

11/4/2022

Dear Planning and Zoning Staff

I, Jared Greenberg, would like to know if it is possible to be able to change the city code for my empty lot, 715 SW Abode Ave. I use my empty lot to store my personal items like: trailers, boats, wave runners, boat trailers, wave runner trailers when they are in use behind my house on the C-23 canal and other items that I do not want to store on my property. We have very small lots and think the codes would be more friendly for tax paying residents. Like the Zoning acceptations that I have received on my property on 702 SW Abode Ave for my projects that I am currently doing.

I received a "Code Citation" yesterday for open storage, please see attached. I also included the Notice of Violation as well.

It seems when I read the The 2022 Florida Statutes 70.001 Private property rights protection section, see link below, it says "(1) This act may be cited as the "Bert J. Harris, Jr., Private Property Rights Protection Act." The Legislature recognizes that some laws, regulations, and ordinances of the state and political entities in the state, as applied, may inordinately burden, restrict, or limit private property rights without amounting to a taking under the State Constitution or the United States Constitution. The Legislature determines that there is an important state interest in protecting the interests of private property owners from such inordinate burdens. Therefore, it is the intent of the Legislature that, as a separate and distinct cause of action from the law of takings, the Legislature herein provides for relief, or payment of compensation, when a new law, rule, regulation, or ordinance of the state or a political entity in the state, as applied, unfairly affects real property."

[https://urldefense.com/v3/http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099*0070*Sections*0070.001.html;Ly8v!!CKHWCaM!30gS5RmKVyJrEeaXrHIQpV_9xiHMHM3Gj8OE5rPelI7eThYFAH0OpjIU3rfwoHbpLY5FK66taLLCudsuj6gNbGzpk01Dqo\\$](https://urldefense.com/v3/http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0000-0099*0070*Sections*0070.001.html;Ly8v!!CKHWCaM!30gS5RmKVyJrEeaXrHIQpV_9xiHMHM3Gj8OE5rPelI7eThYFAH0OpjIU3rfwoHbpLY5FK66taLLCudsuj6gNbGzpk01Dqo$)

Bottom line I would like a code added or special exception that will allow me to use my property that is across the street in the manor that I purchased the lot and have been using it that way ever since. There does not seem to be any codes on empty lots and the usage for them other than to build a single family home as RS-2.

My cell number is 352-514-6426, email is Greenberg.jared@gmail.com

Thank you for your time.

Jared M. Greenberg