

# The Role of Code Enforcement

- The goal of Code Enforcement is to enhance the quality of life by helping to sustain safe, healthy living conditions for residents and businesses of the City.
- We strive to work together with residents to gain voluntary compliance.
- Typically, the majority of code violations are resolved before reaching the Code Enforcement Special Magistrate Hearing.
- A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an enforcement proceeding may occur.

# Violations

- Month of December violations.
  - 43 of 46 courtesy notice of violation/notice of violation complied which led to 93% compliance.
- Month of January violations.
  - 39 of 59 courtesy notice of violation/notice of violation complied which led to 66% compliance.

# Fine Exceeded Specified Threshold

- Special Magistrate imposes daily accruing fine at \$25.00 per day until violation is complied.
- The Accruing fine has reached \$2,500 for Non-Homestead Properties.
- The Accruing fine has reached \$5,000 for Homestead Properties.
- 14 open lien cases on properties in the City of Green Cove Springs.

# Code Enforcement Process by Steps



# Common Code Enforcement Violations:

- Outdoor storage
- Junk Vehicles
- Overgrown property
- Work without permit
- Accumulation of rubbish or garbage
- Parking recreational vehicle, boat, or boat trailers
- Unsafe Structure

# Junked or Inoperable Unlicensed Vehicle





# Outdoor Storage





# Overgrown Vegetation





# Parking of Recreational Vehicles/Trailers/Boats in Residential Areas





# Snipe or Bandit Signs





# Accumulation of Trash & Rubbish





# Unsafe Structure





# Unsafe Structure



# Code Review

- Outdoor Storage
- Weight Restrictions on Commercial Vehicles
- Lighting/Signage Requirements in the Downtown Areas
- Residential Parking Requirements
- Fence Permits



# Potential Code Review Changes

- Outdoor Storage
- Weight Restrictions on Commercial Vehicles
- Lighting/Signage Requirements in the Downtown Areas
- Residential Parking Requirements
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# Existing Code

## Residential Outdoor Storage

- Sec. 58-19
- All real property within the city which contains weeds, trash, garbage or other refuse is hereby declared to be and shall constitute a nuisance and a violation of this section. The term "weeds" includes, but is not necessarily limited to, jimson, burdock, ragweed, thistle, cocklebur and similar plant species found growing on a lot within the city at a height exceeding approximately 12 inches.

# Parking of heavy vehicle in residential districts

- Heavy vehicles which are in excess of 8,000 pounds net vehicle weight, and are registered on the basis of gross vehicle weight in accordance with F.S. § 320.01(10) through (12), shall not be parked or stored in any residential district except as may be required for normal loading or unloading of such vehicles and during the time normally required for service at dwellings, or at structures or activities allowable or permissible in such residential districts by the terms of this Code.



