

ORDINANCE NO. 2011-122

1  
2  
3 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF  
4 CORAL SPRINGS, FLORIDA, AMENDING SECTION 215 OF THE  
5 LAND DEVELOPMENT CODE OF THE CODE OF ORDINANCES OF  
6 THE CITY OF CORAL SPRINGS, FLORIDA, ENTITLED "RENTAL  
7 BUILDINGS, INSPECTION AND LICENSING" TO RENAME  
8 "RENTAL BUILDINGS - LANDLORD REGISTRATION AND  
9 NEIGHBORHOOD PRESERVATION PROGRAMS"; TO PROVIDE  
10 PROVISIONS FOR LANDLORD REGISTRATION FOR RENTAL  
11 BUILDINGS OF TWO OR MORE UNITS (INCLUDING  
12 CONDOMINIUMS) TO INCLUDE BUT NOT BE LIMITED TO  
13 PURPOSE, DEFINITIONS, PROCEDURES, INCLUDING REQUIRED  
14 INFORMATION FOR REGISTRATION, AND ENFORCEMENT,  
15 INCLUDING CIVIL PENALTIES; TO UPDATE REQUIREMENTS  
16 FOR THE NEIGHBORHOOD PRESERVATION PROGRAM FOR  
17 THE ANNUAL INSPECTION AND LICENSING OF BUILDINGS  
18 WITH TWO (2), THREE (3), OR FOUR (4) RESIDENTIAL RENTAL  
19 UNITS INCLUDING, BUT NOT LIMITED TO, INCREASING THE  
20 RENTAL LICENSE FEE CONSISTENT WITH THE  
21 REQUIREMENTS OF CHAPTER 3 OF THE CITY CODE,  
22 PROVIDING DEFINITIONS AND DELETING PROVISIONS FOR A  
23 TEMPORARY LICENSE; AMENDING SECTION 1-8.1 OF THE  
24 CODE OF ORDINANCES AND SECTION 190.1 OF THE LAND  
25 DEVELOPMENT CODE TO PROVIDE FOR CIVIL PENALTIES FOR  
26 VIOLATIONS OF SECTION OF THE LAND DEVELOPMENT  
27 CODE PERTAINING TO LANDLORD REGISTRATION PROGRAM;  
28 PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS;  
29 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
30 EFFECTIVE DATE.

31  
32 **WHEREAS**, section 166.021(1), Florida Statutes, provides that a municipality  
33 may exercise any power for a municipal purpose, except when expressly prohibited  
34 by law. *See also Fla. Const. Art. VIII, sec. 2(b)*; and

35 **WHEREAS**, a "municipal purpose" has traditionally been defined as one  
36 related to health, morals, safety, protection or welfare of the municipality. *See, e.g.,*  
37 *City of Boca Raton v. Gidman*, 440 So. 2d 1277, 1281 (Fla. 1983); and

38 **WHEREAS**, the City of Coral Springs has a significant amount of residential  
39 rental property within its boundaries, and various health and safety violations, as well  
40 as emergencies, may occur on these properties; and

1           **WHEREAS**, in order to ensure that landlords of residential properties are  
2 notified of violations on their property, it is necessary to maintain current and  
3 accurate contact information; and

4           **WHEREAS**, it is in the best interest of the health and safety of the citizens of  
5 Coral Springs that any violations are cured as quickly as possible and a landlord  
6 registration program will enable the city to have better contact information for  
7 landlords; and

8           **WHEREAS**, the records of the Broward County Tax Collector and the  
9 Broward County Property Appraiser do not contain all information necessary to  
10 contact a landlord in case of a health and safety violation an emergency; and

11           **WHEREAS**, the creation of a landlord registration program, together with the  
12 annual inspections for neighborhood preservations properties (residential buildings  
13 with two (2), three (3) or four (4) rental units), will provide the City with a database  
14 for contact information related to rental property within the City; and

15           **WHEREAS**, it is necessary to update the provisions for the neighborhood  
16 preservation program to include, to the extent possible, all requirements of the  
17 inspection as one overall inspection and to include items that have been added to  
18 the city codes which impact the neighborhood inspection program; and

