



2019 Code Enforcement Presentation

Neighborhood Development Services Department



Code Enforcement Division

MEET OUR STAFF

Manager:
Carol Kozabo

North Port
welcomes you



Administrative Staff

- Lien Specialist
- Trysta





Development
Tech. 1
Terri

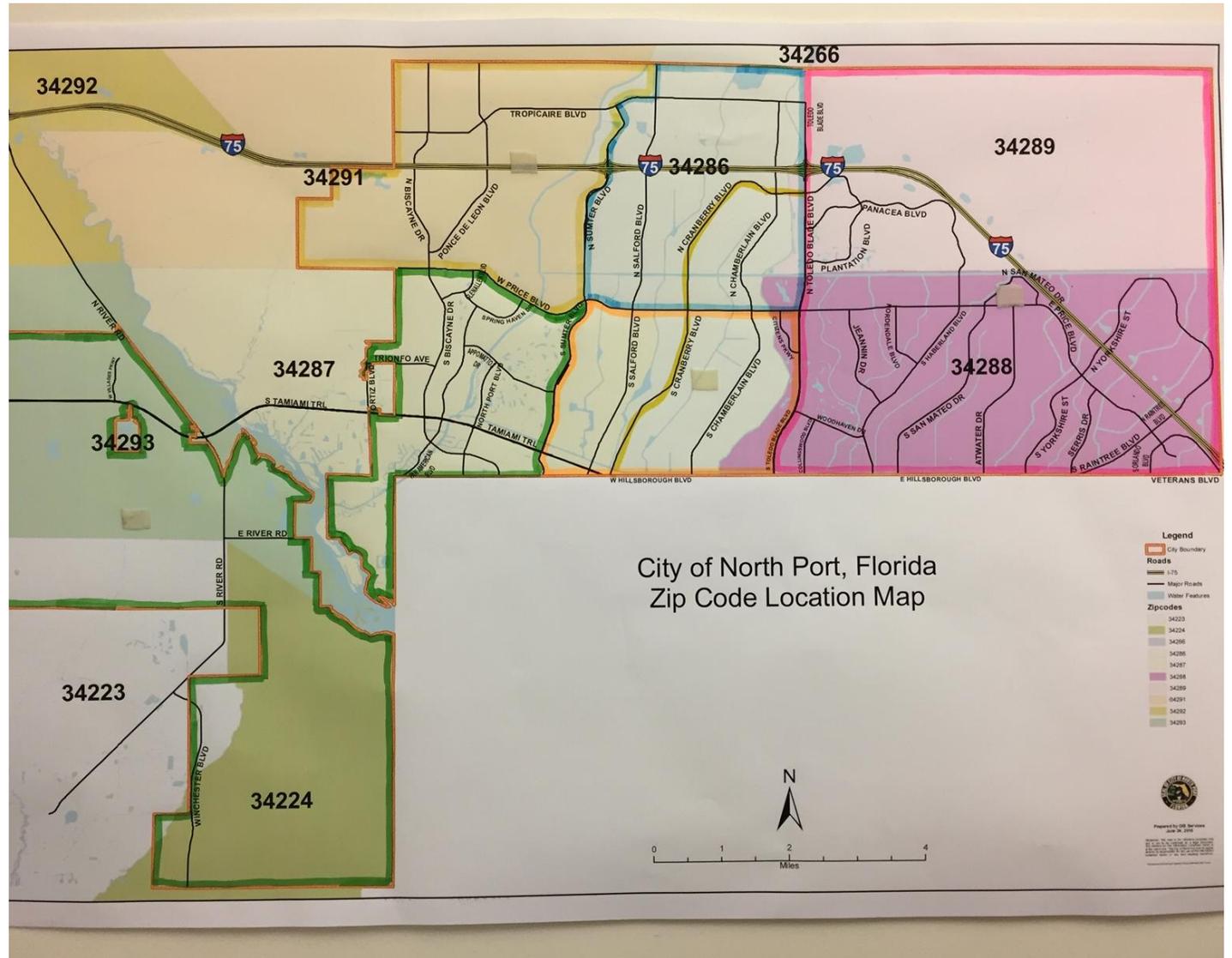
- Administrative Staff



- Tom
- Jeff
- Kevin
- Henley

CE Inspectors

CE Inspectors Zones (5)





