CITY OF PORT ST LUCIE

Code Compliance Division of the Building Department

Building Department/ Code Enforcement Merge

Action Plan:

- The merge of the Building Department and the Code Enforcement Division was carried out in January 2012.
- Procedures were re-evaluated.
- Building, Business Tax, and Code Enforcement employee's responsibilities were modified.

MISSION STATEMENT

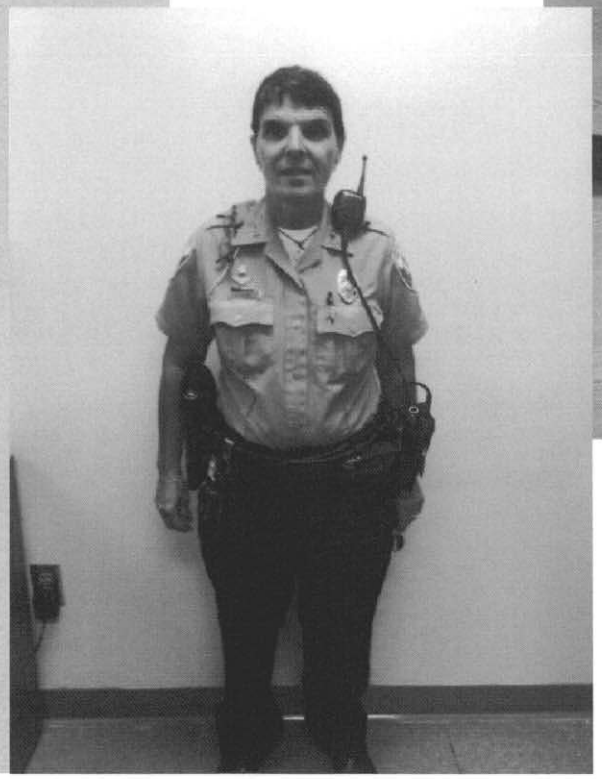
The mission of the Code Compliance Division is to **enforce the codes of the City** in order to **protect the health, safety, and welfare** of the community; and, where violations occur, to **work with our citizens to achieve compliance** through an efficient and fair process.

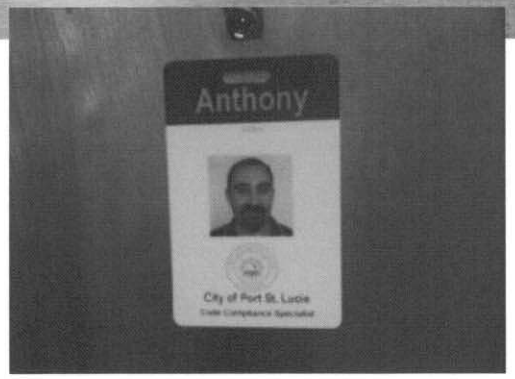
Paradigm Focus

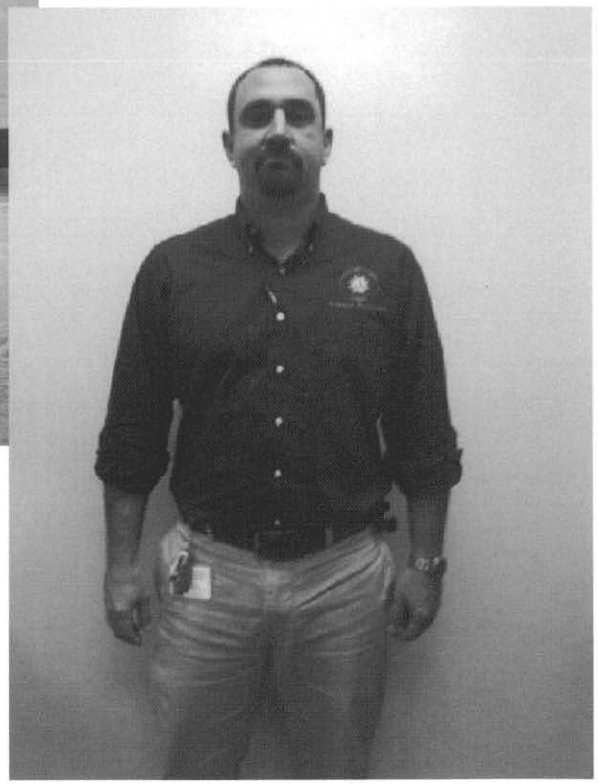
Strive for **compliance** rather than enforcement.

- In process of changing name from Code Enforcement Division to Code Compliance Division.
- Changed name of Code Enforcement officers to Code Compliance Specialist.
- Replaced vehicle identification

- Replaced "police style" uniforms with polo shirts and slacks. Included professional dress shirts for hearings, meetings and presentations.
- Eliminated badges, combat batons, police radios, utility belts and mace.
- New Identification badges.







New Location

- Code Compliance is no longer located on Biltmore Street. The new location is in Building B of the City Hall Complex.

Home

New Home

Most Common Code Violations

OUTSIDE STORAGE

BEFORE....

....AFTER

BEFORE....

....AFTER

BEFORE....

....AFTER

BEFORE....

....AFTER

TALL GRASS AND WEEDS

BEFORE....

....AFTER

BEFORE....

....AFTER

BEFORE....
2008

....AFTER

BEFORE....

....AFTER
2008 10 2

TRASH AND DEBRIS

BEFORE....

....AFTER

BEFORE....

....AFTER

BEFORE....

....AFTER

BEFORE....

....AFTER

INOPERABLE VEHICLES

BEFORE....

....AFTER

BEFORE....

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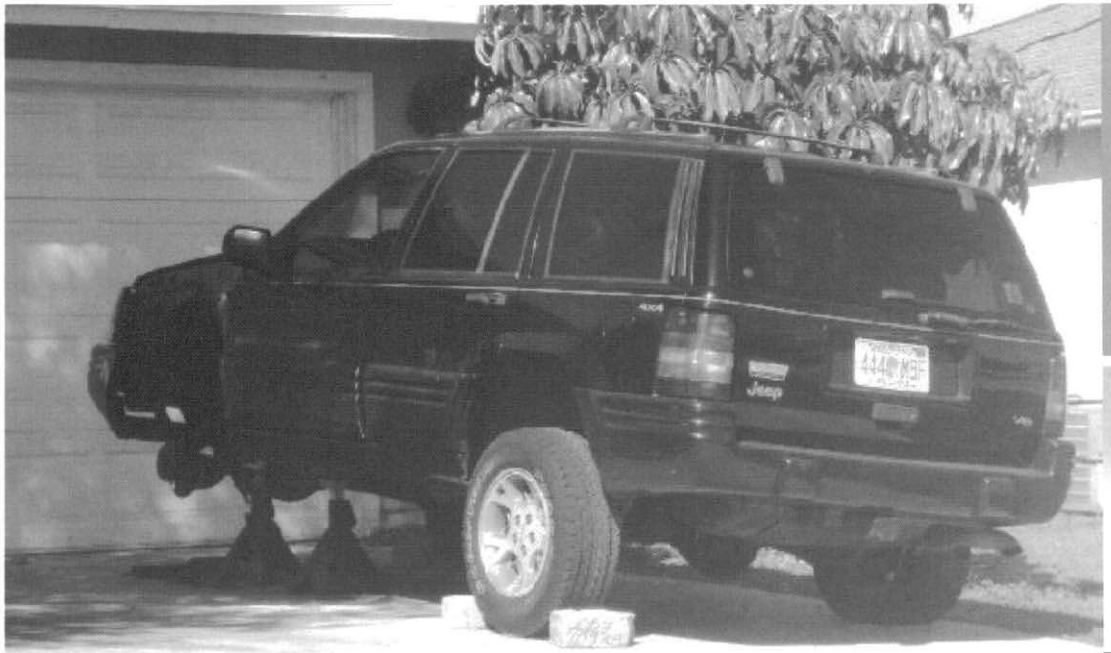


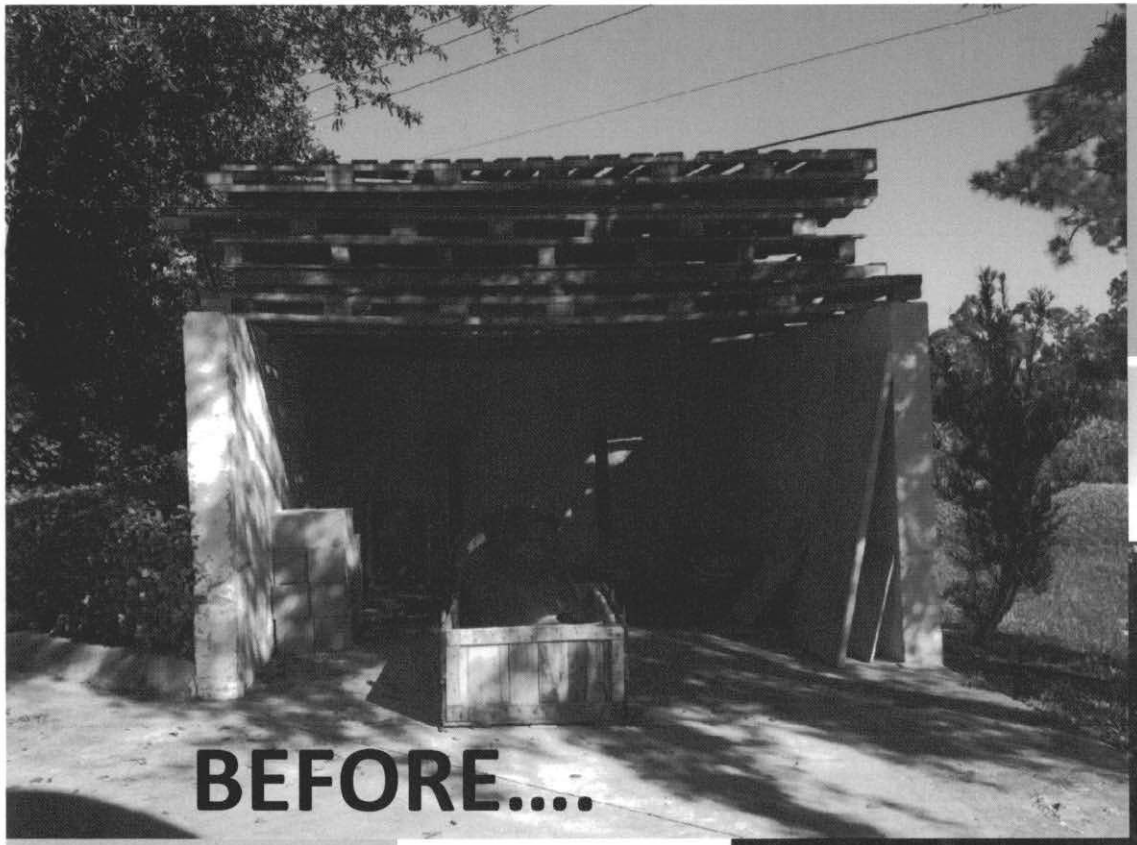
BEFORE....