19           **WHEREAS**, the annual inspection and licensing program for neighborhood  
20 preservation properties continues to be in the best interest of the health, safety, and  
21 welfare of the residents of the City of Coral Springs; and

22           **WHEREAS**, the City Commission of the City of Coral Springs therefore finds  
23 it to be in the best interests of the health, safety and welfare of the citizens of Coral  
24 Springs to initiate a landlord registration program and update the neighborhood

1 preservation program, including the requirements for landlord registration; now,  
2 therefore

3 **NOW, THEREFORE, BE IT ORDAINED** by the City Commission of the City of  
4 Coral Springs, Florida, as follows:  
5

6 **SECTION 1.** The foregoing recitals are hereby ratified and confirmed as being  
7 true and correct and are hereby made a specific part of this Ordinance upon  
8 adoption hereof.  
9

10 **SECTION 2.** Section 215 of the Land Development Code of the City of Coral  
11 Springs, entitled "Rental buildings, inspection and licensing" is hereby  
12 amended to read as follows:  
13

14 **Section 215: Rental buildings, inspection and licensing; Landlord Registration**  
15 **and Neighborhood Preservation Programs**  
16

17 To establish the criteria and procedures for a landlord registration program  
18 and neighborhood preservation program.  
19

20 **(A) Landlord Registration Program**  
21

22 (1) Purpose  
23

24 The purpose of the Landlord Registration Program is to provide the City with  
25 the necessary database of current and accurate information required to  
26 contact a property owner, or his designated agent, in case of a health or  
27 safety violations at the property or in the case of an emergency for all  
28 residential rental units as defined by this section.  
29

30 (2) Definitions  
31

32 For the Purposes of this section, the following definitions shall apply:  
33

34 (a) Department means the Department of Development Services  
35

36 (b) Director means the Director of Development Services or his/her designee.  
37

38 (c) Implementation date means January 1, 2012  
39

40 (d) Landlord means a person who owns and rents residential dwelling units  
41

42 (e) Registration means the completion of landlord registration form for the  
43 rental property.  
44

45 (f) Owner means any legal owner of record; person, company, corporation,  
46 firm, or similar entity owning one or more residential rental units.  
47

1 (g) Person means any individual, company, corporation, limited liability  
2 company, partnership or other legal entity.

3  
4 (h) Residential rental unit means any dwelling that is rented for residential  
5 purposes, including any duplex, triplex, quadraplex, multiple family  
6 dwelling (including condominium), or other similar unit. Rental unit does  
7 not include a single family house or hotels.

8  
9 (i) Landlord registration means registration that must be completed by any  
10 person, company, corporation, firm or other entity entering into a written  
11 lease, oral agreement, or other similar instrument, for the purpose of  
12 leasing one or more residential rental units

13  
14 (j) Sexual offender and sexual predator residence prohibition means the  
15 requirements as designated in section 14-2 of the Code of Ordinances of  
16 the City of Coral Springs

17  
18 (3) Registration

19  
20 (a) All persons who lease or offer for lease any residential rental units or  
21 residential property within the city , whether with a written or oral agreement,  
22 and constitutes a lease of property for residential purposes, shall complete a  
23 landlord registration form for the residential rental unit. If a person owns  
24 property at more than one location, a separate registration is required for  
25 each property location.

26  
27 (b) Applications for the landlord registration shall be available through the  
28 Business Tax Office. The registration is for the period January 1 through  
29 December 31 of each calendar year. Subsequent to the initial registration,  
30 the city will annually submit a notice of renewal to the applicant.

31  
32 (c) Landlord registration application must be filed with the Business Tax Office  
33 on forms provided for that purpose, which shall include, but not be limited to,  
34 the following information:

35 1. The landlord's name, address and telephone number, facsimile  
36 number, email address, and any other emergency contact information.

37 2. If the applicant is a corporation, partnership, limited liability  
38 company or any other legal entity, the full name and address of the  
39 business and the state of incorporation. Applicant must submit a copy  
40 of the articles of incorporation and documentation from the Florida  
41 Division of Corporations showing active status.

