

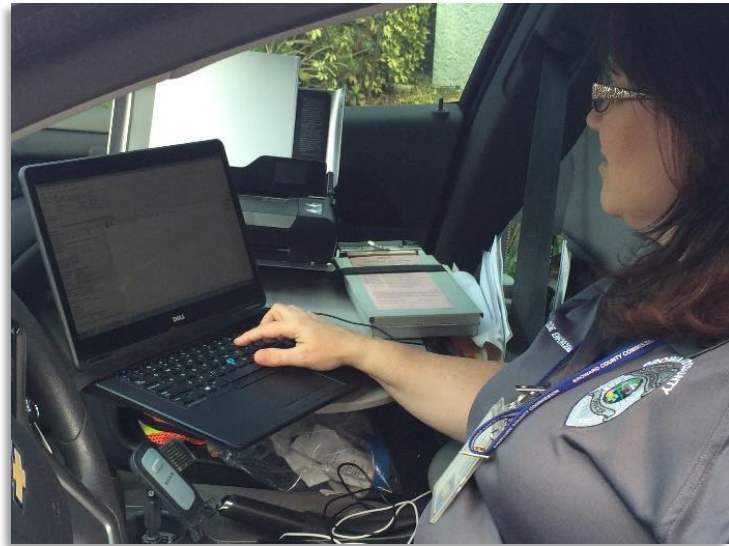
BMSD Community Highlights OCTOBER ■ 2016

CODE ENFORCEMENT QUARTERLY REPORT

FOURTH QUARTER STATISTICS (JULY-SEPTEMBER 2016)

Our Code Enforcement Section:

- Conducted **1428** field inspections
 - Performed **638** community standards inspections
 - Performed **569** land clearance inspections
 - Performed **6** junk vehicle inspections
 - Performed **215** rental property inspections
- Opened **628** code enforcement cases
- Initiated **543** proactive enforcement cases
- Responded to **85** cases due to citizen complaints
- Achieved compliance on **530** cases



PUBLIC NUISANCE ABATEMENT ACTIVITIES

- Declared **163** Land Clearing Public Nuisances
- Ordered **26** public nuisance lots abated by county vendor
- Cited **18** violations for unsecured vacant and abandoned properties
- Opened **55** cases for inoperable and junk vehicle storage
- Issued **73** violations for open air storage of junk, trash, and debris

PROPERTY MAINTENANCE AND MINIMUM HOUSING

- Opened **6** substandard housing code cases
- Issued **133** violations for property grounds maintenance
- Inspected **45** cases for building maintenance violations
- Registered **23** abandoned homes with local property management

During this quarter, the Code Enforcement Section referred **83** non-complied cases for adjudication before the Broward County Special Magistrate with **80%** of violations brought into compliance prior to the hearing.

Case Highlights: Broward Municipal Services District

CODE ENFORCEMENT SPRINGS INTO ACTION!

In April 2015, the Code Enforcement Section became aware of a residence in the Roosevelt Gardens Neighborhood that was quickly becoming a hang-out and a potential “hot spot” for nuisance activities, after the elderly homeowner had moved out. Inspectors immediately began to conduct site visits and identified several code violations including the operation of a prohibited car wash, commercial auto repairs, lack of potable water, no electric service, and unkempt property grounds. The inside of the residence had become uninhabitable with unsanitary conditions present. After repeated use of PVC piping to illegally obtain water by squatters, the service was completely removed and properly secured. Within three months, the property was cleared of all nuisance activities, unpermitted open-air storage, and secured from unauthorized entry. Several liens were placed on the property for uncorrected code violations, board-up of the building, and two lot clearing abatements.



BEFORE



AFTER

LANDLORDS CONTINUE TO PROVIDE ASSISTANCE TO ENSURE TIMELY REMOVAL OF JUNK VEHICLES FROM RENTAL PROPERTIES.

Vehicles that have been in accidents or have fallen into serious conditions of disrepair are often improperly stored on properties. Between July 1, 2016 and September 30, 2016, there were 16 junk vehicles that were placarded as public nuisances. Unless properly stored inside a fully enclosed garage, these unsightly and often unsafe vehicles, can quickly lead to the deterioration of our neighborhoods. In addition to seeking removal by the owners of these vehicles, Code Enforcement also reached out to property owners to obtain assistance. Although tenants may be responsible for their own personal property, landlords also share in the responsibility to maintain their properties free of any inoperable and junk vehicles.



SUCCESS STORY! NEIGHBORHOOD CODE INSPECTOR TAKES THE INITIATIVE TO SPARK REDEVELOPMENT OF PROPERTY DESTROYED BY FIRE.

In April 2015, Code Inspector Niki Velez was asked to inspect a structure at an old property that had been destroyed by a fire. The damage was devastating and the remainder of the property was in need of significant property enhancements. After a couple of meetings with the property owner, she was able to bring a developer who was doing projects in the neighborhood together with the owner that ultimately resulted in the redevelopment of the approximately ¼ acre site. The blighted, damaged, and heavily wooded parcels of land were cleared and eventually were replaced by two new duplex buildings that were completed and received final building approvals in August 2016.



INSPECTORS RESPOND TO MINIMUM HOUSING COMPLAINTS WITH THE GOAL OF ENSURING SAFE DWELLING UNITS FOR RESIDENTS.

Enforcement of the Broward County Minimum Housing Code helps to ensure that rental properties are properly maintained and safe for occupancy by tenants. Code Enforcement continues to educate landlords and tenants that adhering to minimum housing standards is a shared responsibility. Between the months of July to September 2016, 6 minimum housing violation inspections were performed. All rental properties of 4 dwelling units or less, including single-family residences, are required to be registered with Broward County and pass annual exterior inspections. There were 24 new rental property registrations processed for this quarter and 51 violations for failure to renew or obtain rental certificates issued. Tenants who are unable to resolve property maintenance concerns with their landlords are always encouraged to contact Code Enforcement and request an inspection.



NEIGHBORS OF VACANT HOMES CONTINUE TO HELP PREVENT ILLEGAL TRESPASSING.

There are several programs that are designed to encourage property owners and property managers to take the necessary steps to keep vacant buildings from becoming nuisance locations by keeping trespassers out. Helpful neighbors have been reporting vacant properties that were not secured from unauthorized entry and Code Enforcement has been responding! When these complaints were received, code inspectors quickly investigated and notified responsible persons of the unguarded conditions. During this reporting period, there were 18 properties that had become open and unguarded which were all resecured without requiring additional County abatement.

