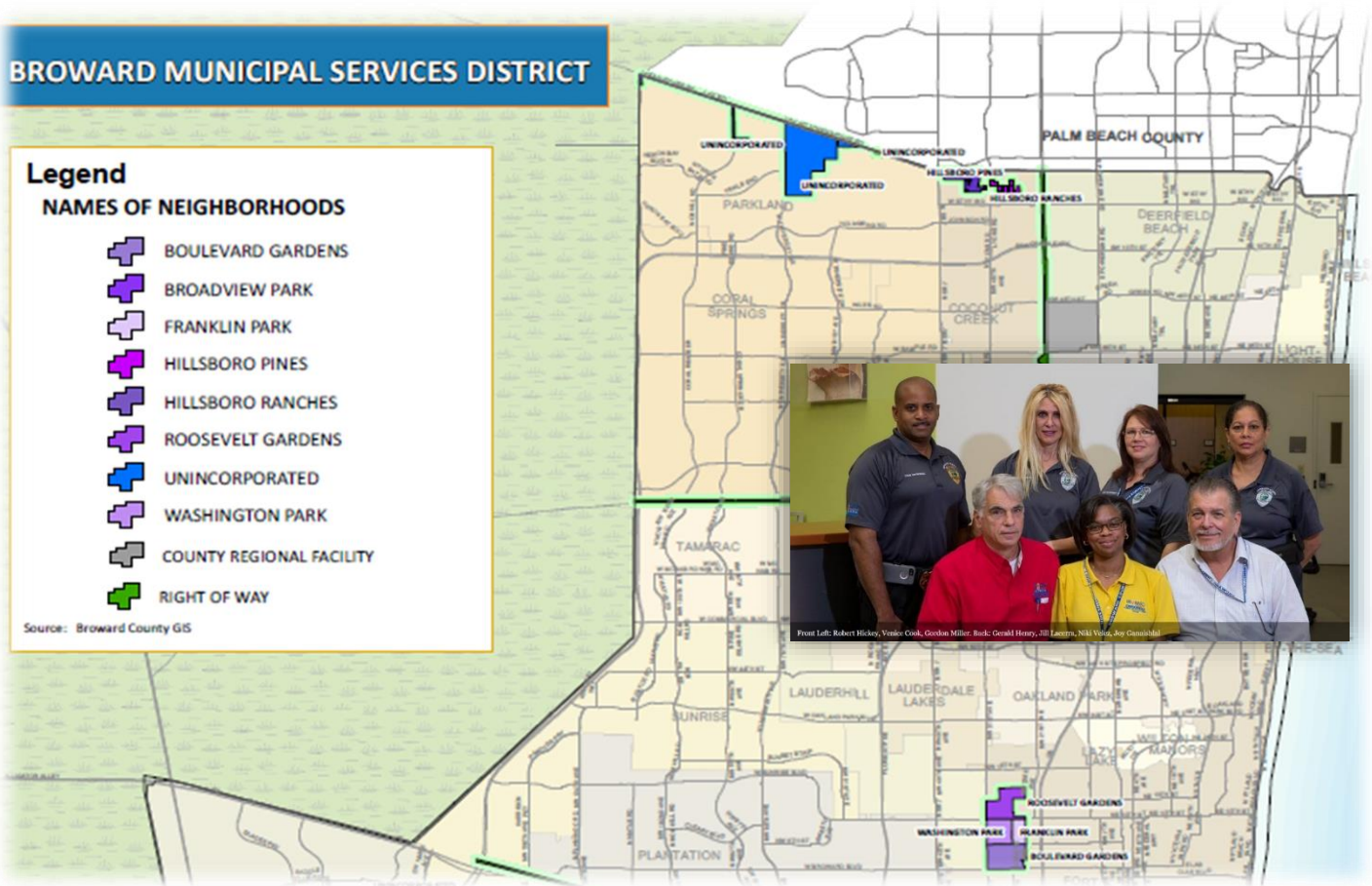


Code Enforcement Quarterly Report

OCTOBER 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

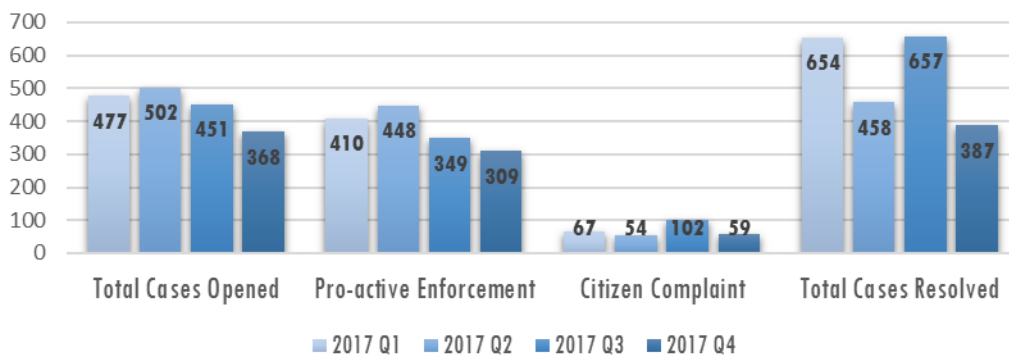
JULY - SEPTEMBER 2017

Activities during this quarter:

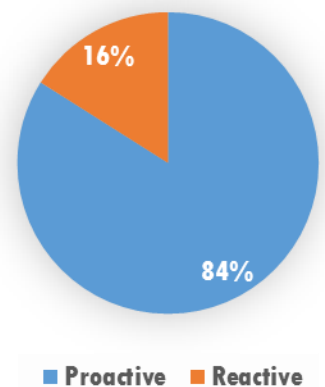
- Community standards inspections performed - **622**
- Enforcement cases opened - **368**
- Building maintenance violations issued - **23**
- Properties cited for unkempt landscaping - **74**
- Zoning violations issued - **20**
- Properties identified with open-air storage - **12**
- Improper vehicle parking violations issued - **37**
- Violations issued due to citizen complaints received - **59**
- Code violations brought into compliance - **387**

Voluntary compliance on 59 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.*

**BMSD Code Enforcement Cases
(October 2016 to September 2017)**

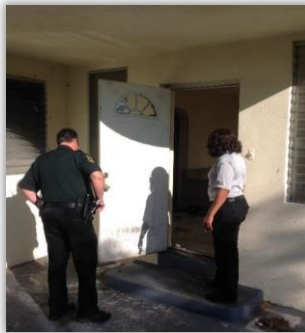


Cases - 2017 Q4



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 Q4)

Our Code Enforcement Section:

- Performed **131** land clearance inspections.
- Declared **62** land clearance nuisance locations requiring abatement.
- Issued **28** violations for failure to maintain properties free of public nuisance.
- Cited **6** junk or derelict vehicles.
- Ordered **7** properties abated by a county vendor.
- Identified **7** vacant buildings that were open and unsecured.
- Registered **7** abandoned and vacant homes from 5 financial institutions with assigned local property management.

PROPERTY MAINTENANCE

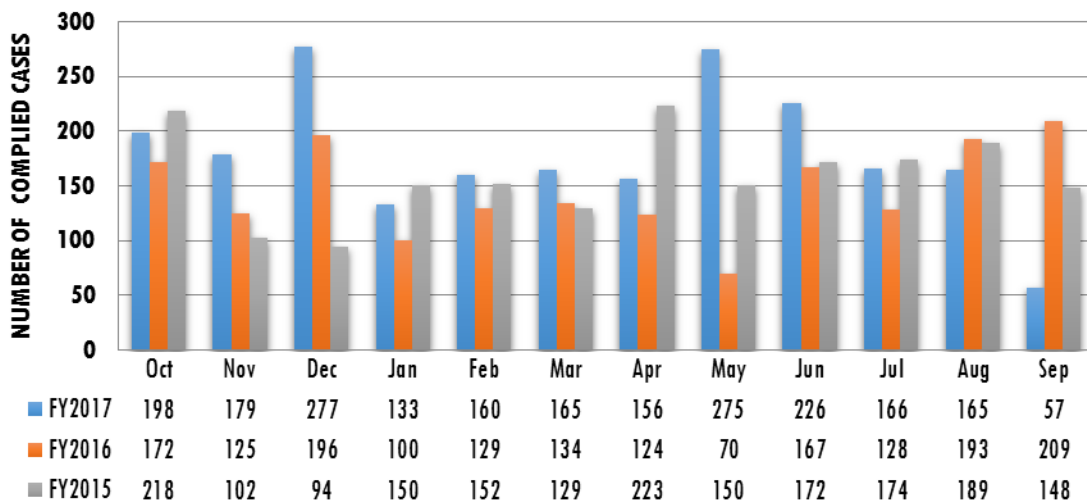
On June 11, 2013, the Broward County Board of County Commissioners adopted the Landlord Registration and Residential Rental Property Inspections Program. This program is designed to provide property maintenance guidelines to owners and renters through annual registrations and subsequent property inspection 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:

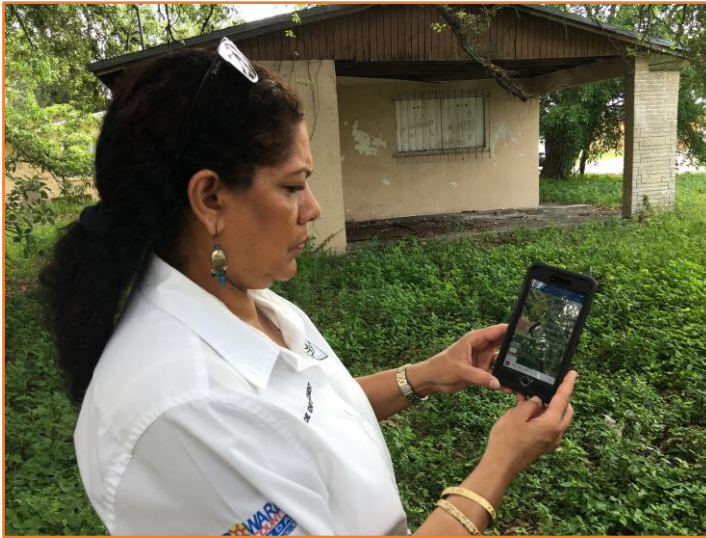
- Rental inspections performed - 212
- Rental certificates of use issued - 211
- New landlords registered - 33
- Minimum housing tenant complaints investigated - 1
- Violations issued for failure to obtain rental certificate - 87

COMPLIANCE PERFORMANCE HISTORY IN THE BMSD



Future upgrades will give BMSD inspectors the ability to receive inspection requests and issue violations directly from the phone. Additional app features will also provide inspectors with critical information from other agencies to help during post-hurricane storm related incidents.

Planning & Development Management Division deploys new GIS mapping app for code enforcement.



Broward County Code Enforcement is using new technology in the Broward Municipal Services District (BMSD). With the use of a smartphone, code enforcement inspectors now have instant access to accurate location information, property ownership, open violations, sanitation schedules and rental property registrations, at their fingertips. This new tool allows inspectors to obtain important information while performing onsite inspections without having to go to their office. This has proven extremely valuable in obtaining details for vacant lots and abandoned properties. The ability to contact absentee owners of rental properties with just a touch of the screen also helps get violations resolved more quickly.



Screenshot: Aerial map view of active violation information in the area near Sistrunk Boulevard and NW 24th Terrace, Broward Municipal Services District.

ADDITIONAL TRAFFIC CALMING MEASURES HELP KEEP NEIGHBORHOOD STREETS SAFE

Recently, the code enforcement section became aware of objects that were being placed by residents to prevent drivers from driving around newly installed traffic calming “speed humps”. Code staff with the assistance of Highway and Bridge Maintenance crews, removed the objects to reduce potentially hazardous conditions, prevent property damage and an unsafe environment. Staff from the Traffic Engineering Division quickly helped to design and install a safer alternative than the objects that were being placed in the street by adjacent residents.



BEFORE



AFTER

CODE ENFORCEMENT TAKES PROACTIVE MEASURES TO ENSURE SAFETY WITHIN THE BMSD.

One of the goals of the code enforcement section is to ensure that properties are well-maintained, but keeping an eye out for other neighborhood concerns remains a priority. Often, code enforcement inspectors encounter conditions that require a collaborative effort between various Broward County agencies to quickly address safety concerns.



BEFORE

AFTER

Photos above show locations requiring assistance from Broward County Traffic Engineering Division after referral from code enforcement. Top photos: Damaged chain-link barrier fence replaced with new safety railing. Bottom photos: County owned vacant lot posted with proper signage to prevent prohibited parking, loitering and unpermitted items storage.

ADMINISTRATIVE CITATIONS PROGRAM

It is always the intent of any code compliance program to obtain voluntary compliance with violations, however, Florida state law allows inspectors to issue non-criminal tickets (citations) as an additional tool to assist with enforcing appropriate provisions of the Broward County Code of Ordinances. Code Enforcement Inspectors can issue citations for violations located within the BMSD when compliance has not been achieved. Additional citations may be issued for each separate offense, every day the violation continues to exist.

Fines range from \$50 to \$500.

Examples of fine amounts for common violations:

Violation	First Violation	Repeat Violation
Placing bulk trash on swale more than 24 hours prior to scheduled collection	\$50.00	\$100.00
Operating a prohibited temporary wayside stand	\$100.00	\$200.00
Performing major auto repairs in a residential area	\$150.00	\$300.00
Prohibited commercial vehicle parking in residential area	\$150.00	\$300.00
Outside storage of prohibited items, Overgrowth nuisances	\$175.00	\$350.00
Parking or storing vehicles on unpaved surface; or junk vehicles	\$200.00	\$400.00
Storing junk items, trash and debris constituting a nuisance	\$250.00	\$500.00

If you receive a notice of violation, it is important for you to discuss the violation with the Code Inspector as soon as possible and bring the violation into compliance to avoid receiving any penalties.

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
- 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.