42 3. The legal address(s) of the dwelling unit(s) for which the registration  
43 is applied; and the legal description and folio number as indicated with  
44 the Broward County Property Appraiser's Office.

45 4. The name of the complex, if applicable, and whether it is a  
46 condominium. If a condominium, the name of the Association.

1 5. The name, address, telephone number, facsimile number, and e-  
2 mail address of the designated property manager/agent. An owner  
3 who resides out of the tri-county area (Broward, Miami-Dade, Palm  
4 Beach) shall designate a property manager/agent, preferably in the tri-  
5 county area, that may be the first point of contact should there be any  
6 matters related to the property, including an emergency. Any notices  
7 required by the city code or by state statutes will also be sent to the  
8 designated property manager/agent. If the property manager/ agent is  
9 authorized to act on behalf of the owner, an affidavit or corporate  
10 resolution providing for such authorization shall be filed with this  
11 application.

12 6. If the property is mortgaged, the name and address of the  
13 mortgagee and phone number.

14 7. The number of buildings and units on the property.

15  
16 8. Whether the applicant and/or its principals has ever been cited for,  
17 or found in violation of any required housing codes and if so, the  
18 date, jurisdiction, nature of violation and disposition of violation.

19  
20 9. In addition to the information above, the owner shall:

21  
22 a. maintain a listing of the names of the tenants residing within  
23 the units. This list will not be required to be submitted with the  
24 application; however, the list should be made available to the city upon  
25 reasonable notice; and

26  
27 b. provide to the tenants a copy of a pamphlet containing  
28 guidelines for rental property provided by the city; and.

29  
30 c. if the property is sold or transferred to a new owner, the new  
31 owner shall be notified of the requirements of this section and advised  
32 to submit a new registration. The new registration shall be submitted  
33 within thirty (30) calendar days of a change in ownership of the  
34 property.

35  
36 (d) Certification from the property owner/landlord that all tenants and  
37 prospective tenants have been screened and that no residents of the dwelling  
38 units is a sexual predator or sexual offender and, pursuant to city code, that  
39 there are no violations related to the sexual offender and sexual predator  
40 residence prohibition.

41 (e) Statement of accuracy and signature: The application form shall contain  
42 substantially the following language:

43 "The undersigned has carefully reviewed this application and all facts,  
44 figures, statements contained in this application are true, correct, and  
45 complete. The undersigned understands that failure to comply with the  
46 city's ordinances may result in the issuance of a citation or a notice of  
47 violation/notice of hearing that may require a hearing before a special  
48 magistrate and could result in administrative fines being imposed.

1  
2           The applicant shall print and sign his or her name on the registration  
3           immediately after the statement required above, and the persons  
4           title/capacity in relation to the property.

5  
6           (4) The owner shall make available to the city, upon a reasonable  
7           request, any rental record necessary to determine when changes of occupancy  
8           have occurred. In this regard, the tenant listing shall be made available to city upon  
9           request.

10  
11           (5) Subsequent to the filing of the application, it is the responsibility of the  
12           owner to update the information within thirty calendar days, if there is any change to  
13           the information on file with the city.

14  
15           (6) For buildings with two (2), three (3) or four (4) residential rental units,  
16           the owner shall also be required to adhere to the requirements for the  
17           Neighborhood Preservation Program, which is an annual inspection (exterior) and  
18           licensing, as provided in Sec. 215 (B).

19  
20           (7) For the initial registration that commences upon the implementation  
21           date, all applications shall be submitted no later than March 1, 2012.

22  
23           (8) An annual renewal of the registration is required. The City shall  
24           submit notification of renewal to the property owner. It is the responsibility of the  
25           owner, or his designated agent, to update, as required, any and all information  
26           required for the registration.

27  
28           **(B) Neighborhood Preservation Program – Rental License**

29  
30           (1) Purpose

31  
32           To provide an annual inspection (exterior) and licensing of buildings with two  
33           (2), three (3), or four (4) residential rental units in order to better preserve  
34           the neighborhoods with smaller rental properties:

35  
36           (2) Definitions:

37  
38           For the purposes of this subsection, the following definitions apply:

39  
40           (a) Department means Department of Development Services.

