

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

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ORDINANCE 2025-28 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING CHAPTER 2 “ADMINISTRATION”, ARTICLE VII “ABATEMENT OF NUISANCES,” SECTION 2-75.11 – FORECLOSED, VACANT AND UNIMPROVED PROPERTY REGISTRATION PROGRAM; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, as provided in Section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the City of Lake Worth Beach (the “City”), enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in Section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the City wishes to amend Chapter 2, Article VII “Abatement of Nuisances,” Section 2-75.11 – “Foreclosed, vacant and unimproved property registration program,” to provide for consistency, reorganization, program requirements, and penalties; and

WHEREAS, the City Commission has considered the proposed amendments at a duly advertised public hearing and has determined that it is in the best interest of the public health, safety, and general welfare of the City to adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, that:

Section 1: The foregoing “WHEREAS” clauses are ratified and confirmed as being true and correct and are made a specific part of this ordinance as if set forth herein.

Section 2: Chapter 2 “Administration, Article VII “Abatement of Nuisances,” Section 2-75.11 “Foreclosed, vacant and unimproved property registration program,” is hereby amended by adding the language in underline and deleting the language in ~~strike through~~ to read as follows:

Sec. 2-75.11. - Foreclosed, vacant and unimproved property registration program.

- (a) *Purpose and intent.* It is the purpose and intent of this section to establish a process to monitor and address the conditions of vacant, abandoned and distressed real property located within the city. This section is further intended to monitor, and reduce the amount of deteriorating property located within the city, 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. It is further intended to establish a registration program as a mechanism to protect neighborhoods from becoming blighted through the lack of adequate maintenance of abandoned or vacated properties which may or may not be subject to a mortgage or properties subject to mortgages that are in default.

51 (b) *Definitions.* The following words, terms and phrases, when used in this section 2-75.11, shall
52 have the meanings ascribed to them, except where the context clearly indicates a different
53 meaning. Where the context will permit and no definitions are provided herein, the definitions
54 provided in the Florida Building Code shall indicate the meaning.

55
56 ~~(1) *Abandoned property* means any real property that is vacant or distressed.~~

57
58 ~~(2) (1) *Default* means that the mortgagee has filed a foreclosure action or public notice of~~
59 ~~default on the mortgage. A mortgage shall be considered in default at such time as the~~
60 ~~mortgagee declares said mortgage to be in default in writing, by recording a lis pendens,~~
61 ~~by its actions or by commencing foreclosure proceedings or by any other actions~~
62 ~~demonstrating a breach of a security covenant on a property.~~

63
64 ~~(3) (2) *Disposition* means the foreclosure status and/or the mortgagee/servicer's intent if the~~
65 ~~mortgage remains in default. If the mortgagee enters into a permanent modification~~
66 ~~agreement with the owner/mortgagor, the mortgage is considered to be no longer in~~
67 ~~default unless there is further notification by the mortgagee/servicer.~~

68
69 ~~(4) *Distressed* means any condition that on its own or combined with other conditions present~~
70 ~~would lead a reasonable person to believe that a property is neglected, abandoned or~~
71 ~~otherwise not being regularly maintained. Such conditions include, but are not limited to:~~
72 ~~a repeat violation of any provision of this Code, as defined in F.S. § 162.04(5) or violations~~
73 ~~which have not been complied; overgrown and/or dead vegetation; the accumulation of~~
74 ~~trash, junk and/or debris; unsecured doors, windows or other openings; the presence of~~
75 ~~an unsanitary, stagnant swimming pool, the presence of boards over doors, windows or~~
76 ~~other openings in violation of the City Code; deterioration of the structure or structures on~~
77 ~~the property.~~

78
79 ~~(3) *Enforcement officer* means any full-time law enforcement officer, building official, fire~~
80 ~~inspector or code enforcement officer employed by the city.~~