- George
- Dave

Arborists



New Identification

All Inspectors Now Have
Badges



New Lettering on all CE
Vehicles

- CODE ENFORCEMENT

Notice Of Violation and Order to Correct

Serves notice and Due Process

PSI CASE NO.: 19-6437
REAL PROPERTY ADDRESS: [REDACTED] TONKIN DR, NORTH PORT, FLORIDA
LOT 4, BLK 271 1ST ADD TO PORT CHARLOTTE PARCEL ID #: 0990027104
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

Sec. 59-16(d), North Port City Code Vehicle Repair, Maintenance, Disassembly Ordinary vehicle maintenance and repair is permitted, provided that visible debris shall not be left in or on the residential lot. No more than one vehicle may be in a state of wreckage or major disassembly; and if in such a state, shall be covered with a non-transparent tarp and shall not be parked or stored more than twenty-one days other than in a completely enclosed structure. To be in compliance with this section a tarp must be in good repair and free of excessive tattering. Painting of vehicles is prohibited on any residential lot except those parcels exceeding 22,000 square feet.

Violation Text

Black dodge pick-up truck parked in the driveway with heavy front-end damage and is not covered properly.

Violation Corrective Action

Auto parts and/or debris must be disposed of or stored out of sight within ten (10) days from the date of this Notice. Vehicle must be covered with a non-transparent tarp or moved to a completely enclosed structure within ten (10) days from the date of this Notice.

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, [REDACTED] the date for compliance

Page 2 Liens and Fines

by the Building Official:

Daily Fine Shall Not Exceed - \$250.00 per day
There is No Maximum Cumulative Fine Cap
Maximum Cumulative Fine \$25,000.00

For any repeat Violations:

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice, please contact the following Inspector:

KEVIN M. RADUCCI
Inspector
Neighborhood Development Services

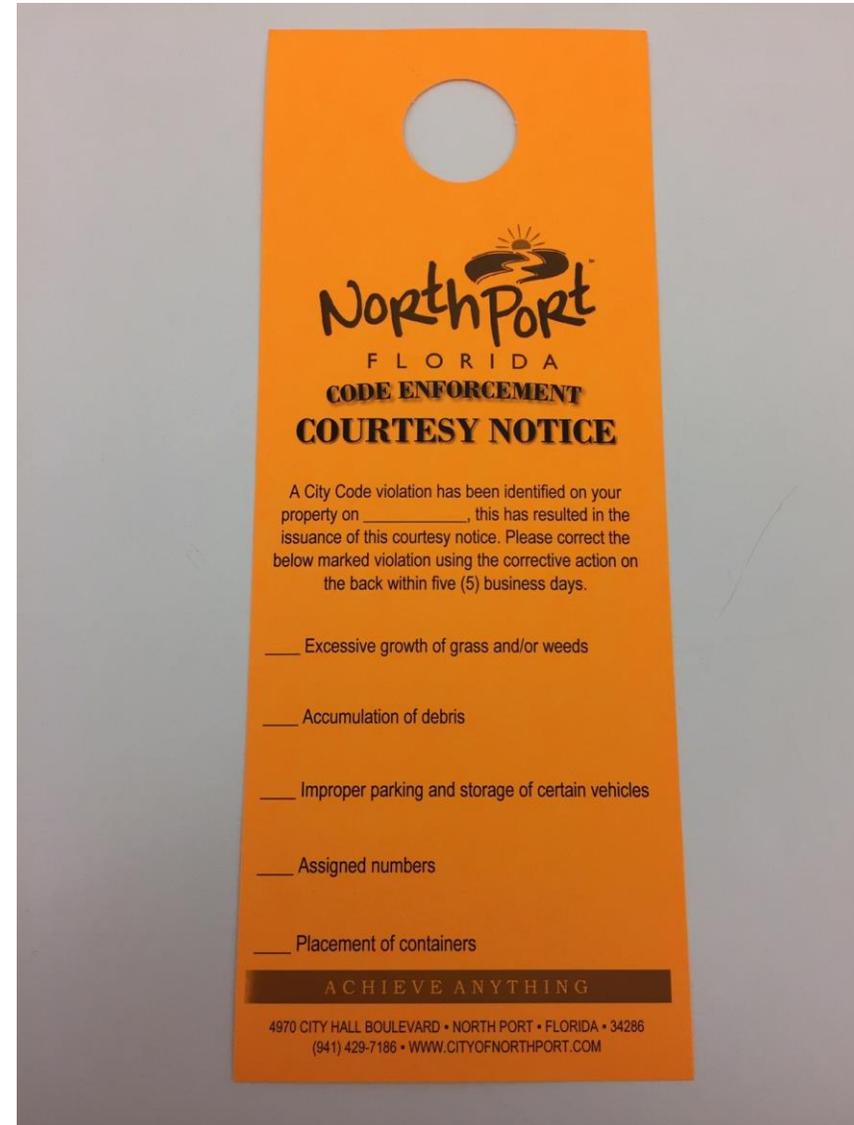
Inspector Contact Information:

Kevin Raducci
(941) 429-7257
e-mail: kraducci@cityofnorthport.com

CC: RESIDENT
[REDACTED] TONKIN DR
NORTH PORT, FL 34287

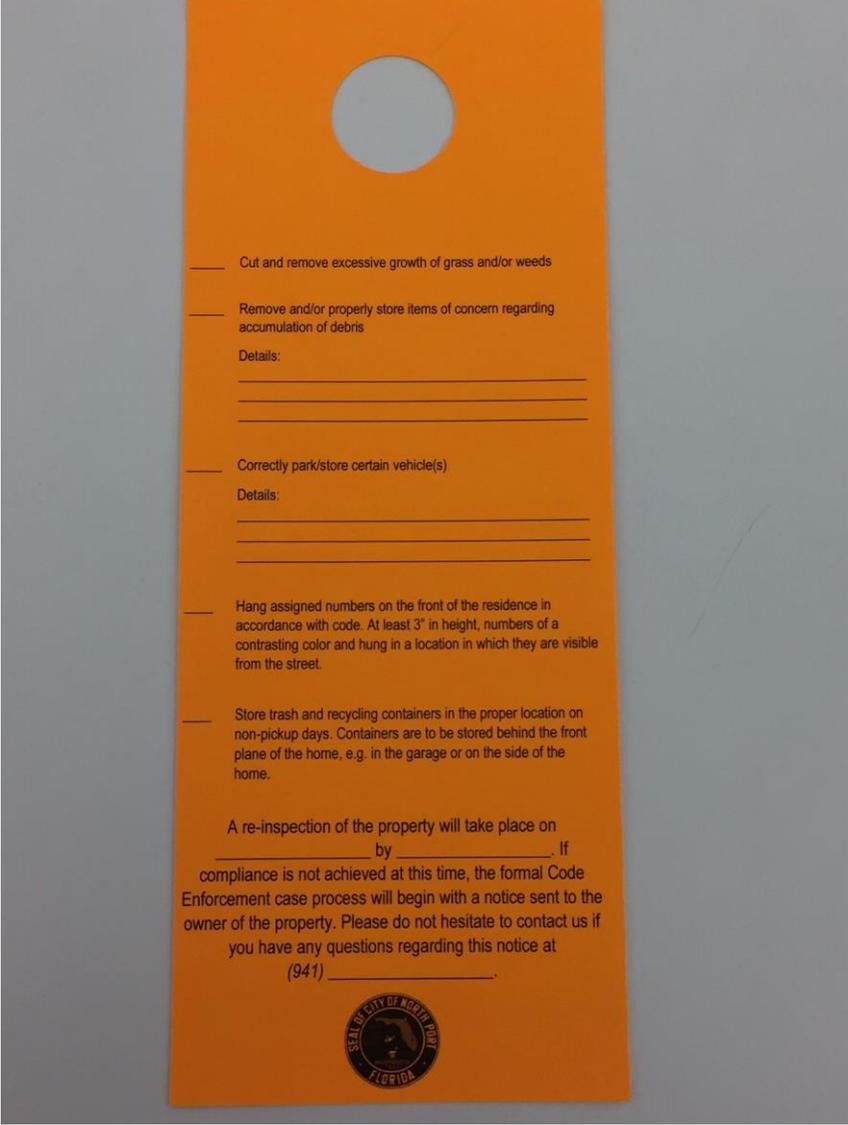
Courtesy Notice

- Hand written, left at the property
- Replaces letter, 5 days to make correction
- Time frame can be extended
- Re-inspection.. if not in compliance then letter is generated



Courtesy Notice (back)

- Provides remedy to customer to achieve compliance.
- Area for inspectors to add notes or special instructions to citizens
- Re-inspection date
- Name and telephone # of individual Inspector



_____ Cut and remove excessive growth of grass and/or weeds

_____ Remove and/or properly store items of concern regarding accumulation of debris

Details:

_____ Correctly park/store certain vehicle(s)

Details:

_____ Hang assigned numbers on the front of the residence in accordance with code. At least 3" in height, numbers of a contrasting color and hung in a location in which they are visible from the street.