....AFTER

BEFORE....

....AFTER

COMMERCIAL
OUTSIDE STORAGE / VEHICLES

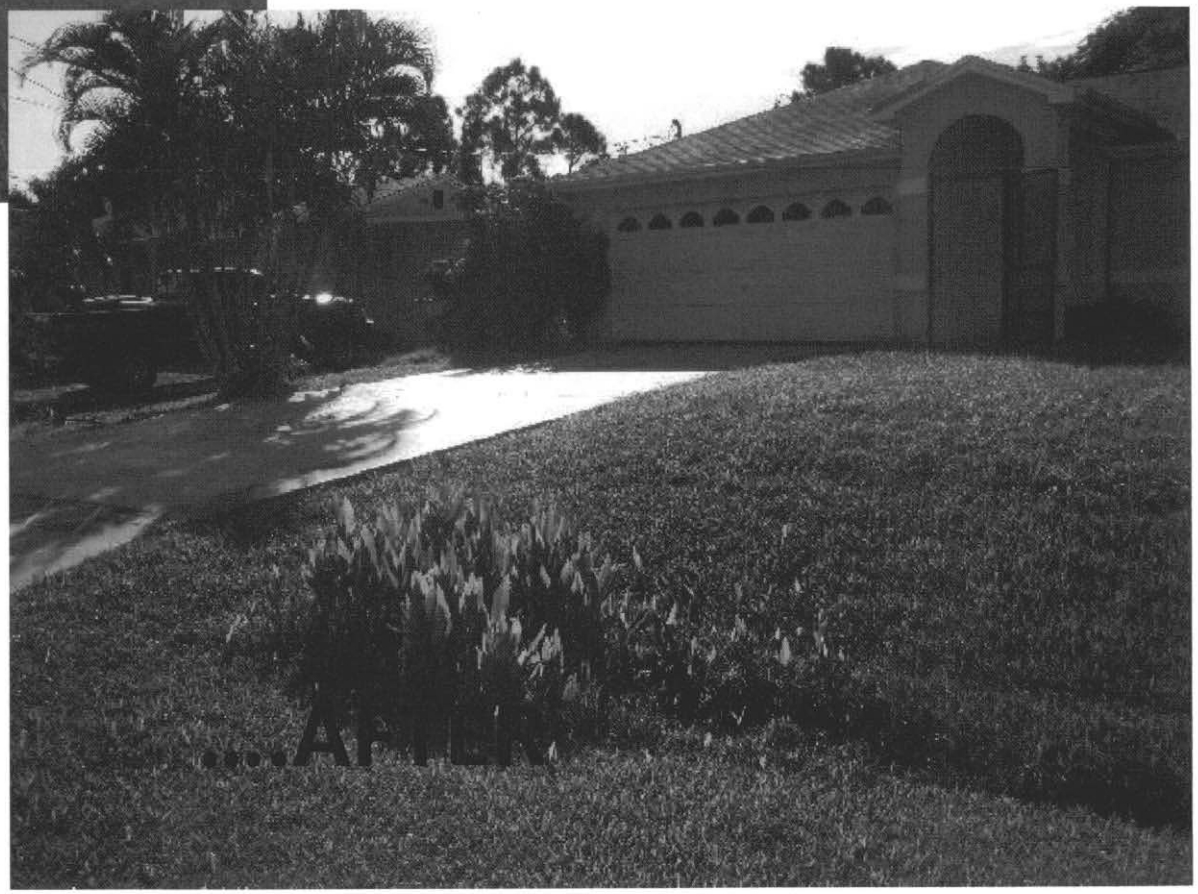

BEFORE....

....AFTER

BEFORE....

