Community Development Services  
401 W. Venice Ave  
Venice, FL 34285  
Phone: 941-882-7437  
Email: dsanacore@venicegov.com

If Hand Delivered:

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Hand Delivered/Posted: \_\_\_\_\_ Date: \_\_\_\_\_

USPS Certified Mail (92750901193562000010687979) sent to:  
Sharon K Fraley  
1318 Karen Drive  
Venice, FL 34285