_____ Store trash and recycling containers in the proper location on non-pickup days. Containers are to be stored behind the front plane of the home, e.g. in the garage or on the side of the home.

A re-inspection of the property will take place on _____ by _____. If compliance is not achieved at this time, the formal Code Enforcement case process will begin with a notice sent to the owner of the property. Please do not hesitate to contact us if you have any questions regarding this notice at (941) _____.



NorthPort FLORIDA

We appreciate your effort to bring the property into compliance. The following case has been closed, please contact us if you should have any questions.

Case Number: _____

Inspector Initials: _____



- Issued when the property is re-inspected and found to be in compliance, after the initial Courtesy Notice

Thank You Card

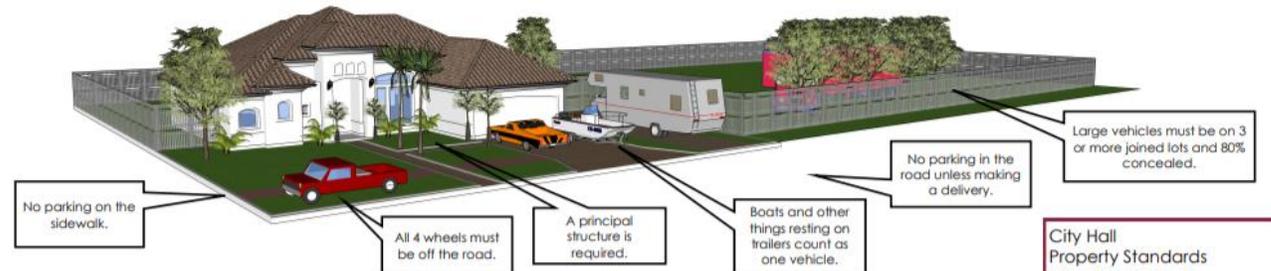
Parking Reference Guide....

- In office
- In Trucks
- Extras for the public in office
- CE Inspector

New Parking-101

On September 11, 2018, the City Commission by unanimous vote adopted Ordinance No. 2018-09 related to the parking and storage of certain vehicles on residential lots.