16
....AFTER

710
BEFORE....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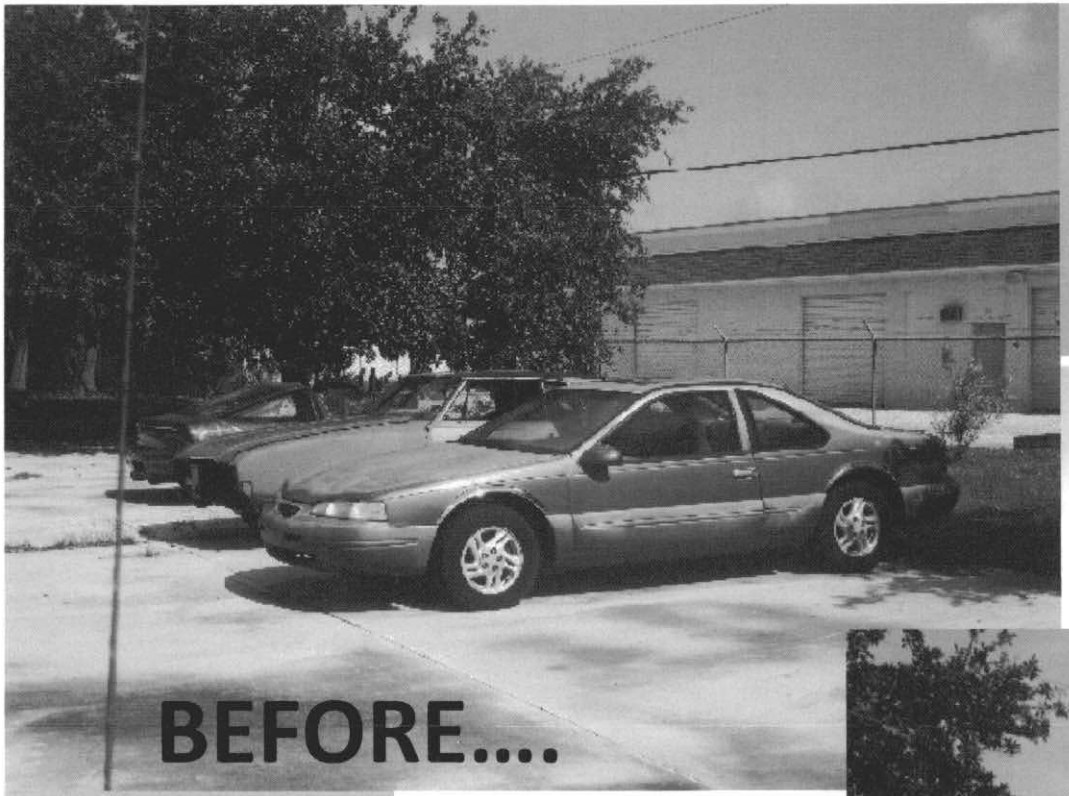
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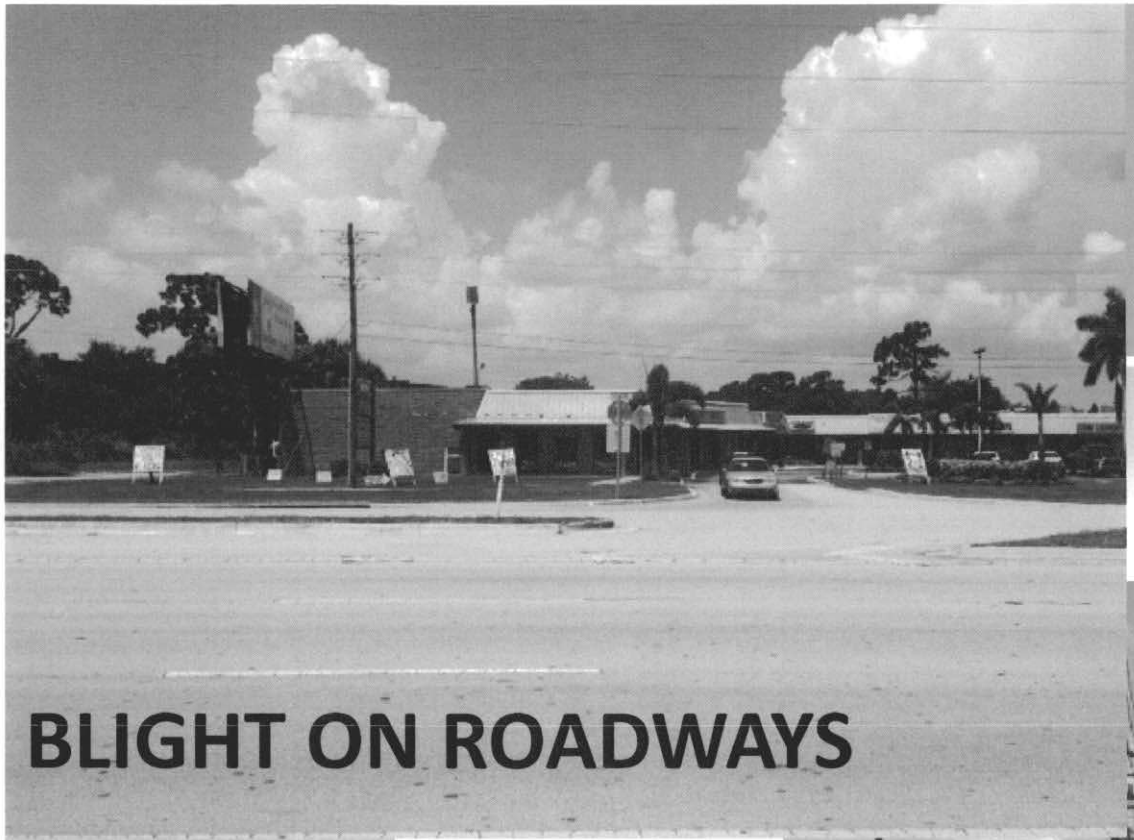
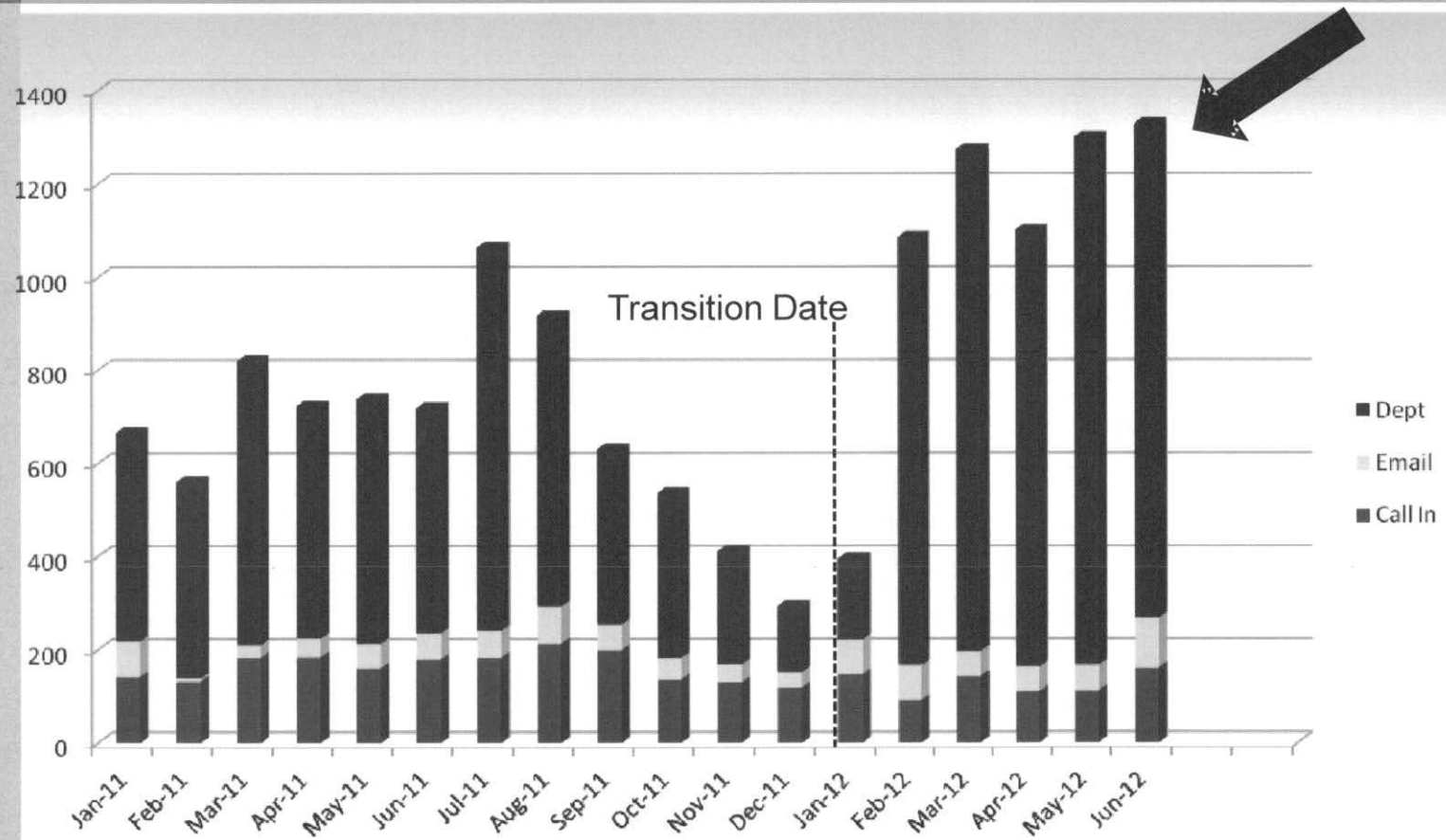

