

Code Enforcement

City of Orlando



The Broken Window Theory

“... disorder and crime are usually inextricably linked, in a kind of developmental sequence. Social psychologists and police officers tend to agree that if a window in a building is broken and is left unrepaired, all the rest of the windows will soon be broken...one unrepaired broken window is a signal that no one cares, and so breaking more windows costs nothing.”

James Q. Wilson & George L. Kelling

Atlantic Monthly, March 1982

Code Enforcement in Orlando

- Municipal Court
- Growth and legislative intervention
- Change to civil process
- Protect public safety
- Eliminate blight
- Improve aesthetic character

Chapter 1.08

- Every code violation a misdemeanor offense, punishable by a fine of up to \$500 and 60 days in jail.



Code Enforcement roots

- Chapter 162, F.S.
- Orlando City Code Chapter 1.08
- Orlando City Code Chapter 5
- Orlando City Code Chapter 30A
 - Minimum Standards Code
- Orlando City Code Chs. 58-67
 - “Land Development Code”

Chapter 5

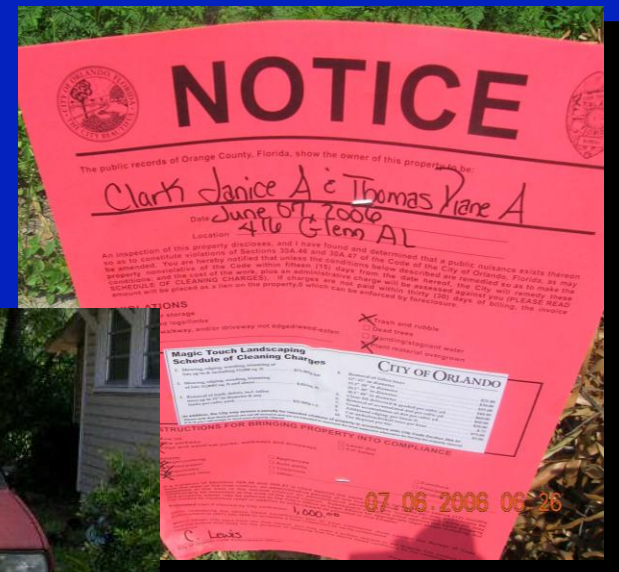
- Code Enforcement Board
 - Adopt rules
 - Orders have force of law
 - Maximum fines of up to \$1,000 per day
 - Appeals to Circuit Court
- Uniform Code Citation
 - Issued to “violator”
 - Maximum fines of \$500 plus court costs
 - Appeals to Court

How it “really” works

- First face from the City
- Establish probable cause
- Knock and talk
- Evidence collection
- Research / Data collection
- Notices prepared, posted and/or mailed

Legal Process

- Always begins with “notice”
 - Posting
 - Certified Mail
 - Hand Delivery
 - Publication



Most Common Violations

- Overgrown yard
- Disabled vehicle
- Rotted wood/peeling paint
- Broken electrical fixtures
- Illegal parking
- Unpermitted construction

“Reasonable” time to cure

- Parking violations – 0-72 hrs
- Disabled vehicles 10 days
- Overgrown yards 15 days
- Housing violations 30-90 days
- “Zoning” violations 0-90 days
- Some cases resolved through administrative compliance
- Others referred to CEB if not in compliance

Code Enforcement Board

- Seven member quasi-judicial body
- Fair and impartial
- Issue subpoenas for witnesses and evidence
- Adjudicate guilt or innocence based upon preponderance of evidence
- Issue findings of fact, conclusions of law and orders
- Authorize imposition of liens and foreclosure proceedings

Board Imposed Penalties

- Up to \$1,000 per day
- Up to \$5,000 per day for “repeat” violators
- Up to \$15,000 for “irreparable”
- Authorize liens and abatements



Important Websites...

www.cityoforlando.net

www.orangecountyfl.net

www.municode.com

www.ocpafl.org

www.myorangeclerk.com

www.myflorida.com

Contact Info

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Questions?