81
82 ~~(5) (4) *Evidence of vacancy* means any condition that on its own, or combined with other~~
83 ~~conditions present, would lead a reasonable person to believe that the property is vacant.~~
84 ~~Such conditions may include, but are not limited to, overgrown and/or dead vegetation,~~
85 ~~past due utility notices and/or disconnected utilities; accumulation of trash, junk or debris;~~
86 ~~the absence of furnishings and/or personal items consistent with habitation or occupancy;~~
87 ~~an unsanitary or stagnant swimming pool; unsecured doors, windows or other openings;~~
88 ~~the presence of boards or shutters over doors, windows or other openings; or statements~~
89 ~~by neighbors, passers-by, delivery agents or government agents, among other evidence~~
90 ~~of such conditions.~~

91
92 ~~(6) (5) *Foreclosure* means the judicial process by which a property, placed as security for a~~
93 ~~mortgage loan is to be sold at an auction to satisfy a debt upon which the borrower has~~
94 ~~defaulted.~~

95
96 ~~(6) *Foreclosed property* means a parcel of land within the city which is in or has been~~
97 ~~declared to be in default or foreclosure or that has transferred in ownership to a lender or~~
98 ~~mortgagee through foreclosure sale, deed in lieu of foreclosure, or any other legal method.~~
99

100 (7) Improved property means a parcel of land within the city that contains a principal or
101 accessory building or structure or other active city-approved use with an active business
102 license.

103
104 ~~(7) Enforcement officer means any full-time law compliance officer, building official, fire~~
105 ~~inspector or code enforcement officer employed by the city.~~

106
107 ~~(8)~~ (8) Owner means any person, firm, corporation or other legal entity who, individually or
108 jointly or severally with others, holds the legal or beneficial title to any building, facilities,
109 equipment or property subject to the provisions of this chapter. The term shall include the
110 owner's duly authorized agent, a purchaser, devisee, fiduciary, or any other person, firm,
111 corporation or legal entity having a vested or contingent interest or, in the case of a leased
112 premises, the legal holder of the lease or his legal representative. It is intended that this
113 term shall be construed as applicable to the person, firm, corporation or legal entity
114 responsible for the construction, maintenance and operation of the building, facilities or
115 property involved whether vacant or occupied.

116
117 ~~(9)~~ (9) ~~Property management company means a local property manager, Local property~~
118 ~~manager means an individual, a property maintenance company, property management~~
119 ~~company, or similar entity who is located in Palm Beach County and will be responsible~~
120 ~~for the management and maintenance of the property. The local property manager or~~
121 ~~designee shall be available to respond to on-site issues within four (4) hours of notification.~~
122 ~~The local property manager is considered, for purposes of this section, the designated~~
123 ~~representative of the owner and/or mortgagee. responsible for the maintenance of the~~
124 ~~abandoned real property.~~

125
126 ~~(10) Vacant commercial means any building or structure which has been, but is not currently~~
127 ~~being, utilized for a commercial purpose and which contains windows on the ground floor~~
128 ~~which front upon a public street, sidewalk or right-of-way.~~

129
130 ~~(11)~~ (10) Secure manner shall include, but not be limited to, the closure and locking of windows,
131 doors, gates and other openings of such size that may allow a child or adult to access the
132 interior of the property and/or structure. ~~In the case of b~~Broken windows and all other
133 means of access, such windows shall be secured by replacing, re-glazing or if the structure
134 is vacant it may be boarded up in accordance with Code requirements, including the
135 issuance of a boarding certificate.

136
137 ~~(12)~~ (11) Unimproved property means any parcel of land within the city that does not contain a
138 principal or accessory building or structure or other active city-approved use with an active
139 business license.

140
141 ~~(13)~~ (12) Vacant property means parcel of land within the city that contains any building or
142 structure that is not lawfully occupied or inhabited by human beings as evidenced by the
143 conditions set forth in the definition of "evidence of vacancy". Vacant property does not
144 mean property that is unoccupied while the occupants are temporarily away or is not
145 intended by the owner to be left vacant so long as the period does not exceed six (6)
146 months.

