

Code Enforcement Quarterly Report

January 2018

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

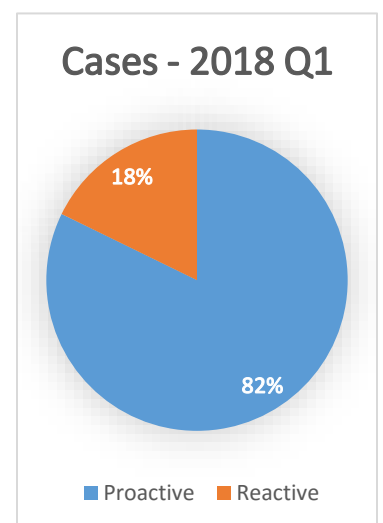
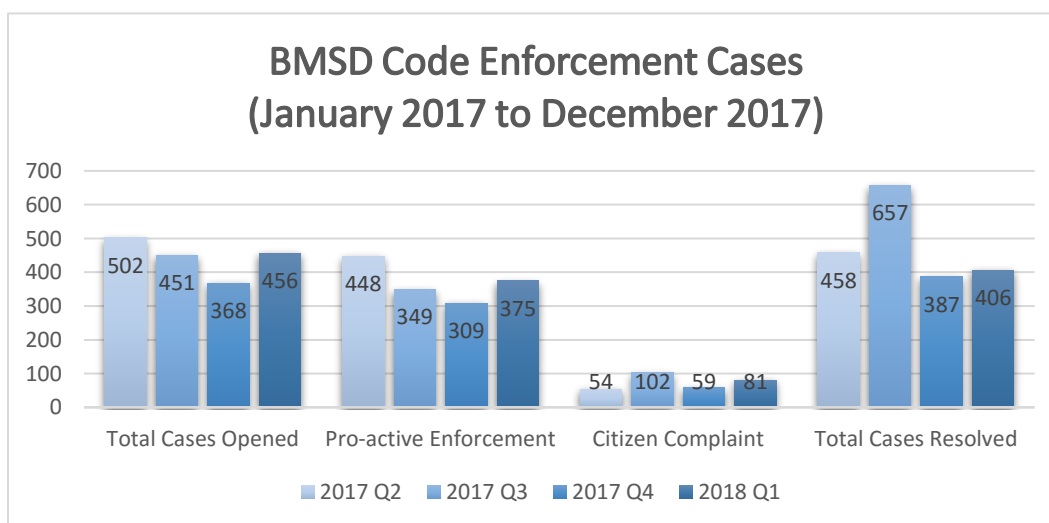
Community standards investigations consist of code enforcement inspections of private properties to obtain voluntary compliance of violations such as unmaintained lawns, unkempt landscaping, structures in disrepair, open-air storage, zoning violations, and off-street parking violations. Please [click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

FIRST QUARTER STATISTICS (OCTOBER - DECEMBER 2017)

Activities during this quarter:

- Community standards inspections performed - **718**
- Enforcement cases opened - **456**
- Administrative citations issued - **15**
- Building maintenance violations issued - **28**
- Properties cited for unkempt landscaping - **88**
- Zoning violations issued - **23**
- Properties identified with open-air storage - **11**
- Improper vehicle parking violations issued - **62**
- Violations issued due to citizen complaints received - **81**
- Code violations brought into compliance - **406**

Voluntary compliance on 28 cases achieved prior to the issuance of official notices of violation. The Code Enforcement Section referred 29 non-complied cases for adjudication before the Broward County Special Magistrate with 42% of violations brought into compliance prior to the hearing. Only 18% of the cases are reported by residents (see chart below) and the other 82% 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 will 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 properties. This program requires financial institutions to register abandoned homes with the County, perform routine monthly inspections, and adhere to maintenance and security requirements.

STATISTICS (2018 Q1)

Our Code Enforcement Section:

- Performed **130** land clearance inspections.
- Declared **59** land clearance nuisance locations requiring abatement.
- Issued **63** violations for failure to maintain properties free of public nuisance.
- Cited **13** junk or derelict vehicles.
- Ordered **5** properties abated by a county vendor.
- Identified **8** vacant buildings that were open and unsecured.
- Registered **10** abandoned and vacant homes from **9** financial institutions with assigned local property management.