41  
42           (b) Division means the Code Enforcement Division, Department of  
43           Development Services

1 (c) Local agent means the person designated within the tri-county area who  
2 is responsible to oversee the property and may be the first point of  
3 contact for matters related to the property.  
4

5 (A) (3) Annual Inspection and licensing of buildings with two (2), three (3), or  
6 four(4) residential rental units  
7

8 (4) (a) No person, natural or corporate, shall offer for rent or lease any  
9 residential units located in a building with two (2), three (3) or four (4)  
10 residential units unless said building has been inspected by the City of Coral  
11 Springs Fire Development Services Department and a residential rental  
12 license has been issued by the city to the owner of record of said building. A  
13 ~~temporary license may be issued by the fire department upon the payment of~~  
14 ~~the residential rental license fee by the property owner of record; however,~~  
15 ~~the residential rental license shall be issued only after passing of the initial~~  
16 ~~inspection and meeting the requirements pursuant to subsection 215(B)(3).~~  
17

18 (2) (b) Any person, natural or corporate, who at the time of the adoption of  
19 this ordinance, rents or leases units in buildings containing two (2), three (3)  
20 or four (4) residential units shall have thirty (30) calendar days from the date  
21 of adoption by the city commission to file application with the city for license  
22 issuance.  
23

24 (3) (c) All licenses issued under this section shall be issued on an annual  
25 basis for the period commencing January 1 of each calendar year and expire  
26 on the 31st day of December of each calendar year. No license shall be  
27 issued for more than one (1) year. For each license obtained between  
28 January 1st and December 31st, the full residential rental license fee shall be  
29 paid, except as herein otherwise provided. Upon the adoption of this  
30 ordinance, for the 1999 calendar year, the license fee required for those  
31 properties who have an application on file as of January 1, 1999, shall be  
32 paid no later than April 15, 1999.  
33

34 (4) (d) On or before November 1 of each calendar year the Business Tax  
35 Office shall send a notice of Neighborhood Preservation Renewal which shall  
36 be due on or before January 1 of each calendar year.  
37

38 (B) (4) Procedures and standards for license issuance:  
39

40 (4) (a) The city's fire department division shall be charged with the  
41 responsibility, ~~subject to the approval of the city manager, of establishing~~  
42 ~~administrative rules and regulations pertaining to the issuance of residential~~  
43 ~~rental licenses. for enforcement of the neighborhood preservation program.~~  
44 The inspection of the residential rental property shall occur once during the  
45 calendar year for the purpose of ensuring the requirements of this section of  
46 the code are adhered to by the property owner. The city's fire chief director of  
47 development services, or his designee, ~~of the fire department~~, shall develop  
48 the schedule each year for the inspection of the properties pursuant to the

1 residential rental licensing program consistent with the requirements of this  
2 code. No such license shall be issued, however, unless and until the  
3 following has occurred:

4  
5 (a) 1. Each applicant for license issuance has completed a ~~form~~  
6 ~~application~~ the landlord registration pursuant to sec. 215 (A) and has  
7 filed same with the ~~code enforcement division, fire department~~ and has  
8 paid the required inspection fee pursuant to sec. 215 (B)(4)(a)2.

9  
10 (b) 2. Each applicant has ~~paid the fee established by the fire department~~  
11 ~~shall pay the following fees:~~ The fees are as follows:

12 Duplex ~~\$32.00~~ \$79.00

13 Triplex ~~40.00~~ \$79.00

14 Quadraplex ~~48.00~~ \$79.00

15  
16 These fees ~~may be adjusted annually~~ shall be adjusted pursuant to sec.  
17 3.-1 of the Code of Ordinances of the City of Coral Springs so as to  
18 reimburse the city for the administrative cost, including the required  
19 annual inspection. Any ~~adjustments to the fee shall be adopted by the~~  
20 ~~city commission by resolution.~~

21  
22 (2) ~~(b) On initial application this~~ The residential rental license fee must be paid at the  
23 time the application is filed with the city and is subject to the approval of the initial  
24 inspection of the property. For renewal of the residential rental license, the license  
25 fee shall be paid to the city on or before January 1 of each calendar year. The  
26 annual inspection of the property shall occur based upon the schedule developed by  
27 the fire department.