147
148 (c) *Applicability.* This section relates to abandoned and vacant properties, unimproved property
149 and to property subject to a mortgage that has been determined by the mortgagee to be in
150 default, is in foreclosure, or to properties that have been the subject of a foreclosure sale

151 where title is transferred to the mortgagee or lender as well as any properties transferred to
152 the mortgagee or lender under a deed in lieu of foreclosure by any legal method. All such
153 properties shall comply ~~the~~ with the registration, security and maintenance requirements of
154 this section.

155
156 ~~(d) Penalties. Violations of this section shall be subject to enforcement by a special magistrate of~~
157 ~~the city.~~

158
159 ~~(de) Registration of unimproved property or vacant property.~~

160
161 (1) Timeframe for registration.

162 a. Registration by owner. Every owner of a vacant and/or unimproved property or property
163 containing a vacant building or structure that is located within the city shall register
164 with the city by filing a registration application prescribed by the city upon purchase of
165 the unimproved property and/or within ten (10) days of the property becoming vacant,
166 register the property vacancy.

167 b. Registration by mortgagee.

168 1. Within ten (10) days of the date the mortgagee declares its mortgage to be in default,
169 the mortgagee shall register the property.

170 2. Within ten (10) days of the date the mortgagee acquires any property that has been
171 the subject of a foreclosure sale where title is transferred to the mortgagee or any
172 property transferred to the mortgagee under a deed in lieu of foreclosure, the
173 mortgagee shall register the property.

174
175 (2) A registration application shall be filed with the city or its designee on a form prescribed
176 by the city, which shall contain at least the following information:

177 a. The address and parcel control number of the vacant, unimproved or foreclosed
178 property being registered;

179 b. Whether the property is vacant, unimproved or foreclosed; and, if foreclosed, the
180 disposition and occupancy status of the property.

181 cb. For purposes of notice, the name, telephone number, mailing address, and e-mail
182 address of the owner or mortgagee, trustee, or servicer registering the property;

183 de. For purposes of notice, the name, telephone number, mailing address, and e-mail
184 address of the local property manager an individual or entity designated by the owner
185 who has the authority to make decisions concerning the conditions at the vacant
186 property, as well as any expenditure in connection therewith;

187 ed. The city reserves the right to require such other information as needed to carry out the
188 public purpose and intent of this article.

189
190 (3) An annual registration fee, per property registration, ~~for the vacant property registration,~~
191 ~~shall be established by resolution of the city commission. Such fee shall accompany the~~
192 ~~registration form and shall be for the costs of registration and enforcement of this section.~~
193 ~~Said fees shall be deposited to a special revenue account dedicated to the cost of the~~
194 ~~community sustainability department's implementation and enforcement of this article and~~
195 ~~any registries so required.~~

196
197 (4) Registration pursuant to this section shall be required annually for as long as the property
198 is foreclosed, unimproved, or vacant. A case initiated pursuant to this section may be
199 presented to the special magistrate even if, prior to a hearing, the property is no longer
200 unimproved, vacant or no longer distressed.
201

