

Code Enforcement Quarterly Report

July 2017

The Code Enforcement quarterly report is an initiative of the Broward County Planning and Development Management Division aimed at keeping residents informed of various pro-active code compliance and enforcement services provided in the [Broward Municipal Services District \(BMSD\)](#). The employees of the Code Enforcement Section are dedicated to preventing unsightly and unsafe neighborhood conditions through educating responsible citizens and investigating complaints to ensuring compliance with zoning regulations and code ordinances that apply to the Unincorporated Area of Broward County, Florida.



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.](#)

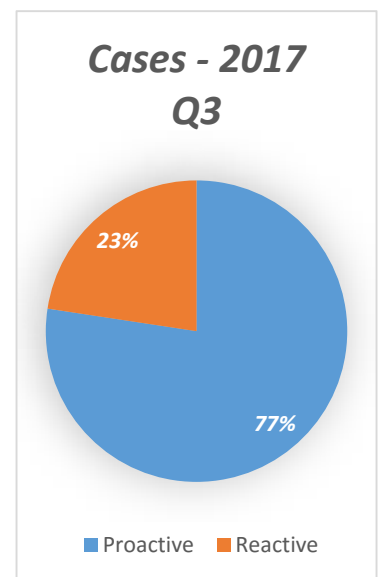
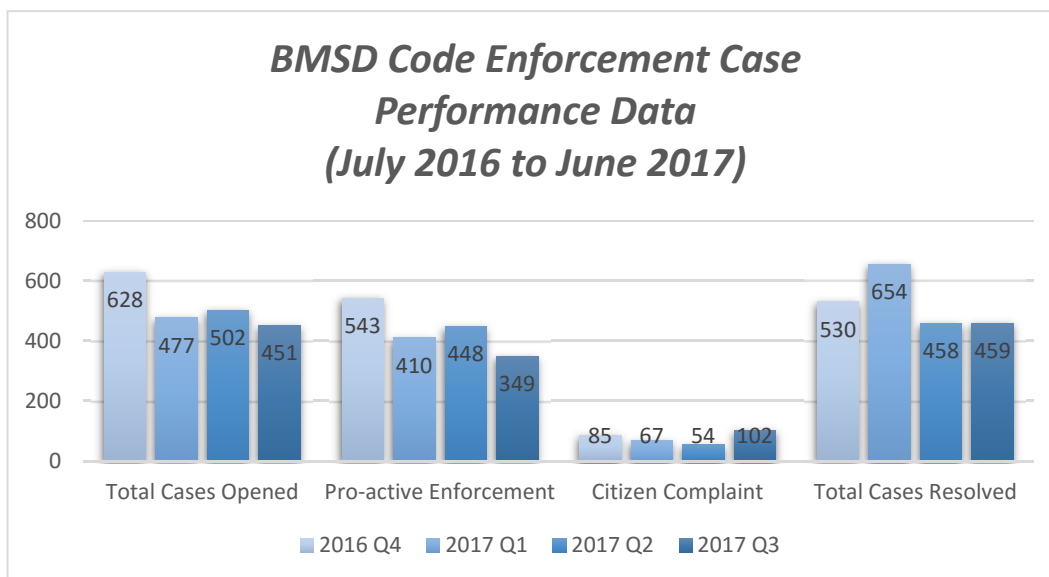
STATISTICS (2017 Q3)

Activities during this quarter:

- Community standards inspections performed - **854**
- Enforcement cases opened - **451**
- Building maintenance violations issued - **42**
- Properties cited for unkempt landscaping - **94**
- Zoning violations issued - **21**
- Properties identified with open-air storage - **16**
- Improper vehicle parking violations issued - **45**
- Violations issued due to citizen complaints received - **102**
- Code violations brought into compliance - **459**



Voluntary compliance on **57** cases achieved prior to the issuance of official notices of violation. The Code Enforcement Section referred **80** non-complied cases for adjudication before the Broward County Special Magistrate with **90%** of violations brought into compliance prior to the hearing.



