

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: March 22, 2022

Consent Regular
 Public Hearing

Department: Planning, Zoning, and Building

Submitted By: Code Enforcement

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends a motion to adopt.: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING PALM BEACH COUNTY CODE CHAPTER 17 (ORDINANCE 2011-015) PERTAINING TO MORTGAGE FORECLOSURE REGISTRATION, SECTION 17-385, PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTY; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Summary: On March 8, 2022, the Board of County Commissioners approved the preliminary reading and permission to advertise for Public Hearing. The Palm Beach County ("County") Mortgage Foreclosure Registration Ordinance ("Ordinance") requires banks and mortgage companies to register properties in default or foreclosure with the County or its designee, to make inspections of the properties, and to identify a property manager or maintenance company as a point of local contact for each property. The County Ordinance and fee were established in 2011 in response to the impacts the mortgage foreclosure crisis of 2008 had on properties and neighborhoods due to resulting property vacancies, decreases in property maintenance, and other negative impacts that stem from a financial crisis. The County was challenged to identify and/or locate responsible parties to notify if a property was in disrepair or to secure and maintain the properties while going through the foreclosure process and this Ordinance addressed these issues. Currently, and since implemented, the County has used a vendor to register the applicable properties and to maintain a property status and contact database that is accessible by the County Code Enforcement Division. Per the Ordinance, the bank or mortgage holder pays the fee to register and annually renew, if applicable, each property. The volume of properties registering has significantly decreased and the utility of the program is therefore under review. This amendment revises the annual registration fee imposed to clearly reflect that the fee that is collected by the County or its designee is to cover the cost of the registration program. Unincorporated (SF)

Background and Policy Issues: (Continued on Page 3)

Attachments:

1. Amendment to Ordinance 2011-015
2. Delineated version of Ordinance 2011-015
3. Ordinance 2011-015
4. Proof of Publication

| | | |
|-----------------|--|---------|
| Recommended by: |  | 3-10-22 |
| | Department Director | Date |

| | | |
|--------------|---|---------|
| Approved by: |  | 3/18/22 |
| | Assistant County Administrator | Date |

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-------|-------|-------|-------|-------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | _____ | _____ | _____ | _____ | _____ |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |

Is Item Included in Current Budget? Yes _____ No _____

Budget Account No.: Fund _____ Department _____ Unit _____ Object _____

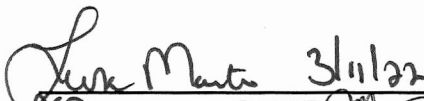
Reporting Category _____

B. Recommended Sources of Funds/Summary of Fiscal Impact: Fiscal Impact from the adoption of this Ordinance is undeterminable at this time, as fees are based on the number of registrations in the program.

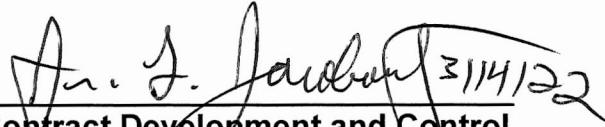
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:



 OFMB CA 3-11-22
 3/11



 Contract Development and Control
 B-11-22 TW

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

 Department Director

THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.

Background and Policy Issues: The Palm Beach County Mortgage Foreclosure Registration Ordinance as adopted in 2011 was similar in scope and application to registrations enacted in other municipalities and counties that were responding to the impacts of the 2008 mortgage crisis and its impacts on properties and communities. This Ordinance provided a mechanism to define the properties (occupied or abandoned and/or vacant) that would be subject to the registration requirements, the timing of the registration, the required information to be provided upon registration, the registrant's own inspection requirements, the local contact requirements and the permissible fee. By Resolution, the County established the fee that would be imposed for each property. The County entered into a contract with a vendor, who at the time was a sole source provider, to be its designee to provide the necessary services for registering the applicable properties and maintaining the records through a database.

To date, approximately 70,000 registrations have been logged, this accounts for first time property registrations and subsequent renewals, as applicable. The PZB records indicate that the number of registrations have progressively decreased. This is either due to the improved economy or to the utility of the program or a combination of both. The PZB Code Enforcement Division uses the vendor database as a tool if citing applicable properties. If the property is in the database the Notice of Violation, (NOV) is entered and the NOV is sent directly to the registered property manager who then responds and works with the Code Enforcement Officer to achieve compliance. This has improved the enforcement of applicable codes where violations are quickly addressed. It is the intention to continue working with the current registration vendor for the immediate future while the program is further analyzed and possibly solicit these registration services to ensure the County has the best information available on how or if to continue with this program. This amendment revises the fee imposed to cover only the cost of the services related to registration while the County reevaluates the need for the program. In addition, the current Code Enforcement fee schedule (Resolution No. 2018-0346) is proposed to be replaced to revise the fee schedule to reflect a 50% reduction to the overall Mortgage Registration fee imposed.