BLIGHT ON ROADWAYS

NO BLIGHT ON ROADWAYS

CODE COMPLIANCE STATISTICS

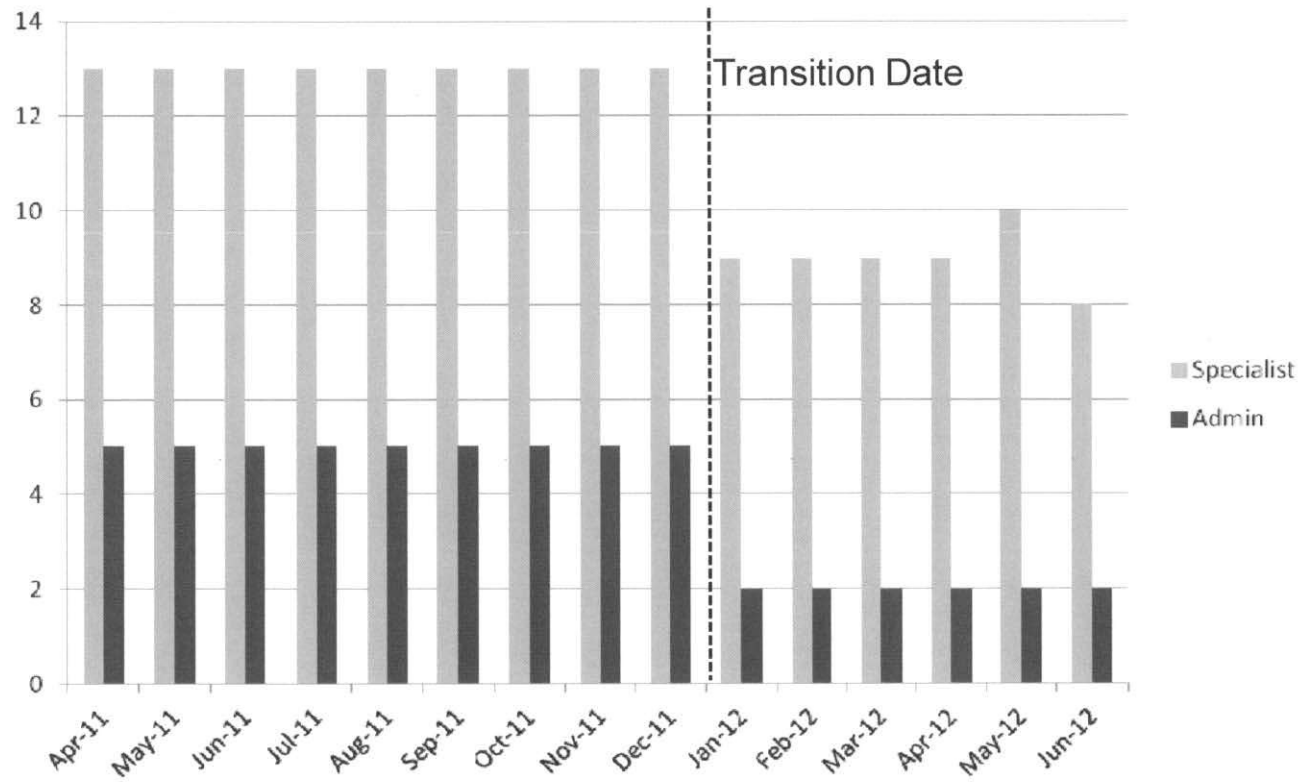
Origination Of Cases

1328 Cases Generated



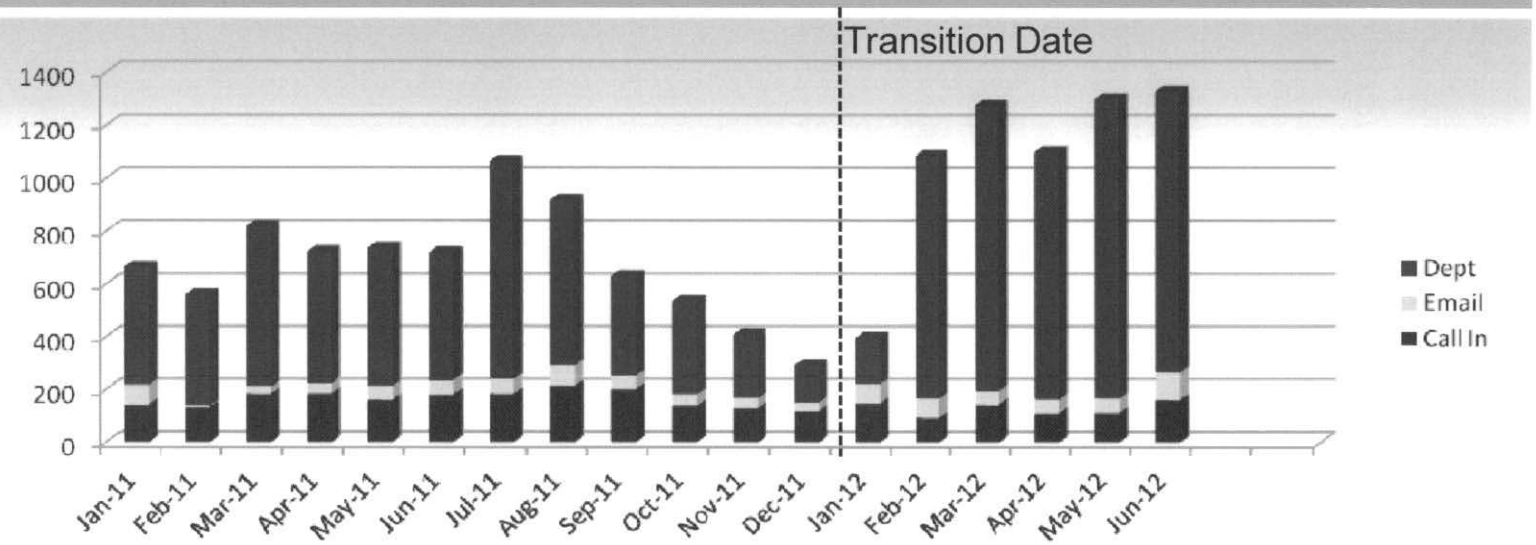
******Data does not include signs, banners, and litter removal******