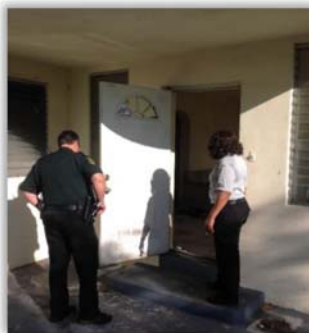
PUBLIC NUISANCE ABATEMENT

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 Q3)

The Code Enforcement Section

- Performed **152** land clearance cases.
- Declared **48** land clearance nuisance locations requiring abatement.
- Issued **49** violations for failure to maintain properties free of public nuisance.
- Cited **5** junk or derelict vehicles.
- Ordered **6** properties abated by a county vendor.
- Identified **12** vacant buildings that were open and unsecured.
- Registered **5** abandoned and vacant homes from **5** financial institutions with assigned local property management.



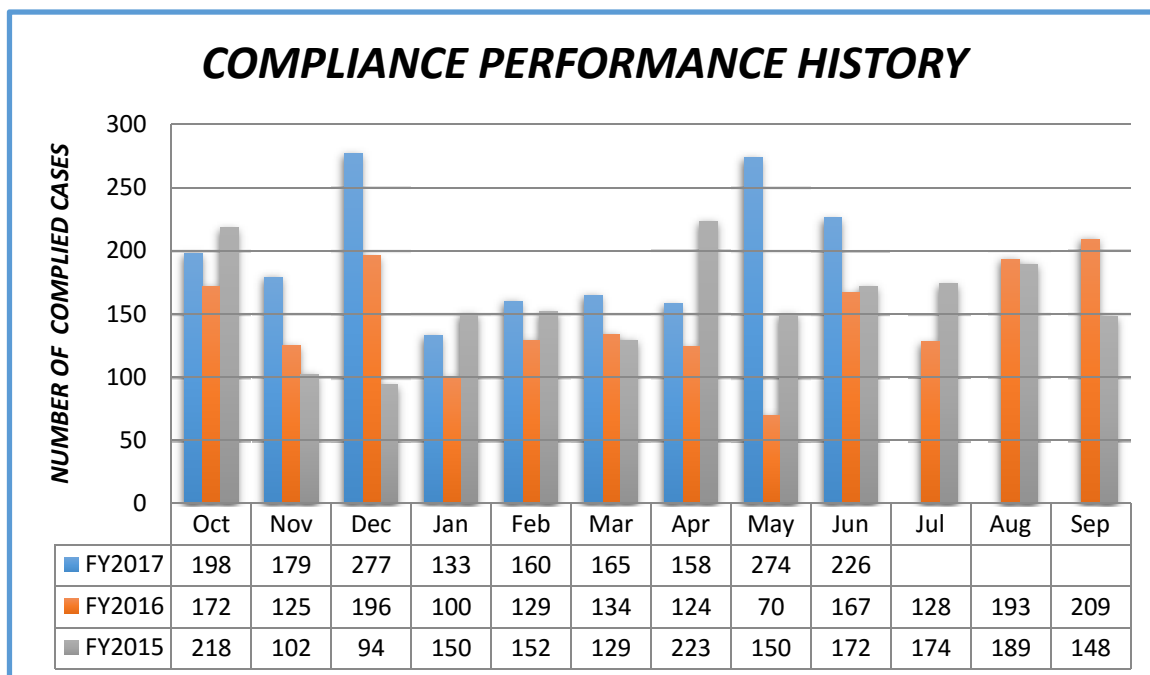
RENTAL HOUSING INSPECTIONS

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. Program complements the efforts of code enforcement by encouraging proactive compliance with rental home maintenance and community standards. 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 Q3)

Activities to improve property maintenance:

