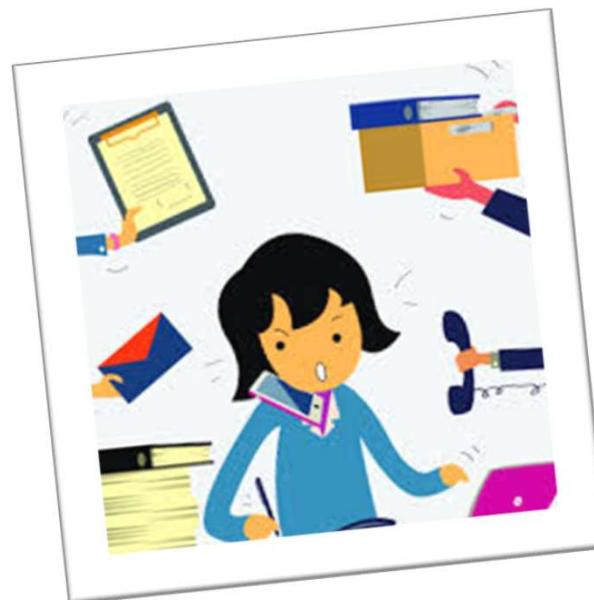


# Code Enforcement



# What is Code Enforcement?



# Code Objective

The objective of the Martin County Code Enforcement Division is to educate and gain voluntarily compliance of all county code ordinances. Keeping Martin County compliant protects and enhances property values and makes the County a more attractive place to live.

# Code Enforcement is governed by Florida State Statute 162

- \* FSS 162 sets the procedures for code enforcement and how we do our jobs.
- \* FSS 162 provides processes from establishing a board or Special Magistrate, to filing a lien.

# How is a case started?



# Cases are opened by:

- \* Calls from the public and internal
- \* Online complaints (RFS)
- \* Per 162.06 no Anonymous Complaints can be accepted
- \* Inspectors
  - a. Doing sweeps
  - b. While doing inspections
  - c. Citizens

# Reporting violation online

- \* Go to <http://rfs.martin.fl.us>
- \* Code Enforcement is under the Building Department
- \* Please describe the violation (who, what, where and when).
- \* Address or use map and drop pin
- \* Attach any pictures
- \* Click “submit”
- \* Or call Office at 772-288-5505

# First Inspection

- \* Code Officers have up to 5 business days to respond to an violation complaint that is filed.
- \* Code Enforcement makes every attempt to make contact with homeowner
- \* If no one is home, We leave a door tag with violation and our contact info.

**MARTIN COUNTY  
CODE ENFORCEMENT**



**NOTICE OF VISIT**

Date: \_\_\_\_\_

Time: \_\_\_\_\_

**REASON FOR VISIT:**

Building Permits \_\_\_\_\_  
Commercial Vehicles \_\_\_\_\_  
House Numbers \_\_\_\_\_  
Illegal Signs \_\_\_\_\_  
Inoperable Vehicle \_\_\_\_\_  
Junk \_\_\_\_\_  
Obstruction \_\_\_\_\_  
Property Maintenance \_\_\_\_\_  
Trash & Debris \_\_\_\_\_  
Unsafe \_\_\_\_\_  
Weeds \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
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Please call if you have any questions.

**Rachel Spradley**  
Office: (772) 320-3077  
Cell: (772) 260-8665  
Fax: (772) 288-5911

**MARTIN COUNTY  
CODE ENFORCEMENT**



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# Notice of Violation

- \* NOV is mailed to Property Owner per FSS 162
- \* CE establishes Property Owner thru Property Appraiser.
- \* In the NOV, Violator will be given Reasonable time to correct the violation.



MARTIN COUNTY  
BOARD OF COUNTY COMMISSIONERS  
CODE ENFORCEMENT DIVISION  
900 S E, RUHNKE STREET  
STUART, FL 34994  
(772) 288-5505

DATE: January 15, 2019  
CASE: 2018999999

To: 900 S E, RUHNKE STREET  
SE SAN JOSE ST  
STUART, FL 34997

### Notice of Violation

Address of Violation: SE SAN JOSE ST , STUART, FL 34994-4427  
Parcel Control No.: 093841006006002102  
Legal Description: MONTEREY, LOT 21 & W1/2 OF LOT 22 BLK 6.