Field Staffing

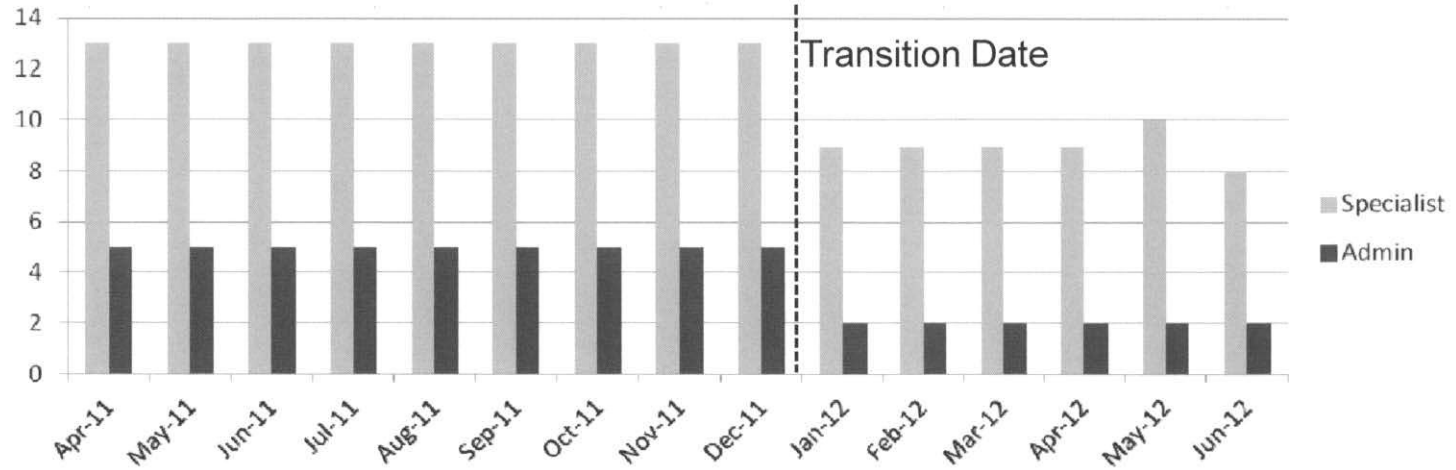


Comparison

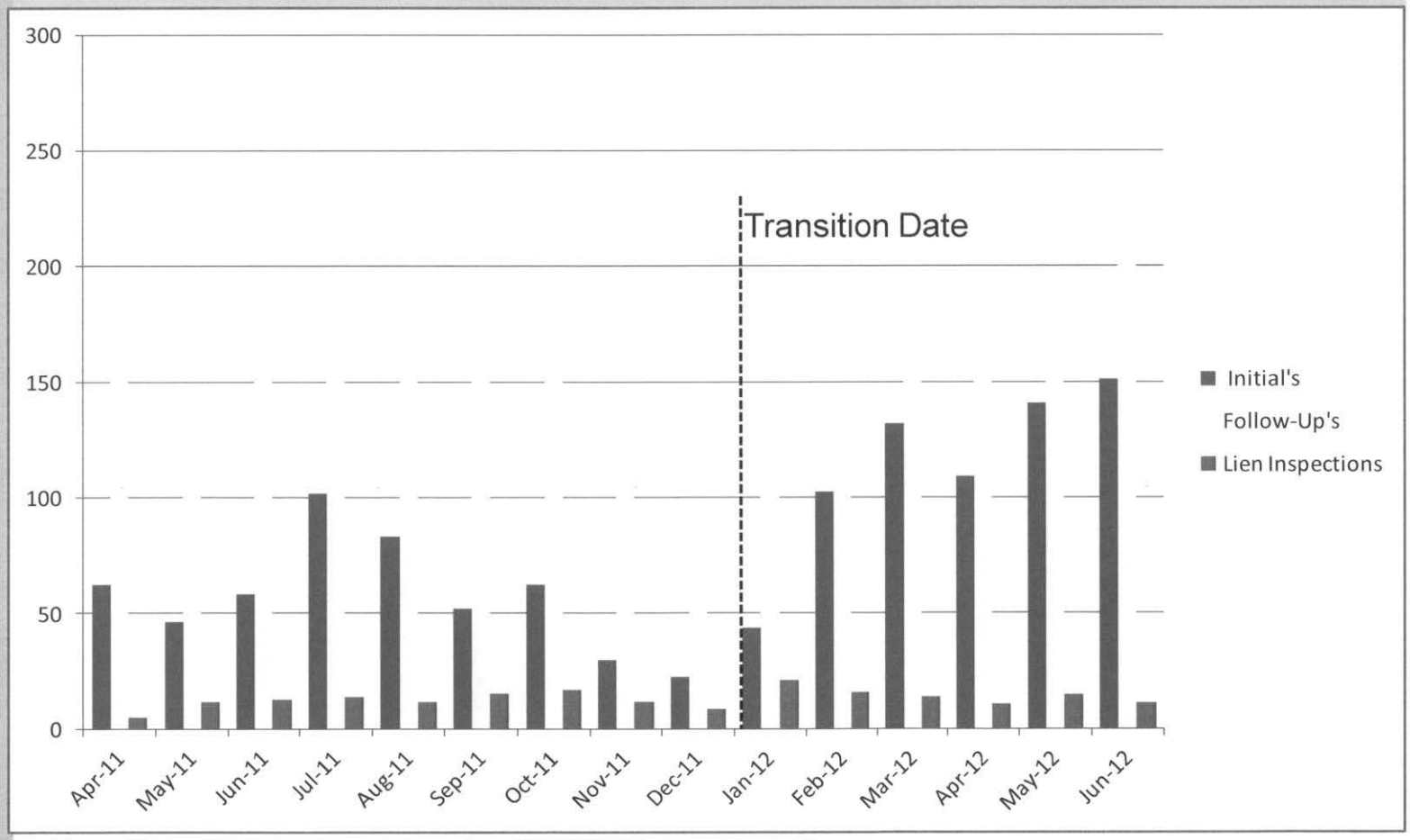
Cases



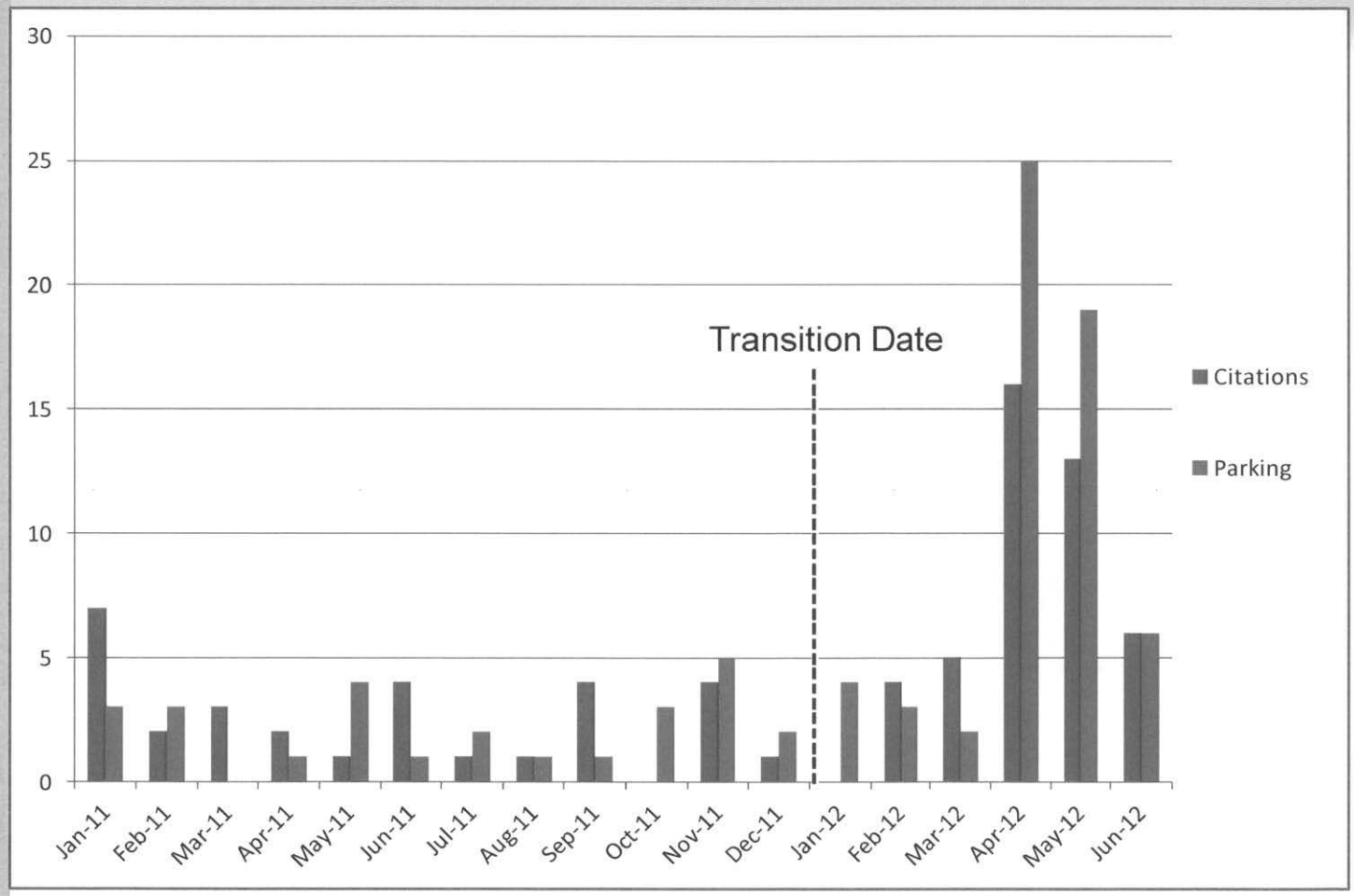
Code Staff



Monthly Specialist Activity



Citation & Parking Tickets



Code Compliance Sweeps

A.K.A. "Blight Flights"

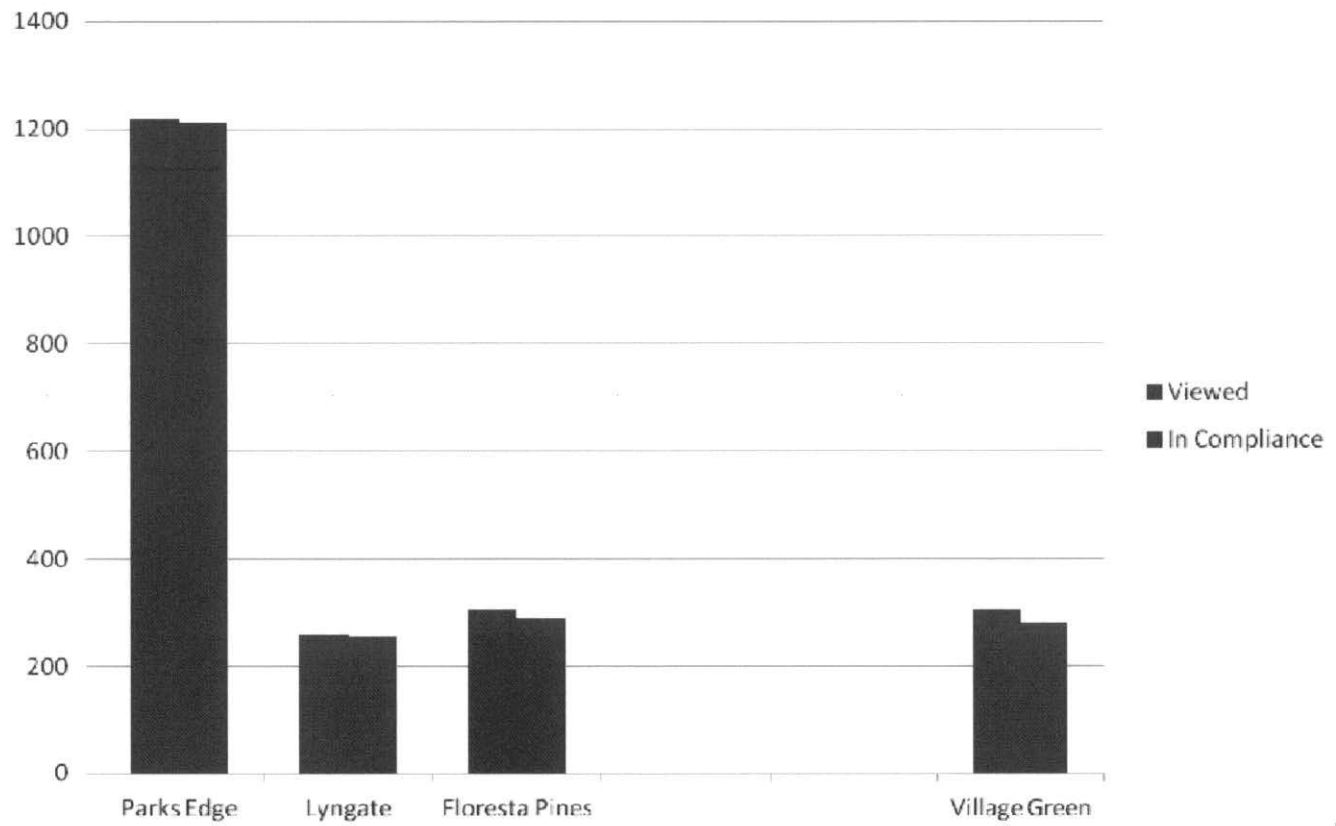
BLIGHT FLIGHTS

- Concentrated effort to focus ALL department resources in one neighborhood or section of the city with the goal of achieving compliance.
- It is a property by property visual observation from the street to identify code violations.
- Conducted with all Code Specialists and Building Department Staff.
- Police Department provides support.
- Public Works and Waste Pro assist in the removal of large items, trash and debris.

PHASE II

- To save manpower, blight flights are pre-empted by sending a postcard or letter to ALL properties within the focus zone.
- Postcard or letter educates the occupant/owner of the conditions that are NOT allowed per City Ordinance.
- Informs residents of the future date when the department will be conducting the sweep of the area or zone.
- Provides contact numbers for questions or concerns.

Sweep Stats - a.k.a "Blight Flights"



Observations

- Vast percentage of residents want to comply.
- Elimination of finger-pointing in neighborhoods.
- Sweeping neighborhood improvements.
- Education and cooperation vs. hearings and fines.
- Less resources consumed for a higher rate of compliance.
- Cooperation between multiple City Departments.
- New communication between Residents and Code Compliance.

Long Term Goals

- Cleaner city
- Higher property values
- More efficient government
- Destination for residency and businesses

NUISANCE ABATEMENT

The Nuisance Abatement Program

- City Code of Ordinances, Chapter 40, Section 40.03. Established – October 22, 2007.
- The City established the program to stop and/or reverse conditions that cause a neighborhood to become run down and homeowners to lose property value.
- This program allows the City to correct or abate a nuisance and be REIMBURSED by the property owner by means of a non ad valorem assessment on the property.

Action Plan

- Nuisance Abatement Coordinator was Hired
- Building Department now works with the Legal Department to achieve resolution of nuisance properties.
- Building Department administration assesses property, posts quotes, awards quotes and conducts inspections.
- Legal Department places non ad valorem assessment on the property.

Definition of a Nuisance

- A nuisance is defined as an accumulation of **underbrush, weeds, rubbish, trash, grass** and the existence of **unsafe dwellings or structures** on improved properties . Other items that may be deemed a nuisance are the creation of pools, ponds, or other bodies of water, or **conditions which endanger the public health, welfare, property value, or safety of the community**.

How the Program Works.

