



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

TO : The Honorable Mayor and City Commissioners

THROUGH : Nicholas Mimms, City Manager

FROM : Peggy Arraiz, Code Compliance Manager

SUBJECT : Clean Community Program

DATE : June 27, 2017

The Clean Community Program (CCP) is modeled after a very successful program from Austin, Texas. The basis of the program is to add a small fee (\$1) to every utility bill and utilize the funds to address slum and blight conditions throughout the community.

There are currently 23,529 utility accounts (residential and commercial combined) within the city limits. \$1.00 per month per account would generate \$282,348.00 annually, which would be used specifically to address distressed properties that require either demolition or to be secured.

The abatement of structures that pose a threat to the community through demolition has been severely reduced since budget cuts began in 2008 / 2009. With the limited funds budgeted, less than seven homes a year have been demolished. This has created a large inventory of structures that either require demolition or should be demolished.

In 2017, the responsibility for addressing condemnations and conducting demolitions was transferred from the Building Department to Code Enforcement. To date, 71 files have been transferred comprised of 20 structures requiring demolition and 51 structures that could be rehabilitated but would require demolition if no remedial action is taken. These numbers only represent a fraction of the active condemnation cases that are in our system.

While demolition of severely damaged structures will be the focus of this program, the city has a large number of CBS structures that are able to be rehabilitated. Through the funds generated by this program, it is our intent to utilize "clear boarding" as part of our abatement program. Clear boarding is a new initiative that uses a clear polycarbonate material to cover windows and doors that will properly secure a structure while also providing a much more attractive view from the street.

It is staff's recommendation that this program be adopted for an initial term of three (3) years. In addition to an annual report, at the end of the program, the results will be evaluated as well

as an evaluation of continuing need for such a program. If warranted, the Commission may continue the program for an additional term.