- 202 (5) Properties subject to this section shall remain under the registration requirement, and the
203 inspection, security, and maintenance standards set forth in this section as long as they
204 remain foreclosed, vacant or unimproved.
205
- 206 (6) Any person or other legal entity that has registered a property under this section must
207 report any change of information contained in the registration within ten (10) days of the
208 change. There shall be no fee to update the registration ~~current owner's~~ information.
209
- 210 ~~(7) Failure of the property owner of record to properly register or to modify the registration~~
211 ~~from time to time to reflect a change of circumstances as required by this section is a~~
212 ~~violation and shall be subject to enforcement by any of the enforcement means available~~
213 ~~to the city.~~
214
- 215 ~~(8) Pursuant to a finding by the special magistrate that any property is in violation of this~~
216 ~~section, the city may take the necessary action to ensure compliance with and place a lien~~
217 ~~on the property for the cost of the work performed to benefit the property and to bring it~~
218 ~~into compliance.~~
219
- 220 ~~(f) Registration of real property; mortgagee holding mortgage in default, foreclosure, or where~~
221 ~~ownership of property has been transferred to a lender or mortgagee.~~
222
- 223 ~~(1) All property, located within the city, which property is in or has been declared to be in~~
224 ~~default, mortgage foreclosure, or to properties that have been the subject of a foreclosure~~
225 ~~sale where title is transferred to the mortgagee as well as any properties transferred to the~~
226 ~~mortgagee or lender under a deed in lieu of foreclosure by any legal method shall be~~
227 ~~registered under this section.~~
228
- 229 ~~(2) Any mortgagee who holds a mortgage on vacant or abandoned real property located~~
230 ~~within the city shall perform an inspection of the property upon default by the mortgagor~~
231 ~~or prior to the issuance of a notice of default.~~
232
- 233 ~~If the property is found to be vacant or shows evidence of vacancy, it shall be deemed~~
234 ~~vacant or abandoned, and the mortgagee shall, within two (2) days of the inspection,~~
235 ~~register the property with the city's code compliance division on forms provided by the~~
236 ~~code compliance division, even though the real property may not be vacant.~~
237
- 238 ~~(3) If the property is occupied, it should be inspected monthly by the mortgagee or mortgagee's~~
239 ~~designee.~~
240
- 241 ~~(4) Within ten (10) days of the date the mortgagee declares its mortgage to be in default, the~~
242 ~~mortgagee shall register the real property with the city's designee and, at the time of~~
243 ~~registration, and, if vacant, shall also designate in writing a local property manager to~~
244 ~~inspect, maintain and secure the real property subject to the mortgage in default.~~
245
- 246 ~~(5) Registration. Registration pursuant to this section shall contain at a minimum: the name,~~
247 ~~the mailing address, the e-mail address, and the telephone number for the mortgagee,~~
248 ~~trustee and/or servicer along with the disposition and occupancy status of the real~~
249 ~~property.~~
250
- 251 ~~— If the property is vacant or deemed vacant by the code compliance division of the city,~~
252 ~~then the name of the local property manager and said person's address, e-mail address,~~

253 and telephone number shall also be provided for all new registrations. If the occupancy
254 status of a registered property changes to vacant then the registration must be modified.
255

256 ~~—The local property manager shall be responsible to inspect, secure and maintain the~~
257 ~~property. The local property manager shall be available to be contacted by the city twenty-~~
258 ~~four (24) hours a day. The city shall charge a fee as established in the city fee resolution~~
259 ~~for any registration or modification of registration, and it may assign and delegate the~~
260 ~~collection of such fee to an independent contractor. The registration fee must be paid by~~
261 ~~the mortgagee, trustee or mortgage servicer and cannot be assigned for payment or~~
262 ~~remitted by a third party for payment.~~
263

264 ~~(6) This section 2-75.11 shall also apply to properties that have been the subject of a~~
265 ~~foreclosure sale where title is transferred to the mortgagee, as well as any properties~~
266 ~~transferred to the mortgagee under a deed in lieu of foreclosure.~~
267

268 ~~(7) Properties subject to this section 2-75.11 shall remain under the annual registration~~
269 ~~requirement, inspection, security, and maintenance standards of this section as long as~~
270 ~~they remain abandoned, vacant or subject to having been declared by a mortgagee to be~~
271 ~~in default.~~
272

273 ~~(8) Any person or other legal entity that has registered a property under this section 2-~~
274 ~~75.11 must report any change of information contained in the registration within ten (10)~~
275 ~~days of the change.~~
276

277 ~~(9) Failure of the mortgagee and/or property owner of record to properly register or to revise~~
278 ~~the registration to reflect a change of circumstances as required by this section 2-75.11 is~~
279 ~~a violation of the ordinances of the city.~~
280

281 ~~(eg) Maintenance requirements. Properties that are subject to the registration~~
282 ~~requirements of this section shall be maintained in accordance with the following~~
283 ~~requirements.~~
284

285 ~~(1) Properties subject to this section shall be kept free of weeds, overgrown brush, dead~~
286 ~~vegetation, trash, junk, debris, building materials, any accumulation of newspapers,~~
287 ~~circulars, flyers, notices, except those required by federal, state, or local law, discarded~~
288 ~~personal items including, but not limited to, furniture, clothing, large and small appliances,~~
289 ~~or any other items that give the appearance that the property is abandoned or not being~~
290 ~~properly maintained. Grass over twelve (12) inches tall is prohibited.~~
291