28  
29 (3) ~~(c)~~ Transfer of residential rental license. Upon the submittal of the  
30 application for the transfer of the residential rental license by the new  
31 property owner of record, the fire department shall issue the license to the  
32 new owner upon the payment of the transfer fee of fifteen dollars (\$15.00),  
33 the submittal of the landlord registration, and payment of any fees due  
34 pursuant to 215 (B). The new owner shall submit the application within thirty  
35 (30) calendar days of change of ownership.

36  
37 (4) ~~(d)~~ Each property inspected pursuant to the application requested must  
38 meet the following standards established by the city in addition to and  
39 supplemented by other requirements adopted by the city, in order to maintain  
40 property values as well as to provide for the safety of the occupants of the  
41 property inspected:

42  
43 (a) 1. Exterior building condition:

44  
45 1-a. *Exterior wall surfaces.* Maintained in good condition to prevent  
46 deterioration; repainted or recovered when twenty-five (25)  
47 percent or more of any exposure becomes discolored or is

1 peeling, pursuant to section 8-20.2(a) of the city's code of  
2 ordinances.

3  
4 ~~2. b. Roofing and guttering.~~ Maintained in good condition to prevent  
5 water from leaking into the building structure; roofs will be cleaned  
6 or repainted when twenty-five (25) percent or more of any  
7 exposure becomes discolored by mildew or is scaling, pursuant to  
8 section 8-20.2(b) of the city's code of ordinances.

9  
10 ~~3 c. Windows and doors.~~ All exterior windows and doors, including  
11 screening, shall be maintained weather tight and in good operating  
12 condition to provide security pursuant to section 1109(d) of the  
13 city's land development code.

14  
15 ~~2. Fire safety.~~ All fire safety requirements shall be provided and  
16 ~~— maintained.~~

17  
18 ~~5 d. House address.~~ The street address shall be displayed on  
19 each building so that the numerals and/or letters shall be visible  
20 from the street or right-of-way upon which said building faces,  
21 and must be consistent with the requirements of section  
22 250146 of the Land Development Code. *This includes*  
23 *individual apartment numbers, if applicable.*

24  
25 2. Exterior property condition:

26  
27 ~~4. a. Off-street parking~~ pursuant to section 250814 of the city's  
28 land development code. The number of required off-street  
29 parking spaces shall be maintained. Paving, striping, curbing,  
30 wheelstops, and hedges as well as drainage facilities must be  
31 maintained. Paved areas must be repaired or replaced when any  
32 deterioration occurs to the extent that the roadrock or subbase is  
33 showing.

34  
35 ~~2. b. Landscaping.~~ All landscaping shall be maintained as  
36 required by the Land Development Code, which includes, but is  
37 not limited to, maintenance of irrigation systems, maintenance of  
38 lawn areas, maintenance of sight distance standards, required  
39 street trees, removal of dead or decaying plant material, removal  
40 of low hanging branches and those obstructing street lighting,  
41 and the proper maintenance of street trees pursuant to sections  
42 250833, 250835 of the city's land development code, and  
43 foundation plantings as defined by section 250832(6) of the city's  
44 land development code.

45  
46 ~~3. c. Garbage and refuse.~~ For residential services, there is a  
47 special assessment for solid waste collection, including recycling.  
48 If the property has commercial service (dumpsters), the property

1 owner must provide Pproof of compliance with the city's ordinance  
2 requiring waste disposal, including recycling, by the city's  
3 franchised disposal contractor must be provided. Furthermore,  
4 each residential living unit must be provided with close fitting solid  
5 waste storage equipment which meets the requirements of the City  
6 Code. Receptacles containing garbage or trash shall be tightly  
7 closed and maintained in a sanitary condition. Receptacles,  
8 including recycling containers, must be stored so that they are  
9 substantially hidden from view at eye level form the adjacent  
10 properties and street right-of-way pursuant to section 8-2 of the city  
11 code.