- Discovery
- Investigation
- Determination
- Reviewed by Legal Department
- Referred to City Council
- Quote requested
- Council approval
- Nuisance abated
- **Non ad valorem Assessment placed on property**

Code Violations

- Punitive
- Fines levied
- Occupied residences
- Results in Lien

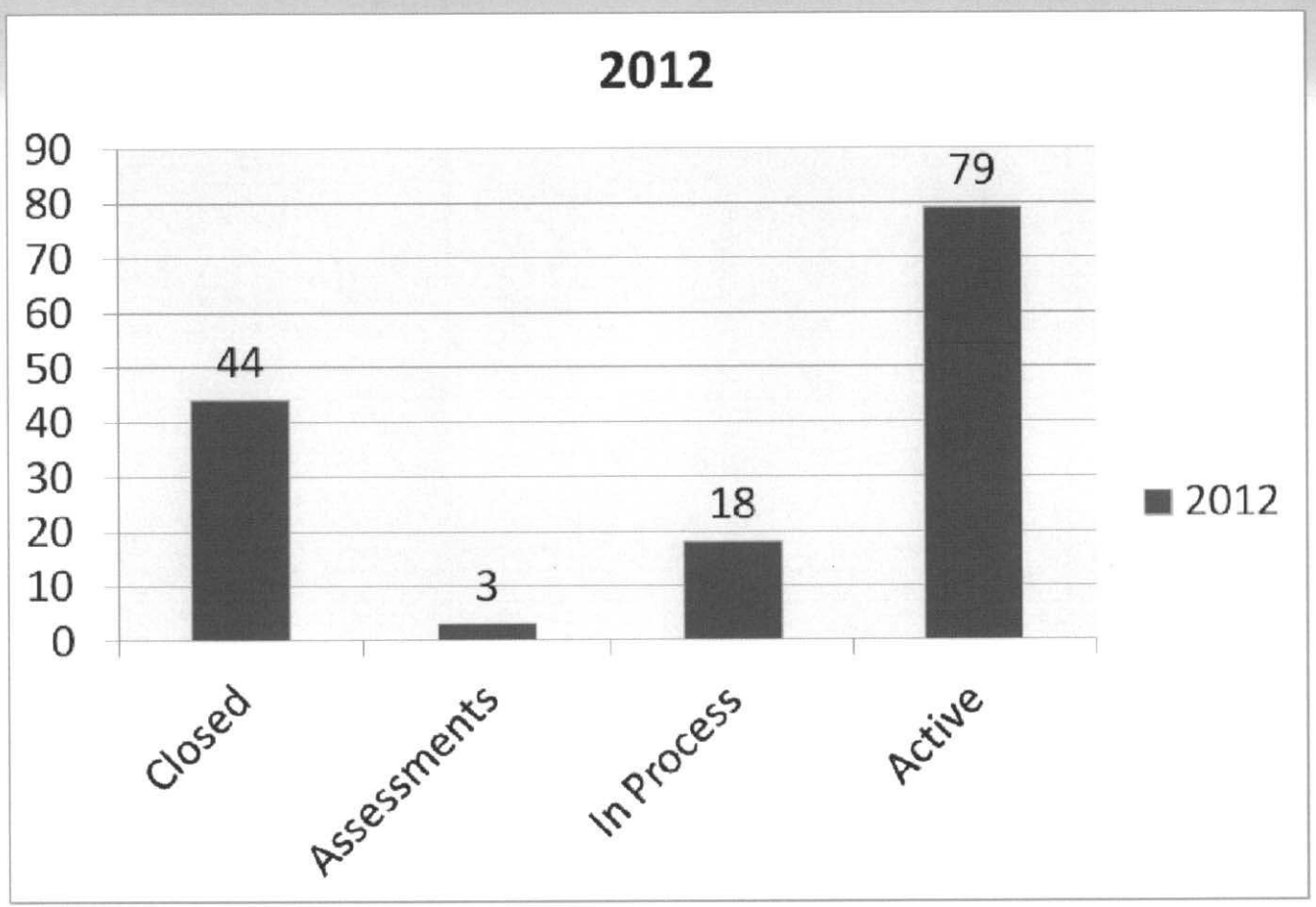
Nuisance

- Remedial
- Supplemental
- Vacant properties
- Life Safety issues
- Results in Non ad valorem assessment on property

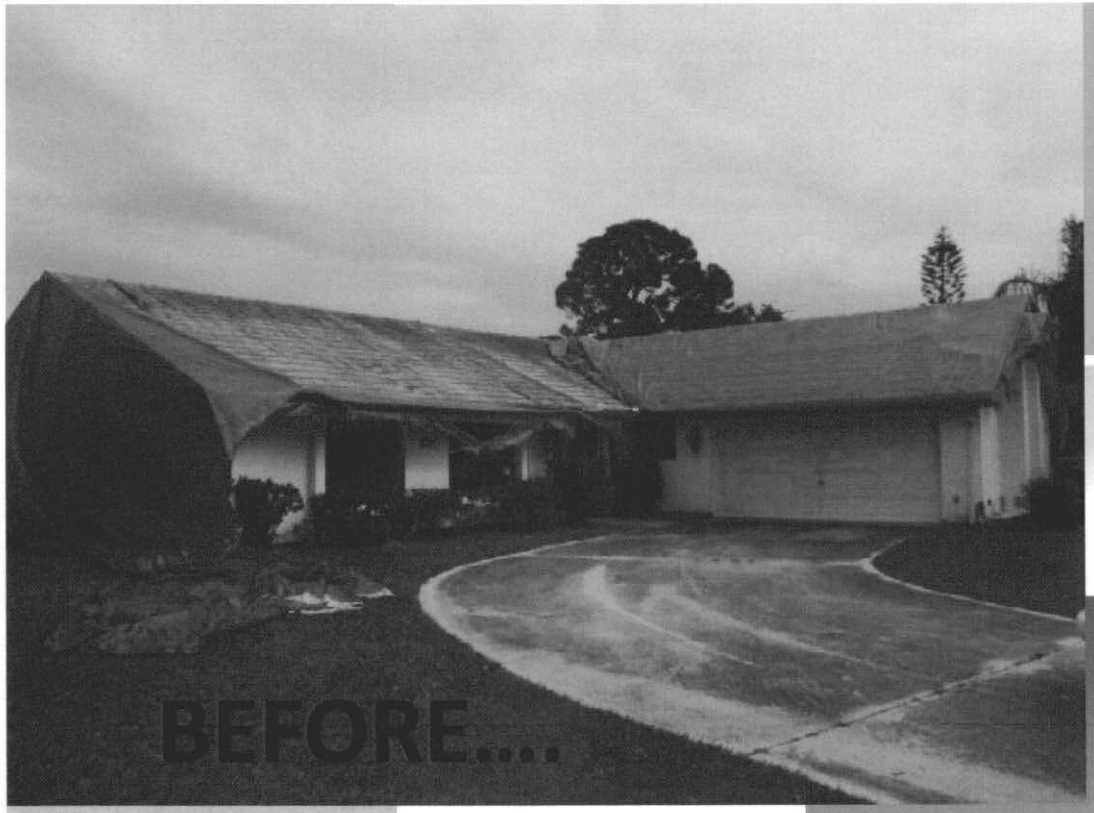
Activities To Date

- We have **closed** 44 cases so far but not all went in front of City Council.
- Currently have 3 **assessments** going to the tax roll for $51,207.26. The new procedures just created will move 10 more assessments on next year's tax roll.
- So far, 18 properties are **in process** of various stages of abatement.
- Currently we have 79 cases in **active** review process.