ORDINANCE NO. 20 ____ - ____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING PALM BEACH COUNTY CODE CHAPTER 17 (ORDINANCE 2011-015) PERTAINING TO MORTGAGE FORECLOSURE REGISTRATION, SECTION 17-385, PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTY; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners of Palm Beach County to adopt ordinances to protect the health, safety, and welfare of the citizens of Palm Beach County; and

WHEREAS, pursuant to its authority, the Board of County Commissioners (the "Board") enacted Palm Beach County Mortgage Foreclosure Registration 2011-015 ("Ordinance"); and

WHEREAS, the Ordinance is being amended to reflect that the fees will be collected by the County or the County's designee to cover the cost of the registration program.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. ANNUAL REGISTRATION FEE. Section 17-385 of the Palm Beach County Code is amended as follows:

An annual registration fee in an amount approved by the board of county commissioners, per property, shall accompany the registration. The fees established shall cover the costs of the registration program. ~~Fees shall be deposited into a special revenue account, which account shall be for the purpose of enforcement of the county property maintenance code, the Florida Building Code and other related property codes.~~

Section 2. REPEAL OF LAWS IN CONFLICT:

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 3. SAVINGS CLAUSE:

Notwithstanding anything to the contrary, all provisions of Palm Beach County Code Section 17-381 through 17-391, codifying Palm Beach County Ordinance No. 2011-015 are specifically preserved and remain in full force and effect and this amendment does not affect any registration issued or fees collected prior to the effective date of this ordinance.

Section 4. SEVERABILITY:

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 5. INCLUSION IN THE CODE OF LAWS AND ORDINANCES:

The provisions of this Ordinance shall become and be made a part of the Palm Beach County Code. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word ordinance may be changed to section, article, or other appropriate word.

Section 6. ENFORCEMENT:

This Ordinance is enforceable by all means provided by law. Additionally, the County may choose to enforce this Ordinance by seeking injunctive relief in the Circuit Court of Palm Beach County.

Section 7. PENALTY:

Any violation of any portion of this Ordinance shall be punishable as provided by law.

Section 8. CAPTIONS:

The captions, section headings, and section designations used in this Ordinance are for convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

Section 9. EFFECTIVE DATE:

The provisions of this Ordinance shall become effective upon filing with the Department of State.

APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach County, Florida, on this the ____ day of _____, 2022.

JOSEPH ABRUZZO, CLERK

**PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

By: _____
Deputy Clerk

By: _____
Robert S. Weinroth, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

By: _____
County Attorney

EFFECTIVE DATE: Filed with the Department of State on the ____ day of _____, 20__.

EFFECTIVE DATE: Filed with the Department of State on the ____ day of _____, 20____.

ORDINANCE 2011 -015

1
2
3
4 AN ORDINANCE OF THE BOARD OF COUNTY
5 COMMISSIONERS OF PALM BEACH COUNTY RELATING TO
6 MORTGAGED REAL PROPERTY; CREATING ARTICLE XII
7 OF CHAPTER 17 OF THE PALM BEACH COUNTY CODE
8 (MORTGAGE FORECLOSURE REGISTRATION); PROVIDING
9 FOR THE PURPOSE AND INTENT; PROVIDING FOR
10 DEFINITIONS; PROVIDING FOR APPLICABILITY OF
11 THE ORDINANCE; REQUIRING INSPECTION AND
12 REGISTRATION OF REAL PROPERTY MORTGAGES IN
13 DEFAULT; PROVIDING FOR ANNUAL REGISTRATION
14 FEES; PROVIDING FOR ENFORCEMENT; REQUIRING
15 MAINTENANCE OF CERTAIN REAL PROPERTY BY
16 MORTGAGEES; PROVIDING FOR SECURITY
17 REQUIREMENTS; PROVIDING FOR POSTING OF
18 PROPERTY; PROVIDING FOR ADDITIONAL AUTHORITY;
19 PROVIDING PROVISIONS ARE SUPPLEMENTAL;
20 PROVIDING FOR SEVERABILITY; PROVIDING FOR
21 CAPTIONS; PROVIDING FOR INCLUSION IN THE CODE
22 OF LAWS AND ORDINANCES; PROVIDING FOR AN
23 EFFECTIVE DATE.
24