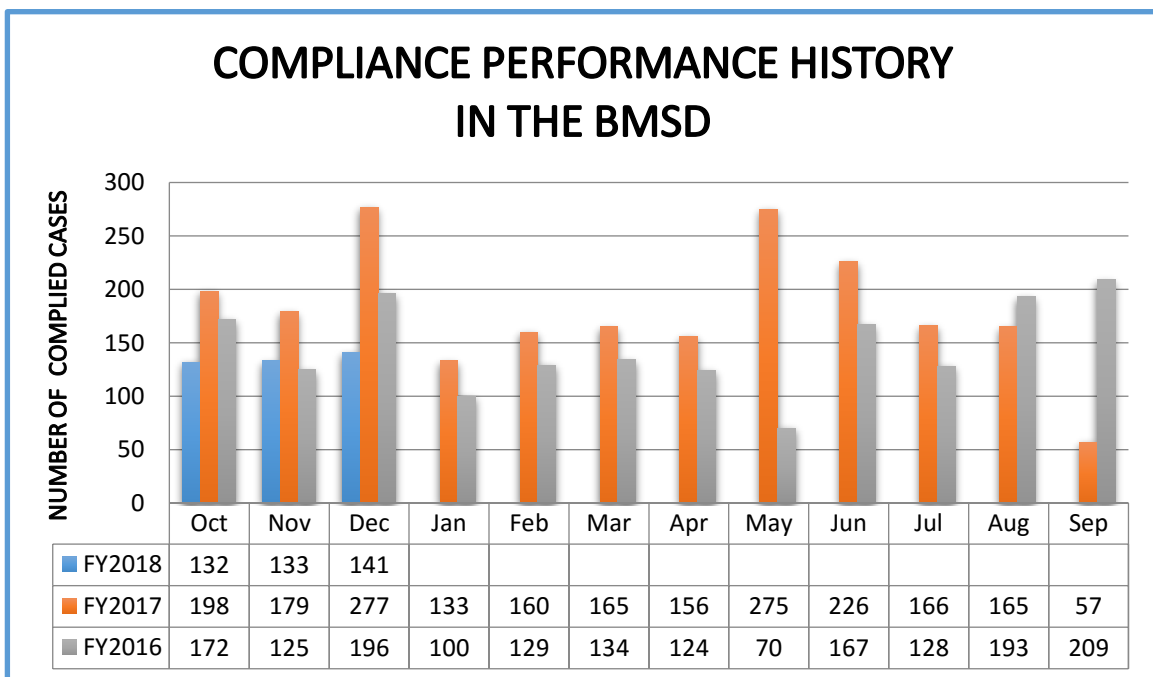
PROPERTY MAINTENANCE

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. 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 (2018 Q1)

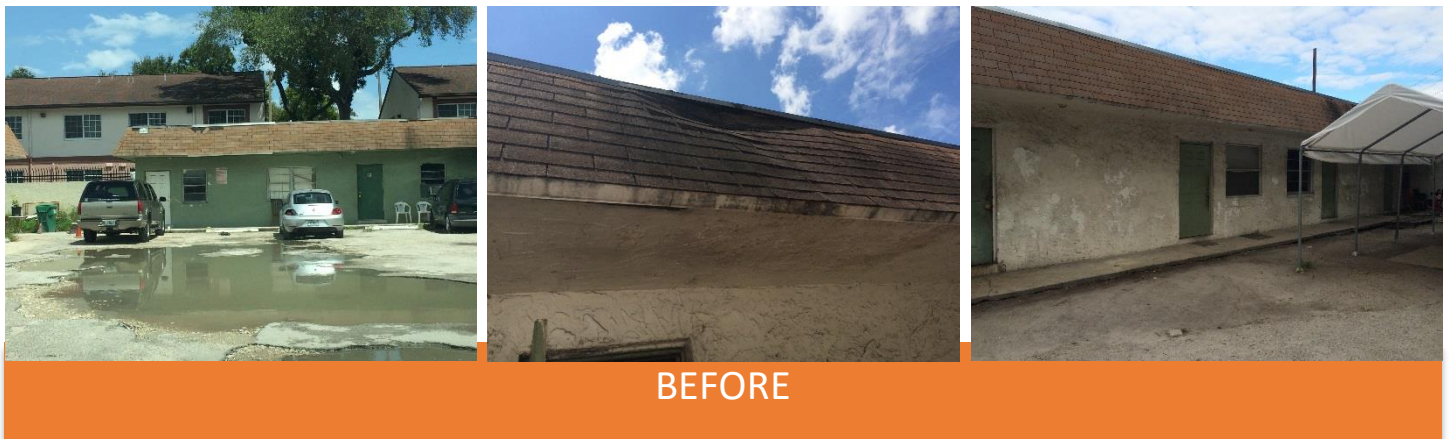
Activities during this quarter:

- Rental inspections performed - **228**
- Rental certificates of use issued - **259**
- New landlords registered - **33**
- Minimum housing tenant complaints investigated - **7**
- Violations issued for failure to obtain rental certificate - **74**



CODE ENFORCEMENT HIGHLIGHT: FRANKLIN PARK

In December 2017, a yearlong project to clean up an area located at the dead end of Harris Terrace consisting of several, severely neglected multi-unit buildings were completed. Enforcement corrective orders for non-complied property maintenance violations were obtained in December 2016 which ultimately resulted in the levying of over \$16,000.00 in penalties. Two buildings were sold to a new owner who was willing to make all the necessary repairs including obtaining permits to replace roofs that were in poor condition and repair the off-street parking area. The buildings were repainted, property grounds cleared of nuisances, and a security camera system was installed on one of the properties. The tenants now have responsible property owners who are making an effort to provide a properly maintained crime-free place to live. Final landscaping and parking area striping are scheduled to be completed by February 2018.



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 have begun issuing citations for violations located within the BMSD when compliance has not been achieved. In some cases, immediate citations without a warning notice may be more appropriate. Additional citations may be issued for each separate offense, every day the violation continues to exist.

Fines range from \$50.00 to \$500.00

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.