Lot Size	Total Number of Vehicles That can be Parked
Under 11,000 square feet	6
11,000 to 22,000 square feet	8
Over 22,000 Square Feet	8 and 1 more for every 10,000 square feet over 22,000, to a max of 12



• Motor vehicles, RV's, boats, and trailers may be parked or stored on a residential lot only if that **lot has a principal structure**.

• When three or more adjacent residential lots are combined by the Property Appraiser, one bus, one truck, or one truck tractor may be parked or stored on there so long as it is **at least 80% concealed**.

• Up to two unregistered and unlicensed vehicles and boats may be parked on a residential lot.

• **Vehicles under repair, maintenance, and disassembly must be covered** with a non-transparent tarp in good condition.

• A boat on or anything else on a trailer is considered one vehicle.

• **No vehicle or boat shall be parked on any public roadway zoned for residential use unless making a delivery, pick-up, or service activity.**

• Parallel parking of motor vehicles is permitted on the berm, shoulder, or swale right-of-way area next to any residential lot.

• **No vehicle or boat parked on a residential lot will interfere with the use of any sidewalk.**

• On-duty or on-call wreckers are now permitted to be parked so long as they are parked on an improved surface.

• Vehicles cannot be parked for storage purposes in the public right-of-way. Storage is when the vehicle has not been moved in five days.

City Hall
Property Standards
City of North Port
4970 City Hall Boulevard
North Port, FL 34286



Property Standards
Phone: 941-429-7186
Fax: 941-429-7195
Email:
ckozabo@cityofnorthport.com

STOP ORDER

ALL WORK SUSPENDED
UNTIL FURTHER NOTICE

NAME _____

STREET _____

LOT _____ BLOCK _____ SUBDIVISION _____

REASON _____

DATE _____ TIME _____

- Uses: Unpermitted Work
- Illegal Land Clear
- Shut Down a
- Construction Site

Stop Work Order
Red Card

UNSAFE

DO NOT OCCUPY.

This structure has been seriously damaged and is unsafe. Do not occupy. Enter at your own risk, as entry may result in injury or death.

Date _____ Time _____

Inspector's Name: _____

Comments:

This structure was inspected under emergency conditions for the:

Facility Name and Address:

(Jurisdiction)

DO NOT RECONNECT ANY UTILITIES SUCH AS WATER, GAS OR ELECTRIC!

Do Not Remove This Placard Until
Authorized By The Building Official.

- LIFE SAFETY ISSUES
- ELECTRIC
- PLUMBING
- STRUCTURAL
- FIRE

UNSAFE



City of North Port, Fl.



Condemned Structure Trespassing Notice.

City of North Port Administrative Code, Section 115.6.4

Whoever willfully enters or remains in any condemned structure commits the offense of trespass in a Condemned/Unsafe structure after twenty days from the posting the structure "Condemned/Unsafe"

This structure is hereby declared Unsanitary/Unsafe /Condemned by the North Port Building Official.

Address: _____, North Port, Fl.

Entrance to this property requires written approval by The City of North Port Building Official,

