

# Code Enforcement Quarterly Report

JANUARY • 2017

The Code Enforcement quarterly report is an initiative of the Broward County Planning and Development Management Division to keep residents informed of various pro-active code compliance and enforcement services provided in the Broward Municipal Services District (BMSD). The Code Enforcement Section is dedicated to preventing unsightly and unsafe neighborhood conditions by educating residents and investigating complaints to ensure compliance with zoning regulations and code ordinances that apply to the BMSD.



## COMMUNITY STANDARDS

Community standards investigations consists of code enforcement inspections of private properties to obtain voluntary compliance of violations such as unmaintained lawns, unkempt landscaping, structures in disrepair, open-air storage, zoning violations, and off-street parking violations. Please [click here](#) for more information on common code violations.

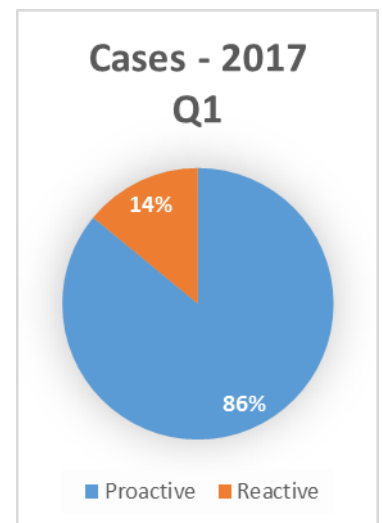
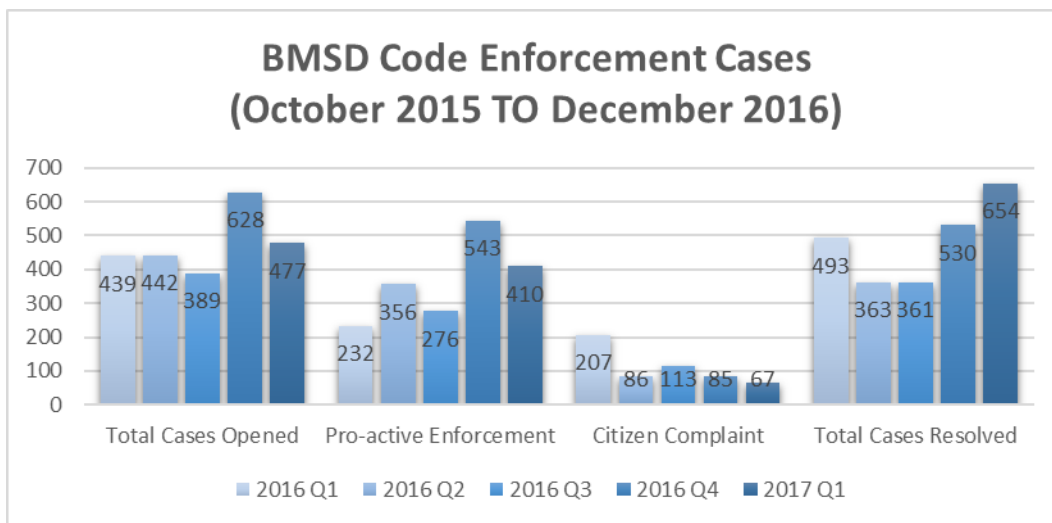
## FIRST QUARTER STATISTICS

OCTOBER-DECEMBER 2016

### Activities during this quarter:

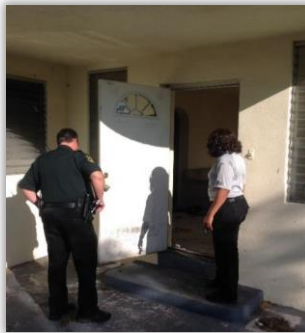
- Community standards inspections performed - **762**
- Enforcement cases opened - **477**
- Building maintenance violations issued - **32**
- Properties cited for unkempt landscaping - **44**
- Zoning violations issued - **41**
- Properties identified with open-air storage - **11**
- Improper vehicle parking violations issued - **42**
- Violations issued due to citizen complaints received - **67**
- Code violations brought into compliance - **654**

