



**AGENDA
CITY OF LAKE WORTH
CITY COMMISSION WORK SESSION
TUESDAY, MAY 10, 2016 - 6:00 PM**

- 1. ROLL CALL:**
- 2. PLEDGE OF ALLEGIANCE LED BY COMMISSIONER MCVOY**
- 3. UPDATES/FUTURE ACTION/DIRECTION:**
 - A. Discussion regarding Code Enforcement.
- 4. ADJOURNMENT:**

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE:ONE OR MORE MEMBERS OF ANY BOARD, AUTHORITY OR COMMISSION MAY ATTEND AND SPEAK AT ANY MEETING OF ANOTHER CITY BOARD, AUTHORITY OR COMMISSION.



AGENDA DATE: May 10, 2016

DEPARTMENT: Community Sustainability

EXECUTIVE BRIEF

TITLE:

Discussion regarding Code Compliance Activities in Lake Worth.

SUMMARY:

Discussion of the state of Code Compliance in the City and its processes. Presentation will look at the rules governing the code process, our successes and our shortcomings, and the obstacles facing a successful program going forward.

BACKGROUND AND JUSTIFICATION:

The City of Lake Worth's Code Compliance Division has undergone many fundamental changes over the past three (3) years including an aggressive Remediation Program implementation and increased compliance initiatives through the Use & Occupancy Inspection process as well as the City's lien reduction incentives.

The workshop is provided as an opportunity to discuss the successes, challenges, opportunities and threats to effective Code Compliance in the City. An overview of the processes involved and the activities undertaken will be provided. Discussion of next steps to further improve Code Compliance effectiveness is encouraged. In addition, policy direction on necessary changes to ordinances and programmatic priorities will be sought to address continuing challenges with code compliance and threats to neighborhoods and the business community.

MOTION:

Formal actions cannot be made due to the workshop nature of the meeting.

ATTACHMENT(S):

