



City of North Port

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING CERTAIN STANDARDS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE RELATED TO THE EXTERIOR MAINTENANCE OF RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES, BUILDINGS, AND STRUCTURES; AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, CHAPTER 42, ARTICLE V, SECTIONS 42-84 THROUGH 42-86; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, ensuring the exterior of residential and non-residential properties, buildings, and structures are maintained to certain minimum standards helps to reduce blight, maintain property values, and enhance the quality of life for City residents and businesses; and

WHEREAS, the International Property Maintenance Code, published by the International Code Council, serves as a national model code of minimum standards for the maintenance of properties, buildings, and structures; and

WHEREAS, Chapter 3 of the International Property Maintenance Code is broad in scope and includes a variety of requirements for the maintenance of exterior property areas and elements of structures intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of structures, and to maintain building structural and weather-resistance performance; and

WHEREAS, Chapter 3 of the International Property Maintenance Code contains criteria for the maintenance of building components, vacant structures and land, the safety, sanitation, and appearance of the exterior of structures and all exterior property areas, accessory structures, vehicle storage, and owner/occupant responsibilities; and

WHEREAS, the City Commission finds that adoption of certain sections of the International Property Maintenance Code serves the public health, safety, and welfare of the citizens of the City of North Port, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – FINDINGS

1.01 The above recitals are true and correct and are incorporated in this ordinance by reference.

- 1.02 In accordance with Florida Statutes Section 166.041(4)(a), the City timely posted a business impact estimate on the City’s website on or before the date the newspaper published notice of this ordinance’s final reading.

SECTION 2 – ADOPTION

- 2.01 Chapter 42 of the Code of the City of North Port, Florida is hereby amended as follows:

“CHAPTER 42 – NUISANCES

...

ARTICLE V. – EXTERIOR PROPERTY MAINTENANCE STANDARDS

Sec. 42–84. – Purpose and intent.

It is the purpose and intent of the city to protect the health, safety, and welfare of the public by ensuring adequate maintenance of the exterior of residential and non-residential properties, buildings, and structures.

Sec. 42–85. – Adoption of standards by reference.

- (a) Sections 301, 302, 304, 308, and 309 of the International Property Maintenance Code, 2021 edition, including all appendices and amendments, revisions, and/or recodifications thereto as may be hereafter promulgated by the International Code Council, for regulating and governing the conditions and maintenance of existing residential and non-residential properties, buildings, and structures are hereby adopted and incorporated by reference into this Code as if fully codified herein, with the insertions and deletions prescribed in this section. The identified sections of the International Property Maintenance Code adopted herein shall be maintained on file in the office of the department responsible for land development in the City of North Port.
- (b) Section 302.4, entitled *weeds*, shall incorporate a maximum height of weed or plant growth at 12 inches.
- (c) Section 304.14, entitled *insect screens*, shall incorporate an effective period of January 1 through December 31.

Sec. 42–86. – Conflicts.

Where the identified sections of the International Property Maintenance Code adopted in this article conflict with specific provisions of this Code or the City of North Port Unified Land Development Code (ULDC), as amended, the specific provisions of this Code and/or the ULDC shall control.”

SECTION 3 – CONFLICTS

- 3.01 In the event of any conflict between the provisions of this ordinance and any other ordinance, in whole or in part, the provisions of this ordinance will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this ordinance is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the ordinance.

SECTION 5 – CODIFICATION

5.01 In this ordinance, additions are shown as underlined and deletions as ~~striketrough~~. Any additional codification information and notations appear in *italics*. These editorial notations are not intended to appear in the codified text.

SECTION 6 – EFFECTIVE DATE

6.01 This ordinance takes effect immediately upon adoption.

READ BY TITLE ONLY at first reading by the City Commission of the City of North Port, Florida, in public session on February 13, 2024.

ADOPTED by the City Commission of the City of North Port, Florida, on the second and final reading in public session on March 26, 2024.

CITY OF NORTH PORT, FLORIDA

ALICE WHITE
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

AMBER L. SLAYTON, B.C.S.
CITY ATTORNEY