12  
13 d. Garbage hours; removal of trash cans and recycling  
14 containers. All garbage cans, recycling containers and  
15 uncollected trash shall be removed from curbside no later than  
16 7:00 PM on the date of collection pursuant to section 8-6 of the  
17 city code.

18  
19 e. Trash and Litter. The property and the adjoining unpaved  
20 portions of the public rights-of-way, swales, canal banks shall be  
21 free from any accumulation of garbage, trash or litter pursuant to  
22 section 8-20(a) of the city code.

23  
24 f. Untended vegetation. The property owner shall not permit  
25 untended vegetation upon the property and the adjoining portions  
26 of the rights-of-way, swales and canal banks pursuant to section  
27 8-20 (b) of the city code.

28  
29 4. g. Swimming pools and patios. Maintained in a clean sanitary  
30 condition free from debris, trash, garbage, or vegetation.  
31 Screened enclosures and doors shall be intact and in good  
32 working condition pursuant to 8-20.1 of the city code.

33  
34 5. h. Stormwater runoff. All areas of the property shall provide  
35 drainage capabilities and facilitates to properly dispose of  
36 stormwater runoff in an approved manner. Stormwater runoff  
37 shall not be disposed of onto or through other properties. All  
38 drainage facilities shall be maintained in good working  
39 condition.

40  
41 6. i. Abandoned personal property. Abandoned personal property  
42 shall not be permitted to remain on private property or open  
43 easements on public property contiguous to private property.  
44 Abandoned personal property is as defined in section 16 ½-2 of  
45 the city's code of ordinances. This includes, but is not limited to  
46 inoperative vehicles.

47

1 7. j. Personal property. Personal property must be stored in either  
2 an approved container or in some other type of enclosed facility.  
3 In addition, no goods, material or equipment shall be displayed or  
4 stored on the property to constitute a nuisance pursuant to section  
5 8-20.2(d) of the city's code of ordinances.  
6

7 k. Storage area screening. Storage areas shall be screened  
8 with hedges, walls or fencing materials and be located so as to be  
9 substantially hidden from view at eye level from adjacent  
10 properties and street right-of-ways pursuant to section 250129(4)a)  
11 of the city's land development code.  
12

13 (5) Local agent and ownership sign.

14 ~~(a) All persons having an ownership interest in two (2) or more~~  
15 ~~residential rental units located within the city shall be required to retain~~  
16 ~~the services of a local agent for such units, whose job it shall be to~~  
17 ~~oversee the smooth operation and upkeep of such units. Such agent~~  
18 ~~may be the owner of the unit, provided that such owner regularly~~  
19 ~~resides within the county, or the agent may be an occupant of one (1) of~~  
20 ~~the units.~~

21 ~~(b) (a).~~ All persons having ownership interest in two (2) or more  
22 residential rental units located within the city, such units being situated  
23 within the same building or complex, shall be required to post an eight-  
24 inch-by-ten-inch sign, which shall be affixed to the front of the building,  
25 done in a professional manner that is legible, and which is in a  
26 conspicuous place among such units or at the rental/leasing office.  
27 Trees, shrubs, hedges, ground cover or any other material shall not  
28 obstruct or hinder the visibility of said sign. Said sign shall include the  
29 name(s), address(es) and telephone number(s) of all persons having  
30 such ownership interests, or the name, address and telephone number  
31 of the local agent of the rental complex.

32 ~~(c) (b).~~ The local agent sign referred to in subsection (b) of this section  
33 shall be a lettered sign constructed of decorative wood, plastic or metal.  
34 The sign shall not utilize more than one (1) color for the background,  
35 one (1) color for the letter faces and one (1) color for the letterboxes. All  
36 letters and numbers shall be readily visible. For the purposes of this  
37 section, white shall be considered a color and the color of the building  
38 shall be considered a color when the building is used as a background.  
39 The minimum letter height is one (1) inch and the maximum letter height  
40 is three (3) inches. All colors shall meet the requirements of the  
41 Architectural Guidelines.

42 ~~(d) (c)~~ It is the intent of this section to require all persons having an  
43 ownership interest in two (2) or more residential rental units that are  
44 situated in the same building or complex are to post the required  
45 signage. Should the property ownership be transferred to another party,  
46 the new property owner shall be responsible for complying with the  
47 requirements of this section within thirty (30) calendar days of the  
48 transfer.