Posted By: _____ Date: _____

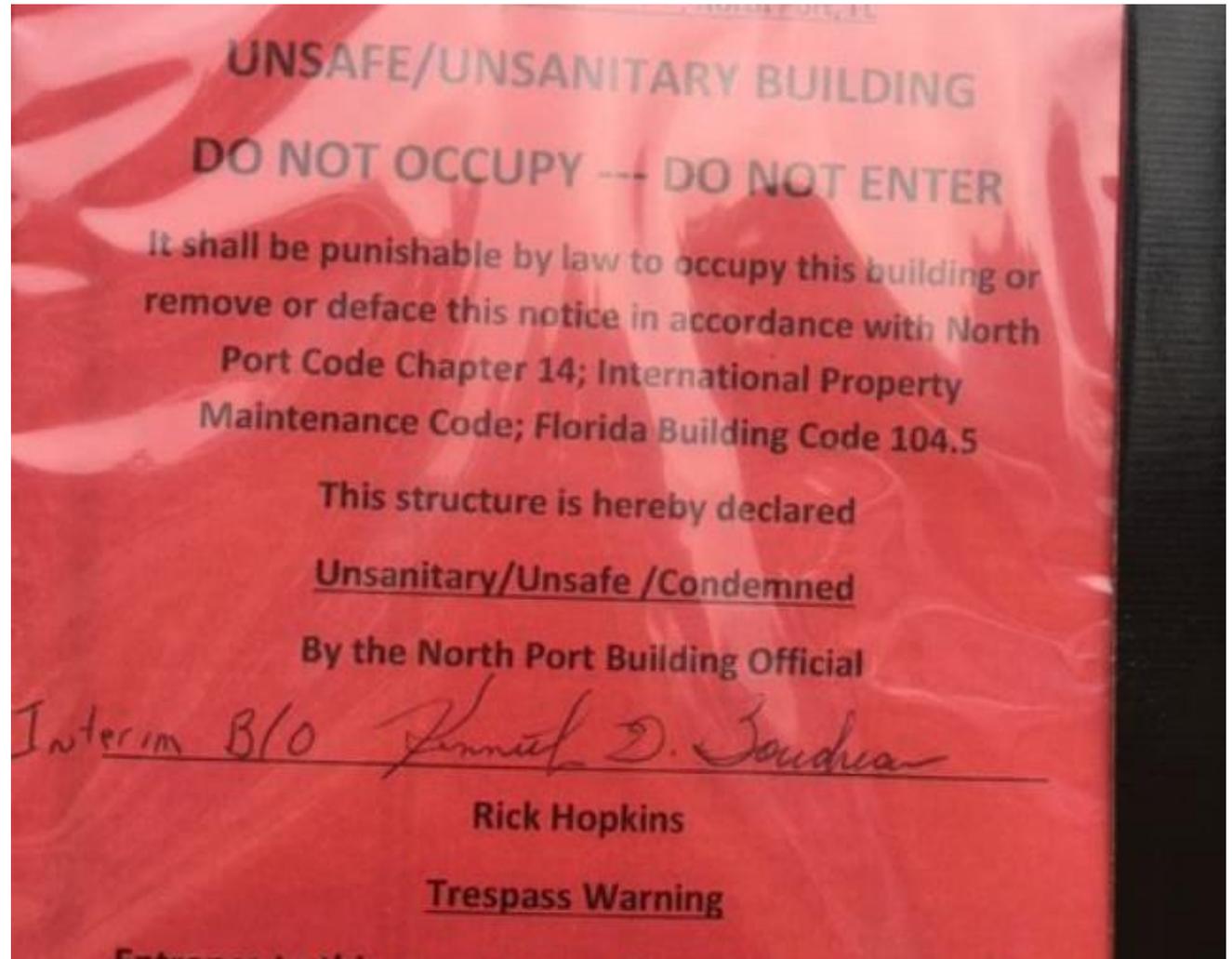
Building Official and NPPD
Work Together to Keep
Nuisance Properties Secure

- Drug Houses
- Abandoned properties

TRESPASSING

Board Up Buildings

- Usually reported by NPPD
- Nuisance
- Drugs
- Safeguard the property
- Written notice must be given before Board Up commences
- Contract with local contractor to secure all entry points, all doors and windows to prevent entry
- Property owner is responsible for all costs incurred through liens.



Board Up



Board Up



Board Up





- Living on land that they do not own
- No water
- No electricity
- Unsafe/Unsanitary

Squatters



Squatters

- Debris



Squatters

- Debris



- Parked in City right of Way
- No tags
- Debris

Squatters



Squatters

- Debris on Roadway
- Debris on City right of Way
- Unlicensed Trailer on Roadway



QUESTIONS ?