292 ~~(2) The property Properties shall be maintained in accordance with the requirements of~~
293 ~~section 2-75.6 of the code, free of graffiti or similar markings by removal or painting over~~
294 ~~such graffiti or markings with an exterior grade paint that matches the color of the exterior~~
295 ~~structure.~~
296

297 ~~(3) Yards shall be landscaped and maintained pursuant to the standards set forth in section~~
298 ~~23.6-1 of the land development regulations. the ordinances of the city. Landscaping shall~~
299 ~~include, but shall not be limited to, grass, ground cover, bushes, shrubs, hedges or similar~~
300 ~~plantings, decorative rock or bark, or sod designed specifically for residential, commercial~~
301 ~~or industrial installation, as applicable. Landscaping shall not include woods, gravel,~~
302 ~~broken concrete, asphalt or similar material. Maintenance shall include, but shall not be~~

303 ~~limited to, watering, irrigation, cutting and mowing of required landscape and removal of~~
304 ~~all trimmings and weeds.~~

305
306 (4) Pools and spas shall be kept in a safe and sanitary order so that pool and spa water
307 remains free and clear of pollutants and debris. Pools and spas shall comply with the
308 enclosure requirements of the city's ordinances and the Florida Building Code.

309
310 (5) Improved properties shall have appropriate window coverings applied to all fenestration
311 facing the road, in compliance with the requirements of section 23.2-31(k) of the land
312 development regulations and the Major Thoroughfare Guidelines, as applicable.

313
314 (6) In the event that the National Weather Service, National Hurricane Center, or other
315 appropriate weather agency declares a hurricane warning for any portion of the city, all
316 materials, furnishings, and equipment at the property shall be secured, stored, or removed
317 so as to not create a safety hazard due to hurricane force winds.

318
319 ~~(6) Failure of the mortgagee and/or property owner of record to properly maintain the property~~
320 ~~is a violation of the Code of Ordinances of the city. Pursuant to a finding and determination~~
321 ~~by a special magistrate, the city may take the necessary action to ensure compliance with~~
322 ~~its ordinances and place a lien or liens and a special assessment on the property.~~

323
324 (h) Security requirements. Properties subject to the registration requirements of this section shall
325 be secured in accordance with the following requirements.

326
327 (1) ~~Properties subject to this section~~ shall be maintained in a secure manner so as not to be
328 accessible to unauthorized persons.

329
330 (2) ~~A "secure manner" shall include, but shall not be limited to, the closure and locking of~~
331 ~~windows, doors, gates and other openings of such size that may allow a child or adult to~~
332 ~~access the interior of the property and/or structure. Broken windows shall be secured by~~
333 ~~re-glazing or boarding. All means of access shall be secured by replacing, reglazing or~~
334 ~~boarding of the openings so as to meet all applicable laws, codes and regulations including~~
335 ~~the issuance of a boarding certificate. Properties shall be posted to discourage illegal~~
336 ~~dumping, illegal parking and illegal trespass.~~

337
338 (3) Improved properties shall have exterior lighting that is maintained in proper working order.

339
340 (i) Property management. Properties subject to the registration requirements of this section shall
341 be managed in accordance with the following requirements.

342
343 (1) ~~If a mortgage on the property is in default and the property has become vacant or~~
344 ~~abandoned, a The designated local property manager shall be designated by the~~
345 ~~mortgagee to perform the work necessary to bring the property into compliance with the~~
346 ~~Code of Ordinances and the local property manager must perform weekly inspections to~~
347 ~~verify compliance with the requirements of this section 2-75.14 and any other applicable~~
348 ~~laws or ordinances of the city.~~

349
350 (2) Upon request of the city or its authorized representative, the local property manager shall
351 provide a copy of the inspection reports to the city code compliance department.
352

