




CITY OF RIVIERA BEACH – MEMORANDUM

TO: HON. MAYOR, CHAIRPERSON AND CITY COUNCIL

THROUGH: JONATHAN EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

FROM: JEFF GAGNON, ACTING DEV. SERVICES DIR., MCDP, MPA, AICP 

SUBJECT: PROCESSES FOR PROPERTY AND CODE COMPLIANCE, CONTINUED

DATE: FEBRUARY 5, 2020

Background:

During the January 11, 2020, City Council Workshop, Consulting City Attorney, Ms. Goddeau, and Development Services Department staff provided the City Council with a presentation on the City's current code compliance ordinance as well as potential amendments to help strengthen and streamline this process. Proposed code amendments were well received during the aforementioned workshop. City staff believes that amendments will be beneficial and assist the City to achieve the goal of building great neighborhoods.

A draft ordinance and resolution have been attached for City Council review and consideration. Sections requiring additional attention and direction are highlighted to ensure all aspects are thoroughly discussed. The ordinance will repeal the existing code enforcement process and replace it with the revised process, which is focused on new notification procedures and timeframes, as well as the process associated with full and partial lien release for homestead and non-homestead property. The resolution will establish code compliance administrative fees, application fees for lien reduction and release, in addition to the creation of a "Property Improvement" account.

The recommended Property Improvement account is proposed to receive five percent (5%) of code compliance fees received (City Council may consider allocating a higher percentage). This money will then be reinvested into the community by way of property improvement grants, neighborhood beautification initiatives, and similar programs to be established by the City in the future. The following ideas have been provided as examples to demonstrate potential grant programs; yard improvement grant; house painting program, house number grant (additional public safety benefit), senior citizen roof grant, shade tree planting program. The ultimate goal of the Property Improvement account is to help satisfy any current or future need for assistance while also promoting reinvestment within our neighborhoods.



Fiscal/Budget Impact:

There is no immediate fiscal impact associated with this item and no budgetary impact. Creation of a Property Improvement account is proposed in order to promote neighborhood reinvestment.

City Goals:

Build great neighborhoods through code compliance.

Recommendation:

Discussion item only. No action is requested at this time. A final ordinance and resolution will be provided to City Council in the future for consideration.

Attachment(s):

January 11, 2020 City Council Workshop Memo
Draft Code Compliance Ordinance
Draft Code Compliance Fee Resolution