



CITY OF FORT LAUDERDALE
**Development
Services Department**

Community Enhancement Division

Community Enhancement and Compliance Division





Agenda

- Mission & Goals
- Introduction to the Community Enhancement & Compliance Team
- FY-2023 Major Programs and Initiatives
- Enforcement Report
 - City-wide
 - Vacation Rental
 - Waterway
 - Night Team
- Administrative Services Report
- Business Tax Report
- Looking Ahead – FY-2024 Priorities



Mission

The City of Fort Lauderdale's Community Enhancement and Compliance Division is comprised of a team of code and administrative professionals who collaborate with our residential and commercial neighbors to foster the preservation and revitalization of our neighborhoods.

The Division strives to prevent blight, protect the health, safety, and welfare of our neighbors and visitors, and educate our neighbors on property maintenance standards.



Goals

- To proactively equip our neighbors with the resources they need to help us maintain the ambience of the community.
- To foster an environment of voluntary compliance.
- To prevent and expeditiously eliminate blight in the community.
- To encourage business growth through the beautification of our commercial communities.
- To serve our neighbors professionally, equally, with integrity, and respect.



Community Enhancement and Compliance Division



Our Leadership Team

Division Leadership

- Chris Cooper, Development Services Director
- Porshia L. Garcia, Deputy Director
- Katrina Johnson Jordan, Code Compliance Manager
- Stephanie Bass, Code Compliance Supervisor
- Julio Davila, Code Compliance Supervisor
- Amy Brown, Code Compliance Supervisor
- Bridget Patterson, Business Tax Supervisor

Leadership Administrative Support

- Felicia Blue, Senior Administrative Asst.
- Mary Allman, Administrative Asst.
- Christina Chaney, Administrative Asst.
- Stacey Ramsey, Senior Administrative Asst.
- Meaghann Rigg, Administrative Asst.
- Joy Nichols, Administrative Asst.



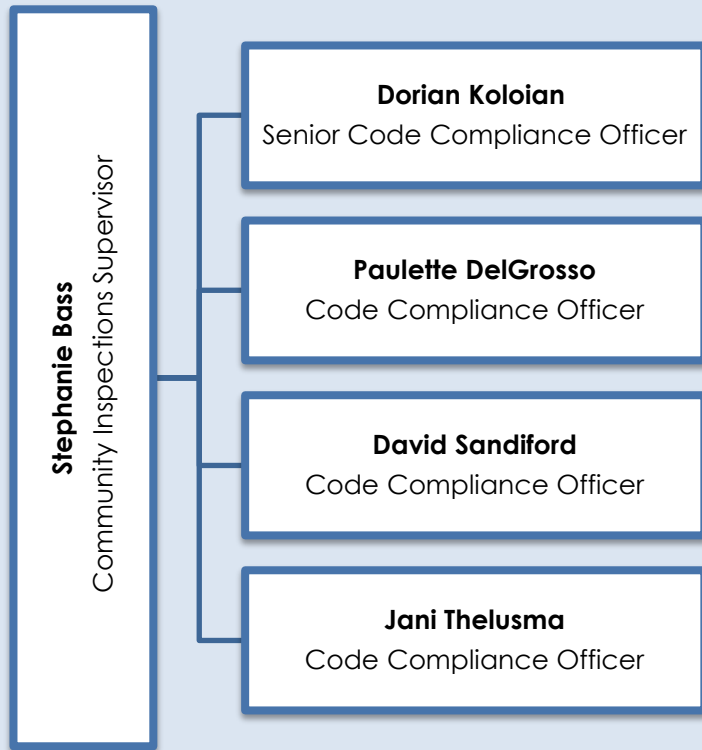


Professional Certifications

- Florida Association of Code Enforcement (F.A.C.E.) Fundamentals of Code Enforcement Level I – 23
- F.A.C.E. Level II – Administrative Aspects of Code Enforcement – 15
- F.A.C.E. Level III – Legal Issues of Code Enforcement – 8
- F.A.C.E. Level IV – Officer Safety & Field Applications – 11
- Noise Control Officer Certification – 21
- American Home Inspector Certification – 2
- Certified Stormwater Inspector – 1
- Certified Animal Control Officer – 2
- Parking Enforcement Certification – 4
- Boating Safety Certification – 13
- Code Enforcement Professional Certification – 1
- Senior Business Tax Official – 1
- Master Business Tax Official – 1



Community Inspections District 1

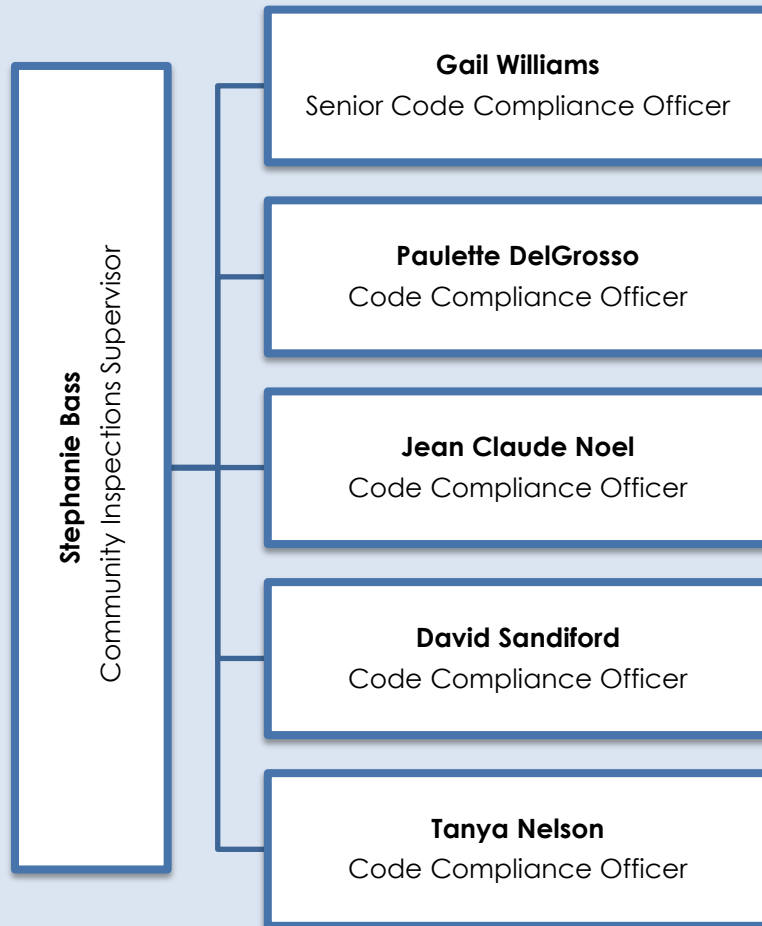


Major Concerns:

- Commercial Parking Facilities
- Unpermitted Signage
- Outdoor Storage
- Snipe signs on the public right of way
- Homeless encampments
- Overnight parking of commercial vehicles stored in residential zoned properties
- Problematic/Unregistered Vacation Rentals
- Noise Violations
- Graffiti