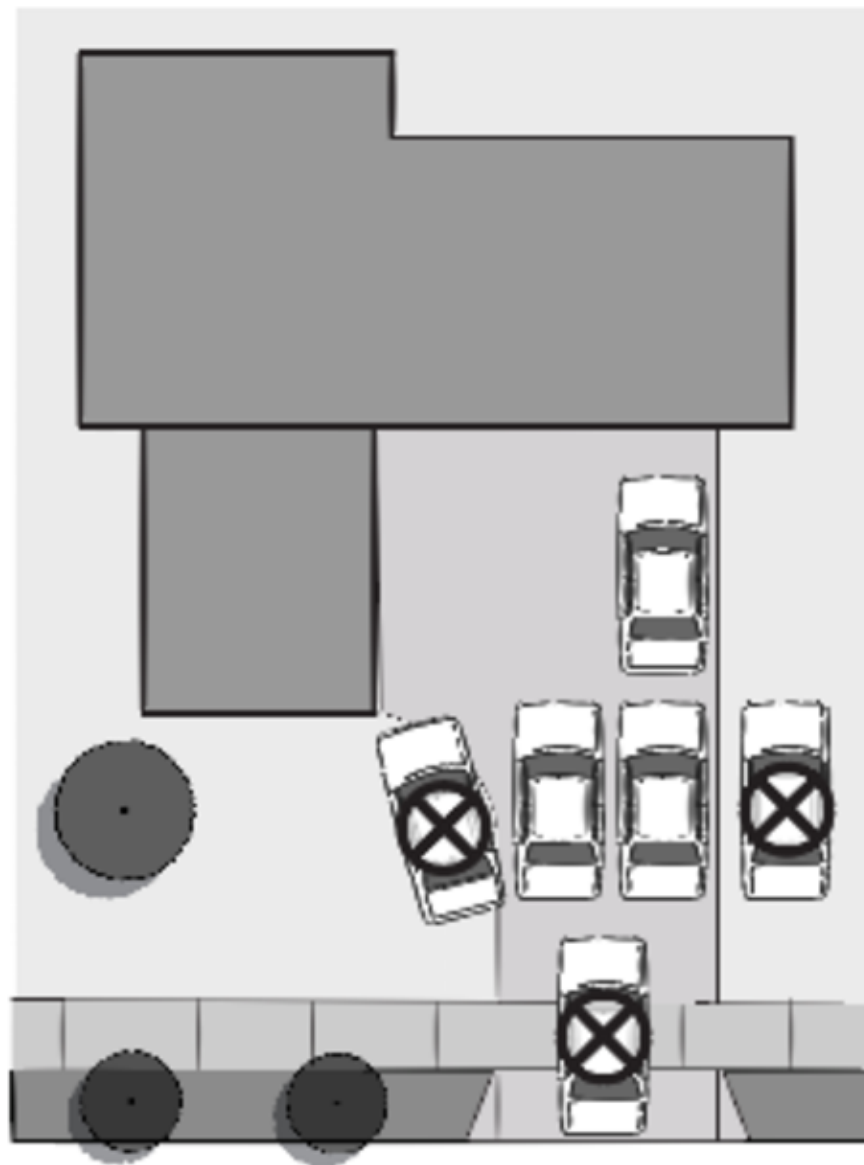
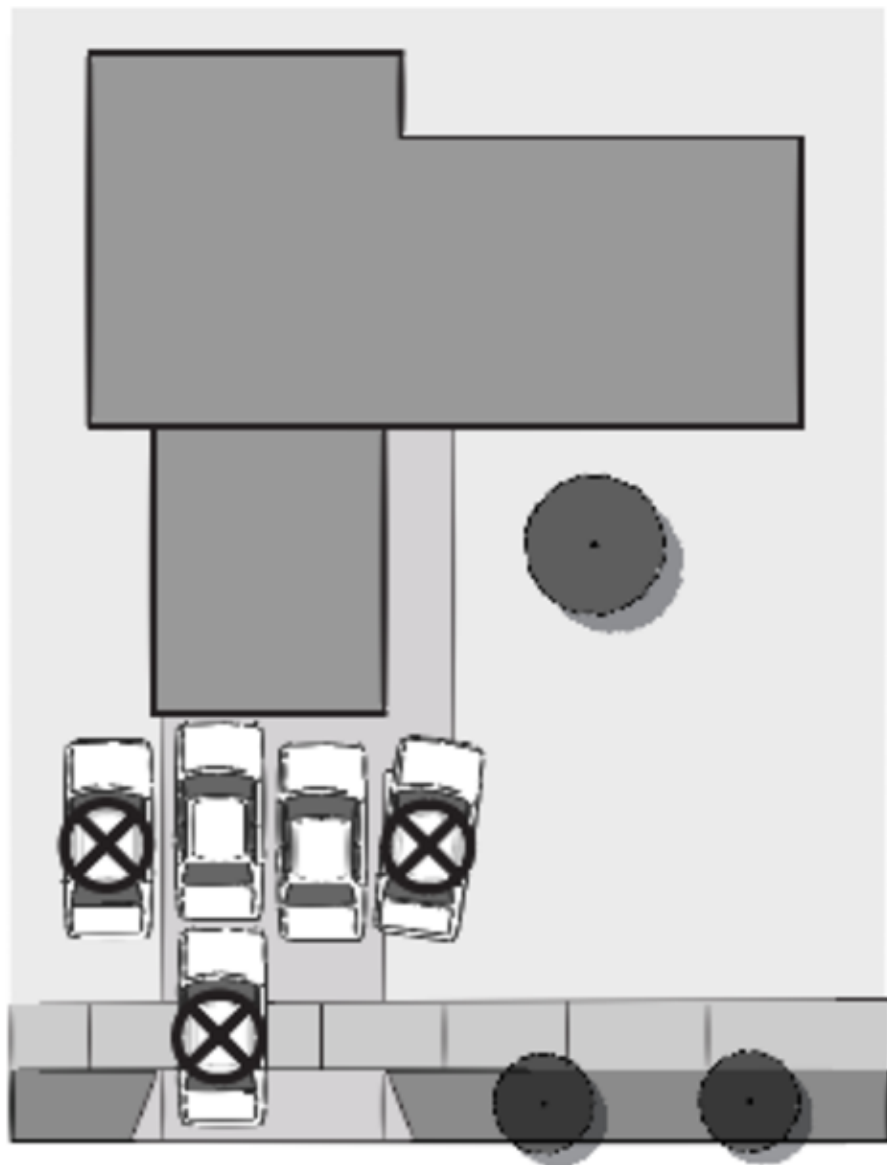
# Lighting / Signage Requirements in Downtown

