

Anna Duffey

From: Julie Bellia
Sent: Friday, May 6, 2022 7:15 AM
To: Debbie McDowell
Cc: Jerome Fletcher; Jason Yarborough; Anna Duffey; Lori Hollingshead; Alaina Ray; Derek Applegate; Kevin Raducci
Subject: RE: damaged structure
Attachments: 22-1415.pdf; 22-1419.pdf; 22-1513.pdf; 22-1516.pdf
Importance: High

Commissioner McDowell:

Good morning. The following provides an update to my email below dated April 1, 2022, regarding the privacy wall; rank and overgrown vegetation next to the privacy wall adjacent to the private road behind the rear commercial properties between Sumter Boulevard and Tuscola Boulevard:

- **April 11, 2022:** The attached four Notice of Violation and Order to Correct letters are sample letters that were mailed via US Post Service standard mail and certified mail. In addition, the Notice of Violation letters were also posted on each individual property. For your general knowledge, please be advised that the "wall" has its own addresses per the Sarasota County Property Appraiser. Two different owners are listed for these properties. Debris and Grass cases have a different address per the Sarasota County Property Appraiser. Accordingly, individual letters must be sent to each property owner to enable the Code Enforcement Division to abate them. Some properties may receive two letters for separate violations. The break downs for the letters are as follows:

(Grass) was written for (4) different property addresses, **total of 4 cases. Sample Letter # 22-1415 (4 different property owners)**

(Debris) was written for (15) different property addresses, **total 15 cases. Sample Letter # 22-1419 (15 different property owners)**

(Unsafe Structures) was written for (2) property addresses, **total of 2 cases. Sample Letter # 22-1513 (entire wall has 2 property owners)**

(Unsafe Structures) was written for (2) property addresses **total of 2 cases. Sample Letter # 22-1516 (entire wall has 2 property owners)**

4+15+2+2 = (23 Total Letters)

Since the transmission of the letters on April 11, 2022, Kevin Raducci, Code Enforcement Manager has conducted field inspections on a weekly basis. His inspections have revealed that the grass has been mowed and the debris has been removed almost the entire length of the wall.

In addition, I spoke with Alaina Ray, AICP, Director, Department of Neighborhood Development Services regarding the drafting of Property Standards regulations. Director Ray has advised me that Property Standards regulations will be included in the Unified Land Development Code Rewrite Project.

Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

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Fax: 941.429.7079

Email: jbellia@cityofnorthport.com

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E-mail messages sent or received by City of North Port officials and employees in connection with official City business are public records subject to disclosure under Florida Public Records Act.

From: Debbie McDowell <dmcdowell@cityofnorthport.com>

Sent: Friday, April 1, 2022 7:23 AM

To: Julie Bellia <jbellia@cityofnorthport.com>

Cc: Jerome Fletcher <jfletcher@cityofnorthport.com>

Subject: RE: damaged structure

Thanks Julie. I'll follow up in the next month or two.

Debbie

From: Julie Bellia <jbellia@cityofnorthport.com>

Sent: Friday, April 1, 2022 6:55 AM

To: Debbie McDowell <dmcdowell@cityofnorthport.com>

Cc: Jerome Fletcher <jfletcher@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Alaina Ray <aray@cityofnorthport.com>; Derek Applegate <dapplegate@cityofnorthport.com>

Subject: RE: damaged structure

Commissioner McDowell:

Good morning. In response to your inquiry below, staff has not developed a timeline for the compose, review and adoption process of a Property Standards Code. I will be meeting with Alaina Ray, Director, Neighborhood Development Services Department and Jason Yarborough, Assistant City Manager in the near future to develop a timeline and determine if it will be a separate Code or incorporated into the ULDC.

Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

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From: Debbie McDowell <dmcdowell@cityofnorthport.com>

Sent: Wednesday, March 30, 2022 8:40 AM

To: Julie Bellia <jbellia@cityofnorthport.com>; Jerome Fletcher <jfletcher@cityofnorthport.com>

Subject: RE: damaged structure

Thank you for this in depth response.