Community Inspections District 2



Major Concerns:

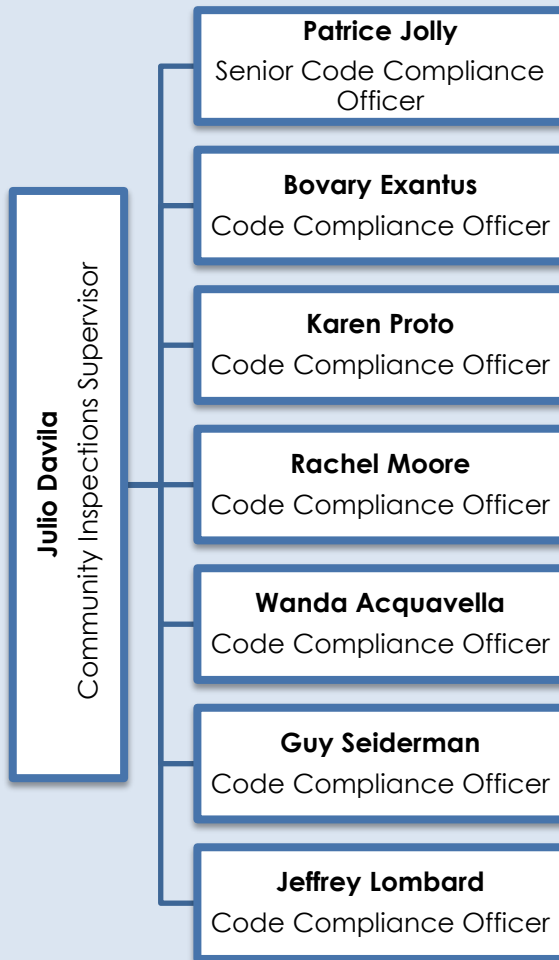
- Unpermitted Sidewalk Café's
- Commercial Retail Outdoor Displays of Goods
- Unpermitted A-Frame
- Derelict Vehicles
- Exterior Building Maintenance
- Homeless Encampments
- Noise Violations in Entertainment District
- Problematic/Unregistered Vacation Rentals
- Graffiti



Community Inspections District 3

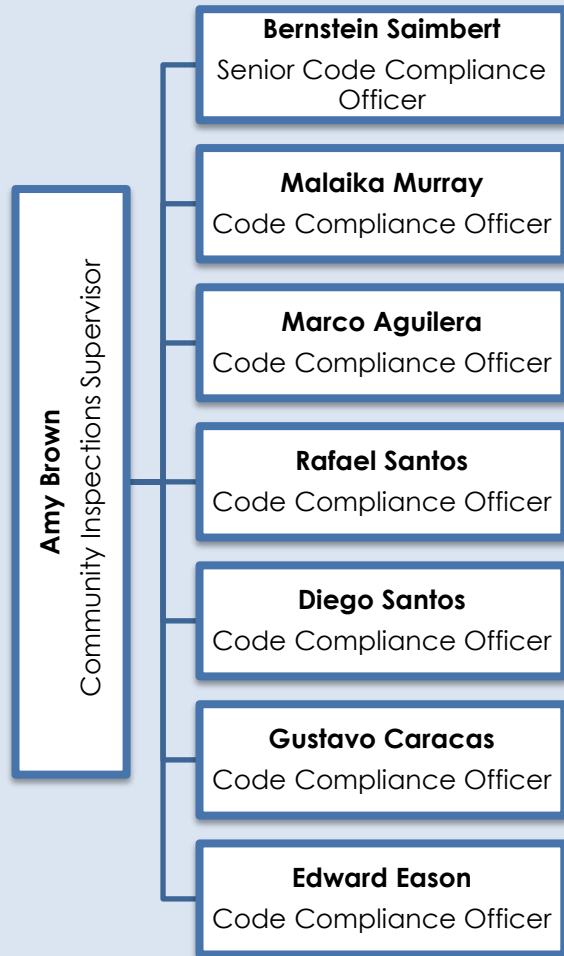
Major Concerns:

- Yard Maintenance
- Trash and Debris
- Bulk Trash
- Building Maintenance
- Derelict Vehicles
- Homeless Encampments
- Commercial Vehicles (18 Wheelers)
- Outdoor Storage
- Vacant Lots
- Landlord Registration





Community Inspections District 4



Major Concerns:

- Yard Maintenance
- Minimum Housing
- Bulk Trash
- Building Maintenance
- Fences in Disrepair
- Derelict Vehicles
- Commercial Vehicles
- Outdoor Storage



FY23 Major Programs and Initiatives

- Increased Proactive Enforcement of the City
- Completion of Neighborhood Enhancement Projects
- Increased Vacation Rental Enforcement
- Night Enforcement Team Implementation
- Improved Administrative Services Processes
- HOA and Civic Association Partnerships
- Community Outreach Partnerships
- Neighborhood Ride-Alongs
- Storm Recovery Support





COMMON CODE VIOLATIONS

1. YARD MAINTENANCE STANDARDS

Maintenance of yards and swales/rights-of-way abutting property are the responsibility of the property owner. The right-of-way must be free of obstructions caused by trees, vegetation, or other objects.

2. INOPERATIVE MOTOR VEHICLES

Inoperative and/or derelict vehicles are not permitted. A vehicle is considered inoperative if a current tag isn't displayed and/or it is not fully equipped to legally and safely operate on public streets.

3. JUNK, TRASH AND DEBRIS

Junk, auto parts, furniture, trash, tires, building materials, tree trimmings, and any other debris cannot be left in the yard and must be properly disposed of.

4. PARKING

Parking is permitted for passenger cars and motorcycles in residential properties only on a legal driveway or in a garage.

5. COMMERCIAL EQUIPMENT

Commercial equipment and vehicles cannot be parked or stored in a residential area unless they are in a fully enclosed structure.

6. MAINTENANCE OF STRUCTURES

Exterior building structures and walls shall be maintained in a secure and attractive manner.

7. CONDITION OF STRUCTURES

Any wood, siding, shingles, roof covering, railings, fences, walls, ceilings, porches, doors, windows, screens, and other exterior parts of a structure must be maintained in weather tight, rodent proof, sound condition and in good repair. An owner may need to board up a vacant structure.

8. OUTDOOR STORAGE

Outdoor storage is prohibited. You may not keep indoor furniture, household appliances, auto parts, building materials, or any other similar items outside.

9. ILLEGAL DWELLING UNITS

Dwelling units added to interior/exterior of a structure without proper permits are illegal regardless of how long they have existed.

10. PROHIBITED BUSINESSES

Most businesses are not allowed to operate in residential areas. Engaging in a business requires a Business Tax Receipt and zoning approval.



