

Code Enforcement Quarterly Report

APRIL 2016

FIRST QUARTER STATISTICS (JANUARY-MARCH 2016)

Our Code Enforcement Section:

- Conducted **782** field inspections
 - Performed **622** community standards inspections
 - Performed **149** land clearance inspections
 - Performed **11** junk vehicle inspections
- Opened **443** code enforcement cases
- Initiated **356** proactive enforcement cases
- Responded to **87** cases due to citizen complaints
- Achieved compliance on **359** cases



PUBLIC NUISANCE ABATEMENT ACTIVITIES

- Declared **79** Land Clearing Public Nuisances
- Ordered **17** public nuisance lots abated by county vendor
- Cited 6 violations for unsecured vacant and abandoned properties
- Opened **32** cases for inoperable and junk vehicle storage
- Issued **89** violations for open air storage of junk, trash, and debris

PROPERTY MAINTENANCE AND MINIMUM HOUSING

- Opened **3** substandard housing code cases
- Issued **27** violations for property grounds and landscaping maintenance
- Inspected **16** cases for building maintenance violations
- Registered **11** abandoned homes with assigned local property management



ALERT CODE INSPECTORS HELP INCREASE PUBLIC SAFETY

Whether it's an open door at a vacant home or an obstructed traffic sign, Code Enforcement Inspectors patrolling the Broward Municipal Services District are always on the lookout for anything that seems out of place or may pose a safety hazard. While issuing notices to correct violations are a primary responsibility, inspectors also do their part to prevent accidents by referring unsafe conditions such as hazardous sidewalk areas, fallen stop signs and broken street lights to the appropriate agencies for repair. Inspectors also encourage citizens in the areas where they patrol to contact the Broward County Call Center to report anything that is in need of attention by calling "311" or "911" in cases of emergencies.

Case Highlights: Broward Municipal Services District

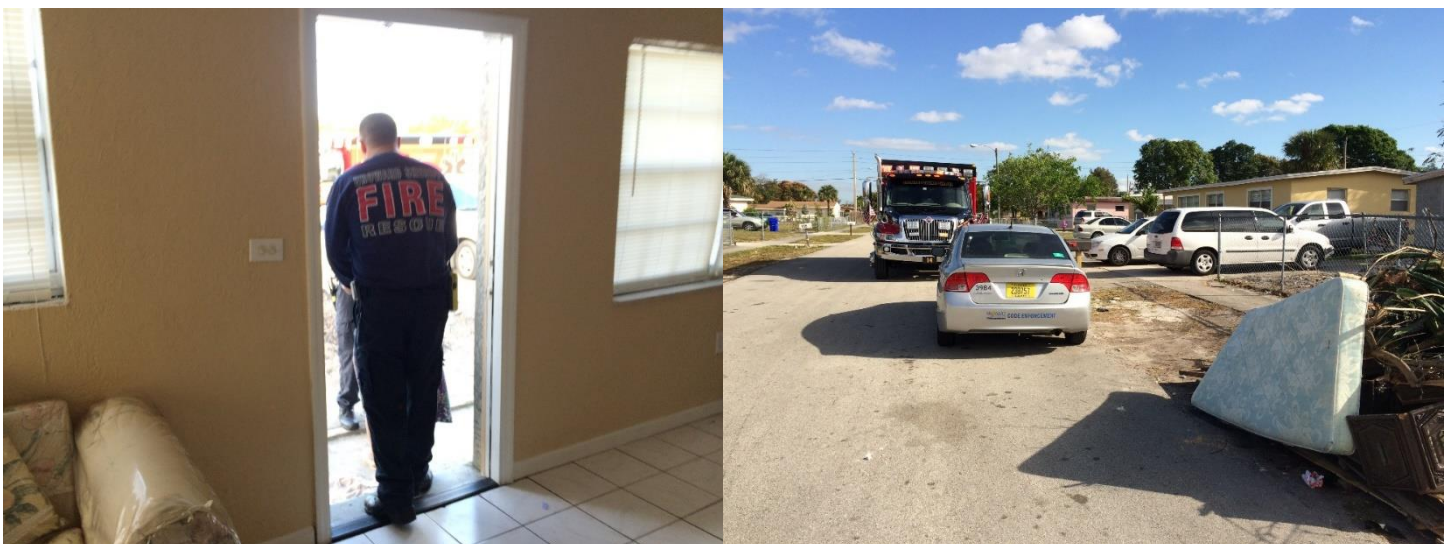
NEW STRATEGY FOR HABITUAL PUBLIC NUISANCES

Vacant lots within developed, residential neighborhoods can quickly become a nuisance for adjacent residents when not maintained by lot owners. Code inspectors, typically ordering lots cleared by a vendor when owners fail to respond to a 10-day notice, are now utilizing a new strategy to reduce violations by bringing owners to court! During this quarter, 7 administrative hearing orders were issued compelling habitual violators to keep properties maintained to prevent abatement by the County or face immediate daily fines for future violations up to 5 years.



CODE ENFORCEMENT INSPECTOR ASSISTS RESIDENT DURING MEDICAL EMERGENCY

On March 22nd while attempting to investigate a complaint received for a possible unpermitted rooming house in the Boulevard Gardens Neighborhood, Code Enforcement Supervisor Gerald Henry encountered a female resident in severe distress in the home without access to a phone to call 911 for help. Experiencing agonizing pain in the chest and stomach area, she was eventually able to unlock the door so paramedics could get to her once they arrived. This visit just happened to be the first inspection for the day!



IMPROPER VEHICLE PARKING AND STORAGE VIOLATIONS ADDRESSED WITHIN CENTRAL COUNTY INDUSTRIAL PARK

On March 13th during a weekend project, a total of 22 vehicles were placarded with 24 hour removal notices around the industrial park in Central County. Concerns were received from other business owners and the Fire Inspector for the area due to the growing numbers of improperly stored vehicles in and around buildings and rights-of-way. Some of the swale areas that are designed to allow for storm water drainage are being affected by the compaction of soil from illegally parked trucks. Code inspectors will continue to monitor this area and identify additional violations.



UNPERMITTED ROOMING HOUSES CONCERN NEIGHBORS AND TENANTS

Code Enforcement is diligently working to educate property owners and residents on the prohibited use of single-family homes as unpermitted rooming houses that are not properly managed community residential facilities. Property owners are increasingly converting single-family homes into properties where individual rooms and other living areas are rented. While there are various reasons why this occurs, we are usually contacted when serious problems arise. Since single-family homes are not typically designed for such occupancy, this often creates an unsafe environment for occupants. We also tend to see higher calls for emergency service from these homes. As part of the rental certificate of use renewal requirement, landlords are receiving information informing them of various permitting and property maintenance requirements, including the restrictions on improper use of rental properties. A property that had converted into a rooming-house on Washington Drive in the Washington Park Neighborhood with multiple life-safety violations, was brought into compliance in March after a tenant being forced out of the property alerted us.

BEFORE



AFTER



CODE ENFORCEMENT AND SHERIFF'S OFFICE TEAM UP TO ADDRESS PROHIBITED PARKING COMPLAINT

In March, a complaint was received from owners advising that a derelict vehicle with flat tires and invalid temporary tag was left on their vacant lot in the Roosevelt Gardens Neighborhood. Upon inspection, it was observed that several vehicles on a lot and adjacent property on 15th Court door were in violation. We teamed up with BSO to address both vehicles that were located on the private property and public right-of-way area and both properties were cleared within 5 days.



BEFORE

AFTER