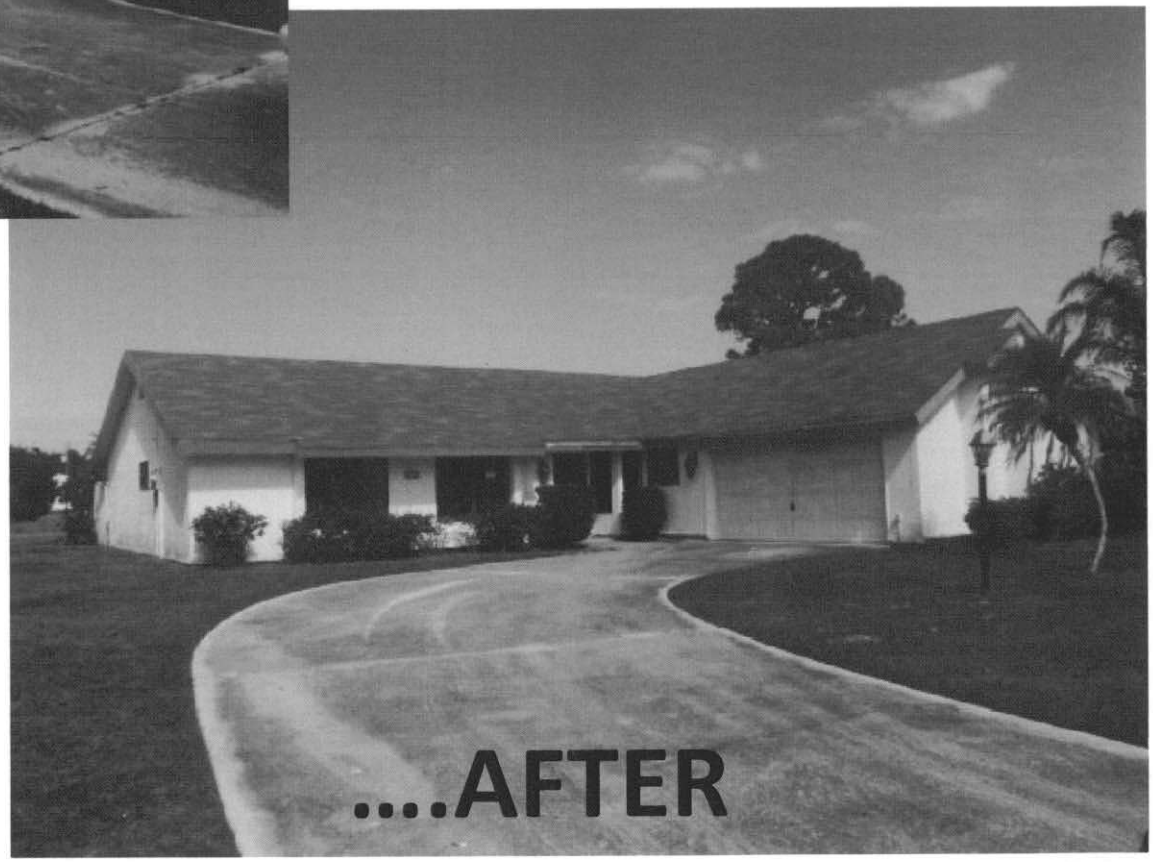
Activities to Date

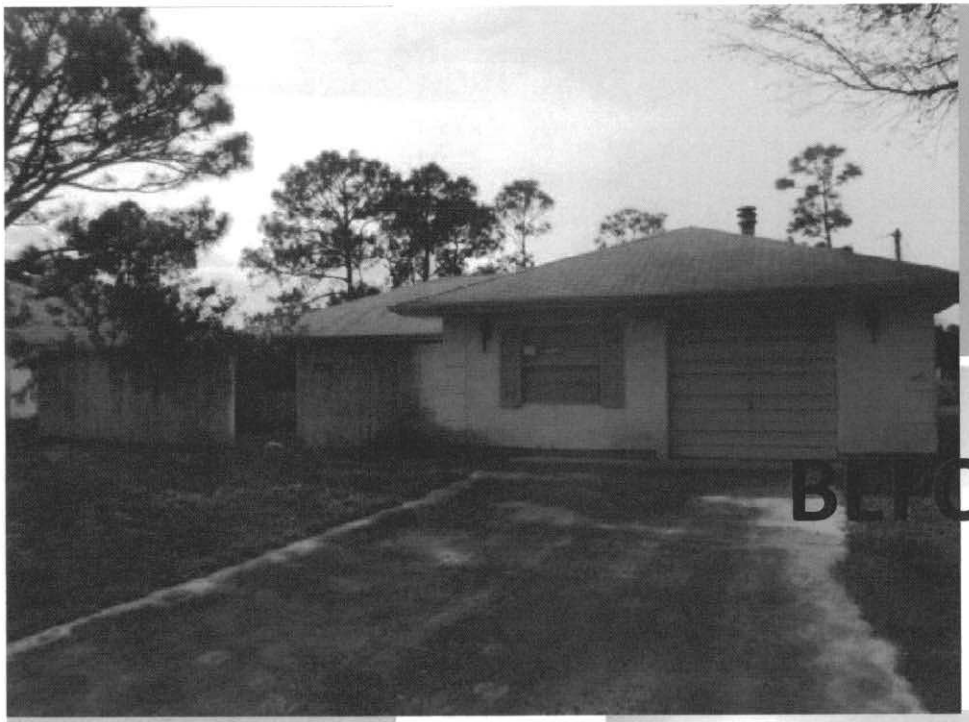


795 SE ATLANTUS AVE



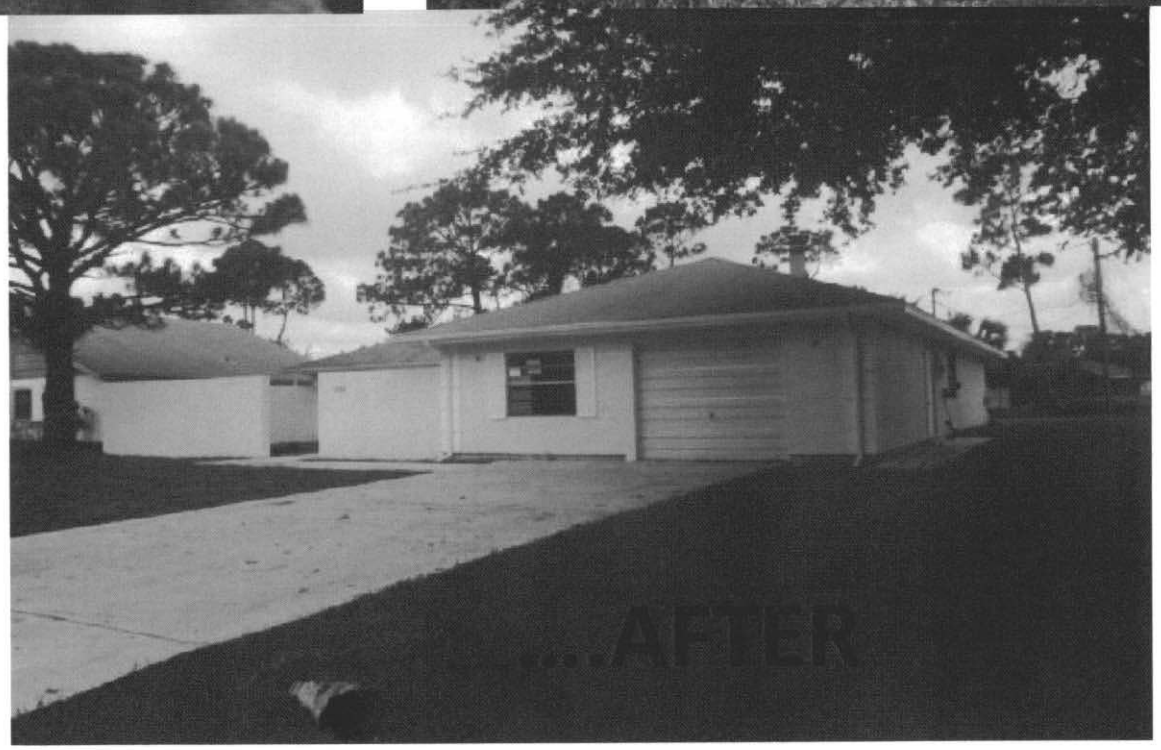
2633 SE GOWIN RD





BEFORE....

1742 SE FLORESTA DR



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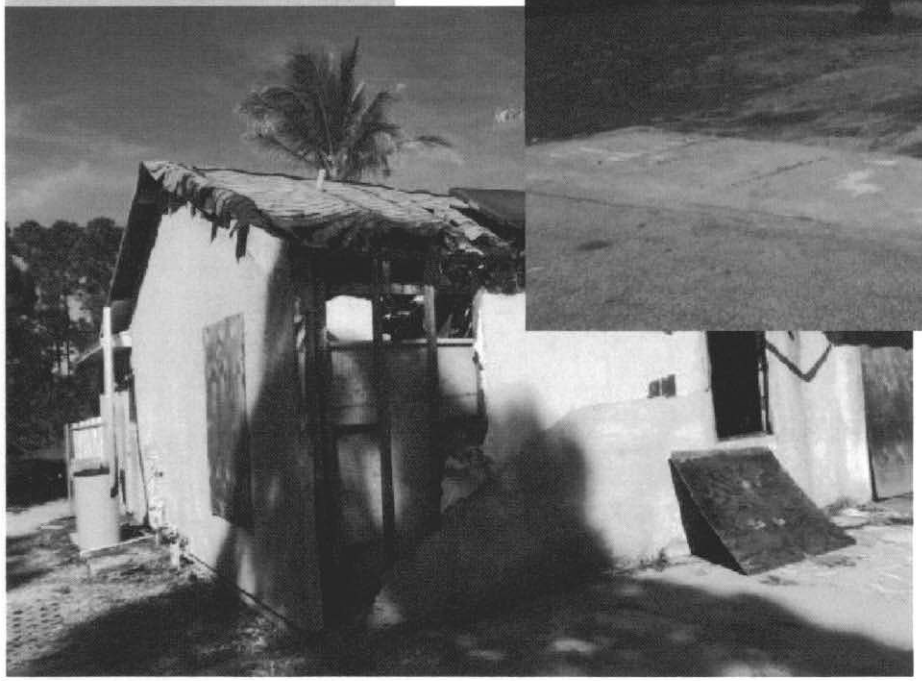
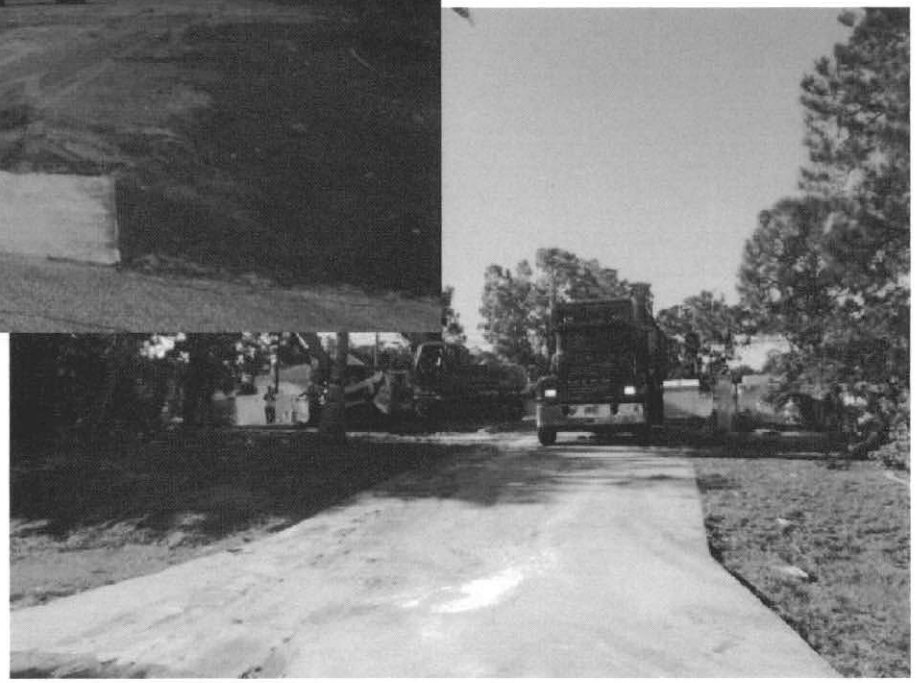
313 NE SURFSIDE AVE

