

BEFORE THE CODE ENFORCEMENT BOARD IN AND FOR VENICE, FLORIDA
CITY OF VENICE,

Petitioner,

v.

CASE NO. CEEN20-00046

SHARON K. FRALEY

Respondent(s).

NOTICE OF REPEAT VIOLATION

Case CEEN19-00108 Code Enforcement Board Hearing August 1, 2019 found in violation of Section 34-81 (a) & (c).

1. An onsite inspection on **March 2, 2020** of the property, located at **1318 Karen Drive, Venice, FL 34285**, described and zoned as:

Parcel ID: 0409090057

RSF4 - RESIDENTIAL, SINGLE FAMILY

resulted in finding the residential property is being used for the open storage of junk, building material or other similar unsightly items and offensive accumulation in both side and rear yards. A further inspection found storage of multiple used tires placed behind an unpermitted fence attached to the adjacent property fence. A subsequent inspection on March 3, 2020 resulted in finding that the used tires have been moved the rear yard.

2. This is a direct violation of:

Venice Code of Ordinances, Chapter 34 – ENVIRONMENT, ARTICLE III. – NUISANCES, 34-81(a)-(c):

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 are hereby notified that you must clear the violation by removing all junk, accumulation and cease using the property for outside storage.
- 4. This is a repeat violation and you can be fined from March 2, 2020 until the violation(s) are abated.
- 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.**

Dated this 4th Day of March 2020.

Jose Luna

Community Resource Officer
Venice Police Department
1350 Ridgewood Ave.
Venice, FL 34292
Phone: 941-270-1480
Email: jluna@venicegov.com

Hand Delivered/Posted: _____ Date: _____

Certified mail sent to:

Ownership:

FRALEY SHARON K
1318 KAREN DR
VENICE, FL, 34285-7131