- *Sign* means any letter, number, symbol, figure, character, mark, plane, point, design, stroke, strike, line, illuminated surface, light, string of lights, graphic, picture, mural, or any random or ordered variation of colors or dimensional textures, which shall be so constructed, placed, attached, painted, erected, or fastened in any manner whatsoever so that the same shall be used or intended to either convey information or attract the attention of the public to any place, item or idea

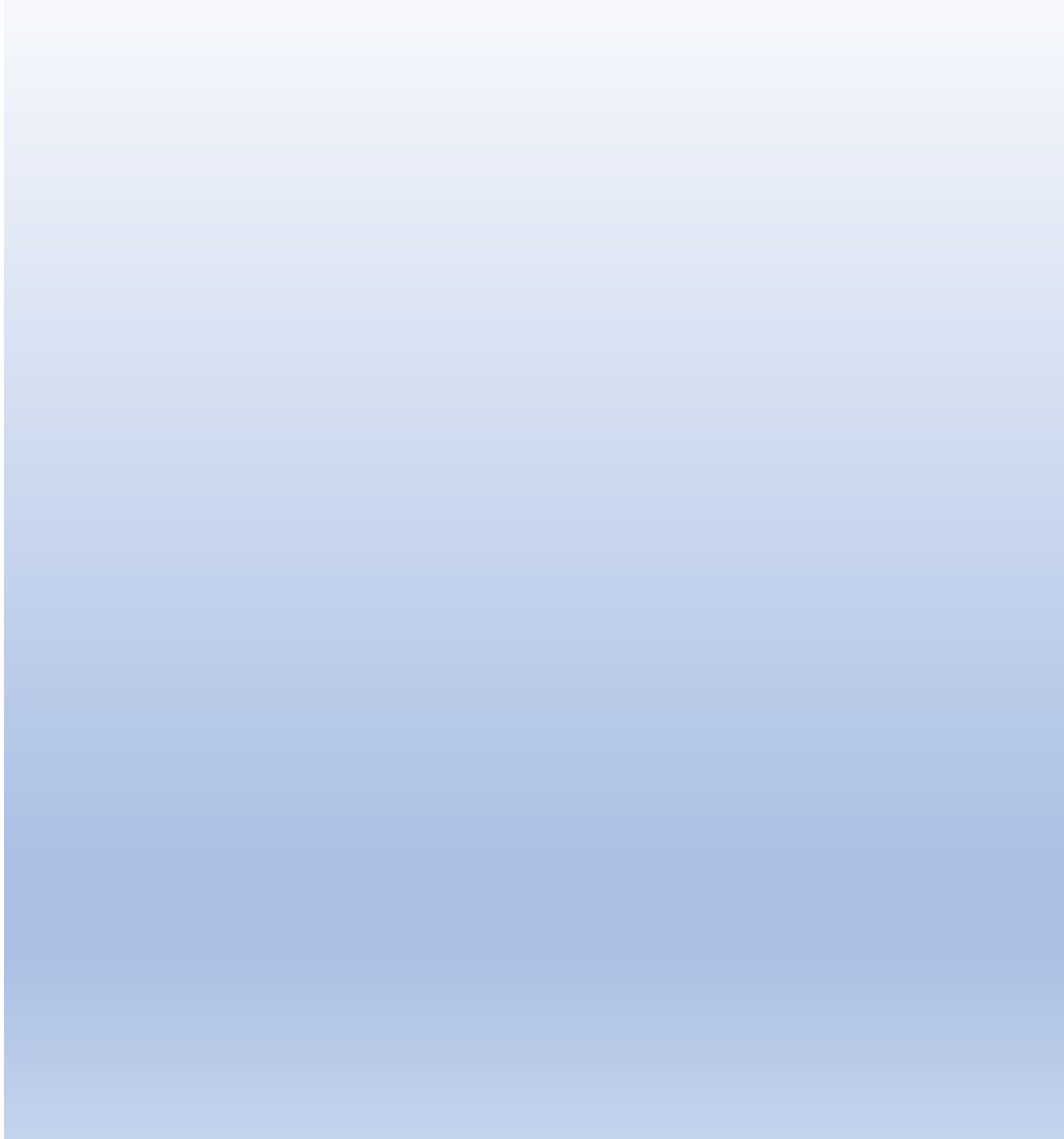
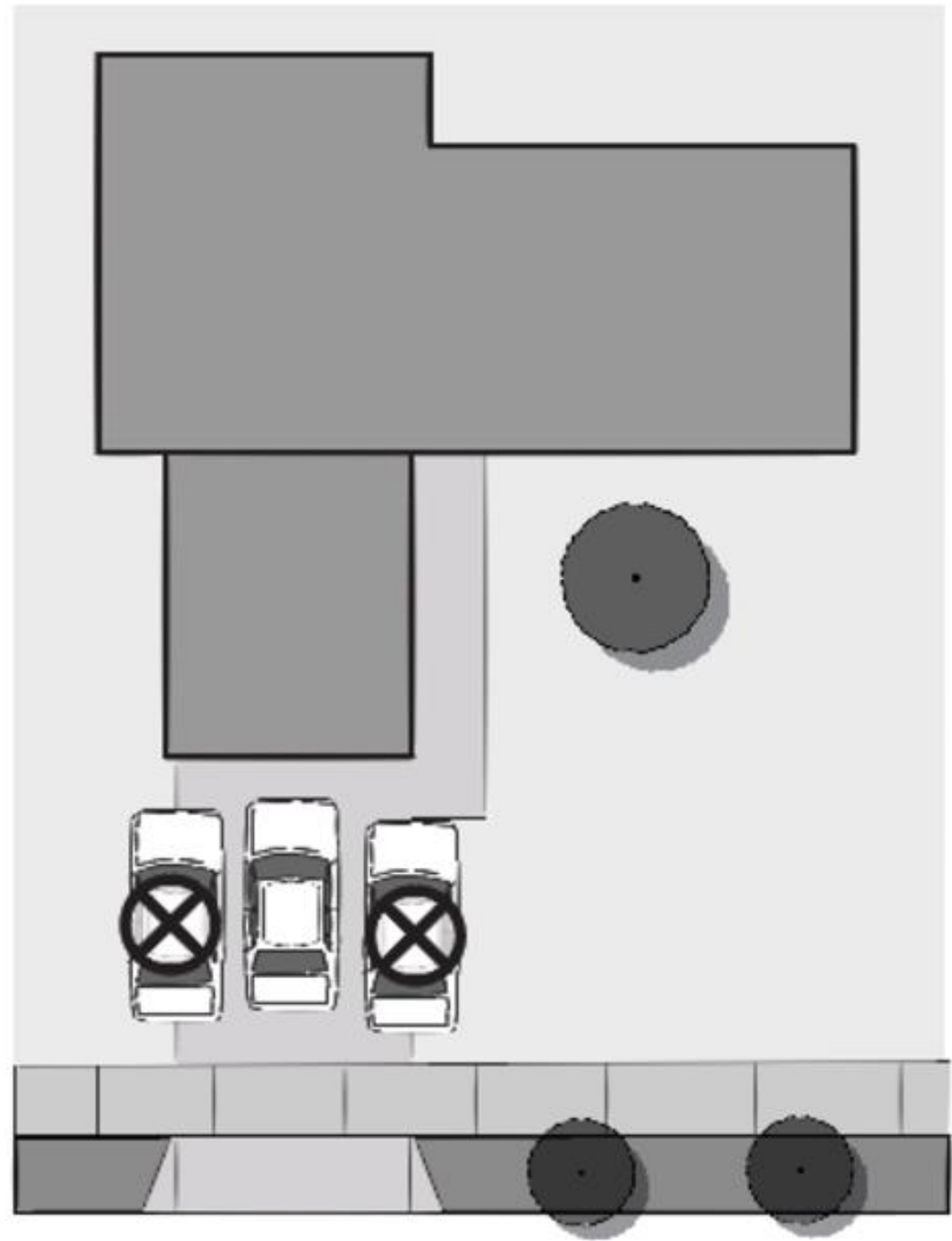
# Residential Off-Street Parking Requirements