Now I understand this dilapidated wall falls into the same category as private road maintenance (ie the road behind Popeyes!). Do you know when “property standards” will be updated or included in the ULDC?

I will be happy to create an agenda to have this fast-tracked, since the ULDC rewrite has been put on hold.

Please advise.

Thanks

Debbie

From: Julie Bellia <jbellia@cityofnorthport.com>

Sent: Tuesday, March 29, 2022 7:52 PM

To: Debbie McDowell <dmcdowell@cityofnorthport.com>

Cc: Jerome Fletcher <jfletcher@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>; Anna Duffey <aduffey@cityofnorthport.com>; Lori Hollingshead <lhollingshead@cityofnorthport.com>; Alaina Ray <aray@cityofnorthport.com>; Derek Applegate <dapplegate@cityofnorthport.com>; Kevin Raducci <kraducci@cityofnorthport.com>

Subject: RE: damaged structure

Importance: High

Commissioner McDowell:

Good evening. Pursuant to your request, the following provides a response to your inquiry below regarding the privacy wall adjacent to the alleyway behind the commercial properties between Sumter Boulevard and Tuscola Boulevard:

1. **Question:** I submitted a damaged structure into North RePort. See attached response and photo.

Based on the response “*the inspection of the property in question was unfounded and the case was closed*”. Unfounded??? A segment of the wall **IS** missing.

The response further states “*alleged violation is not part of the ULDC*”. Is this essentially saying, the property owner isn’t required to maintain the same wall that they were required to erect at the time of development? This is absurd and illogical.

Can you point me to the person who can help me understand the response I received better?

Response: Currently, the City of North Port does not have a Property Standards Code which would require privately-owned residential homes, commercial buildings, multi-family buildings and other structures and privately-owned infrastructure such as roadways, signs, etc. to be maintained in accordance with specified criteria. As such, the response that was included on the North Port RePort referenced above that the a “*alleged violation is not part of the ULDC*” is correct. Juliana B. Bellia, Assistant City Manager and Jason Yarborough, Assistant City Manager met with Derek Applegate, Assistant Director of Neighborhood Development Services/Building Official to discuss this matter further to determine if there are provisions included in the State of Florida Building Code which would govern the deteriorating condition of the privacy wall. This morning, Mr. Applegate and Kevin Raducci, Code Enforcement Manager conducted a field inspection of the privacy wall. The following provides the findings by Mr. Applegate and Mr. Raducci as evidenced by the field inspection:

- The privacy wall is an unsafe structure in the state of disrepair on multi-levels.
- There is rank and overgrown vegetation adjacent to the privacy wall.

Mr. Applegate will be preparing a Notice of Violation and Order to Correct Violation of the privacy wall referencing the applicable provisions of the State of Florida Building Code. In addition, Mr. Applegate will be researching the Development Order for the Commercial Subdivision to ascertain if there is any verbiage requiring continued maintenance of the privacy wall. If so, there may be potential violation of the Development Order which if substantiated, will also be referenced in the Notice of Violation and Order to Correct Violation of the privacy wall issued to the property owners. Mr. Applegate will transmit the Notice of Violation and Order to Correct Violation of the privacy wall to the property owners via US Certified Mail Return Receipt Requested by the close of business on Friday, April 1, 2022. Please note that this violation will be administered through the City’s Code Enforcement process.

Respectfully,

Juliana B. Bellia

Assistant City Manager

City of North Port

4970 City Hall Boulevard

North Port, FL 34286

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From: Debbie McDowell <dmcdowell@cityofnorthport.com>
Sent: Monday, March 14, 2022 1:54 PM
To: Jerome Fletcher <jfletcher@cityofnorthport.com>
Cc: Julie Bellia <jbellia@cityofnorthport.com>; Jason Yarborough <jyarborough@cityofnorthport.com>
Subject: damaged structure

I submitted a damaged structure into North RePort. See attached response and photo.

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Thank you

Debbie

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