25 **WHEREAS**, the present mortgage foreclosure crisis has serious
26 negative implications for all communities trying to manage the
27 resulting property vacancies, decreases in property values, lack of
28 maintenance, and other problems that stem from the financial
29 crisis; and

30 **WHEREAS**, foreclosed homes quickly succumb to the forces of
31 nature and the elements, grass and weeds grow, swimming pools
32 become stagnant public health hazards, landscaping dies from lack
33 of attention or grows out of control, windows are broken, exteriors
34 suffer damage from normal wear-and-tear and vandalism, communities
35 suffer, and these consequences have a negative impact first on
36 neighboring residences and then on entire neighborhoods; and

37 **WHEREAS**, the conditions identified above negatively impact
38 Palm Beach County and blight neighborhoods; and

39 **WHEREAS**, Palm Beach County is challenged to identify and
40 locate owners or foreclosing parties who can correct negative

1 impacts and maintain the properties that are in the foreclosure
2 process or that have been foreclosed; and

3 **WHEREAS,** Palm Beach County finds that neighborhoods should be
4 protected from becoming blighted through the lack of adequate
5 maintenance and security of vacant properties or properties that
6 are subject to mortgages that are in default; and

7 **WHEREAS,** Palm Beach County has adopted property maintenance
8 codes to regulate standards for the interior and exterior of
9 structures and the condition of property as a whole; and

10 **WHEREAS,** a foreclosed property registration process is
11 necessary for Palm Beach County to provide a monitoring mechanism
12 and additional enforcement for defaulted properties; and

13 **WHEREAS,** Palm Beach County finds that the registration process
14 would include properties that have already been foreclosed upon,
15 are currently in the foreclosure process, or may be in the
16 foreclosure process in the future; and

17 **WHEREAS,** the Palm Beach County Board of County Commissioners
18 has determined that the following additions to the County's code
19 will serve and contribute to promoting and protecting the general
20 health, safety and welfare of the residents of the Palm Beach
21 County.

22

23 NOW THEREFORE BE IT ORDAINED by the Board of County
24 Commissioners of Palm Beach County, Florida:

25 **Section 1. Recitals Incorporated.** The above recitals are
26 true and correct and by this reference are incorporated herein
27 and made an integral part hereof.

28 **Section 2. Mortgage Foreclosure Registration enacted.**
29 Title VI (Businesses, Trades and Occupations) is amended to add a
30 new ARTICLE XII of Chapter 17 of the Palm Beach County Code
31 (Mortgage Foreclosure Registration) to read as follows:

32 CHAPTER 17 - LICENSING, TAXATION AND MISCELLANEOUS BUSINESS
33 REGULATIONS

34 **ARTICLE XII. MORTGAGE FORECLOSURE REGISTRATION**

35

36 **Section 1. Purpose and intent.**

37 It is the purpose and intent of this Ordinance to establish a
38 process to limit and reduce the deterioration of property located
39 within unincorporated Palm Beach County, which property is in
40 mortgage foreclosure, where ownership has been transferred to a

1 lender or mortgagee by any legal method or where property is deemed
2 to be vacant or abandoned. It is further intended to establish a
3 registration program as a mechanism to protect neighborhoods from
4 becoming blighted through the lack of adequate maintenance or
5 through abandoned and/or vacated properties which are subject to
6 mortgages that are in default.

7

8 **Section 2. Definitions.**

9 The following words, terms and phrases, when used in this
10 Ordinance, shall have the meanings ascribed to them, except where
11 the context clearly indicates a different meaning. Where the
12 context will permit and no definitions are provided herein, the
13 definitions provided in the Florida Building Code shall apply.

14 *Abandoned real property* means any real property that is
15 vacant, or is under notice of default, or is pending a mortgage
16 foreclosure, or notice of mortgagee's sale, or lien sale and/or
17 properties that have been the subject of a mortgage foreclosure
18 sale where title is retained by the mortgagee, and/or any
19 properties transferred under a deed-in-lieu of foreclosure sale, a
20 short sale or any other legal means.

