

Code Enforcement Quarterly Report

April 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.



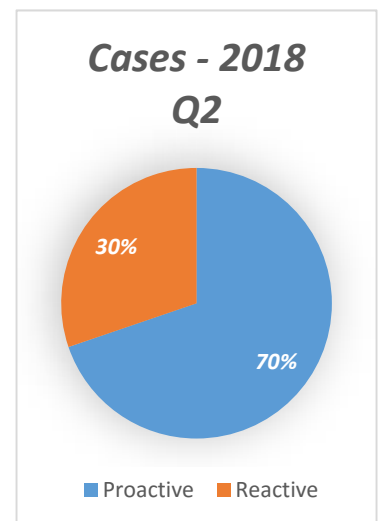
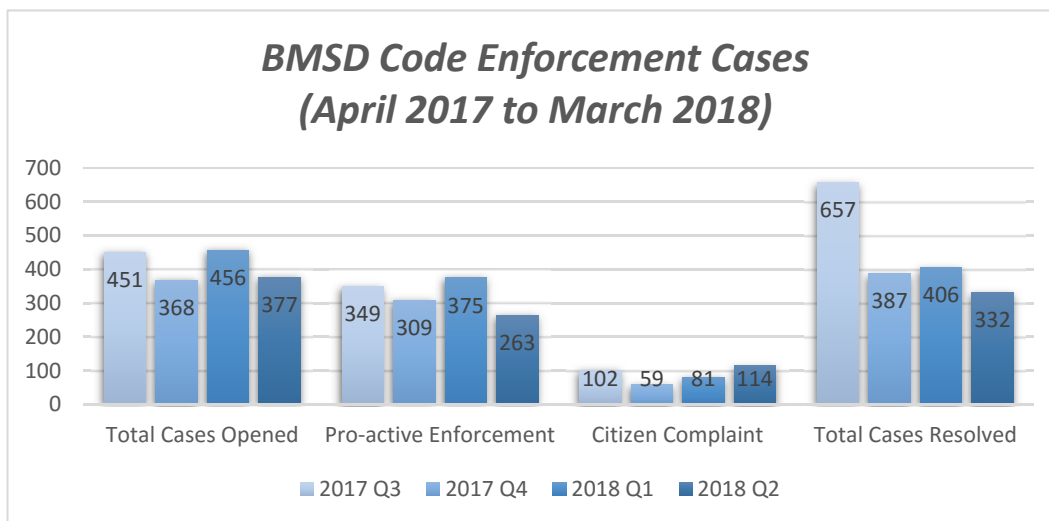
COMMUNITY STANDARDS

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 (JANUARY - MARCH 2018)

- Community standards inspections performed - **607**
- Enforcement cases opened - **377**
- Administrative citations issued - **52**
- Building maintenance violations issued - **28**
- Properties cited for unkempt landscaping - **17**
- Zoning violations issued - **41**
- Properties identified with open-air storage - **25**
- Improper vehicle parking violations issued - **23**
- Violations issued due to citizen complaints received - **114**
- Code violations brought into compliance - **332**

This quarter, BMSD Code Enforcement Inspectors achieved voluntary compliance on 51 cases without issuing official Notices of Violation. The Section processed nine (9) cases for adjudication before a Broward County Special Magistrate and achieved compliance with 65 percent of the violations before the hearing. Code Enforcement proactively enforced 70 percent of the cases opened over the past twelve months (see chart below). Please call 311 or email codecomplaint@broward.org to report violations.



PUBLIC NUISANCE ABATEMENT

Public Nuisance Abatement investigations performed by Code Enforcement Inspectors include 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 and other conditions that may pose a threat to the health, safety, and welfare of the community. The County may enforce administrative fines, abatement of violations at the property owner's expense or both if violations are not corrected promptly.

ABANDONED AND VACANT REAL PROPERTY REGISTRATION AND INSPECTIONS PROGRAM

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. Financial institutions must register abandoned homes within the Broward Municipal Services District (BMSD), perform routine monthly inspections and adhere to maintenance and security requirements. Penalties for non-compliance include fines and liens against the property.

