

STAFF REPORT REGULAR MEETING

AGENDA DATE: March 31, 2026

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-28 – First Reading – amendments to Chapter 2 Foreclosed, Vacant and Unimproved Property Registration Program

SUMMARY:

Ordinance proposes amendments to Chapter 2 of the City Code of Ordinances regarding “Foreclosed, Vacant and Unimproved Property Registration Program” to address concerns raised by City Commission regarding the program.

BACKGROUND AND JUSTIFICATION:

The City’s current provisions governing the foreclosed, vacant and unimproved property registration program were established to monitor and to address the conditions of improved and unimproved vacant, abandoned, and distressed real properties located within the City of Lake Worth Beach. The intent of the program is to monitor, and to reduce the number of deteriorating properties located within the City; particularly those on which a public notice of default has been filed, or which is in foreclosure or where ownership has been transferred to a lender or mortgagee by any legal method. The program includes a registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance responsibility for abandoned or vacant properties which may or may not be subject to a mortgage or properties subject to mortgages that are in default.

The proposed Ordinance includes the following changes to the program:

1. Correcting typos.
2. Amending, adding, and deleting definitions.
3. Clarifying that violations are handled through the code enforcement process.
4. Carrying “unimproved” throughout to clarify the applicability to vacant and unimproved property. Adding “property management company” as an option for the owner to identify as having authority to make decisions concerning the property and signage posted on the property and on the City’s website to identify the owner or person responsible for the property i.e. name and emergency contact information
5. Updating registration, maintenance and security requirements for consistency and clarification.

These changes reflect the evolution of the needs for the program over the past 15 years as well as policy direction from the City Commission on how to manage vacant properties, both improved and unimproved. If the changes are approved, an initial inspection and administrative review of the registered property will be needed. This additional step will be reflected in the upcoming review of the FY 27 Schedule of Fees and Charges.

MOTION:

Move to approve/disapprove Ordinance No. 2025-28 amending Chapter 2 of the Code of Ordinances on first reading and set the second reading and public hearing for April 21, 2026

ATTACHMENT(S):

Fiscal Impact Analysis – N/A
Ordinance No. 2025-28