

CODE ENFORCEMENT PROCESS AND PROCEDURES THAT MUST BE FOLLOWED

Robert C Solera, Code Services Inc. President

The Town of Southwest Ranches has not been immune from the economic issues that plagued our Country since 2008. As a result we have a number of properties which have either been abandoned by owners or that are not being maintain by the Banks which now own them. The effect is clear, the properties are overgrown and the pools are not being cleaned or emptied from stagnant water, creating an unsafe site not to mention a nuisance to adjacent property owners.

The Code Enforcement Department maintains a current list of these locations and provides this information to the Town Police Department in an effort to keep a vigilant eye on them. In addition, we have levied high fines and liens which will have to be paid by the potential purchaser or the property. The Department also maintains a list of contractors which provide the services to the Town in an effort to correct the violations and provide a relief to adjacent property owners. The fees associated with the correction of the violation, becomes a lien on the property.

Many times we receive phone calls from concern residents in regards to these properties and the time it takes before the violation it's corrected. We want residents to know that there is a process in place which needs to be followed per Florida state statute Chapter 162 and the Town Code of Ordinances. Both authorizes the Town to issue fines and to impose a lien but notifications have to be made to the property owner of record. In addition we are required to provide an amount of time to correct the violation, and to seek authorization from a Special Magistrate to abate the property. This action cannot be done without the authorization as we would be violating Florida State Statue Chapter 162 and the process takes time. If the process is not follow we may find ourselves once again at the start of the process, delaying the correction and relief even further.

We want our residents and citizens to rest assure that the Department is on your side and is cognizant of your needs. We continue hard at work to get this properties under control.

The Town of Southwest Ranches and the Code Enforcement Department are here to help and guide you, please call us and we will provide you with valuable information. Our contact number is 954-434-0008, and we are just a phone call away.