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Special Magistrate Hearing Process

The Special Magistrate hearing process is a quasi-judicial process. The Special Magistrate is a licensed attorney appointed by the City Commission to serve as an independent, third-party administrative hearing judge.

Special Magistrate hearings are scheduled for the 2nd and 4th Wednesday of each month. Hearings are conducted much like court proceedings with testimony and evidence presented by both the City (Code Compliance Inspector) and the respondent (property owner).

The Special Magistrate makes a finding of fact based on the evidence and determines whether the alleged violations did occur and whether the person named in the violation notice is legally responsible for the violation. If the decision of the Special Magistrate affirms the Code Compliance Inspector's determination of violation, then fines may be imposed.

Any fines or penalties imposed may be recorded as a lien against all real property. Unpaid liens could result in a foreclosure or action for a money judgment.

The Code Compliance Department will deliver superior services designed to promote, protect and improve the health, safety and welfare of the citizens of Pompano Beach.

Code Compliance will provide an equitable, expeditious, effective and inexpensive method of enforcing the Codes of the City of Pompano Beach to gain compliance.

How Can You Get Involved?

1. Report violations in your neighborhood.
2. Invite the Code Compliance Department to your neighborhood association meeting or community event to educate and disseminate information to your neighbors.

*Call the Code Compliance Department to file a complaint at 954-786-4361 or send an email to codecompliance@copbfl.com.

*Anonymous Complaints
As of July 1, 2021, Florida law prohibits code inspectors from initiating investigations of potential violations of codes and ordinances by way of anonymous complaints. It also requires persons reporting potential violations to provide contact information before an investigation occurs. If the Code Compliance officer has reason to believe the alleged violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources, then the prohibition does not apply.

pompano beach
Florida's Warmest Welcome

CITY OF POMPANO BEACH

CITIZEN'S GUIDE TO CODE COMPLIANCE

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WHAT IS CODE COMPLIANCE?

Building Codes were created to protect our health, safety and welfare by ensuring that buildings are properly constructed. Local ordinances exist to protect our health, quality of life, and property values. The aim is to keep our neighborhoods neat, clean and preserving aesthetics and maintaining property values.

The City of Pompano Beach Code Compliance Department is committed to maintaining the health, safety and quality of life for our residents and business owners. The Code Compliance process regulates certain aspects of the Building Code, Fire Codes, Zoning Codes and minimum housing standards.

COMMON CODE VIOLATIONS

Storage of Junk, Trash, Debris & Other Materials

It is a violation of City Code to store any unauthorized accumulation of junk, construction debris, garbage, horticulture trash, refuse or any discarded or unused objects and/or equipment, including but not limited to furniture, stoves, refrigerators, freezers, tires, cans or containers.

Overgrowth Of Grass, Weeds And Landscaping

It is a violation of the City Code to allow grass and/or weeds in excess of 6 inches in height from the ground up on any developed property or any residentially zoned property or 12 inches in height from the ground up on any undeveloped non-residentially zoned property.

Parking Of Vehicles On Unapproved Surfaces

It is a violation of the City Code to park or store vehicles, recreational vehicles trailers on the lawn, off-street parking is only permitted on approved hard and dustless surfaces.

Junk And Abandoned Vehicles

Storage of any wrecked, dismantled, partially dismantled or inoperable vehicle is prohibited. A vehicle is also considered to be inoperable if it is being stored or parked without having all wheels mounted and all tires inflated, or if it does not have a current license tag on the vehicle.

GARBAGE/HORTICULTURAL TRASH/BULK TRASH COLLECTION REGULATIONS

Garbage: Garbage receptacles shall not be placed for collection earlier than 5:00 p.m. on the day prior to the scheduled collection day or later than 7:00 a.m. on the scheduled collection day and all garbage receptacles shall be removed from curbside on the day of collection.

Horticultural Trash: Trash receptacles or bundles of trash shall be placed for collection at a single, readily-accessible collection point at the front of one's own property within six feet of the roadway. Horticultural trash must be placed in a garbage can or tied in bundles not to exceed four feet in length or 50 pounds in weight. Tree branches may not exceed four inches in diameter. Bundles must be tied with rope of sufficient strength to be used to lift the bundle. Trash containers or bundles must be placed at the curbside prior to the arrival of the truck, which starts the route at 7:00 a.m. on the designated day of collection. There shall be no limit as to the number of trash containers or bundles that may be placed out for collection. Receptacles must be removed from curbside on the day of collection.

Bulk Trash: Bulk trash shall be placed for collection at a single, readily-accessible location in an area adjacent to a driveway and not over five feet from the curb line or ten feet from the edge of the pavement or edge of a travel way. Bulk trash, with the exception of horticultural trash, shall not be placed for collection earlier than 5:00 p.m. on the day prior to the scheduled collection day or later than 7:00 a.m. on the scheduled collection day.

Building Permits

Permits are required for most construction work. Please contact the Building Inspections Division at (954) 786-4670 before commencing construction to determine whether a permit is required.

Sidewalks, Driveway, Approaches And Swales

Although the approach in front of your property is on the City's right-of-way, it is the duty of the owner of a property abutting the public streets to maintain the swale and to repair the driveway and approach when needed. The Engineering Division can provide the specifications to correctly install or repair an approach. Please contact the Engineering Division at 954-786-4060 before installing or repairing a driveway or approach.

Building Maintenance

It is a violation of the City Code to maintain a property in a state of disrepair. All walls, windows, doors, roofing elements, fences as well as decorative and structural element must be kept in good state of repair and functionality.

Auto Repair Work

It is a violation of the City Code to conduct auto repair work in a residential area unless it's the property owner's personal vehicles and the repairs are conducted within their residential garage.

Operating A Business Or Regulated Activity Without All Necessary Licenses And Permits

It is a violation of the City Code to operate a business, including the rental of residential and commercial properties without securing all necessary permits and approvals. A Business Tax Receipt must be obtained and properly displayed prior to operating. Please contact the BTR Office at (954)786-4668 for more information.