Fiscal Impact Analysis – N/A

PowerPoint Presentation



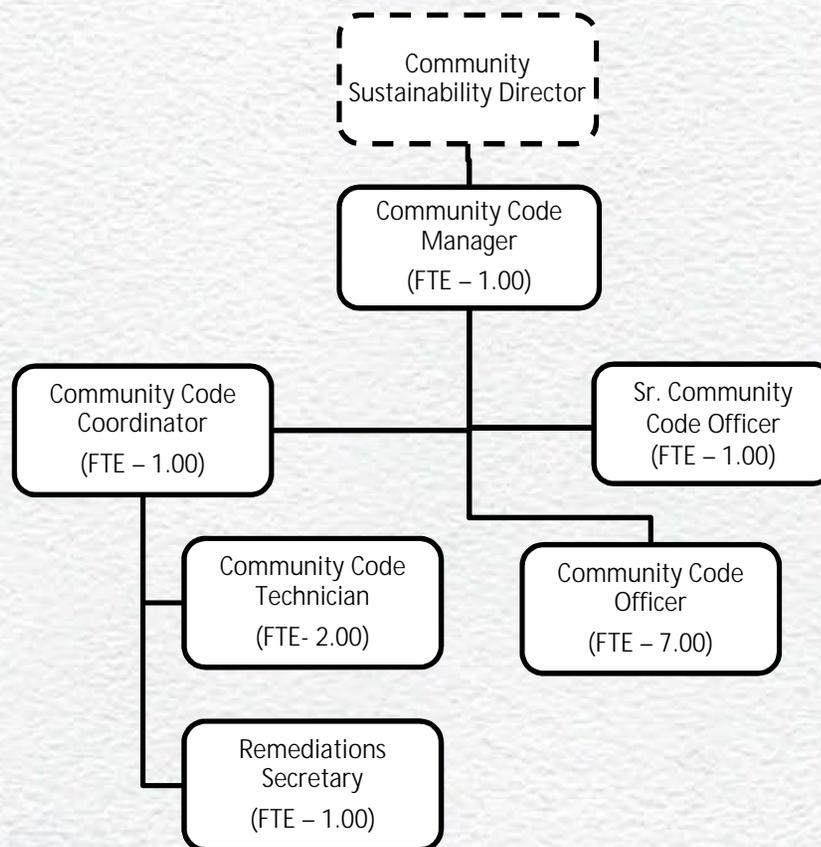
Code Compliance Process

Department of Community Sustainability

Code Compliance Division

(561) 586-1652

Community Sustainability Department Code Compliance Division



F.S. 162- A Brief Overview

- Creation of the Board (Magistrate)
- Chapter is the legal framework by which all Code activities are judged.
- Each section of the Chapter is important, and failure to fulfill the requirements of any portion of the statute can result in the entire process being thrown out.
- The underlying purpose of the Chapter is to provide a process that is equitable, expeditious, and efficient.
- This is insured through out the process through the Due Process provisions implemented. That is, that at any point required by the process, the owner of the property (or violator) is afforded an opportunity to be a part of that process.
- It requires notice, reasonable compliance times, and a hearing.

Code Programs & Responsibilities

I. Traditional Code Compliance

II. Nuisance Abatement

III. Chronic Nuisances- PBSO Initiated

IV. Nuisance Remediation Services

1. Demolitions
2. Board & Secures
3. Lot Clearings
4. Abandoned Vehicles

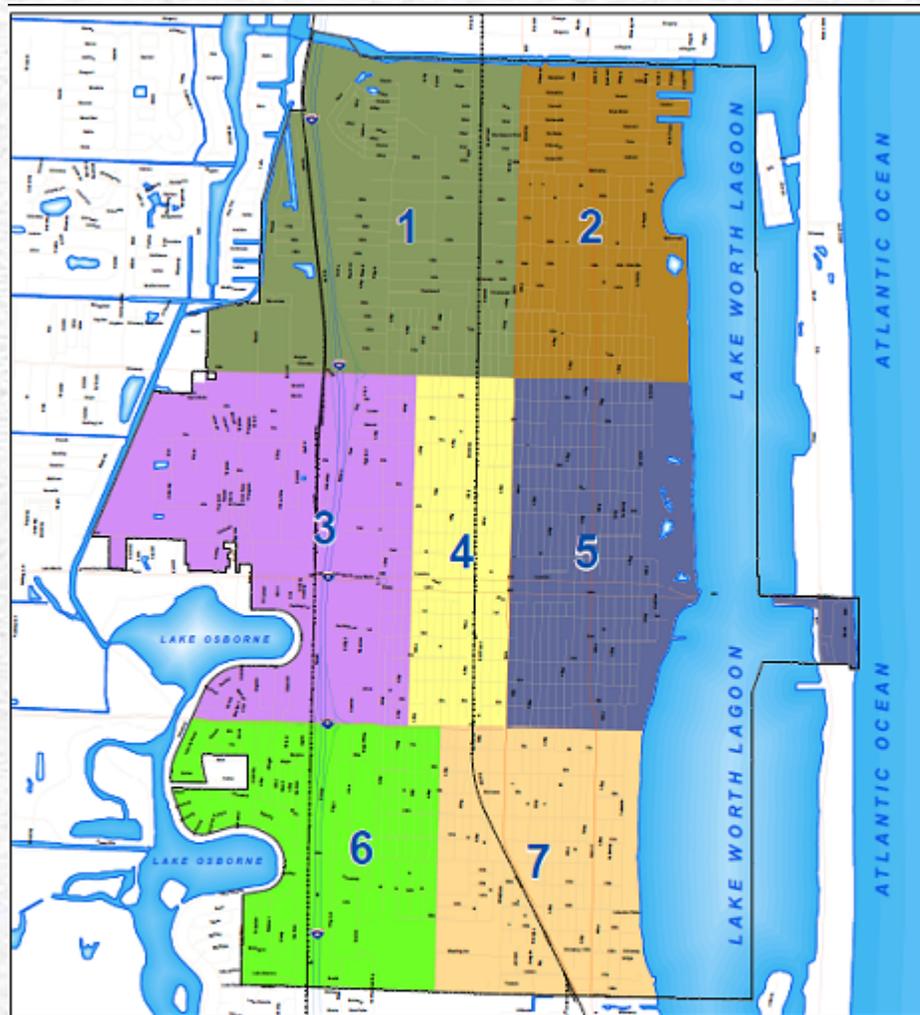
IV. Vacant, Foreclosed, and Abandoned Property Registry