- Rental inspections performed - **188**
- Rental certificates of use issued - **122**
- New landlord registrations - **50**
- Minimum housing tenant complaints investigated - **4**
- Violations issued for failure to obtain rental certificate - **89**



BOULEVARD GARDENS AND WASHINGTON PARK NEIGHBORHOOD HIGHLIGHTS

The Code Enforcement Section has opened 208 cases with 18 properties that were cleared of unkempt property grounds after being declared public nuisances in the Boulevard Gardens and Washington Park Neighborhoods during this quarter. There were also 189 zoning code violation cases opened and 66 rental property inspections performed. Code enforcement works with property owners and other county agencies, to help ensure the quick removal of unsightly and unsafe public nuisances. Over the past year, Code Enforcement has opened a total of 850 cases and has achieved an overall compliance rate of 89% in these two communities.

2017 Third Quarter Violation Photos



WASHINGTON PARK NEIGHBORHOOD CLEARED OF BACK YARD HAZARD

A large amount of junk items and household discards were being thrown on the property grounds of a single-family home on the 2800 block of NW 6 Court in June. Upon closer investigation, a code inspector discovered that renovation work was being done without any building permits. The property was immediately cleared of the junk and household discards and an application for building permits was submitted to Broward County.

BEFORE:

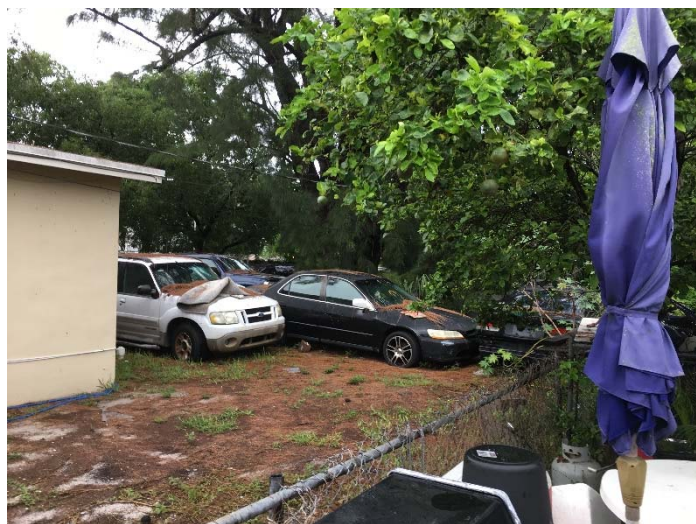


AFTER:



DUMPING INVESTIGATION REVEALS VEHICLE STORAGE YARD AT RESIDENCE NEXT DOOR

While investigating an illegal dumping complaint a large number of vehicles were discovered in the rear yard of a property at the 500 block of NW 31st Avenue in the Boulevard Gardens Subdivision. Code Enforcement staff worked quickly to notify the out-of-state property owner and work with the local property management company and the tenants to clear the property violations within 10 days.



BEFORE



AFTER

UNLICENSED FOOD SALES ACTIVITY OCCURRING IN RESIDENTIAL NEIGHBORHOOD HALTED BY CODE ENFORCEMENT

During a neighborhood inspections project on February 7, 2017 in the Roosevelt Gardens Subdivision, the Code Enforcement Section identified a residence where continuous unpermitted outside storage and prohibited food sales to the public was occurring. The tenant was notified of the violation and code enforcement continued to monitor this location for compliance. Through additional enforcement measures, the property owner had to take steps to ensure the violations were cleared. Since this property is required to pass annual rental inspections, the property owner performed other property maintenance corrective actions including the installation of new sod, proper street identification numbers, and repainting of the building which were all completed in June 2017.



BEFORE



AFTER

Reporting a Complaint: Broward Municipal Services District

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. [Link to Broward County Municipalities](#).

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
- Visit our office, located at [I N. University Drive, Plantation, FL 33324](#)

If you wish to receive inspection updates, please indicate request when making report and 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.