BEFORE

AFTER



Code Compliance Officer Paulette DelGrosso



BEFORE



AFTER



Code Compliance Officer Jean Claude Noel



BEFORE



AFTER



Code Compliance Officer Bovary Exantus



BEFORE



AFTER



Code Compliance Officer Rachel Moore



BEFORE



AFTER



Code Compliance Officer Malaika Murray



BEFORE



AFTER



Code Compliance Officer Rafael Santos



BEFORE



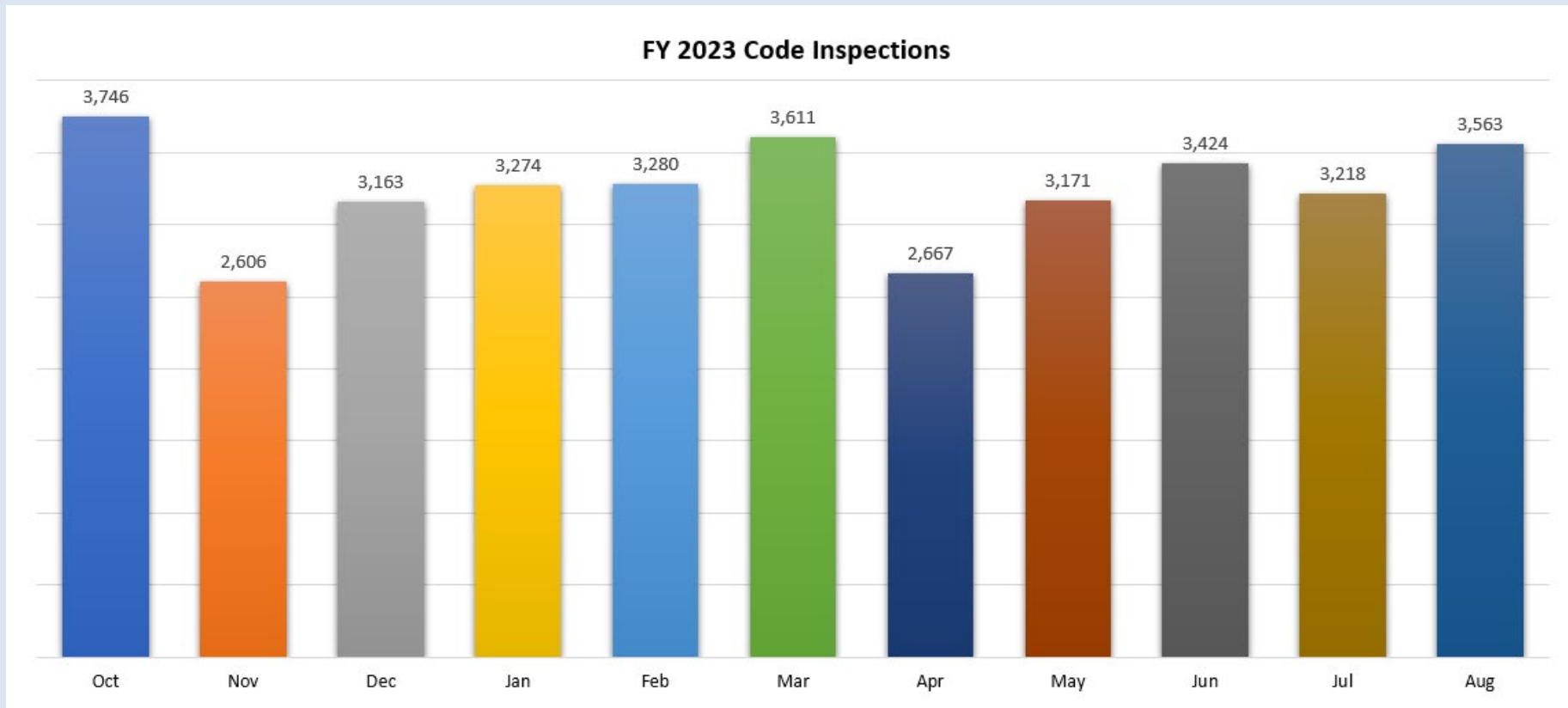
AFTER



Code Compliance Officer Diego Santos

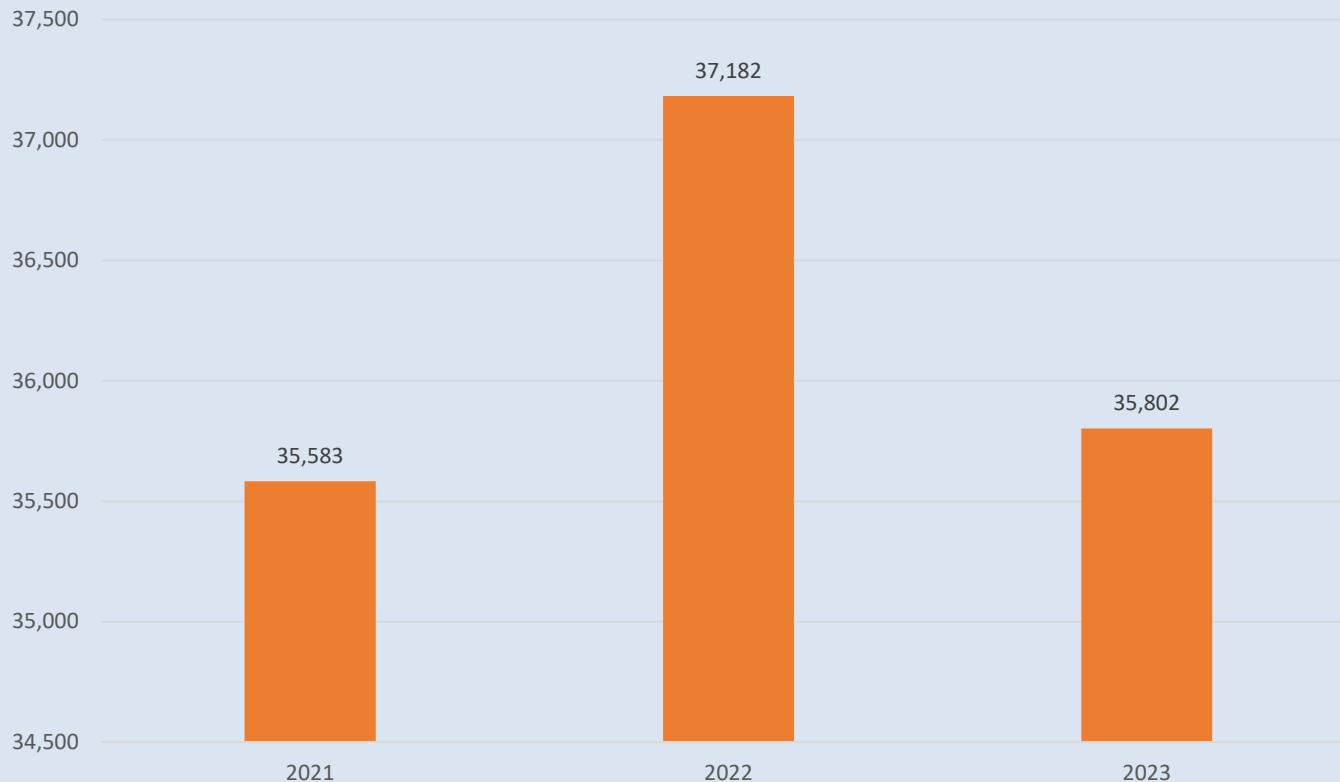


FY23 Inspection Stats





Three Year Inspection Comparison (FY21, 22, & 23)



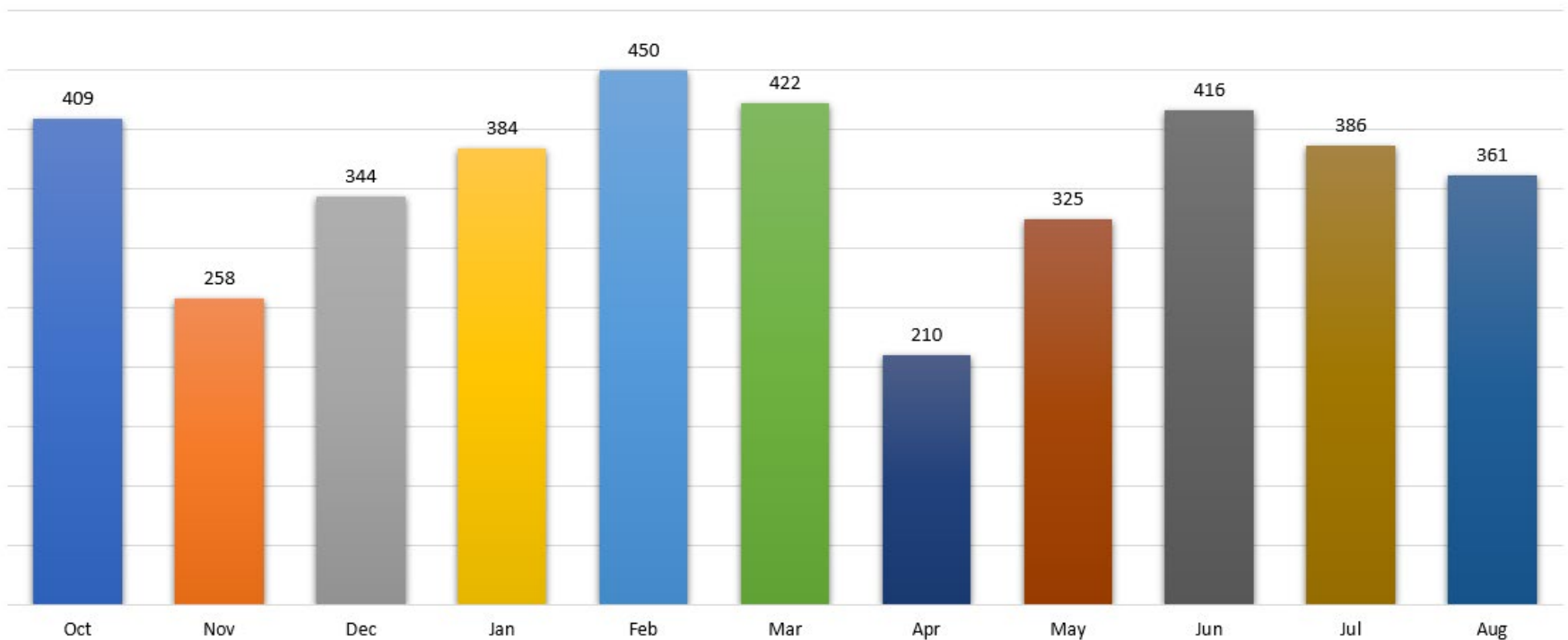


As of July 1, 2021, Florida law governed by CS/SB 60 prohibits a code inspector from initiating enforcement proceedings for a potential violation of a duly enacted code or ordinance by way of an anonymous complaint. A person who reports a potential violation of a code or an ordinance must provide his or her name and address to the respective local government before an enforcement proceeding may occur. This paragraph does not apply if the code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.



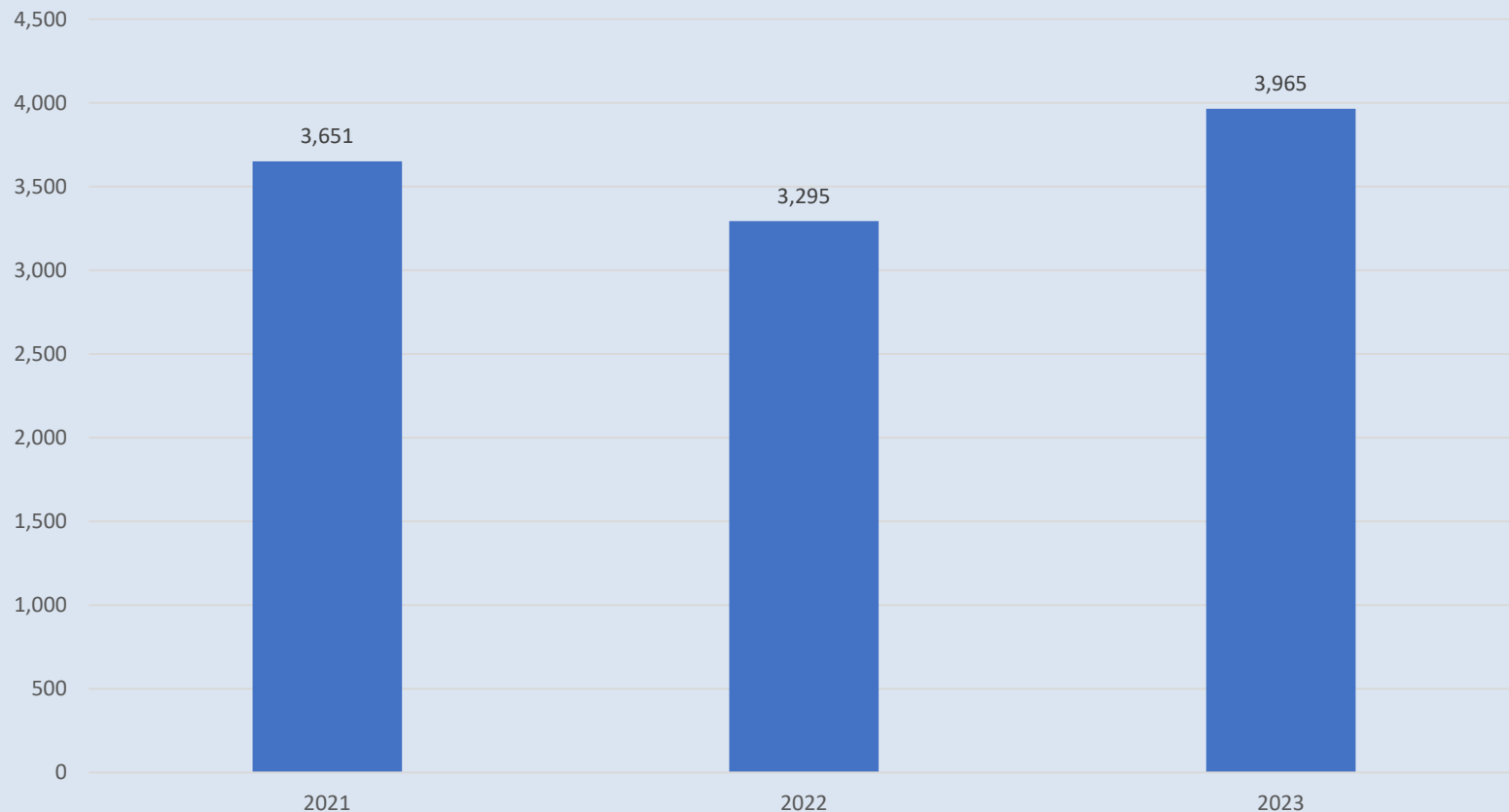
FY23 Proactive Inspection Stats

FY 2023 Proactive Enforcement



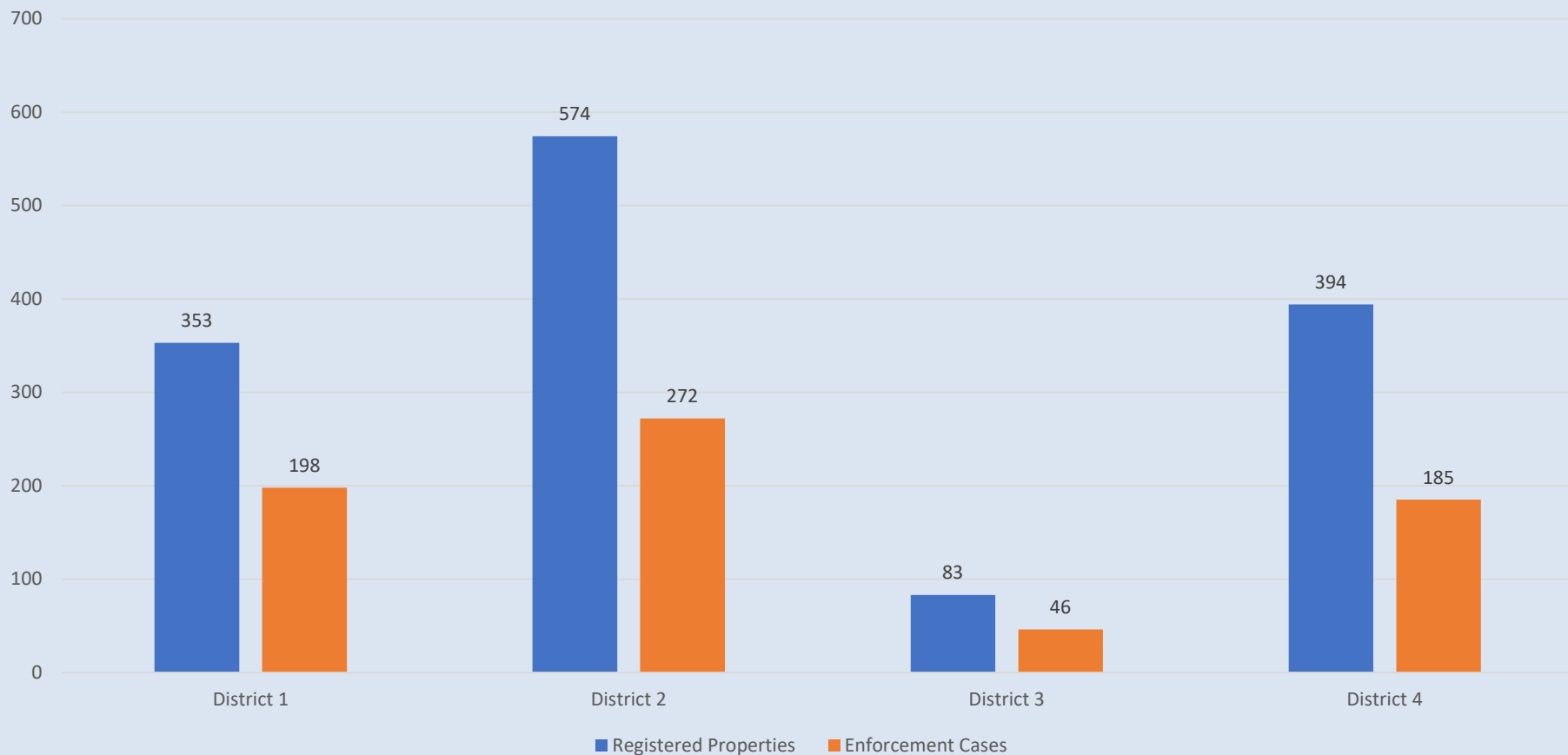


Three Year Proactive Inspection Comparison (FY21, 22, & 23)





FY23 Vacation Rental Statistics by District





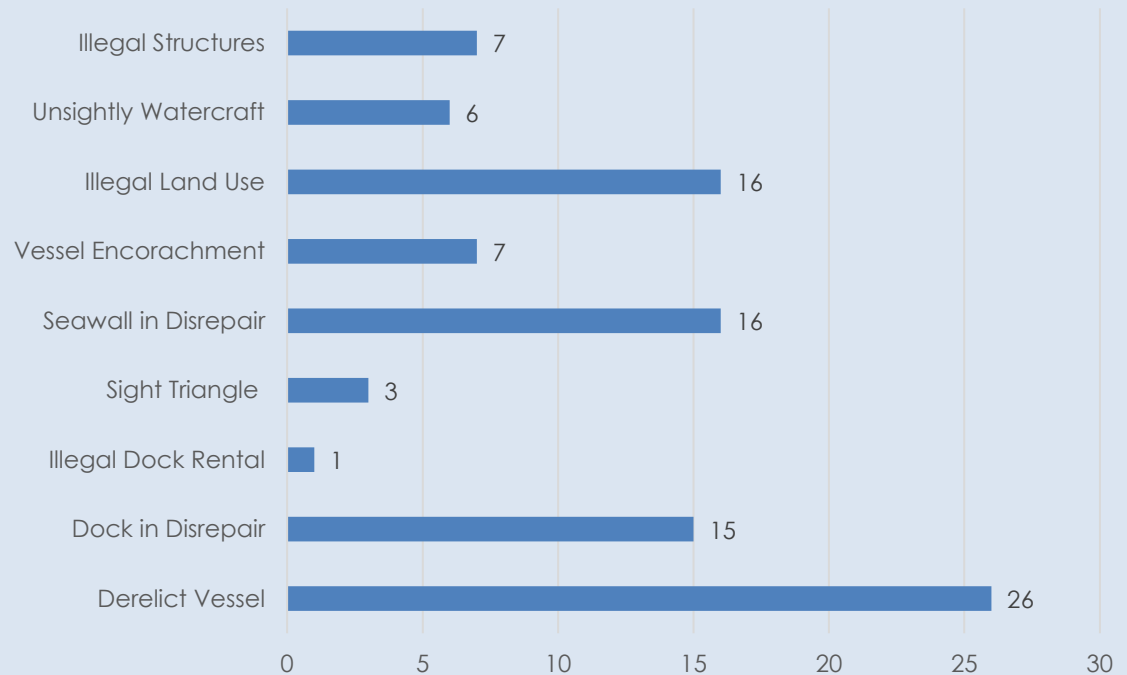
Waterway Enforcement

Stephanie Bass

Waterway
Enforcement
Supervisor

Most Common Violations

- Derelict Vessels
- Illegal Land Use
- Seawall in Disrepair
- Dock in Disrepair





NIGHT ENFORCEMENT TEAM (NET)



Night Team Hours

Thursday – Sunday
5:30 pm – 3:00 am

Julio Davila
NET Supervisor

George White
Senior Inspector

Robert Krock
Police District 1
Inspector

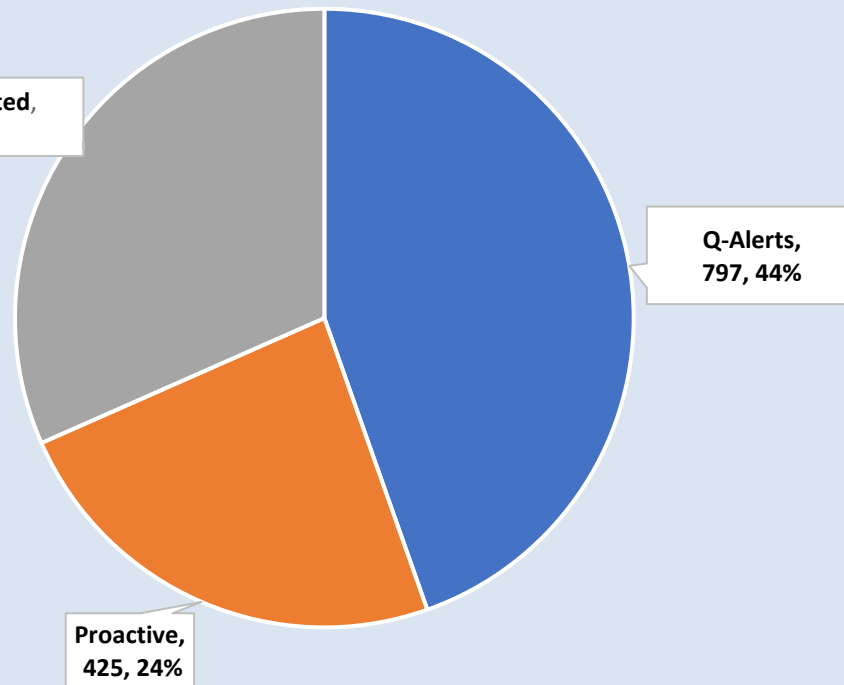
Fitzgerald Simmons
Police District 2
Inspector

Paul Smart
Police District 3
Inspector



NIGHT ENFORCEMENT TEAM (NET)

INSPECTION TYPE

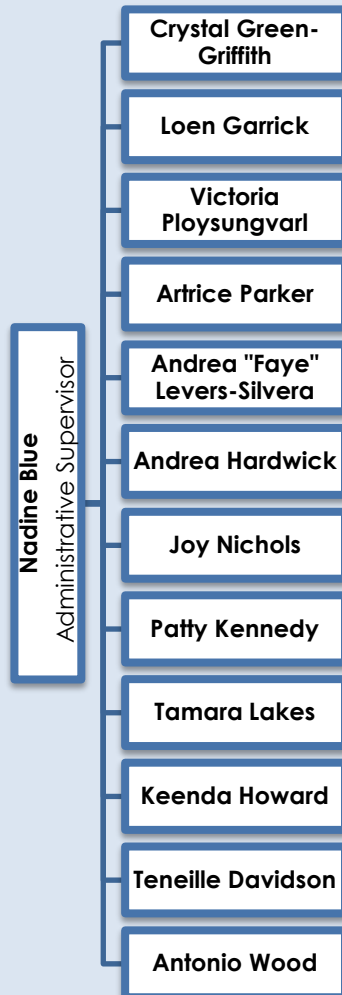


Enforcement Priorities:

- Noise
- Vacation rentals
- Unlawful signage
- Outdoor Café's without a certificate
- ADA sidewalk obstructions
- Sea turtle lighting
- Graffiti
- Mobile vendors



Administrative Services



Areas of Expertise

- Special Magistrate
- Lien Reduction Program
- Call Center
- Lot Clearing
- Bulk Trash
- Lien Searches
- Administrative Partial Release of Lien
- Public Records Requests
- Vacant Lot Registration
- Landlord Registration
- Vacation Rental Registration



Administrative Services Customer Service

Call Center & Front Counter Neighbor Assistance

Total Number of Calls: 15,050

Common Complaints: Overgrowth, trash carts, derelict vehicles, bulk trash, building maintenance

Total Number of Walk-Ins: 1,282

Common Requests: Code case inquiry, vacation rental assistance, pay fines, report violations



How to File a Complaint

- **Via Phone** (954)828-5207 Option 2
- **Email** (Subject to Sunshine Law)

CEenhancement@fortlauderdale.gov

- **Online:** [LauderServ](#)
- **In Person**
 - 700 NW 19th Avenue Fort Lauderdale, FL 33311
- **24/7 Customer Service Hotline :**
(954)828-8000

