



## ITEM SUMMARY

**MEETING DATE:** March 6, 2023

**FROM:** Caryn Gardner-Young, Zoning Administrator

**SUBJECT:** **Ordinance 2022-37, ZTA-22-14**  
Property Maintenance Regulations

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### BACKGROUND

The proposed code amendment is a city-initiated request to codify and update property maintenance regulations. A property maintenance code deals with the conditions of existing housing and non-residential property. It moves the maintenance of an existing building and the surrounding property from an option to a legal requirement for a responsible property owner. City staff initiated this code change proactively to provide property owners, tenants, and property managers with objective and specific maintenance standards for structures and hardscape. The desired result is to keep all properties in acceptable state of repair; thereby maintaining property values.

In 2019, the City adopted a property maintenance code through reference (Chapter 4, Article I, Section 4-4). However, the specific regulations were only listed in a separate document (2019 Greenacres Property Maintenance Code) which is not posted but available in the Office of the City Clerk. To ensure that there is transparency and the ability of the residents to easily review the property standards, this amendment requests that the specific regulations be added to the Code of Ordinances Chapter 7. In addition, the proposed property maintenance regulations were reviewed by the Building Division, Code Enforcement Division, Fire Department, and legal counsel which resulted in the regulations being updated.

The City Council voted five (5) to zero (0) to recommend approval of Zoning Text Amendment ZTA-22-14 as presented by staff on February 6, 2023.

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### ANALYSIS

The proposed changes establish minimum requirements for the maintenance of existing buildings through code provisions that contain clear and specific maintenance and property improvement provisions. The code amendments establish regulations that protect the public health, safety, and welfare of the Greenacres citizens. By placing the specific language in the code, the city is being user friendly and transparent. In addition, the code provisions have been reviewed by multiple city staff and legal counsel to ensure that it is up to date and addresses any concerns which have occurred since its adoption in 2019.

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### FINANCIAL INFORMATION

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N/A.

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**LEGAL**

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Ordinance 2022-37 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed by the City Attorney.

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**STAFF RECOMMENDATION**

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*Approval of ZTA-22-14 through the adoption of Ordinance 2022-37.*