



PROPERTY MAINTENANCE ISSUES STATUS UPDATE

**TOWN COMMISSION SPECIAL WORKSHOP
APRIL 24, 2013**



CODE VIOLATIONS AND DEFICIENCIES

- **40 Identified to Association and Outparcel Owners on March 19, 2013**
- **April 12, 2013 Deadline to Rectify Violations or Establish Plan**



TOWN CODE OF ORDINANCE VIOLATIONS & DEFICIENCIES

- **Section 95.02 Garbage and Trash Receptacles**
- **Section 95.03 Duty to Provide Refuse Containers**
- **Section 95.04 Location, Inspection of Refuse Containers**
- **Section 95.06 Preparation of Refuse for Collection**
- **Section 95.25 Junk, Discarded Materials and Containers, Accumulations Prohibited; Exceptions**



TOWN CODE OF ORDINANCE VIOLATIONS & DEFICIENCIES (CONT.)

- **Section 96.01 Maintenance of Premises, Responsibility of Property Owners**
- **Section 150.21 Procedure for Dangerous or Unsanitary Buildings**
- **Section 150.22 Procedure for Building which are Nuisances**
- **Section 156.14 Maintenance and Abandonment**



NONCOMPLIANCE PROCEDURES FOR SECTIONS 95.02, 95.03, 95.04, 95.06 (GARBAGE)

- Reasonable Notice to Property Owner
- Refer to Code Enforcement Board
 - Notify Property Owner
 - Conduct Hearing
 - May Impose Fine up to \$250/day and Lien Property



NONCOMPLIANCE PROCEDURES

SECTION 95.25 (JUNK)

- **Town Commission Enacts Resolution Instructing Town Manager to Manage Removal**
 1. **Town Manger Gives Owner 15 Days to Comply/Remove Junk**
 2. **Town Manger Reports Noncompliance to Town Commission**
 3. **Town Commission Holds Hearing**
 4. **Commission Gives Property Owner up to 30 Days to Comply/Remove Junk**
 5. **Town Manager to Eliminate Junk and Lien Property to Recover Cost**



NONCOMPLIANCE PROCEDURES FOR SECTION 96.01 (WEEDS/NOXIOUS MATERIAL)

- **Reasonable Notice to Property Owner**
- **Refer to Code Enforcement Board**
 - **May Lien Property**
- **Town Manager may Eliminate Nuisance and may Lien Property to Recover Cost**



NONCOMPLIANCE PROCEDURES FOR SECTIONS 150.21 AND 150.22

- Reasonable Notice to Property Owner
- Resolution 2012-07
 - Section 4 Performance Failure
 - Utilize Cash Bond to Rectify Deficiencies



NONCOMPLIANCE PROCEDURES FOR SECTIONS 156.14

- Reasonable Notice to Property Owner
- Town Manager to Remove
 - May fine up to \$500/day



NONCOMPLIANCE STATUS AS OF APRIL 15, 2013

- 12 Violations Brought into Compliance
- 8 Violations Referred to Code Enforcement Board at May 13, 2013 Meeting Pending Due Process
- 12 Deficiencies to be Handled by Town via Resolution 2012-07 Cash Bond
- 8 Violations Addressed by Resolution 2013-15
- 8 New Violations Added as of Last Inspection



POLICE CALLS FOR 1620 GMD 2010 TO PRESENT

4 - BURGLARIES

6 - VANDALISM

7 - SUSPICIOUS INCIDENTS

8 - TRESPASSING

1 - THEFT

2 – PROPERTY DAMAGE





POLICE CALLS FOR 1620 GMD 2010 TO PRESENT (CONT.)