YOU ARE HEREBY NOTIFIED, pursuant to Section 1.84, General Ordinances, Martin County Code, that the following violation(s) exists(s) on the listed property.

*General Ordinances, Martin County Code*

*Section 67.201.A. - Nuisance Declared: Weeds, Undergrowth*

*The excessive accumulation of unintended growth exceeding eighteen (18) inches in height of weeds, undergrowth or other dead or living plant life, other than undisturbed original natural growth, upon any lot, tract or parcel of land, improved or unimproved, within one hundred (100) feet of any improved property within the unincorporated areas of the county, to the extent in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents or vermin or may furnish a breeding place for mosquitoes, or is or may become a fire hazard, or threaten or endanger the public health, safety or welfare, or may reasonably cause disease, or adversely affect or impair the economic welfare of adjacent property is hereby prohibited and declared to be a public nuisance.*

*The following must be corrected by 12/31/2018.*

*OVERGROWN PROPERTY*

*Mow your property and keep it maintained.*

Failure to correct the listed violation(s) by the date specified above may result in presentation of this matter at a hearing before the MARTIN COUNTY CODE ENFORCEMENT MAGISTRATE. The CODE ENFORCEMENT MAGISTRATE is empowered to levy fines up to \$1,000.00 per day for each violation and up to \$5,000.00 per day for each repeat violation. If Martin County prevails in prosecuting this matter before the CODE ENFORCEMENT MAGISTRATE, then the costs of prosecution are added to the penalty. Such a fine may become a lien on your property and any other real or personal property you own.

Should you require additional information regarding this Notice of Violation, please contact the BUILDING DEPARTMENT, CODE ENFORCEMENT DIVISION at (772) 288-5505, or by fax at (772) 288-5814 or write to the BUILDING DEPARTMENT, CODE ENFORCEMENT DIVISION at 900 SE Ruhnke St, Stuart, Florida 34994.

PLEASE GOVERN YOURSELF ACCORDINGLY.

---

John Colando  
Code Compliance Administrator  
772-288-5681  
jcolando@martin.fl.us

# Notice to Appear

- \* Per FSS 162, NTA's are sent out Registered mail to the property owner listed on the Property Appraiser's website.
- \* If green card does not come back signed, Property and Martin County Administration Office will be posted.
- \* This is all done under the Due Process section of FSS 162.

THE CODE ENFORCEMENT MAGISTRATE IN  
AND FOR MARTIN COUNTY, FLORIDA.

DATE: January 15, 2019  
Record NO.: 2018999999

MARTIN COUNTY, a political  
subdivision of the State of Florida,

Petitioner,

VS.  
GIBBS, DAMASCUS W

Respondent(s),

**NOTICE OF HEARING**

TO: GIBBS, DAMASCUS W  
506 SE SAN JOSE ST  
STUART, FL 34997

PLEASE TAKE NOTICE that the undersigned has called for Hearing the following, pursuant to Section 1.94,  
General Ordinances, Martin County Code:

**MATTER:** CODE ENFORCEMENT VIOLATION  
Record No.: 2018999999  
Address: 506 SE SAN JOSE ST , STUART, FL 34994-4427  
Parcel Control Number: 093841006006002102  
Legal Description: MONTEREY, LOT 21 & W1/2 OF LOT 22 BLK 6.

**DATE:** September 19, 2018

**TIME:** 9:00 a.m.

**TRIBUNAL:** MARTIN COUNTY CODE MAGISTRATE

**PLACE:** Martin County Administrative Center  
Commission Meeting Room, 1st Floor  
2401 S.E. Monterey Road  
Stuart, FL 34996

PLEASE GOVERN YOURSELF ACCORDINGLY.

---

John Colando  
Code Compliance Administrator

Method of delivery: **CERTIFIED MAIL, RETURN RECEIPT REQUESTED.**

NOTE: THE MARTIN COUNTY CODE ENFORCEMENT MAGISTRATE WILL HEAR ALL TESTIMONY  
AND EVIDENCE PRESENTED UNDER OATH SUBJECT TO PENALTY OF PERJURY UNDER THE LAW.