- 353 (3) ~~When a property becomes vacant, it~~ Properties shall be posted with the name and 24-
354 hour contact telephone number of the local property manager.
- 355 a. The posting shall be no less than eighteen (18) inches x twenty-four (24) inches, and
356 no larger than thirty-six (36) inches times forty-eight (48) inches in size, and shall be
357 of a font that is legible from a distance of forty-five (45) feet.
- 358 b. The posting shall contain the following language: THIS PROPERTY IS MANAGED BY
359 [name of local property manager], who may be contacted at any time by calling ()
360 [the 24-hour contact telephone number]. This information will also be posted on the
361 city's website.
- 362 c. ~~(4)~~ All written information thereupon shall be clear, legible and updated as required.
- 363 d. The posting shall be placed on the interior of a window facing the street to the front of
364 the property so that it is visible from the street, or secured to the exterior of the
365 building/structure facing the street to the front of the property so that it is visible from
366 the street or if no such area exists, on a stake of sufficient size to support the posing
367 in a location that is at all times visual from the street to the front of the property but not
368 readily accessible to vandals. Exterior posting shall be constructed of and printed with
369 weather-resistant materials.
- 370
- 371 ~~(5) Failure of the mortgagee or property owner of record to properly inspect and secure the~~
372 ~~property and post and maintain the signage required by this section 2-75.11 is a violation~~
373 ~~of this section. Pursuant to a finding and determination by a special magistrate of the city,~~
374 ~~the city may take the necessary action to ensure compliance with this section 2-75.11,~~
375 ~~and place a lien or liens on the property to recover costs and expenses in support thereof.~~
- 376
- 377 (j) *Opposing, obstructing enforcement officer; penalty.* Whoever opposes, obstructs or resists
378 any enforcement officer or any person authorized by the city in the discharge of duties as
379 provided in this section, upon conviction, may be sanctioned as provided in the Code of
380 Ordinances of the city or F.S. ch. 162.
- 381
- 382 (k) *Immunity of enforcement officer.* Any enforcement officer or any person authorized by the city
383 to enforce this section shall be immune from prosecution, civil or criminal, for reasonable,
384 good faith entry or trespass upon real property while in the discharge of duties imposed by
385 this section.
- 386
- 387 (l) *Additional authority.* ~~The code compliance administrator shall have authority to require the~~
388 ~~mortgagee and/or owner of record of any property affected by this section to implement~~
389 ~~additional maintenance and/or security measures, including but not limited to having an on-~~
390 ~~site security guard.~~ Enforcement.
- 391 (a) Failure to comply with the terms of this section 2-75.11 shall constitute a continuing public
392 nuisance. The city shall have the authority to promptly abate the public nuisance, in whole
393 or in part, at the expense of the mortgagee or other responsible party.
- 394 (b) Failure to comply with the terms of this section shall constitute a violation, subject to
395 enforcement pursuant to Article VI of Chapter 2 of the Code.
- 396 (m5) Supplemental provisions. Nothing contained in this section 2-75.11 shall prohibit
397 the city from enforcing its codes by any other means, including, but not limited to, injunction,
398 abatement or as otherwise provided by Code.
- 399

400 **Section 3:** Severability. If any section, subsection, sentence, clause, phrase or portion
401 of this Ordinance is for any reason held invalid or unconstitutional by any court of competent
402 jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and
403 such holding shall not affect the validity of the remaining portions thereof.

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Section 4: Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5: Codification. The sections of the ordinance may be made a part of the City Code of Laws and ordinances and may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section", "division", or any other appropriate word.

Section 6: Effective Date. This ordinance shall become effective 10 days after passage.

The passage of this ordinance on first reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on first reading on the 31st day of March, 2026.

The passage of this ordinance on second reading was moved by _____, seconded by _____, and upon being put to a vote, the vote was as follows:

- Mayor Betty Resch
- Vice Mayor Sarah Malega
- Commissioner Christopher McVoy
- Commissioner Mimi May
- Commissioner Anthony Segrich

The Mayor thereupon declared this ordinance duly passed on the _____ day of _____, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk