

Hugo Vargas
Commissioner

Kevin Holland
Commissioner



Jackie Ratica
Commissioner

Bobbie Spratt
Commissioner

"The City of Oaks"

Vince Ross
Mayor

Code Enforcement, Safety & Emergency Management – August 2026

Code Enforcement remained active throughout August, with 114 open cases at month end. Staff opened 27 new cases, closed 36 cases, handled 3 court cases, and conducted 239 site inspections. Enforcement activity included 17 courtesy notices, 17 Notices of Violation/Notices of Hearing, 3 Notices of Compliance, 4 Notices of Continuance, and 5 Notices of Hearing Changes. Staff also conducted 9 lien searches, completed 5 zoning postings, and issued one Order Imposing Lien.

The department tracked 223 open violations at the end of the reporting period. Public nuisance violations continued to represent the largest portion of the active enforcement workload, followed by zoning and Florida Building Code-related violations.

City Dock activity remained limited during August, with 2 reservations and \$67.28 in revenue deposited. Safety and Emergency Management activities included testing of the CENTEGIX crisis alert/panic button system and employee training on its use. Staff also tracked and monitored a tropical system in coordination with the Hendry County Emergency Operations Center. In addition, several meetings were conducted with Protected Trust and multiple internet service providers to evaluate options for improving City Hall connectivity and maintaining communications and internet service during outages.

Overall, the department maintained a high level of inspection and enforcement activity while continuing efforts related to employee safety, emergency preparedness, and continuity of City operations.

Zane Mungillo
Code Enforcement Officer

MONTHLY STAFF REPORT

Department: Code Enforcement
Reporting Period: August 2026

CODE ENFORCEMENT ACTIVITY

Total Open Cases at Month End:	114
New Cases Opened:	27
Cases Closed:	36
Court Cases:	3

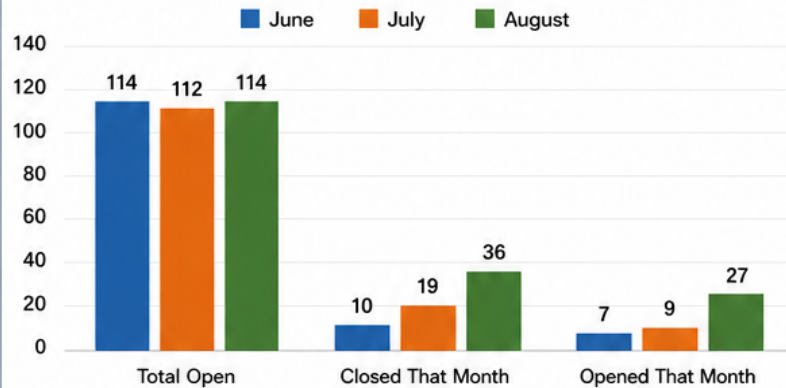
Enforcement actions taken during the month included:

Courtesy Notices Issued:	17
Notices of Compliance Issued:	3
Notices of Continuance:	4
Notices of Violation / Notices of Hearing (NOV/NOH):	17
Orders Imposing Liens:	1
Notices of Hearing Changes:	5

Additional enforcement and administrative actions:

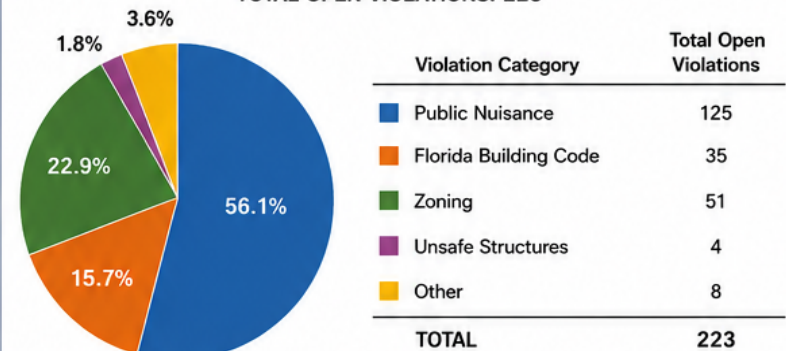
Properties Posted:	1
Zoning Postings:	5
Lien Searches Conducted:	9

CODE ENFORCEMENT CASE ACTIVITY COMPARISON (June – July – August 2026)



CODE ENFORCEMENT VIOLATIONS – TOTAL OPEN VIOLATIONS (August 2026)

TOTAL OPEN VIOLATIONS: 223



INSPECTIONS & ENFORCEMENT ACTIVITY

Total Site Inspections Conducted: 239

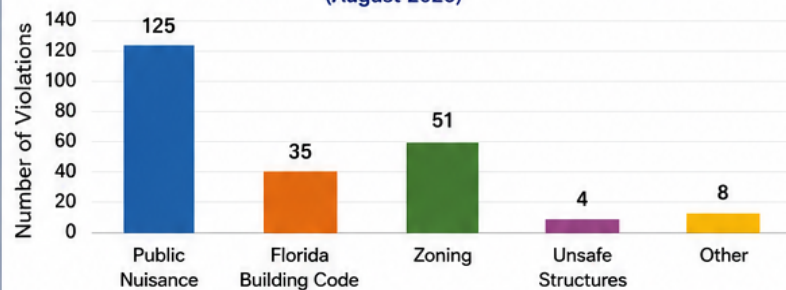
Inspections included follow-up inspections on open cases, complaint-based inspections, proactive enforcement activities, and site walk-throughs with property owners.

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 and may result in numerical differences when compared with earlier reporting periods.

CODE ENFORCEMENT VIOLATIONS – TOTAL OPEN VIOLATIONS (August 2026)



CITY DOCK ACTIVITY

City Dock activity during the reporting period included:

Total Reservations: 2

Total Revenue Deposited: \$67.28

Revenue reflects monies deposited during the reporting period.

SAFETY & EMERGENCY MANAGEMENT

- The CENTEGIX crisis alert/panic button system was tested, and training was conducted for City employees to ensure staff are familiar with the system and its proper use.
- A tropical system was tracked and monitored in coordination with the Hendry County Emergency Operations Center (EOC).
- Several meetings were conducted with Protected Trust and multiple internet service providers to explore options for improving connectivity and maintaining City Hall internet service during outages.

SUMMARY

Overall enforcement activity remained active during the reporting period. Staff continued to manage an active caseload while prioritizing voluntary compliance, public safety, and timely resolution of code violations. The department maintained a high level of inspection activity while continuing formal enforcement when necessary.

Safety and emergency management efforts also continued, including testing and training for the City's crisis alert system, coordination with the Hendry County EOC during tropical weather monitoring, and ongoing efforts to improve City Hall connectivity and continuity of operations during internet outages.