

Code Enforcement Quarterly Report

October 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

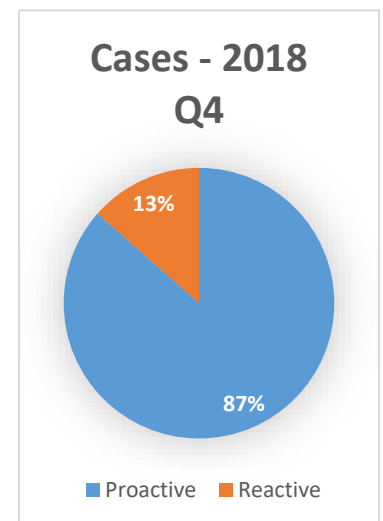
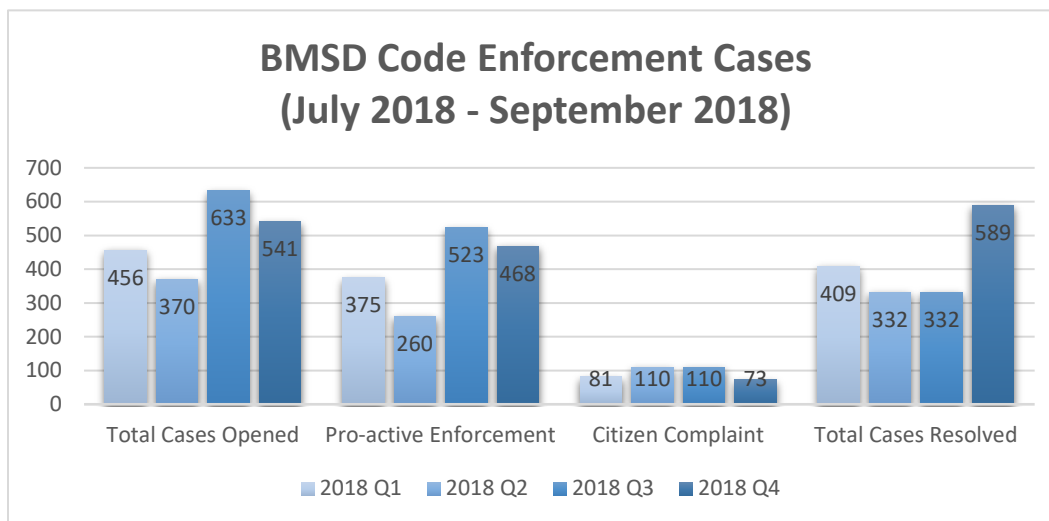
Community standards investigations consist of code enforcement inspections of private properties to obtain voluntary compliance of violations such as unmaintained lawns, unkempt landscaping, structures in disrepair, open-air storage, zoning violations, and off-street parking violations. Please [click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

FOURTH QUARTER STATISTICS (JULY - SEPTEMBER 2018)

Activities during this quarter:

- Community standards inspections performed – 1,003
- Enforcement cases opened - 366
- Administrative citations issued - 19
- Building maintenance violations issued - 24
- Properties cited for unkempt landscaping - 104
- Zoning violations issued - 33
- Properties identified with open-air storage - 23
- Improper vehicle parking violations issued - 136
- Violations issued due to citizen complaints received - 73
- Code violations brought into compliance - 589

Voluntary compliance on 97 cases achieved prior to the issuance of official notices of violation. The Code Enforcement Section referred 5 non-complied cases for adjudication before the Broward County Special Magistrate with 94% of violations brought into compliance prior to the hearing. Only 13% of the cases are reported by residents (see chart below) and the other 87% 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 Q4)

Our Code Enforcement Section:

- Performed **134** land clearance inspections.
- Declared **90** land clearance nuisance locations requiring abatement.
- Issued **42** violations for failure to maintain properties free of public nuisance.
- Cited **3** junk or derelict vehicles.
- Ordered **16** properties abated by a county vendor.
- Identified **13** vacant buildings that were open and unsecured.
- Registered **2** abandoned and vacant homes from **2** financial institutions with assigned local property management.