STATISTICS (2018 Q2)

BMSD Code Enforcement Section

Performed inspections and completed administrative processes for:

- **43** land clearance cases
- **33** land clearance and nuisance abatement declarations
- **24** Notices of Violation for public nuisance conditions on properties
- **23** junk or derelict vehicles citations
- **6** properties abated of violations
- **2** vacant buildings mandating proper closure and securing
- **4** abandoned and vacant homes registrations from **4** financial institutions including a contact for assigned local property management



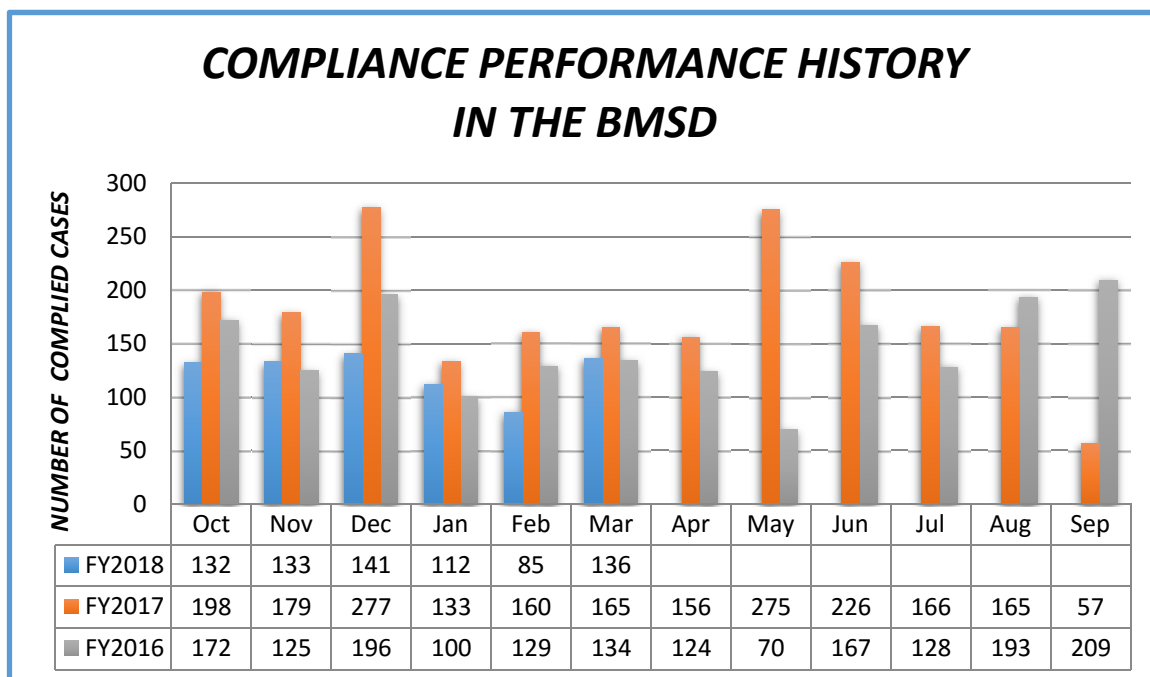
PROPERTY MAINTENANCE

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. The program serves to protect property values, promote healthy and vibrant places and prevent blight within BMSD neighborhoods. Code Enforcement Inspectors help property owners develop a plan for compliance that prevent the negative results of deferred, inadequate or unsafe property maintenance.

STATISTICS (2018 Q2)

Activities to improve property maintenance:

- 262 Rental inspections
- 275 Rental Certificates of Use issued
- 29 New landlord registrations
- 1 Minimum housing tenant investigation
- 50 Notices of Violations issued for failure to obtain rental certificate



CODE ENFORCEMENT HIGHLIGHTS:

COMMERCIAL VEHICLES

In February 2018, BMSD Code Enforcement Inspectors (CEI) conducted early morning inspections. Results include issuance of multiple citations to business or vehicle owners who parked or stored commercial vehicles or equipment in residential areas. Also, CEIs educated violators on storage and parking regulations according to the Broward County Zoning Code. Remember that commercial vehicles exceeding 5,000 pounds in gross vehicle weight are prohibited from most residential neighborhoods within the Broward Municipal Services District. Avoid receiving a citation and ask your area Code Enforcement Inspector if you are unsure about parking and storage regulations. The Broward County Code of Ordinances is available online for your convenience. Click [here](#).