1  
2 (6) Compliance with rental license requirements: Upon the satisfactory  
3 completion of the rental license requirements, the property owner shall receive a  
4 final copy of the "Neighborhood Preservation – Inspection Checklist" indicating  
5 the date of final compliance for the yearly inspection. The final inspection  
6 checklist indicating compliance shall constitute the rental license for the  
7 respective yearly inspection.

8  
9 In addition to the neighborhood preservation inspection, buildings with three or  
10 more units are required to have an annual fire safety inspection pursuant to  
11 section 7-14 of the city code. The annual fire inspection is conducted by the  
12 city's fire inspection division, fire department, and is separate and distinct from  
13 the neighborhood preservation program.

14  
15 ~~(C) Failure to comply with standards, temporary license, re-inspection:~~

16  
17 ~~(1) The fire chief or his designee, shall have authority to issue temporary~~  
18 ~~licenses for operation upon the payment of the residential rental license~~  
19 ~~fee and contingent upon compliance with the standards established by~~  
20 ~~subsection (B) of this section following the required inspection. Such~~  
21 ~~temporary license shall, however, in no event exceed sixty (60)~~  
22 ~~calendar days with the exact number of days to be within the discretion~~  
23 ~~of the fire chief or his designee, but based strictly upon an estimate of~~  
24 ~~the number of working days needed to comply with the standards~~  
25 ~~established by this section.~~

26  
27 ~~(2) Reinspection must be accomplished within the time constraints of the~~  
28 ~~temporary license. Reinspection fees, as determined by the fire chief, fire~~  
29 ~~department, must be paid in advance of reinspection. The reinspection fee~~  
30 ~~shall not exceed sixty dollars (\$60.00).~~

31  
32 (7) Re-inspection Fees: Re-inspection fees shall be imposed pursuant to  
33 chapter 3 of the city's code of ordinances.

34  
35 ~~(D) (8) Enforcement: The enforcement of terms and conditions of this section shall~~  
36 ~~be determined by the Code Enforcement Board or Special Master Magistrate~~  
37 ~~of Coral Springs. At the discretion of a code enforcement officer, pursuant to~~  
38 ~~section 190 of the land development code, a citation may be issued for~~  
39 ~~violations related to landlord registration.~~

40  
41 Assessment of fines for failure to comply with any terms and conditions shall  
42 be in the sole discretion of the code enforcement board or special master  
43 magistrate subject to the provisions of sections 176 through ~~489~~ 190.2 of the  
44 land development code.

45 ~~(E) (9) Fines and costs assessed to constitute lien upon the land affected;~~  
46 ~~foreclosure of said lien:~~

1  
 2 ~~(1) (a) Any moneys due and owing to the city as a result of: (a) any fine for~~  
 3 ~~failure to comply with any term or condition of this section; (b) any~~  
 4 ~~assessment of costs by the code enforcement board or special master,~~  
 5 ~~and/or; (c) unpaid inspection or reinspection fees shall be present to the code~~  
 6 ~~board or special magistrate for certification of lien reduced to writing, properly~~  
 7 ~~notarized, and thereafter furnished to the owner of the affected property by~~  
 8 ~~certified mail as well as recorded in the official records of Broward County,~~  
 9 ~~Florida. Such recordation shall constitute a lien upon the land or real~~  
 10 ~~property to which it applies. and upon the issuance of an order shall be~~  
 11 ~~recorded in the public records of Broward County, Florida and constitute a~~  
 12 ~~lien against the property on which the violation exists and upon any other~~  
 13 ~~real or personal property owned by the violator. For fines and costs related~~  
 14 ~~to citations, the provisions of section 190 of the land development code shall~~  
 15 ~~be followed.~~

16  
 17 (2) (b) The city attorney's office is hereby directed and authorized to  
 18 foreclose any such lien and the city, in said foreclosure action, shall be  
 19 entitled to reasonable attorney's fees, including attorney's fees on  
 20 appeal, as well as reimbursement of costs and expenses incurred in the  
 21 prosecution of said legal action.

