

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

“The City of Oaks”

Julie C. Wilkins
Mayor

Monthly Staff Report

Department: Code Enforcement

Reporting Period: February 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:** 126
- **New Cases Opened:** 6
- **Cases Closed:** 20

Enforcement actions taken during the month included:

- **Courtesy Notices Issued:** 6
- **Notices of Compliance Issued:** 6
- **Notices of Continuance:** 5
- **Notices of Violation / Notices of Hearing (NOV/NOH):** 10
- **A.N.C. Notices:** 1
- **Notice of Hearing Changes:** 4
- **Sunshine Citations Issued:** 1

Additional enforcement and administrative actions:

- **Properties Posted:** 4
- **Lien Searches Conducted:** 8

Staff continued to emphasize voluntary compliance while pursuing formal enforcement where necessary.

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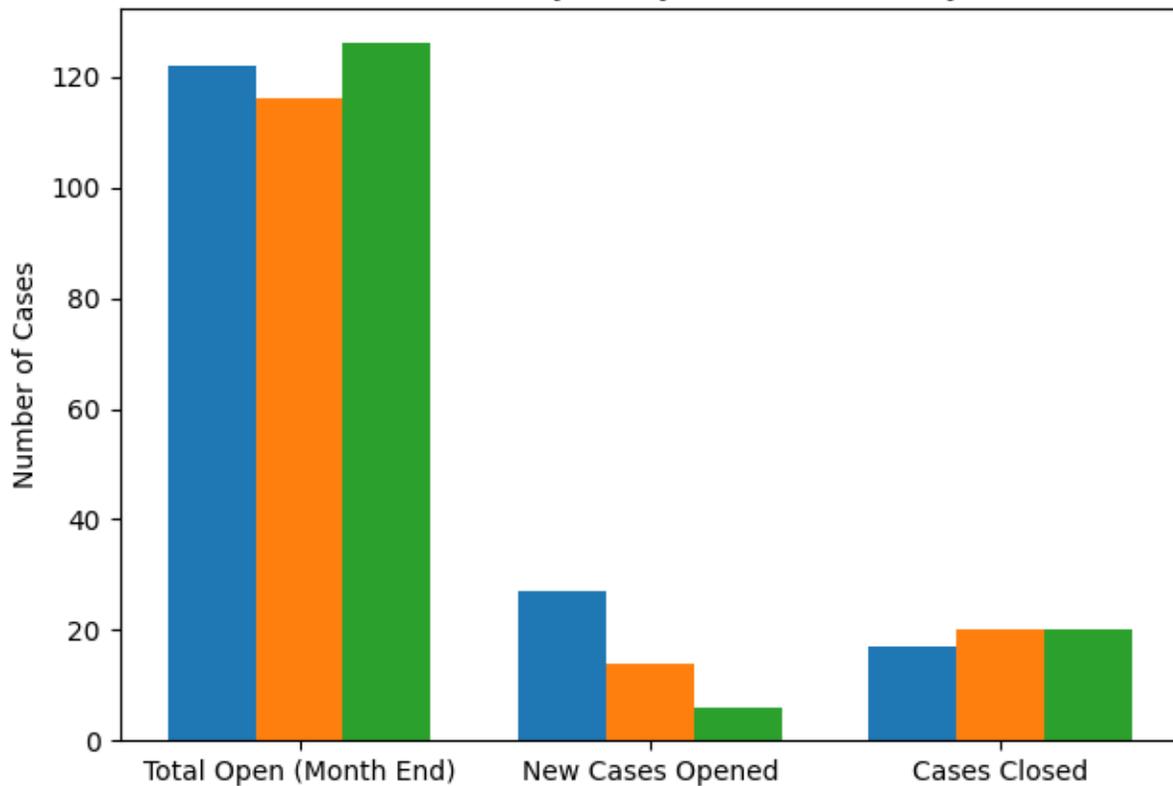
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Code Enforcement Case Activity Comparison
December 2025 vs January 2026 vs February 2026



Inspections & Enforcement Activity

Inspection activity remained steady during the reporting period.

- **Total Site Inspections Conducted:** 106

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

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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: 76**
Includes inoperable vehicles, parking or storage of accessory or commercial vehicles, junk and debris, accumulation of rubbish, noise disturbances, and related nuisance conditions.
- **Florida Building Code Violations: 16**
- **Single-Family Residential Zoning Issues: 7**
- **Unsafe Structures: 6**

All remaining violation categories, including permitting, operational standards, licensing, land use provisions, and miscellaneous code requirements, collectively account for **32 open violations** and are grouped as **Other**.

Total Open Violations: 137

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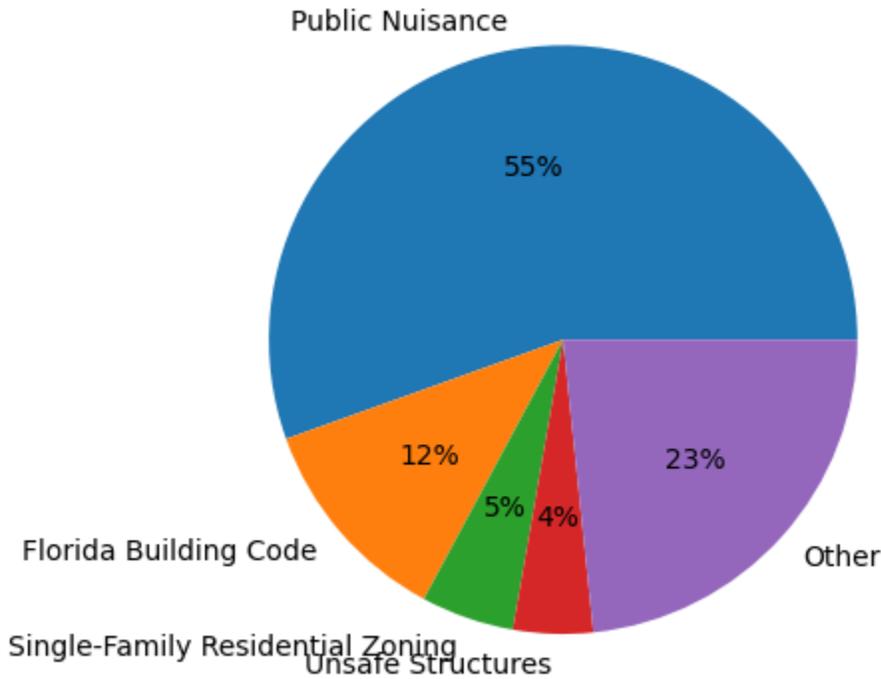
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Total Open Violations by Type (Citywide)



Reporting Methodology Update

To provide more accurate reporting and improve tracking of enforcement activity, violations are now counted individually rather than by property. As a result, properties with multiple violations are reflected separately for each violation. This updated methodology may cause numerical differences when compared to prior reporting periods.

City Dock Activity

- **Total Reservations: 22**

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- **Total Revenue Collected:** \$1,681.72

Revenue reflects monies deposited during the reporting period.

Safety & Emergency Management

Safety and emergency preparedness efforts continued during the reporting period. Thirteen (13) Knox Boxes were ordered to support emergency access and response capabilities throughout the City. These installations will assist first responders by providing secure and efficient access to buildings during emergency situations.

Summary

Overall enforcement activity remained steady during the reporting period. Staff continue to manage an active caseload while prioritizing compliance, public safety, and timely resolution of violations. Open cases and violations are actively monitored, with follow-up and escalation occurring as warranted.