LAUDERSERV

Submit a new Service Request

1. Personal Info 2. Where and What 3. Details 4. Confirm

☒ I have an account ☐ I need a new account

Email

Password

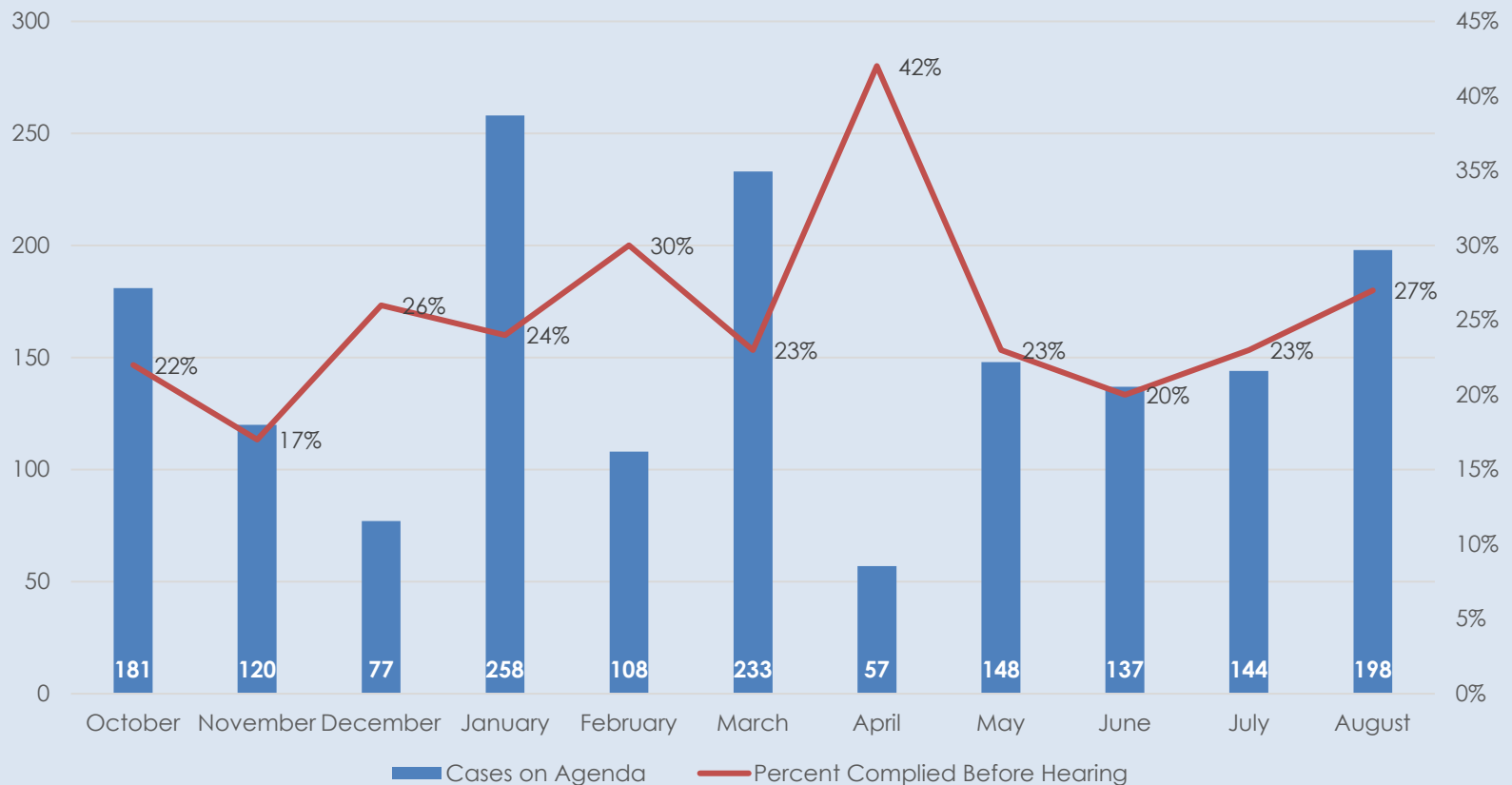
[I forgot it!](#)

SIGN IN

SKIP THIS STEP



FY23 Special Magistrate Report





FY23 Lien Reduction Hearing Statistics

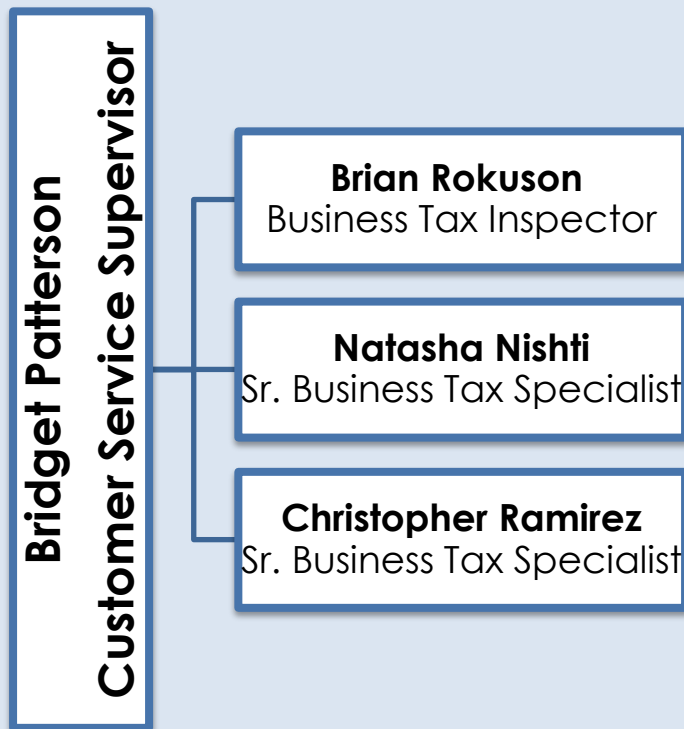
Number of Properties	Total Lien Amount	Total City Costs	Amount Ordered	Percentage
124	\$6,590,150.32	\$133,586.72	\$799,452.63	12%

Month	Total Lien	Amount Ordered
October	\$60,900.00	\$12,709.50
November	\$1,018,960.00	\$40,534.98
January 11	\$521,590.00	\$81,915.08
January 19	\$458,900.00	\$46,258.01
February	\$310,400.00	\$31,463.75
March	\$870,900.00	\$51,857.92
May 9	\$920,225.32	\$142,502.55
May 25	\$453,150.00	\$83,383.80
June	\$405,700.00	\$96,054.91
July	\$779,550.00	\$109,457.86
August 8	\$691,800.00	\$73,464.27
August 31	\$98,075.00	\$29,850.00



Business Tax Team

Areas of Expertise

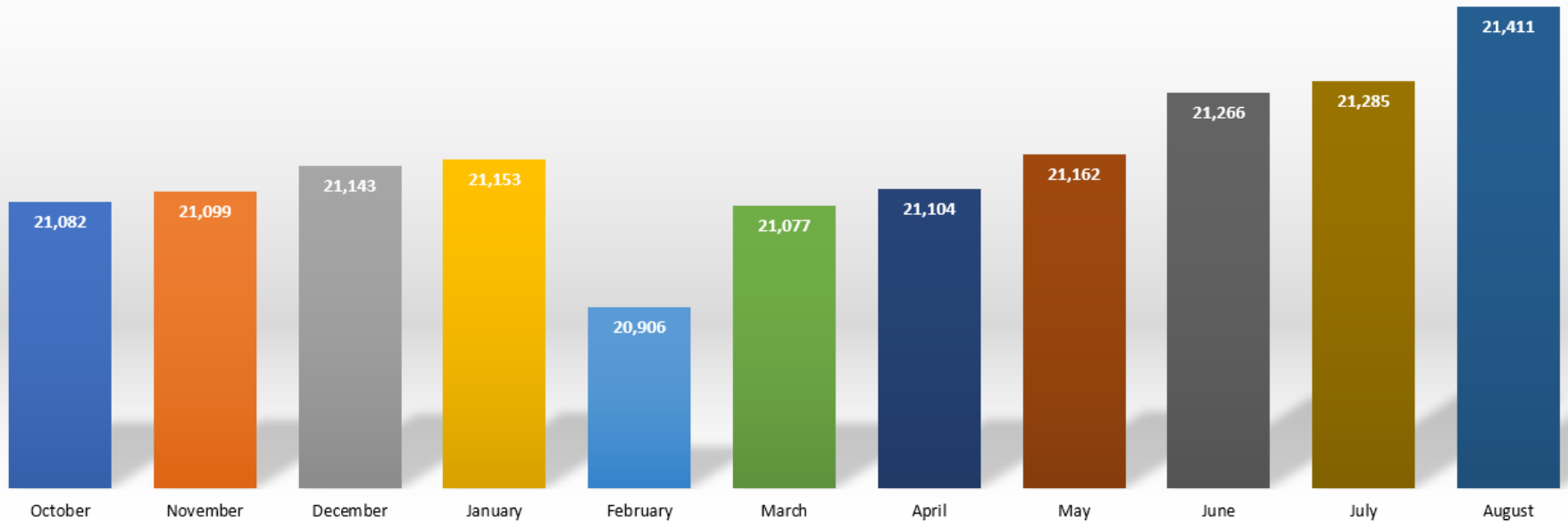


- City Liaison to the Business Community
- Business Tax Application Processing
- Inspections for Delinquent and New Businesses
- Business Tax Violation Inspections
- Liquor Measurements
- Commercial Lien Search Requests
- Vacation Rental Tax Receipts
- Sidewalk Café Permit Review