Code Officer Daily Activities

- 8-9 AM
 - Case research
 - Phone calls (returned/made)
 - Email
 - Meet with citizens to resolve cases
 - Turn in new case paperwork
- 9AM – 4 PM
 - Scheduled U/O Inspections
 - Scheduled case inspections
 - Complaint Investigations (reactive cases within zones)
 - Routine patrol of zones (new proactive cases)
 - Answering calls for service
- 4-5 PM
 - Case research
 - Phone calls (returned/made)
 - Email
 - Meet with citizens to resolve cases
 - Turn in new case paperwork

Code Compliance Zone Map



Code Compliance Districts

DUELLATUREK 1	AL VEDA 3	JERRY COCCIA 6
LARRY D'AMATO 2	NICK PETRINO 4	MARC DINARDO 7
	YOLANDA ROBINSON 5	

This map and the information shown are intended for the City of Lake Worth only. Property boundaries are not guaranteed. The City of Lake Worth is not responsible for any errors or omissions in this map. The City of Lake Worth is not responsible for any errors or omissions in this map. The City of Lake Worth is not responsible for any errors or omissions in this map.

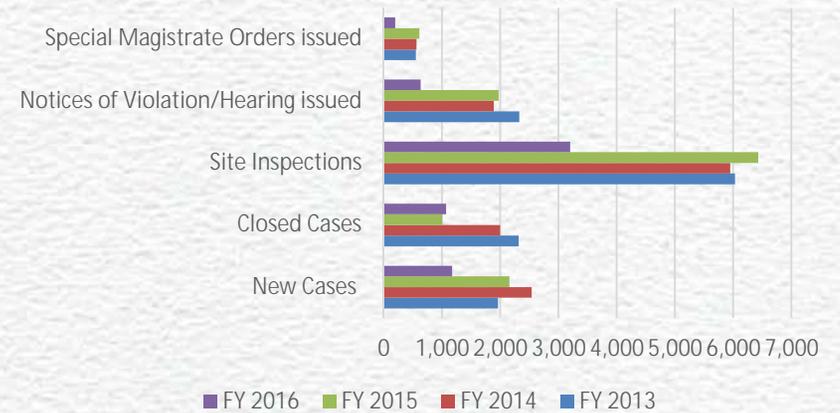
Code Compliance Districts
March, 2015

Lake Worth

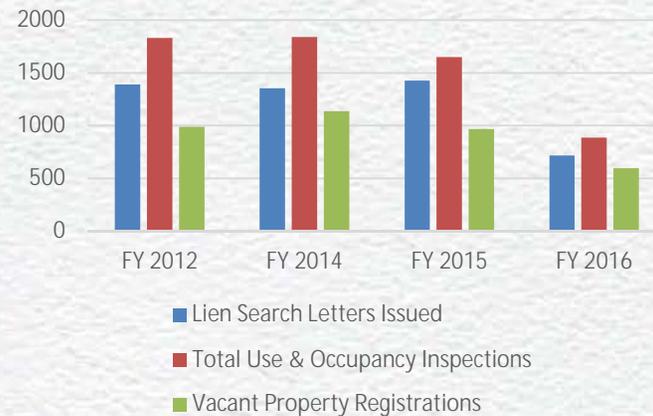
The Art of Florida Living

Code Staff Performance Measures

EFFICIENCY MEASURES	FY 2013	FY 2014	FY 2015	FY 2016
New Cases	1,958	2540	2157	1173
Closed Cases	2,314	2000	1005	1066
Site Inspections	6,031	5949	6431	3201
Notices of Violation/Hearing issued	2325	1888	1968	633
Special Magistrate Orders issued	551	560	608	193