Use	
Residential	
Single Family, Mobile Home	1, 2 or 3 bedrooms: 2 spaces per unit 4 or 5 bedrooms: 3 spaces per unit 6 or more bedrooms: 4 spaces per unit

# Visual Examples that could be added to the Code

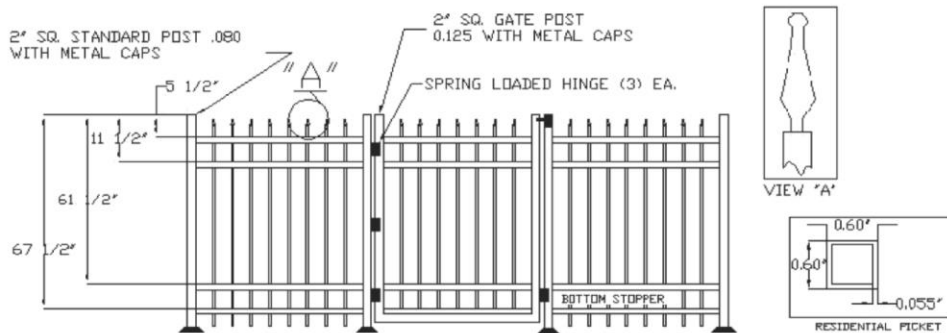






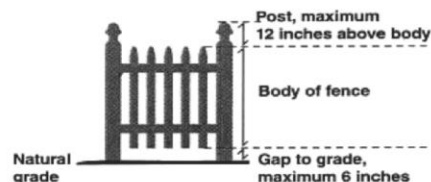
# Fence Requirements

- Fences shall not exceed 6' in residential districts in side and rear yards and 4' in front yard except in cases of decorative or ornamental fences
- The smooth side of a fence or wall shall be installed facing outward towards an adjoining property to prevent an adverse visual impact to the adjoining property.
- A building permit is required for all fences constructed



## Measuring fence height

The body of the fence determines the fence height. A maximum of six inches is allowed above the natural grade (e.g. for drainage purposes). Fence posts may extend a maximum of 12 inches above the body of the fence. If the fence height has been elevated through the use of a retaining wall, the creation of a berm or another method for the primary purpose of increasing the elevation of the fence, the fence height is measured from the ground elevation prior to the grade modification.



## Opacity

Fence opacity is the degree to which views are blocked.

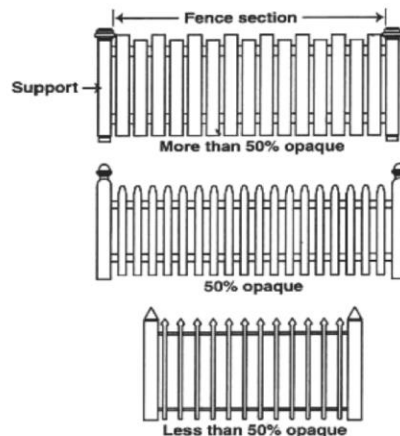
When a fence adjacent to a street is over three feet in height and does not meet the required setback for a principal structure in the zoning district, fence opacity is limited to 50 percent or less, subject to the exceptions below. *See right for examples.* For opacity limitations, an alley is not considered a street.

## Approved materials

Fences must be constructed of wood, metal, bricks, masonry, plastic or other materials designed for permanent outdoor fencing. Wood fences must be constructed of cedar, redwood, or other decay resistant wood. Chain link fencing finer than 11-gauge in diameter is prohibited. (Note: 12-gauge is finer and 10-gauge wire is thicker than 11-gauge.) Fences must not be constructed from razor wire, snow fencing, plywood, or materials originally intended for other purposes. Above ground electric fencing is not permitted. Barbed wire is permitted only on top of fences in nonresidential districts, a minimum of six feet above the natural grade.

### Fence Opacity

Opacity (the degree to which light or views are blocked) is measured perpendicular to the fence for each fence section between supports.



### Exception

Temporary fences made of chicken wire in residential districts are permitted for residential garden uses only.

## Installation, posts and supporting members

All fence elements must be permanently installed and constructed in a workmanlike manner to secure the fence in a vertically level position. Fences must be installed so that posts and lateral supports are not on the side of the fence facing an adjacent property or public right-of-way, unless exposed on both sides.