# Hearing

- \* Hearings are Quasi- Judicial
- \* The burden of proof resides with The County
- \* Court cost are \$575.00 and \$100.00 per violation per day.
- \* Special Magistrate signs the Order with the compliance date.

# Lien

- \* If a property is still out of compliance after the compliance date the County will record an Affidavit of Non-compliance.
- \* The non- compliance will continue until the property is placed into compliance.
- \* Once property is in compliance an Affidavit of Compliance with Fines will be recorded showing the amount of the total lien placed on the property.

# Lien Reductions

- \* After compliance has been achieved the property owners are able to request a reduction to their fines.
- \* Per County Ordinance residence are able to receive a reduction down to 10% of the total fine or 10% of the property value whichever is less.

# Common Code Violations



OVERGROWN GRASS



TRASH AND DEBRIS



INOPERABLE  
VEHICLES



PROPERTY  
MAINTENANCE  
ISSUES

# Other Issues

- \* Septic Tanks – Health Dept 772-221-4090
- \* Trees overgrown on roadways or sidewalks – Public Works 772-288-5927
- \* Loud noise after hours - Sheriff's non-emergency number 772-221-7000
- \* Car Tags- Tax Collectors Office 772-288-5595

# Condemnation

Before



After



# Fire Damage



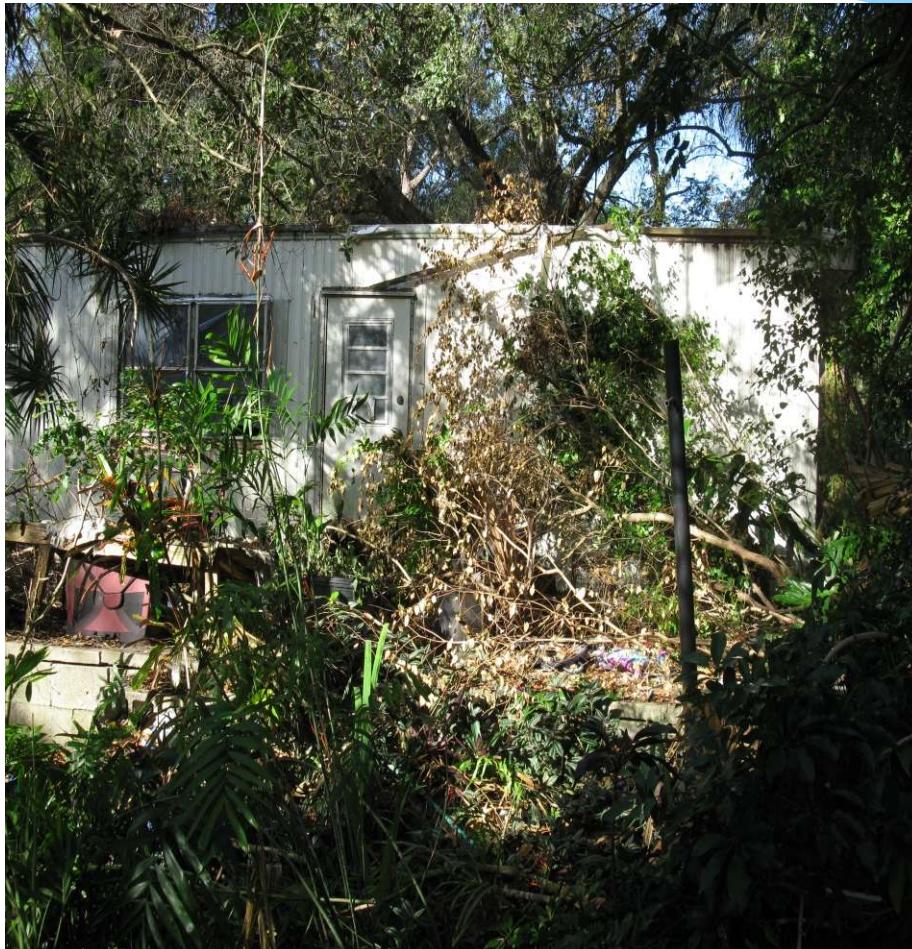
# After



# Abatement



# Before



# After



# Rehab Property





# After Rehab



# Final Rehab Property



# Questions?