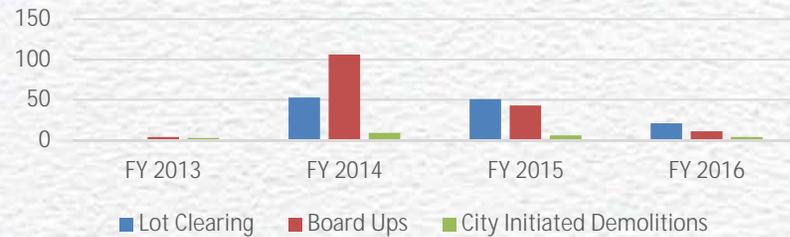
	FY 2013	FY 2014	FY 2015	FY 2016
Lien Search Letters Issued	1391	1354	1427	716
Total Use & Occupancy Inspections	1831	1841	1651	885
Vacant Property Registrations	989	1136	967	595



Code Staff Performance Measures

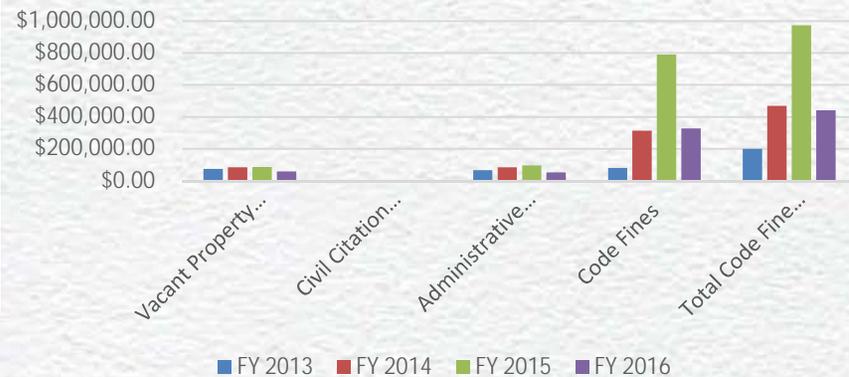
EFFECTIVENESS MEASURES

	FY 2013	FY 2014	FY 2015	FY 2016
Lot Clearing	0	53	51	21
Board Ups	4	106	43	11
City Initiated Demolitions	3	9	6	4



REVENUE MEASURES

	FY 2013	FY 2014	FY 2015	FY 2016
Vacant Property Regist. Revenue	\$74,173.00	\$85,200.00	\$85,825.00	\$59,100.00
Civil Citation Penalty	\$750.00	\$2,875.00	\$1,600.00	\$1,925.00
Administrative Costs/Fees	\$66,748.72	\$85,013.11	\$96,055.18	\$52,846.34
Code Fines	\$79,829.64	\$313,519.37	\$789,987.86	\$327,449.21
Total Code Fine & Fee Revenue	\$201,176.00	\$469,357.48	\$973,378.04	\$441,320.55



