Legislation Details (With Text)

File #:	090795.	**Version:** 5	**Name:**	Nuisance Abatement (B)	
Type:	Staff Recommendation		**Status:**	Passed	
File created:	9/27/2011		**In control:**	Community Development Committee	
On agenda:	6/20/2013		**Final action:**	6/20/2013	
Title:	Nuisance Abatement (B)				
	This item supports City Commission Strategic Initiative 6.1: Strengthen the effectiveness and transparency of Code Enforcement.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. 090795_Nuisance Abatement PPT_20110927.pdf, 2. 090795_Draft 5-22-13 CDC Minutes_20130620.pdf

Date	Ver.	Action By	Action	Result
6/20/2013	5	City Commission	Approved as Recommended	Pass
6/20/2013	5	City Commission	Referred	
5/22/2013	4	Community Development Committee	Approved, as shown above - See Motion(s)	
9/27/2011	3	Community Development Committee	Approved as shown above (See Motion)	
6/15/2011	2	Community Development Committee	Approved as shown above (See Motion)	
2/18/2010	0	City Commission	Referred	Pass

Nuisance Abatement (B)

This item supports City Commission Strategic Initiative 6.1: Strengthen the effectiveness and transparency of Code Enforcement.

As part of a City Commission referral regarding nuisance property abatement, the Community Development Committee (CDC) requested that staff provide information on the city initiating foreclosures on properties which have become a chronic nuisance and on which the city has a lien that would allow the city to initiate a foreclosure. Staff has reviewed the issue and is proposing a pilot program for FY2014 to evaluate the long term potential for such a program. Staff is also proposing a $15,000 budget increment to fund the pilot program. As part of the foreclosure program city staff including Code Enforcement, City Attorney, Housing Division, and others will meet on a quarterly basis to review properties that may be foreclosed on by the city. Staff will review each property's impact on the community, ownership status, superior lienholders, use to the city, and possible property maintenance costs that may be incurred by the city to determine the foreclosure potential. If the $15,000 increment is approved, staff estimates that five to seven properties may be foreclosed on. If the city initiates the foreclosure private buyers will have an opportunity to obtain the property which may preempt ownership by the city.

Staff is also proposing a pilot program in FY2014 to address overgrown vacant properties. A $10,000 budget

increment is being proposed to fund the program which will allow staff to administratively abate violations of Chapter 13 of the city's code of ordinances related to high grass and overgrowth. When the city performs an administrative abatement the property owner will be billed for the cost and any unpaid bills will result in a lien on the property. This program will pertain to vacant or unoccupied properties.

The Community Development Committee received input on both pilot programs and voted in favor of supporting staff moving forward with the nuisance abatement foreclosure pilot program and the overgrown property nuisance abatement programs. The CDC was also supportive in the funding increments proposed to support both programs.

If the City Commission approved the pilot programs, the City will need to budget funds in FY14 to implement them. Additionally, if the pilot programs are successful, staff would need to identify the available funding sources and determine the appropriate program budget to implement the program on an ongoing basis. Staff has proposed an increment of $15,000 for the nuisance abatement foreclosure pilot programs and a $10,000 increment for the overgrown property nuisance abatement program.

The Community Development Committee to the City Commission: The CDC supports the FY2014 budget increments proposed by staff to implement the pilot programs; and 2) requests removal of this item from the Community Development Committee's referral list.