

# Common Code Violations

## Keep Trash in Its Place

### **Code of Ordinances: Sec. 62-2. - Littering.**

It shall be unlawful for any person to throw upon the streets or other public places or on private premises any paper, glass bottles, broken glass, tin cans, boxes, garbage or trash of any kind or nature whatsoever.

(Code 1977, § 8-2; Ord. No. 1306, 9-27-2011)

### **Code of Ordinances: Sec. 62-4. - Accumulations of vegetation and refuse constitute nuisances.**

The accumulation of growth of weeds, underbrush or undergrowth or the accumulation of garbage, trash or other refuse upon any real property in the city constitutes a nuisance and a menace to the public health and safety of the city and its inhabitants.

(Code 1977, § 8-4; Ord. No. 1306, 9-27-2011)

### **Code of Ordinances: Sec. 62-42. - Placing garbage for collection.**

(a) All moist or dry garbage shall be placed in garbage cans or containers for collection, and it shall be the responsibility of the property owner to pick up and place in cans or containers any garbage which may be spilled about the area by dogs, wind, children, or by other causes.

(b) Garbage cans and containers shall be placed where they shall be easily accessible to the city collection crews. Crews shall not be required to leave ground level or enter buildings, other than special garbage rooms, in order to collect garbage.

(c) All moist garbage shall be placed either in container units furnished by the city with a capacity of two cubic yards or more or in metal or other containers furnished by the customer with a capacity of not more than 32 gallons.

(d) All garbage cans for moist garbage shall have lids thereon which shall be kept in place to prevent flies or other insects from entering the same.

(e) Customers may, as an option, use a disposable plastic or other airtight and watertight bag of sufficient strength so the same will not tear in handling, by the customer or the collection crews, for the placement of moist garbage for collection.

(f) It shall be the customer's duty to protect garbage cans and other containers from being overturned by animals or persons and to protect plastic or other airtight and watertight bags in a manner so that the same shall not be torn or otherwise damaged so as not to remain airtight and watertight until collected.

(Code 1977, § 8-21; Ord. No. 1306, 9-27-2011)

## **A Clean Home is a Happy Home**

Homeowners are responsible for providing regular maintenance of home's exterior and landscaping. Front and back yards should be well maintained, mowed regularly, and free from trash, weeds and overgrown vegetation in excess of 16 inches. All residents are responsible for insuring that their property is free from all litter and debris for health and sanitation reasons.

### **Code of Ordinances: Sec. 34-31. - Accumulation of weeds and trash constitute nuisances.**

The accumulation of weeds, underbrush or undergrowth more than 16 inches high or the accumulation of trash upon any real property in the city constitutes a nuisance and a menace to the public health and safety of the city and its inhabitants.

(Laws of Fla. 67-1649, §§ 1—8; Code 1977, § 8-31)

## **Keep Vehicles Current & Operating**

### **Land Development Regulations (LDR) 4.19.17. - Parking and storage of certain vehicles.**

In residential or residential/office districts, automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings.

### **Land Development Regulations (LDR) 4.19.16. - Parking, storage, or use of major recreational equipment.**

No major recreational equipment (see section 2.1, definitions) shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a residential district or in a location not approved for such use. Major recreational equipment may be parked or stored in a rear or side yard but not in a required front yard provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed 24 hours during loading and unloading.

## **Stay Safe & Sound, and In Compliance**

### **Land Development Regulations (LDR) 9.3. - Maintenance.**

1. All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the International Property Maintenance Code shall be the minimum requirements in a building regardless of when erected, altered or repaired, and shall be maintained in good working order. The owner, or his designated agent, shall be responsible for the maintenance of buildings, structures and premises to the extent set out in this article.

### **No Outdoor Storage**

2. It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage or repair of any inoperable motor vehicle, household appliance, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such household items as listed above, also including, but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the enforcement official.

## Home Standards

3. Occupancy and utility related inspections for required maintenance and minimum housing standards shall also include compliance with the following:

- a. House numbers must be posted, placed above or on the door or wall that is most visible from the street upon which such building fronts and is addressed off of. Numerals must be at least 4 inches tall and not hand written.
- b. All doors must be functioning and able to be opened and closed. They cannot be nailed or screwed shut.
- c. All windows must be functioning and able to be opened and closed. They cannot be nailed or screwed shut. All cracked or broken panes must be replaced.
- d. The roof is found to be in good condition – no leaks, loose shingles, or loose metal.
- e. The general condition of the property has been maintained with no trash or overgrown grass.
- f. If a manufactured home, there shall be found a black real property (RP) or a current annual registration sticker affixed to an exterior window as required.

## Code of Ordinances: Sec. 14-163. - Boarded and vacant building—Time period maintenance.

(a) No person shall allow a building designed for human use or occupancy to stand vacant for more than 180 days, unless one of the following applies:

(1) The building is the subject of an active building permit and the owner is progressing diligently to repair the premises for occupancy.

(2) The building meets all codes, and is actively being offered for sale, lease, or rent.

(3) The building is being maintained in a safe and orderly manner and does not contribute to blight conditions. Maintenance in a safe and orderly manner shall include:

- a. Maintenance of any landscaping and plant materials in good condition.
- b. Maintenance of the exterior of the building, including but not limited to paint and finishes, in good condition.
- c. Regular removal of all exterior trash, debris, and graffiti.
- d. Maintenance of the building in continuing compliance with all applicable codes and regulations.

(Ord. No. 1051, § 9, 7-13-2004)

## Animal Safety - Keep Pets on a Leash

### Code of Ordinances: Sec. 10-34. - Nuisance animals.

It shall be unlawful for any person to own, keep or harbor an animal that is a nuisance. After receipt of a written or verbal complaint, the animal control officer will determine if an animal is a nuisance, and if the animal continues to be a nuisance a reasonable time, but not more than seven days, after written notice to the owner or keeper that the animal is a nuisance, the animal control officer is authorized to pick up, catch or procure said animal, and to handle the animal in accordance herewith, and the owner shall be deemed in violation hereof and punishable in accordance with [section 10-45](#).

(Code 1977, § 3-24; Ord. No. 943, § 4, 6-12-2001)

### Code of Ordinances: Sec. 10-35. - Confinement.

If an animal is confined by chain, fence, cord, leash etc., such method of confinement must be tangle free and at least four times the animal's body length with a minimum of ten feet.