ILLEGAL DUMPING



CEIs prioritize investigations of illegal dumping that includes improperly disposed of solid waste and junk items. Broward County will pursue enforcement against individuals and businesses caught illegally dumping within the BMSD. Penalties include the issuance of citations with immediate fines. Persons seen adding to illegally dumped piles and participating in after-the-fact dumping may receive civil citations with penalties. Business owners are

responsible if their hired persons dump the business' trash and junk in a residential area. For example, a \$250 citation was issued to a business owner because hired persons illegally dumped items from the business in a swale adjacent to a vacant home.

“NO ILLEGAL DUMPING” SIGNS PROMOTE COMMUNITY INVOLVEMENT

New signs installed throughout the Broward Municipal Services District (BMSD) encourage residents and business owners to get involved with putting an end to illegal dumping in the community by reporting this crime to authorities. An involved community reinforces a sense of pride and puts violators on notice that the community will not ignore criminal behavior. These signs are placed on County-owned swales and remind community members to report this unlawful activity to Broward County Crime Stoppers at 954-493-8477(TIPS). Callers may remain anonymous. Tips leading to convictions for illegal dumping could result in rewards up to \$3,000. **See Something – Say Something**



ENFORCEMENT HIGHLIGHT: BULK TRASH

BMSD Code Enforcement Inspectors will issue citations for improperly placed bulk trash items and piles. Proper placement of bulky trash helps keep neighborhood streets and sidewalks clean and safe. Items that are placed out too early for bulk pickup or haphazardly can make pedestrian and vehicular travel unsafe for residents and visitors to our neighborhoods. Loose trash and litter on the ground is a public nuisance and can lead to sidewalk and swale damages during the removal process. Place all loose garbage and trash in containers or bags before placing it out for collection. Bulk trash must not be placed curbside for collection more than 24 hours prior to bulk pickup day or in an unsafe manner on the street or in a way that obstructs the sidewalks. Penalties for early or late placement of bulk trash range from \$50 to as much as \$250 for items that are considered hazardous or a public nuisance. Repeat violators are subject to higher penalties.



Pictured above: From left to right, loose garbage thrown on the ground, junk extending into street, excessive tree trimming obstructing sidewalk and limiting visibility from neighboring driveways creating an unsafe condition.

Pictured below: Code enforcement inspectors requiring persons to remove construction trash and hazardous debris that was improperly placed on swale areas or an adjacent vacant lot.



ADMINISTRATIVE CITATIONS PROGRAM

Voluntary compliance is the goal of code enforcement. However, to protect the health, safety, and welfare of our community, Florida State Statute [162.21](#) authorizes code enforcement inspectors to issue non-criminal tickets (citations) as an additional tool to pursue and achieve compliance. BMSD Code Enforcement Inspectors are issuing citations for violations located within the Broward Municipal Services District (BMSD) – unincorporated areas of Broward County. Based on the degree of the threat to public safety that the violation creates, immediate citations - without a warning notice - may be issued. Violators who do not correct the violation(s) in compliance with the Broward County Code of Ordinances may receive multiple citations daily for each offense until complied/corrected. Fines range from \$50.00 to \$500.00.

Fines 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 or citation, contact the Code Enforcement Inspector as soon as possible. Avoid penalties by developing and following through with a plan for compliance.

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 [I. N. University Drive, Plantation, FL 33324](#)

If you wish to receive inspection updates, please provide the best phone number and 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 vital that you provide the exact address of the building, a unit number if applicable, or as specific a location as possible to enable the inspector to locate the property. A detailed description of what you observed helps ensure that code enforcement staff understands your exact concern. Inspectors perform field inspections as quickly as possible. However, health and safety related complaints receive the highest priority. Confirmed violations activate a notice of violation to the property owner or a door hanger indicating the deadline for compliance. For more information about community code enforcement within the Broward Municipal Services District, call 954-519-0319.