BUSINESS TAX REPORT

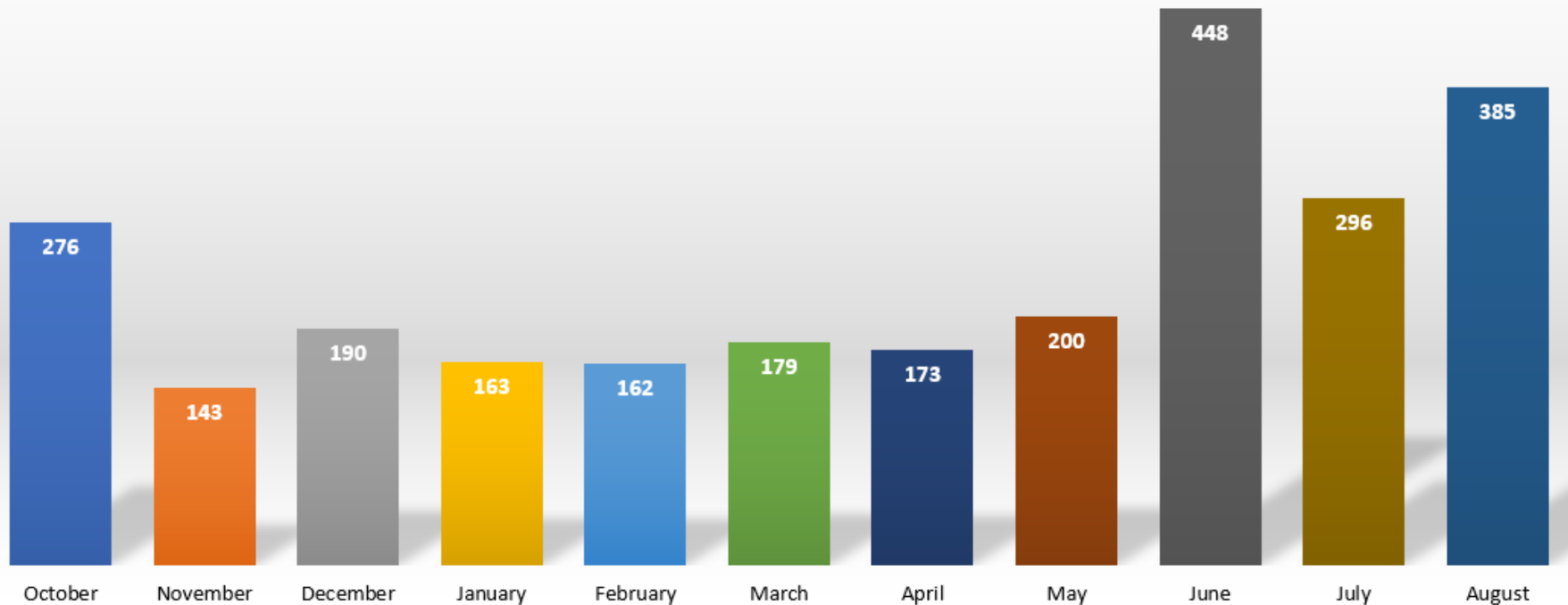
FY 2023 Number of Business Tax Licenses





BUSINESS TAX REPORT

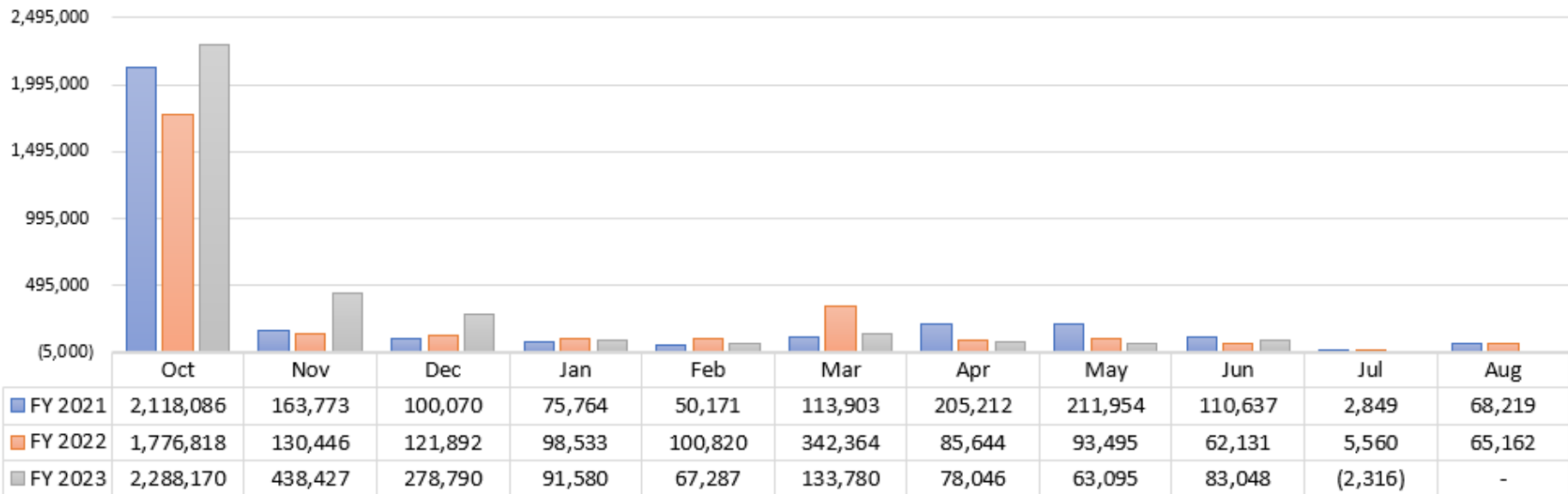
FY 2023 New Business Tax Licenses Applied per Month





BUSINESS TAX REPORT

Revenue FY Comparison





FY24 Division Priorities

- Increased Proactive Presence
- Neighborhood Enhancement Projects
- Revitalize Vacation Rental Enforcement
- Improved Neighbor Support Communication and Collaboration
- HOA and Civic Association Partnerships
- Community Outreach and Partnerships
- Increased Landlord Registration Compliance
- Nighttime Economy Support
- Lien Amnesty
- Quarterly Neighborly Newsletter
- Business Tax Process Revision and Online Registration Streamlining



CITY OF FORT LAUDERDALE

**Development
Services Department**

Community Enhancement Division

QUESTIONS