

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: JUNE 2026

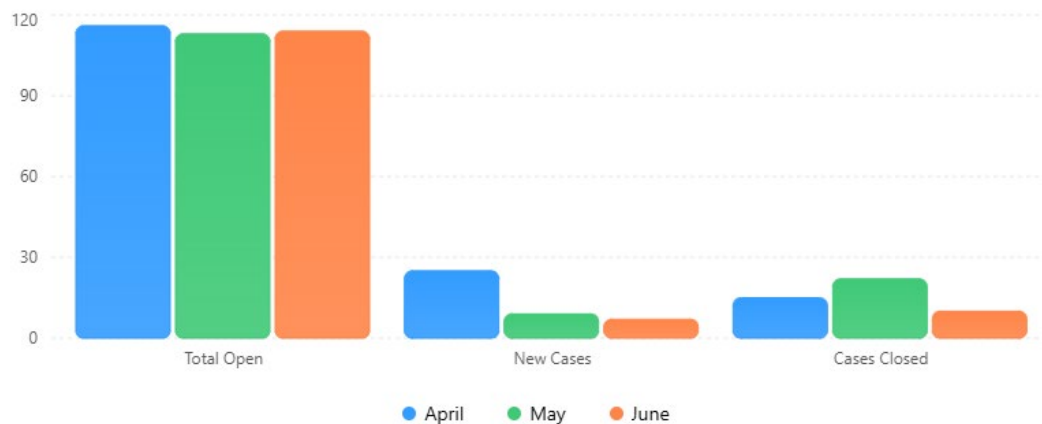
Code Enforcement Activity

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

- **Total Open Cases at Month End: 114**
- **New Cases Opened: 7**
- **Cases Closed: 10**
- **Court Cases: 10**

Code Enforcement Case Activity Comparison

April 2026 through June 2026



Enforcement actions taken during the month included:

- Courtesy Notices Issued: 3
- Notices of Compliance Issued: 6
- Delinquent Lien Notices: 0

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- Notices of Violation / Notices of Hearing (NOV/NOH): 1
- A.N.C. Notices: 0
- Findings of Fact Issued: 8

Additional enforcement and administrative actions:

- Properties Posted (Legal Information & Zoning Posting): 5
- Lien Searches Conducted: 4
- Liens Recorded: 2
- Liens Released: 2
- Paid Liens: 0

Professional Development: Code Enforcement staff attended a week-long professional conference and successfully completed required continuing education necessary to maintain applicable certifications.

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

Inspections & Enforcement Activity

Inspection activity remained steady during the reporting period.

- **Total Site Inspections Conducted: 84**

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.

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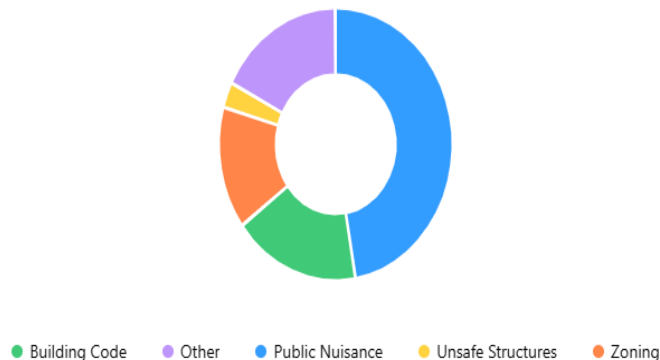
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- **Public Nuisance: 49**
Includes inoperable vehicles, parking or storage of accessory or commercial vehicles, junk and debris, accumulation of rubbish, noise disturbances, and related nuisance conditions.
- **Florida Building Code Violations: 18**
- **Zoning Violations: 15**
- **Unsafe Structures: 3**

All remaining violation categories, including permitting, licensing, right-of-way regulations, operational standards, and miscellaneous code requirements, collectively account for **18 open violations** and are grouped as **Other**.

Code Enforcement Violations – Total Open Cases (June 2026)

Distribution of open violations using the same groupings as prior reports.



Reporting Methodology Update

To provide more accurate reporting and improve tracking of enforcement activity, violations continue to be counted individually rather than by property. As a result, properties with multiple violations are reflected separately for each violation. This methodology provides a more accurate representation of the City's active enforcement workload.

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City Dock Activity

- **Total Reservations: 6**
- **Total Revenue Collected: \$574.39**

Revenue reflects monies deposited during the reporting period.

Safety & Emergency Management

Safety and emergency management efforts continued during the reporting period. City employees were issued new photo identification badges to improve employee identification, security, and accountability while performing official duties.

Summary

Overall enforcement activity remained steady during the reporting period. Staff continued to manage an active caseload while emphasizing voluntary compliance, protecting public health and safety, and achieving timely resolution of code violations. Follow-up inspections and enforcement efforts remain focused on maintaining compliance and improving the quality of life throughout the City.

Zane Mungillo
Code Enforcement Officer