2- DAMAGE TO PROPERTY

2- SECURITY CHECK

1- FIRE DEPT SERVICE CALL

2- LOST OR STOLEN PROPERTY

2- PUBLIC SERVICE

1- FOUND PROPERTY



	Code Violation Description	Location	Code Section	Initial Inspection	Last Inspection	Inspector	Status as of Last Inspection	Apparent Owner	Town Compliance Action Available
1	Fabric tent, deteriorated	Restaurant and appurtenances	Florida Building Code	3/7/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
2	Roof	Public Restroom	150.21. and 150.22	3/7/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
3	Loose hanging gutters	Restaurant and appurtenances	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
4	Unsecured doors	Restaurant and appurtenances	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
5	Inoperable shutters	Restaurant and appurtenances	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
6	Unsecured conduits	Restaurant and appurtenances	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
7	Unsecured deteriorated canopy fabric	Maintenance Area	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
8	Unfastned plastic panels	Maintenance Area, greenhouse	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
9	Unsecured doors	All units	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
10	Unsecured guard rail	Midrise, 6th floor	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
11	Unsecured doors	Maintenance Area	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	Deficient	Outparcel	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
12	Junk fan and metal equipment, garbage	Patio Area	95.25 (A) and (B), 95.02, 95.03, 95.04, 95.06(A)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
13	Abandoned equipment and metal objects	North end of property next to Building 14	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
14	Abandoned chair	Between Lanai 1 and Le Tannique	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
15	Abandoned golf cart	Midrise lobby entrance	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
16	Abandoned golf cart	Patio Area	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
17	Junk light down	Michael Saunders office	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
18	Laundry cart of garbage	Colony entrance before guard booth and in front of Hibiscus Room	95.02, 95.03, 95.04 (A), 95.06 (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 33.07
19	Garbage, dumped and scattered	Accounting	95.02, 95.03, 95.04 (A), 95.06 (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 33.07

Colony Inspection List as of April 15, 2013

	Code Violation Description	Location	Code Section	Initial Inspection	Last Inspection	Inspector	Status as of Last Inspection	Apparent Owner	Town Compliance Action Available
20	Garbage	Housekeeping	95.02, 95.03, 95.04 (A), 95.06 (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 33.07
21	Garbage	Between pool and patio	95.02, 95.03, 95.04 (A), 95.06 (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 33.07
22	Garbage	Between Tastebuds and the Restaurant across from Lobby	95.02, 95.03, 95.04 (A), 95.06	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 33.07
23	Torn awning sign	Executive Office	156.14 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 156.18(B)
24	Torn faded awning sign	Michael Saunders office	156.14 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 156.18(B)
25	Noxious mosquito breeding in standing water and debris in laundry cart	Building 1	96.01	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Proper notice given, refer to Code Enforcement Board per Section 96.03
26	Bees nest in wall	Tastebuds North Wall	96.01	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Resolution 2012-07, Section 4 performance failure, Town abatement with cash bond
27	Junk metal gutter	Restaurant	95.25	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Association	Adopt resolution instructing removal per Section 95.26 and 95.27
28	Junk tires	Maintenance Area	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Violation	Outparcel	Adopt resolution instructing removal per Section 95.26 and 95.27
29	Garbage	Tennis court behind Building 3	95.02, 95.03, 95.04 (A), 95.06 (B)	4/12/2013		Code Enforcement Officer	In Violation	Association	Give proper notice
30	Garbage	Building 5, front	95.02, 95.03, 95.04 (A), 95.06 (B)	4/12/2013		Code Enforcement Officer	In Violation	Association	Give proper notice
31	Garbage	Tastebuds, south side	95.02, 95.03, 95.04 (A), 95.06 (B)	4/12/2013		Code Enforcement Officer	In Violation	Association	Give proper notice
32	Junk hose	Michael Saunders office	95.25	4/12/2013		Code Enforcement Officer	In Violation	Association	Give proper notice
33	Weeds	Pool patio	96.01	4/12/2013		Code Enforcement Officer	In Violation	Outparcel	Give proper notice
34	Broken Window	Presidential Suite	150.21	4/15/2013		Building Official	Deficient	Association	Give proper notice
35	Collapsing Deck	Castaways	150.21	4/15/2013		Building Official	Deficient	Association	Give proper notice
36	Collapsing Deck	Lanai, north side	150.21	4/15/2013		Building Official	Deficient	Association	Give proper notice
37	Junk awning	Lanai 1	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Association	No Further Action
38	Junk awning	Between Building 1 and Lanai 2	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Association	No Further Action
39	Junk light down	Building 4, behind	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Association	No Further Action
40	Junk light down	Building 2, front	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Association	No Further Action
41	Fence rail, fallen	Presidential Suite	150.21 and 150.22	3/7/2013	4/12/2013	Building Official	In Compliance	Association	No Further Action
42	Unsecured lattice work and door	Midrise, north side	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	In Compliance	Association	No Further Action
43	Unsecured gate	Vagabond unit	150.21 and 150.22	3/6/2013	4/12/2013	Building Official	In Compliance	Association	No Further Action
44	Junk light down	Building 15, in front	95.25	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Association	No Further Action
45	Abandoned fire equipment	Maintenance Area	95.25 (A) and (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Outparcel	No Further Action
46	Laundry cart filled with garbage	Maintenance Area	95.02, 95.03, 95.04 (A), 95.06 (B)	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Outparcel	No Further Action
47	Noxious materials	Maintenance Area	96.01	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Outparcel	No Further Action
48	Standing water and debris	Maintenance Area	96.01	3/6/2013	4/12/2013	Code Enforcement Officer	In Compliance	Outparcel	No Further Action



End of Agenda Item