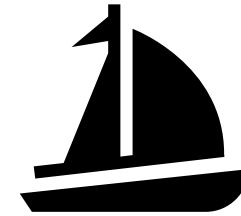


***Things to Know
about CC Code:
Complaints and
Complications***



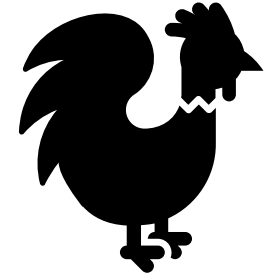
Violations

It's not an
HOA thing....

It's a CC
code thing



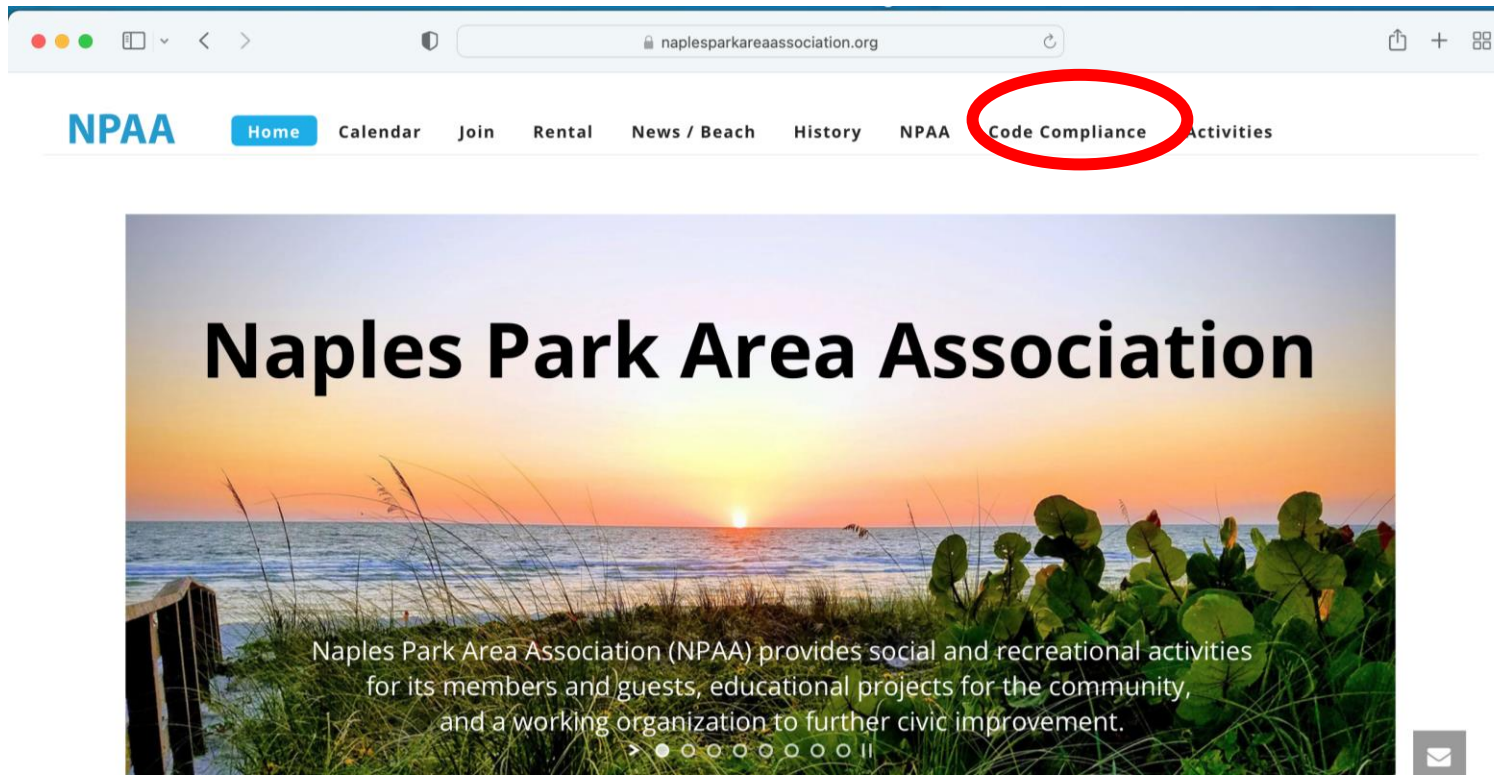
Common Code Violations



- High grass (Proactive violation)
- Debris on lot
- RV (occupied or unoccupied), Boat—parked on front driveway
- Construction trailers parked in drive
- Cars parked on grass (non-stabilized surfaces)
- Abandoned/unlicensed vehicles
- <https://www.colliercountyfl.gov/government/growth-management/divisions/code-enforcement/common-code-violations>

The Process

- Complaints can be made using 311 at ColliercountyFl.gov (requires identifying yourself)
- Complaints may be made at the NPAA web site
- <https://naplesparkareaassociation.org>



- **Or to your CC commissioner**

- **(Penny Taylor's newsletter 2/17/2022)**

“Collier County has recognized how awkward and difficult these situations can be for folks who are trying to maintain a quality of life in their neighborhoods. And so the Board has authorized each Commissioner's office to make the complaint on behalf of the caller.

You will have to identify yourself to us, of course. But my office is listed in code enforcement documents as making the complaint. You will remain anonymous, except to our office.

“So, when enough is enough, call my office and we will help you”

239-252-8602. AndySolis@colliergov.net.

- **Complaint must address a valid area of code**

- **“Crappy house or messy yard” Is not a valid complaint**

1. Begin the process

- Complaint filed by you, NPAA, (or someone else)
- Info sent to CC Code enforcement (you are not id'ed if NPAA makes the complaint)
- CC code enforcement asks for a confirming message re. complaint/address
- Site visit takes place (may take up to 2 weeks for a site visit)
- Violation “found or not found”

2. After inspection

- **If a violation is found**
 - **Violator receives notification from CC code enforcement**
 - **Either in person or via mail**
- **Violator has 7-10 days** to abate the violation (**depending upon violation)**
- **Follow-up visit by CC code**
 - **Violation either abated and case closed, or resident is given additional time to address the violation**
- **Follow progress of complaint by checking web site**
 - **Search by address of violation**
 - <https://cvportal.colliercountyfl.gov/CityViewWeb/CodeEnforcement/Locator?module=CE>

3. Resolution and closure

- Failure to resolve issue may result in a court appearance or fine
 - Construction complaints may be turned over to building dept.
- It can take an *extended* period of time to resolve violations
 - Weeks to months
- Once the violation is resolved, it may reoccur
 - Process begins anew

Complications

- **CC code enforcement cannot go into back yards**
- **If the violation is in the backyard, enforcement may be problematic—the violation must be observable. Neighbors may be asked to let CE into their backyard for viewing.**
- **Residents who do not abate a violation can drag out the process for an extended period of time (over 1 year)**
- **Local codes/enforcement may be superseded by state laws—
Contact your reps. (Rommel, Passidomo) to express your opinions.**

Questions?

- Email:

NPAA4U@gmail.com