Voluntary compliance on 107 cases achieved prior to the issuance of official notices of violation. The Code Enforcement Section referred 81 non-complied cases for adjudication before the Broward County Special Magistrate with 64% of violations brought into compliance prior to the hearing. Only 16% of the cases are reported by residents (see chart below) and the other 84% are identified by code enforcement staff. **Please call 311 to report violations.**



## PUBLIC NUISANCE ABATEMENT

Public Nuisance Abatement investigations occur when Code Enforcement Inspectors become aware of conditions that pose a significant threat to the health, safety, and welfare of the general public such as heavily overgrown vacant lots, junk or wrecked vehicles stored outside, unsecured vacant structures, and improper storage of junk items and trash that require immediate attention by the property owner. Violations that are not corrected in a timely manner may result in administrative fines, abatement by the County or both. Broward County Ordinance 2009-80 established the Abandoned and Vacant Real Property Registration and Inspections Program to prevent blight and neglect due to foreclosed and abandoned property. This program requires financial institutions to register abandoned homes with the County, perform routine monthly inspections, and adhere to maintenance and security requirements.



## STATISTICS (2017 Q1)

### *Our Code Enforcement Section:*

- Performed **373** land clearance inspections.
- Declared **126** land clearance nuisance locations requiring abatement.
- Issued **42** violations for failure to maintain properties free of public nuisance.
- Cited **14** junk or derelict vehicles.
- Ordered **6** properties abated by a county vendor.
- Identified **12** vacant buildings that were open and unsecured.
- Registered **9** abandoned and vacant homes from 5 financial institutions with assigned local property management.

