

# Code Compliance

Highlights for Residents and Property Owners



Revised June 2015

# CODE HIGHLIGHTS

*The Coral Springs Code Compliance Division works to ensure the preservation, maintenance and aesthetics of all property throughout the City. It takes the cooperation of all property owners and tenants to keep Coral Springs the “premier community to live, work and raise a family.”*

*If you receive a notice from Code Compliance, it is important to contact your Code Officer for assistance.*

## Vehicles and Parking

Inoperative vehicles, commercial/recreational vehicles, general parking and vehicle repair issues are common complaints in residential



areas. Commercial/recreational vehicles are not permitted to be parked

between 9 p.m. and 6 a.m. Monday through Saturday and all day Sunday. Vehicles should only park on an approved paved area and must be operational. The City Police and Code departments work together to address the issues. Complaints should be made to the Traffic Unit at 954-346-1278.

## General Building Maintenance

The exterior of property should be kept clean and in good repair. Regularly inspect both the interior and exterior of the property: walls, ceilings, floors, fixtures, roofs, doors/windows, screens, walkways, pools/spas, accessory structures, mailbox, etc. Make sure accessory structures are screened from view (trash cans, air conditioning units, pool pumps, etc.)

Building address numbers must be posted on the residence and visible from the street.

## Paint Colors

A no-fee application is required before you begin painting your exterior trim or walls. If colors outside of the approved palette (which contains hundreds of colors) are proposed, the Architectural Review Committee can be brought in to review. Paint applications are available online at [CoralSprings.org/paint](http://CoralSprings.org/paint) and are to be submitted to Community Development.

## Outside Storage

Yards, patios and driveways are not to be used as storage areas for vehicles, building materials, tires, indoor furniture, appliances, boxes or other items.

## Landscaping

Landscape maintenance is the responsibility of every property owner. Owners must maintain their landscaping in a healthy, neat and orderly condition, which includes mowing, watering, trimming, weeding and fertilizing lawns, trees and plants on the property, abutting canal banks and along street frontages. Lawns must be kept trimmed to less than eight inches in height; hedges should be well-trimmed and meet the required height. Shade trees may not be planted within 25 feet of a streetlight; existing trees closer than 25 feet need to be pruned away from streetlights and other signage to ensure visibility and safety. Property owners are responsible for replacing landscaping that they remove or that dies, including lawns, trees and shrubs.



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## Minimum Landscaping

There are minimum landscape requirements, including the installation of trees, ground cover, and/or shrubs on your property. Street trees are also required for all properties, one for every 40 feet of street frontage. Different residential districts have varying requirements, but most single family homes require – in addition to street trees and landscaping around A/Cs or pool pumps, etc. – three-tier foundation plantings, a minimum of 15-20 shrubs in front and 10 shrubs in the rear.

## Tree Removal

If you are planning to remove a tree, a permit may be required. An application can be found at [CoralSprings.org/trees](http://CoralSprings.org/trees) or contact Community Development. A replacement tree(s) may also be required and a Broward County license is required for companies performing the work.

## Garbage

Garbage carts cannot be set out earlier than 7 p.m. the day before pick up. Empty carts must be removed from the curb by 7 p.m. on collection day. Garbage items placed in the carts should not extend above the rim of the cart. Paper bags, cardboard boxes, recycling bins and oil drums cannot be used as garbage containers. Mirrors, glass table tops, window panes, plate glass, etc., will not be picked up unless they are properly and safely placed in a rigid container. Hazardous waste including oil, paints, insecticides, chemicals, automotive parts, batteries, tires, medical waste, including hypodermic needles and syringes, will not be collected (see web site for collection options).

**NOTE:** For more information, including recycling details, visit [CoralSprings.org/wastepro](http://CoralSprings.org/wastepro).

**NOTE:** There are zoning requirements specific to certain areas within the City. For details visit [CoralSprings.org/planning](http://CoralSprings.org/planning) or contact Community Development.

## Obstructions on City Property and Rights-of-Way

Sidewalks, streets and other public rights-of-way must be kept free of obstructions. Overhanging low tree limbs, basketball goals, fences, garbage cans, shrubbery, boulders, blocks or other obstructions are prohibited and must be removed by the owner of the property.

## Minimum Housing Standards

To make sure residential units are maintained for the public health, safety and welfare of the residents, a minimum standard has been established regarding the condition and maintenance, including: minimum standards for utilities, and other physical components and conditions essential to make dwellings safe, sanitary, and fit for human habitation. Tenants and owners have certain responsibilities to meet these requirements.



GREEN CART = GARBAGE



BLUE CART = RECYCLING

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## Rental Property

All rental property owners must submit an annual Landlord Registration. Rental locations with two or more units must also have a Local Business Tax receipt and will receive an annual inspection. Locations with three or more units are also required to have an annual fire inspection. The City of Coral Springs does not permit short term rentals or the rental of individual rooms in residential neighborhoods.

## Business Activity

Businesses operating in Coral Springs are required to pay a local business tax. Home-based businesses must be properly licensed and must meet certain criteria. No traffic or outside display may occur and the occupation must be clearly secondary to the use of the property as a home.

## Signs

Real estate, election, garage sale, business and temporary sign codes and guidelines are all detailed on our web site at [CoralSprings.org/signs](http://CoralSprings.org/signs).

## Building Permits

A permit is required to construct, enlarge, alter, repair, move, remove/demolish any building/structure or part thereof. All new and existing construction work, if altered, requires a building permit. General maintenance or repair work which does not change the occupancy and the value of which does not exceed \$1,500 in labor and materials may qualify as an exception to the requirement. The following repairs/replacement projects always require a building permit: water heater change out, A/C change out, tub/shower pan change out, electrical service change out/repair, all repairs due to a fire.

Property owners should ensure that all past, present and future building permits are completed, and all inspections are approved and properly closed out. Prospective property buyers/sellers should check (or ensure their title company checks) for open or expired permits to avoid issues during the property sale. For more information, contact the Building Department or visit [CoralSprings.org/building](http://CoralSprings.org/building).

## CODE COMPLIANCE DIVISION Development Services Department

City of Coral Springs, Florida

9551 West Sample Road • Coral Springs, Florida 33065  
Monday–Friday: 7:30 a.m. to 4:30 p.m.

Code Compliance	954-344-5964
Code Fax	954-344-5937
Code 24-Hour Hotline	954-344-1017

Additional Contacts:	
Building Division	954-344-1025
Community Development	954-344-1160

Code Compliance Information & Issues: [CoralSprings.org/code](http://CoralSprings.org/code)  
Online Codes & Ordinances: [www.municode.com/library/fl/coral\\_springs](http://www.municode.com/library/fl/coral_springs)



Track Code issues online!  
Visit [CoralSprings.org/mycoralsprings](http://CoralSprings.org/mycoralsprings)  
for information and to download  
the My Coral Springs App.

