

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



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Mayor

Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

Monthly Staff Report

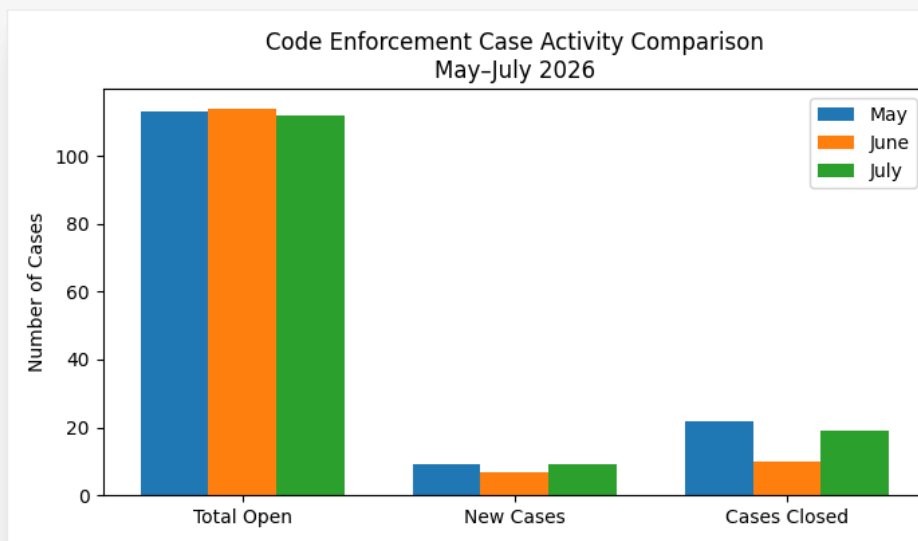
Department: Code Enforcement

Reporting Period: JULY 2026

Code Enforcement Activity

During the reporting period, Code Enforcement staff continued enforcement, inspection, and compliance activities throughout the City.

- Total Open Cases at Month End: 112
- New Cases Opened: 9
- Cases Closed: 19



Enforcement actions taken during the month included:

- Courtesy Notices Issued: 7
- Notices of Compliance Issued: 2
- Notices of Violation / Notices of Hearing (NOV/NOH): 4

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- A.N.C. Notices: 6
- Notices of Hearing Changes: 1

Additional enforcement and administrative actions:

- Properties Posted (Legal Information & Zoning Posting): 3
- Lien Searches Conducted: 18

Inspections & Enforcement Activity

Inspection activity remained active during the reporting period.

- Total Site Inspections Conducted: 128

Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

Violation Breakdown – Total Open Violations

The following breakdown reflects the current distribution of all open code enforcement violations citywide, not solely those initiated during the reporting period.

- Public Nuisance: 70
 - Storage Prohibited – 22
 - Accumulation of Rubbish or Garbage – 2
 - Commercial Vehicles Restricted – 1
 - Motor Vehicles – 9
 - Nuisance Declared & Prohibited – 45
- Florida Building Code Violations: 14
- Zoning Violations: 17

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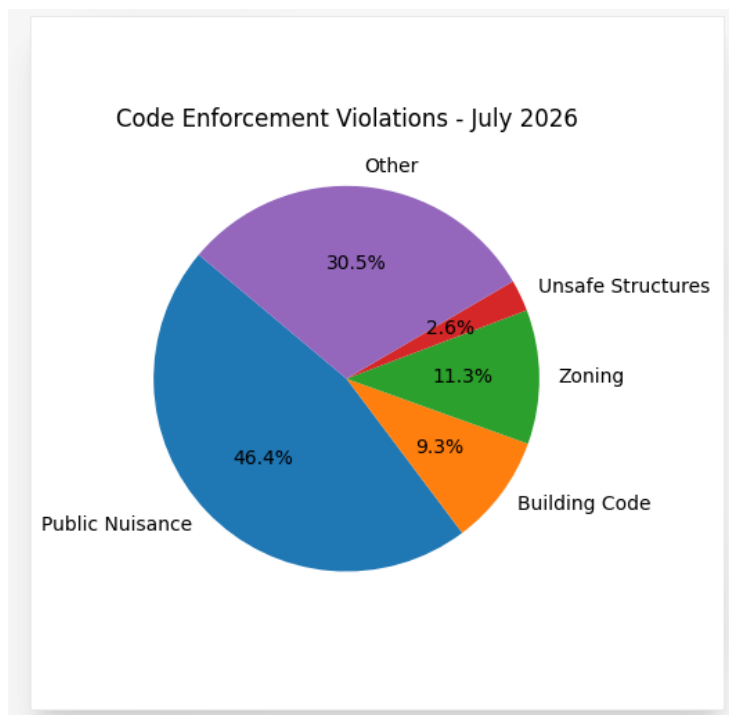
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- Unsafe Structures: 4

All remaining violation categories, including permitting, licensing, rights-of-way, fencing, doors, tree protection, temporary uses, and miscellaneous code requirements, collectively account for 46 open violations and are grouped as Other.

Total Open Violations: 151



Reporting Methodology Update

To provide more accurate reporting and improve tracking of enforcement activity, violations continue to be counted individually rather than by property. Properties with multiple violations are reflected separately for each violation.

City Dock Activity

- Total Reservations: 2

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- Total Revenue Collected: \$455.39

Revenue reflects monies deposited during the reporting period.

Summary

Overall enforcement activity remained productive during the reporting period. Staff continued to address nuisance conditions, zoning concerns, and building code violations while maintaining an active inspection schedule and emphasizing voluntary compliance. Code Enforcement remains focused on protecting public health, safety, and welfare through consistent enforcement and timely case resolution.

Zane Mungillo
Code Enforcement Officer