22  
 23 **Section 3.** Section 1-8.1 of the Code of Ordinances of the City of Coral Springs,  
 24 entitled "Waiverable offenses", is hereby amended to read as follows:

25 Sec. 1-8.1. Waiverable offenses.

26 \*\*\*

27 (d) *Minimum civil penalty.* The minimum civil penalties for non-criminal  
 28 violations of municipal ordinances are set forth below:

29  
 30 Code Section Reference Minimum Civil Penalty

31 \*\*\*

(90) Violations of Section 215 of the  
Land Development  
Code pertaining to landlord  
registration \$250.00

32 (e) *Schedule of fines for the second and subsequent violation.* The  
 33 county court system in its review and adjudication of matters shall  
 34 follow this schedule of fines. For the first offense, the fines for non-

1 criminal municipal ordinance violations shall be as designated in  
2 section 1-8.1(d) of this Code. The fines for the second and  
3 subsequent violations for non-criminal violations of municipal  
4 ordinances are set forth below:

5 \*\*\*

2<sup>nd</sup> and  
subsequent

\*\*\*

(29) Violations of Section 215 of \$500.00  
the Land Development  
Code pertaining to landlord  
registration

6  
7 **Section 4.** Section 190.1 of the Land Development Code of the City of Coral  
8 Springs, entitled "Schedule of civil penalties", is hereby amended to read as follows:

9  
10 Sec. 190.1 Schedule of civil penalties.

11  
12 The following table sets forth the code violation for which civil  
13 penalties may be cited under this article. The descriptions of violations  
14 are provided for purposes of general identification only. Where specific  
15 code provisions apply, the same are indicated following the respective  
16 violation description. Amendments affecting the numbering of the  
17 referenced sections shall not affect the validity of the fines.

18 References to "MC" shall mean the Code of Ordinances of the  
19 City of Coral Springs, Florida. References to "LDC" shall mean the  
20 Land Development Code of the Code of Ordinances of the City of  
21 Coral Springs, Florida.

22  
23 SCHEDULE OF CIVIL PENALTIES

*Fine*

24  
25 Violations pertaining to the following:

26  
27 First Repeat  
28 Violation Violation

29  
30 \* \* \*

31  
32 (69) Section 215 of the Land Development  
33 Code pertaining to landlord registration 250.00 500.00

34  
35  
36 **SECTION 5. Codification.** It is the intention of the City Commission of the City  
37 of Coral Springs, that the provisions of this Ordinance shall become and made a part of  
38 the Charter of the City of Coral Springs, Florida, and that the Sections of this

1 Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed  
2 to "Section," "Article" or other word or phrase in order to accomplish such intention.  
3

4 **SECTION 6. Conflicts.** That all Ordinances or parts of Ordinances, Resolutions  
5 or parts thereof in conflict herewith, be and the same are hereby repealed to the extent  
6 of such conflict.  
7

8 **SECTION 7. Severability.** Should any section, provision, paragraph, sentence,  
9 clause or word of this Ordinance or portion hereof be held or declared by any court of  
10 competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be  
11 considered as eliminated and shall not affect the validity of the remaining portions or  
12 applications of this Ordinance.  
13

14 **SECTION 8. Effective Date.** This Ordinance shall become effective on January 1,  
15 2012.  
16

17 PUBLISHED the 9 day of September, 2011.  
18 PASSED FIRST READING the 20 day of September, 2011.  
19 PASSED SECOND READING the 4 day of October, 2011.  
20

21  
22 ATTEST:

  
\_\_\_\_\_  
ROY GOLD, MAYOR

  
\_\_\_\_\_  
JOSEPHINE CHAVEZ, CRM  
CITY CLERK

28  
29 Unanimous   
30 Motion/2<sup>nd</sup>

Yes No

31  
32  
33  
34  
35  
36

—	—	MAYOR GOLD	—	—
—	—	VICE MAYOR BRUCK	—	—
—	—	COMMISSIONER BOCCARD	—	—
—	✓	COMMISSIONER POWERS	—	—
✓	—	COMMISSIONER VIGNOLA	—	—