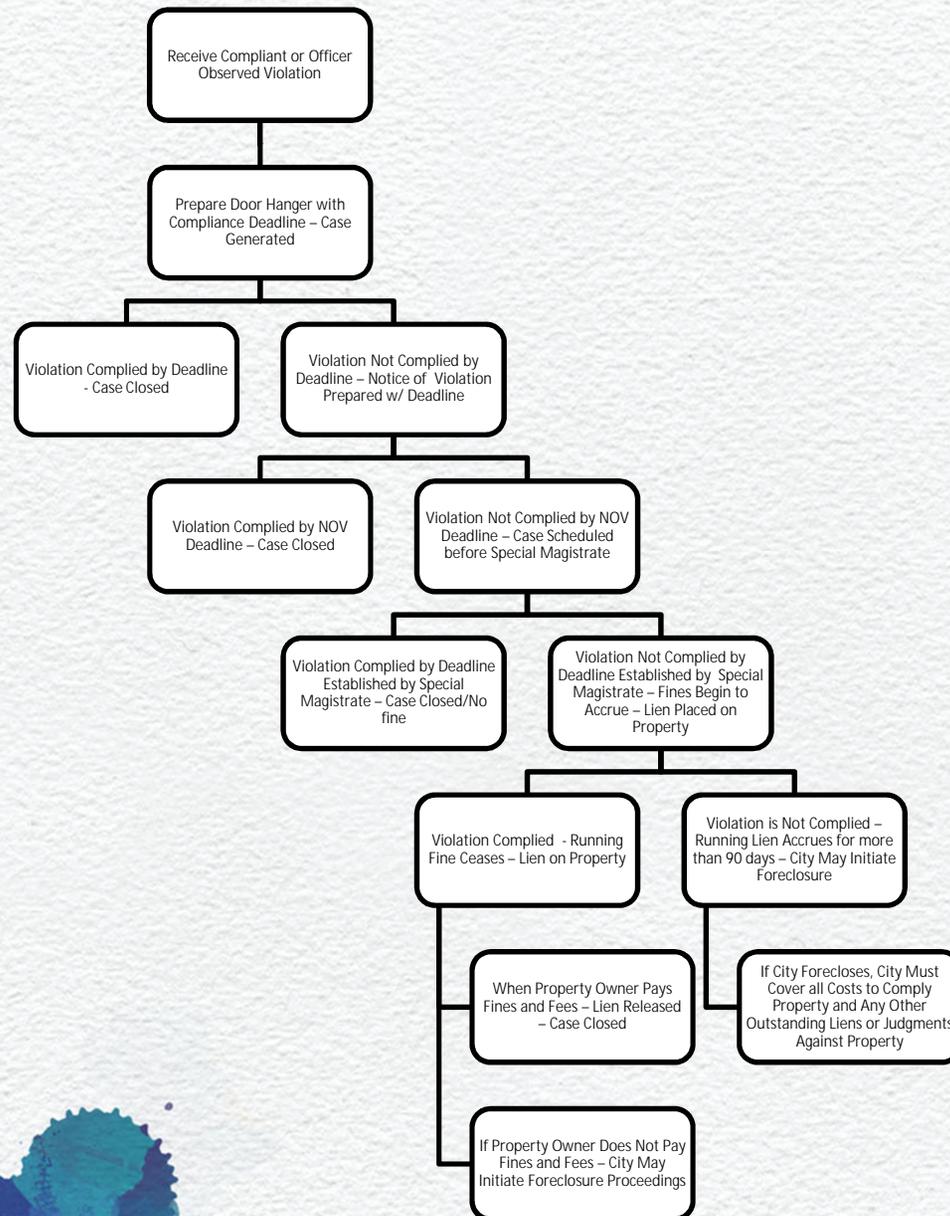
What Compliance Looks Like



S.W.O.T. Environmental Analysis

- **Strengths** – Increased staffing skill set; Measureable performance indicators; Standardized operating procedures; Improved complaint handling processes
- **Weaknesses** – Public perception of the Division; Funding limitations for new programs; Unclear service delivery focus; Demographic changes; Declining revenues
- **Opportunities** – Public speaking engagements; Multi-organizational meetings; Worth Noting articles; Transactional surveys; Benchmarking best practices; Social Media (positives)
- **Threats** – Changing environment (Sober Homes); Social Media (negatives); Statute of limitations on lien collections

Traditional Code Compliance Process



The Final Word

The Code Compliance Division maintains that there is no “silver bullet” for attaining compliance. It requires an unwavering adherence to the prescribed methods as outlined in State Statute, and a dedicated mind set by staff that compliance is the ultimate goal. We believe in the three pronged approach to achieving compliance; Educate, Communicate, and Initiate. It is through these principles that we strive to maintain a standard of compliance as established by our elected officials.

We accept and encourage public participation in this process by expecting them to answer the call to be the additional eyes and ears of the City by making complaints, referring concerns, and furthering the Code Compliance Initiative.