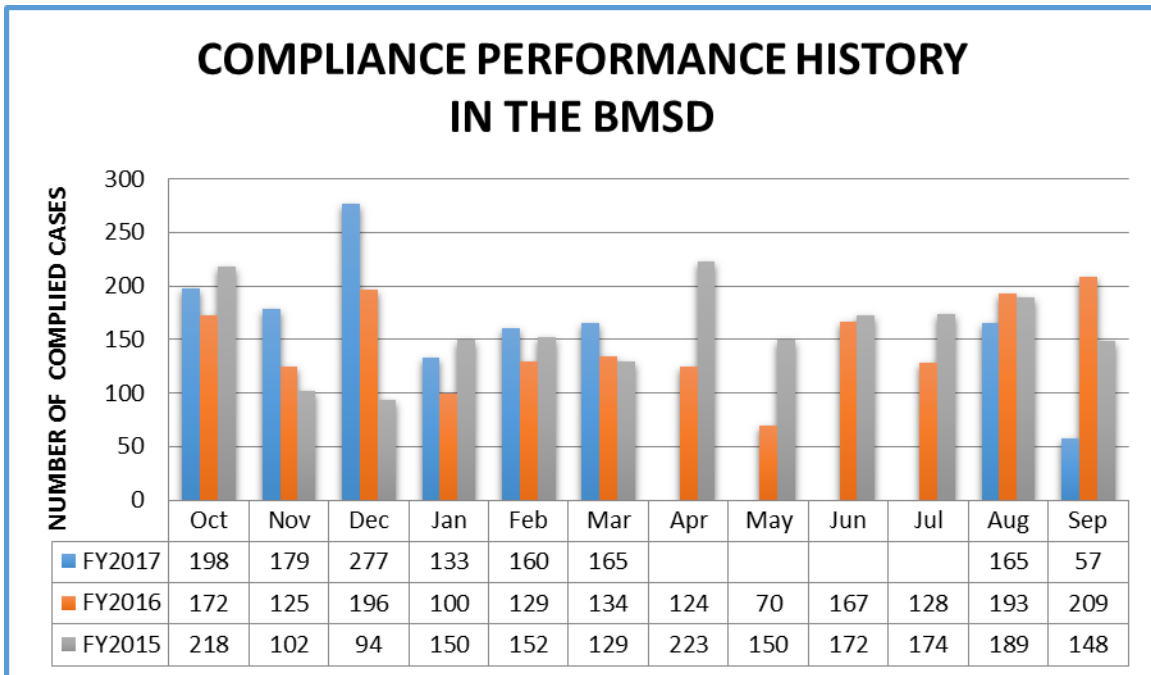
## PROPERTY MAINTENANCE

On June 11, 2013, the Broward County Board of County Commissioners adopted the Landlord Registration and Residential Rental Property Inspections Program. This program is designed to provide property maintenance guidelines to owners and renters through annual registrations and subsequent property inspection reports conveying improvements needed to keep residential properties clean and neat in appearance. The Program complements the efforts of code enforcement by encouraging proactive compliance with rental home maintenance and community standards. The Program serves to protect property values, preserve the quality of unincorporated area neighborhoods, and prevent blight. To prevent the negative results of deferred or inadequate maintenance of rental housing units, unpermitted dwelling units, or unsafe repairs, Code Inspectors work with property owners to develop a plan for compliance as needed.

## STATISTICS (2017 Q4)

### Activities during this quarter:

- Rental inspections performed - **215**
- Rental certificates of use issued - **214**
- New landlords registered - **18**
- Minimum housing tenant complaints investigated - **5**
- Violations issued for failure to obtain rental certificate - **87**



## RESIDENTS RELIEVED OF ILLEGALLY SUBDIVIDED RENTAL PROPERTY THAT BECAME NEIGHBORHOOD NUISANCE!

Code Enforcement removed a chronic public nuisance from the Roosevelt Gardens neighborhood. Code Enforcement staff pursued compliance due to unsanitary and unsightly conditions created by squatters living in an abandoned illegally converted triplex. Although daily code fines continued to accrue, conditions at the property deteriorated as more squatters took residence. Because of Code Enforcement's diligence, the mortgage company was encouraged to sell the property. The new owner expedited evictions, cleared property grounds, and secured the property in December 2016.



*BEFORE*



*BEFORE*

*AFTER*

## CODE ENFORCEMENT CONTINUES TO ASSIST IN THE EFFORT TO PREVENT PROHIBITED VEHICLES FROM PARKING WITHIN RESIDENTIAL NEIGHBORHOODS.

Routinely, the Broward Sheriff's Office enforces parking violations in the Broward Municipal Services District. Additionally, Code Enforcement addresses improper parking or storage of vehicles on private property within residential areas. During the period of October thru December 2016, enforcement involved 42 cases processed for parking in violation of the zoning code, including 12 commercial trucks and 6 recreational vehicles. During the same period, 14 junk vehicles were placarded as public nuisances.



## REPORT CODE ENFORCEMENT COMPLAINTS

If your complaint is for a property that is located within a city, town, or village, please contact the code enforcement agency for that municipality. You can view Broward County Municipalities jurisdiction [here](#).

Broward County Code Enforcement Section does not have jurisdiction in all municipalities. Our jurisdiction is limited to complaints relating to violations on properties in the following subdivision located in the Broward Municipal Services District:

- [Boulevard Gardens](#)
- [Broadview Park](#)
- [Franklin Park](#)
- [Hillsboro Pines](#)
- [Hillsboro Ranches](#)
- [Roosevelt Gardens](#)
- [Washington Park](#)

### *How to report possible code violations in BMSD neighborhoods:*

- Request an investigation [online](#)
- Call the Broward County Call Center at 311 Monday-Friday, 8:30AM to 5:30PM
- Send an email to [codecomplaint@broward.org](mailto:codecomplaint@broward.org)
- Visit our office, located at [1 N. University Drive, Plantation, FL 33324](#)

If you wish to receive inspection updates, please provide best phone number and/or email address to contact you. Although anonymous reports are accepted, please be advised that most correspondence in writing or by email sent to or from Broward County is public records and are available to any person upon request per Florida Sunshine Law, unless exempted by Florida law. When reporting a possible violation, it is important that you provide the exact address of the building, unit number if applicable, or as specific a location as possible to enable the officer to locate the property. A detailed description of what you observed helps ensure your specific concern is addressed. All reports are inspected as soon as possible, however, health and safety related complaints receive highest priority. Inspections resulting in confirmed violations activate a notice of violation to the property owner or a door hanger requiring compliance by a certain date.