



ITEM SUMMARY

MEETING DATE: August 16, 2021

FROM: Kara L. Irwin-Ferris, AICP, Director of Building, Planning, & Engineering

SUBJECT: Ordinance 2021-10: Amendment to Chapter 2 to add Unsafe Building Abatement Demolition to Special Assessment

BACKGROUND

In 2019, the City adopted Code changes to provide for all of the legal requirements for the levy and collection of nuisance abatement services as non-ad valorem assessments. Previously, the City had not undertaken many nuisance abatement projects since the costs the City expended on these projects were often unrecoverable as resulting liens are typically inferior to mortgages or other liens. The changes provided a mechanism to recoup the money spent on nuisance abatement by the City.

Currently, the City is adopting an Unsafe Building Abatement Ordinance to demolish unsafe structures in the City. This amendment seeks to add this process by reference to Chapter 2, so that the City may levy and assess the demolition of a structure determined to be unsafe in the City in order to recoup the expenditure.

ANALYSIS

Any costs expended by the city for certain nuisance abatement activities on a particular property are considered municipal services that specifically benefit that property. The costs may then be levied against the property as a special assessment lien that will be superior to most other liens and encumbrances. The assessments may then be certified to the tax collector for collection purposes.

The proposed code amendment adds those abatement costs incurred through the enforcement of the newly adopted Section 4-5 of the Code for Unsafe Structures to the Code so that such costs may be collected using the existing uniform method.

FINANCIAL INFORMATION

No financial impact expected.

LEGAL

The Ordinance has been prepared in compliance with City Code and Florida State Statutes.

STAFF RECOMMENDATION

Approval of Ordinance 2021-10 amending City Code Chapter 2 Administration.



Kara L. Irwin-Ferris, AICP
Director of Building, Planning and Engineering

Attachments:

1. Ordinance No. 2021-10