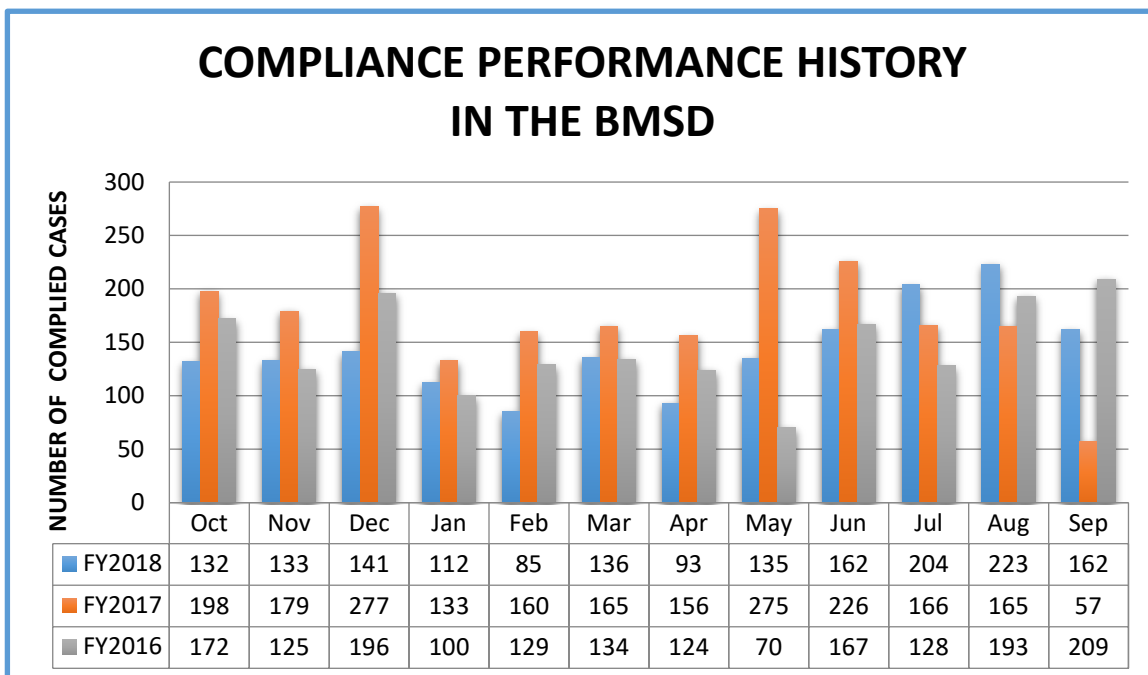
PROPERTY MAINTENANCE

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 Q4)

Activities during this quarter:

- Rental inspections performed - 239
- Rental certificates of use issued - 245
- New landlords registered - 37
- Minimum housing tenant complaints investigated - 1
- Violations issued for failure to obtain rental certificate - 105



BMSD CODE ENFORCEMENT HIGHLIGHTS:

ILLEGAL DUMPING

In September 2018, BMSD code inspectors began periodic early morning work details to perform checks at location known for continuous illegal dumping. During one of the operations, an individual was observed removing junk items and construction trash from a trailer parked on a vacant lot. The individual was known to the code enforcement inspector from involvement with other code violations at a nearby property. The Broward Sheriff's Office was contacted, and Deputies were dispatched to the location. Because the owner of the vacant lot was improperly allowing the person to park the trailer on the lot and place items on the swale for bulk trash, along with landscape trash from the lot, the person was not able to be held criminally responsible but both the property owner and tenant were issued citations with the maximum penalty and the lot cleared.



ENSURING NEIGHBORHOOD WALKABILITY



BMSD Code enforcement plays an integral role in ensuring the livability and walkability of neighborhoods by ensuring proper maintenance of properties. This also includes making sure that sidewalks are maintained clear of obstructions from unkempt vegetation and landscaping. Whenever these conditions are noticed by inspectors, adjacent property owners are being notified to take steps to properly trim hedges and foliage. Over 200 violations for failure to properly maintain landscaped areas were issued since January 2018.

PROHIBITED OUTSIDE STORAGE

In July 2018, a resident of a property located on NW 7 Street in the Washington Park Neighborhood was observed to have several trailers and storage on the exterior of his residence. A neighbor also advised that the trailers were connected to the commercial hauling of junk and discards being placed for residential bulk collection. Property was cleared, and unpermitted uses ceased.



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:

- 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.