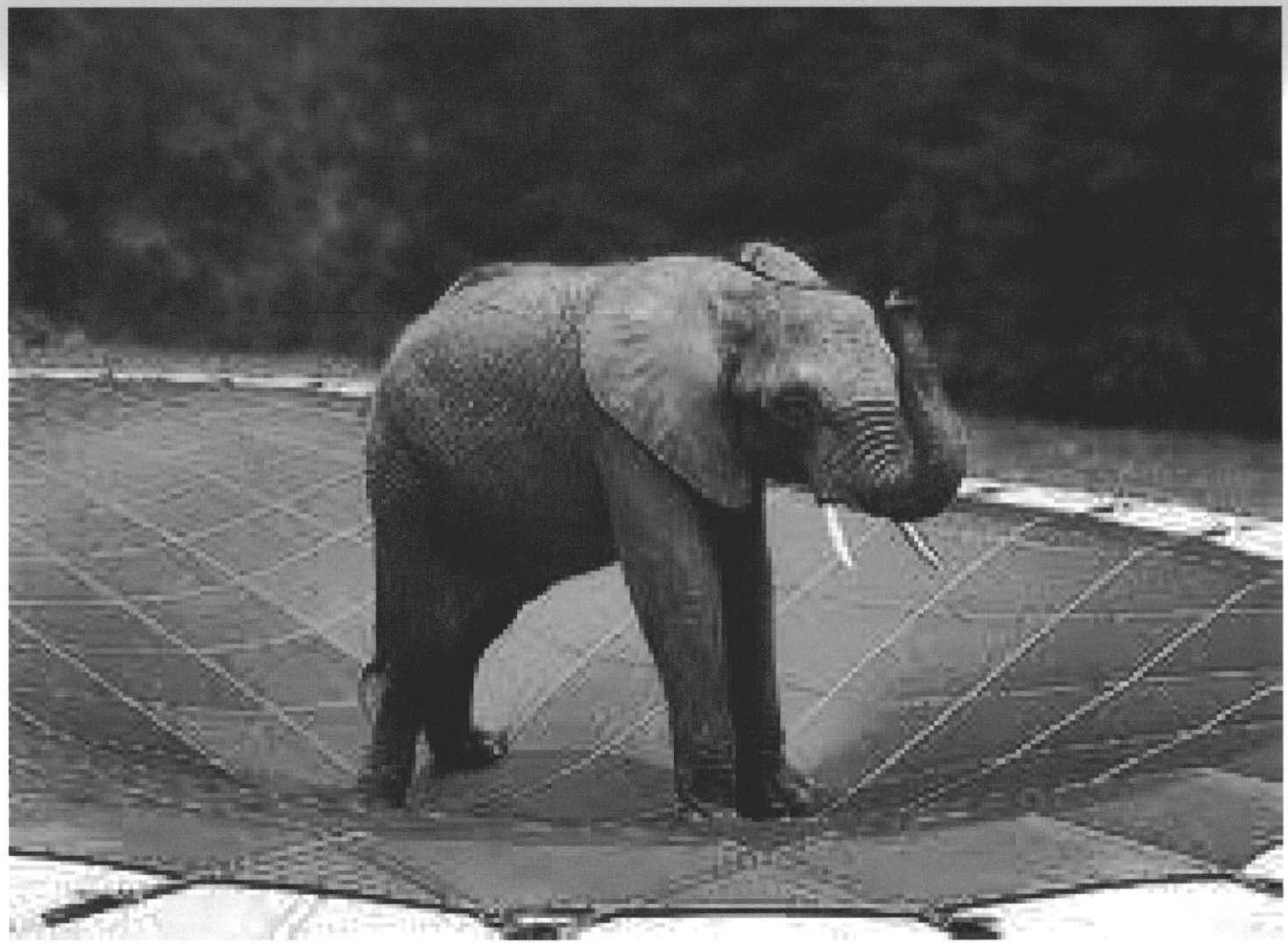
461 SE WHITMORE DR

461 SE PENROSE AVE





Pool Covers...



Abandoned Property Registration

The abandoned property registration ordinance is designed to require mortgagees of vacant improved properties to "register" each vacant improved property with the City of Port St. Lucie, make periodic inspections of each property and maintain the property in accordance with City Ordinances.

The abandoned Property Registration ordinance was passed on March 26th, 2012 and went into effect the next business day.

It requires that:

1. Mortgagee must retain a local individual or property management company to be responsible for the security and maintenance of the property.

Continued..

2. The local individual or property management company must post the property with a 18" x 24" notice that states:

- The property address
- The owner's name
- Owner's mailing address and telephone number
- Mortgagee name, mailing address and phone number
- Name of the local property management company
- A 24-hour contact number of the management company
- Local agent mailing address and email address

Continued..

3. Residential properties are subject to a $100.00 registration fee.
4. Commercial and multifamily properties are subject to a $150.00 registration fee.
5. Registrations must be renewed annually.
6. Mortgagee must notify the city when a vacant property is occupied or sold.
7. Agent must maintain proof of monthly inspections.

To date there are **1,670**

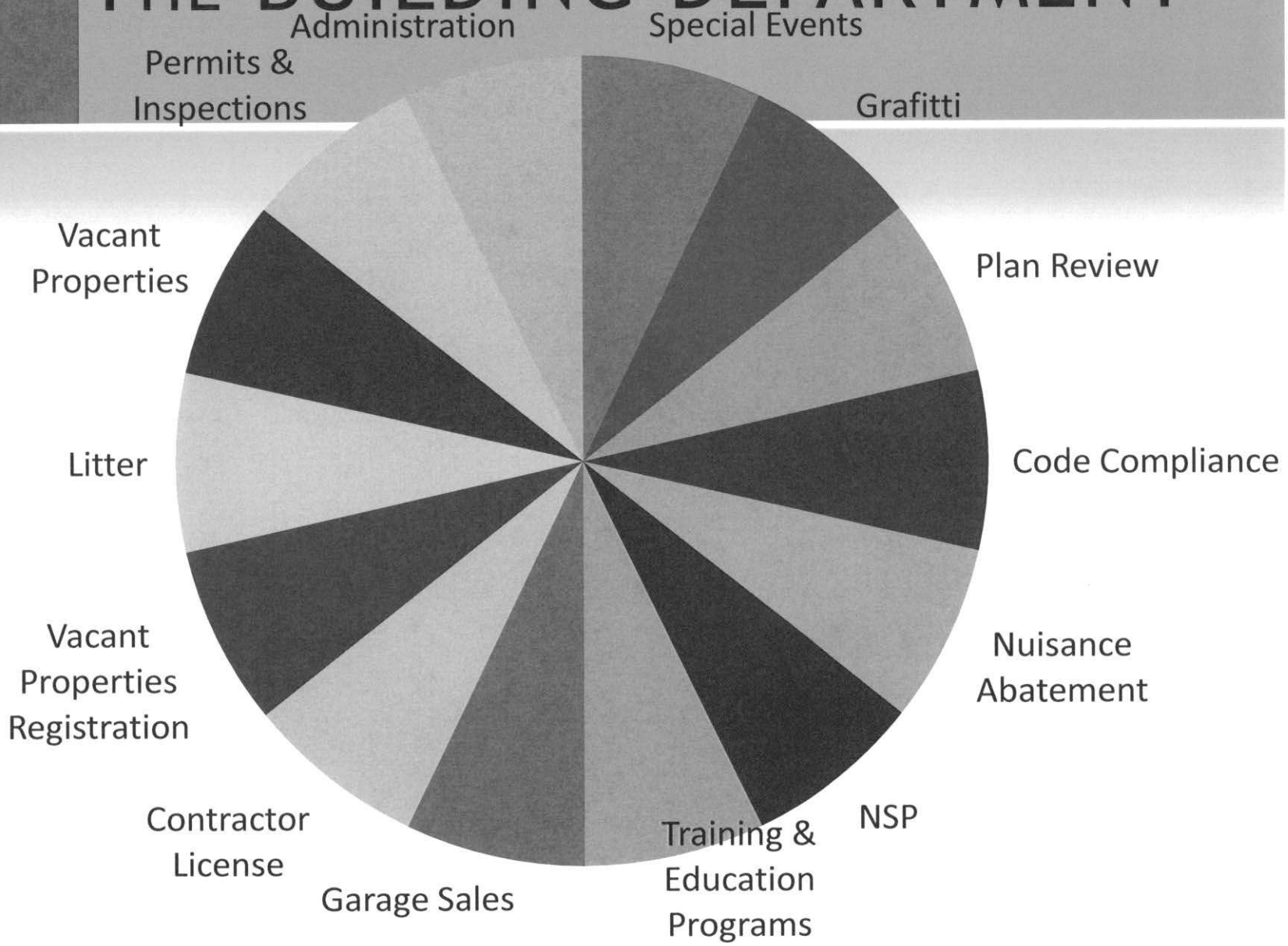
abandoned properties registered

in the program.

PICTURE OF REGISTRATION CARD

Picture of Registration Card

THE BUILDING DEPARTMENT



Questions and Comments