21 *Default* means that the mortgagee has filed a foreclosure
22 action or notice of default on the mortgage. A mortgage shall be
23 considered in default at such time as the mortgagee declares said
24 mortgage to be in default either by letter or notice to property
25 owner, by recording a lis pendens, by commencing foreclosure
26 proceedings; or by any other actions demonstrating a breach of a
27 security covenant on a property.

28 *Enforcement officer* means any fulltime law enforcement
29 officer, building official, fire inspector or code enforcement
30 officer employed by Palm Beach County.

31 *Evidence of vacancy* means any condition that on its own, or
32 combined with other conditions present, would lead a reasonable
33 person to believe that the property is vacant. Such conditions may
34 include, but are not limited to: overgrown and/or dead vegetation;
35 electricity, water or other utilities turned off; stagnant swimming
36 pool; or statements by neighbors, passers-by, delivery agents or
37 government agents.

38 *Foreclosure* means the judicial process by which a property,
39 placed as security for a mortgage loan, after a judicial process,

1 is to be sold at an auction to satisfy a debt upon which the
2 borrower has defaulted.

3 Vacant means any building or structure that is not
4 lawfully occupied or inhabited as evidenced by the conditions set
5 forth in the definition of "Evidence of Vacancy" above.

6
7 **Section 3. Applicability.**

8 This Ordinance applies to occupied or abandoned and/or vacant
9 property which is in default located within unincorporated Palm
10 Beach County, or which property is in or has been in mortgage
11 foreclosure, or where ownership has been transferred to a lender or
12 mortgagee by any legal method.

13
14 **Section 4. Inspection and registration of real property by**
15 **mortgagee holding mortgages in default.**

16 (a) Within ten (10) days of the date any mortgagee declares
17 its mortgage to be in default, the mortgagee shall register the
18 real property with Palm Beach County Planning, Zoning & Building
19 Department, or its designee, or the County's authorized
20 representative. At the time of registration, a local property
21 manager shall be designated to inspect, maintain and secure the
22 real property subject to the mortgage in default. A registration is
23 required for each property.

24 (b) Any mortgagee who holds a mortgage on real property
25 located within unincorporated Palm Beach County shall perform an
26 inspection of the property within five (5) days of the registration
27 pursuant to subsection (a) above.

28 (c) Property inspected pursuant to subsection (b) above that
29 is occupied but remains in default, shall be inspected quarterly
30 by the mortgagee or mortgagee's designee.

31 (d) Property which is found to be vacant, or which shows
32 evidence of vacancy shall be inspected at least every sixty (60)
33 days by the mortgagee or mortgagee's designee.

34 (e) Registration pursuant to this section shall contain at a
35 minimum the name of the mortgagee, the mailing address of the
36 mortgagee, e-mail address and telephone number of the mortgagee,
37 and the name of the local property manager and said person's
38 address, e-mail address, and telephone number. The local property
39 manager shall be responsible to inspect, secure and maintain the
40 property. The property manager named in the registration shall be

1 located within twenty (20) miles of Palm Beach County and available
2 to be contacted by the County, Monday through Friday between 9:00
3 a.m. and 5:00 p.m., holidays and lunch hours excepted.

4 (g) This section shall also apply to properties that have
5 been the subject of a foreclosure sale where title is transferred
6 to the mortgagee as well as any properties transferred to the
7 mortgagee under a deed in lieu of foreclosure.

8 (h) Properties subject to this section shall remain under the
9 registration requirement, and the inspection, security, and
10 maintenance standards of this ordinance as long as they remain
11 vacant or subject to having been declared by a mortgagee to be in
12 default.

13 (i) Any person or other legal entity that has registered a
14 property under this ordinance must report any change of information
15 contained in the registration within ten (10) days of the change.

16

17 **Section 5 - Annual Registration Fee**

18 An annual registration fee in an amount approved by the Board
19 of County Commissioners, per property, shall accompany the
20 registration. Fees shall be deposited into a Special Revenue
21 Account, which account shall be for the purpose of enforcement of
22 the Palm Beach County Property Maintenance Code, the Florida
23 Building Code and other related property codes.

24

25 **Section 6 - Enforcement**

26 (a) Failure of the mortgagee and/or property owner of record
27 to properly register or to modify the registration from time to
28 time to reflect a change of circumstances as required by this
29 ordinance is a violation of this Ordinance and shall be subject to
30 enforcement by any of the enforcement means available to Palm Beach
31 County.

32 (b) Pursuant to any judicial finding and determination,
33 including any administrative proceeding, that any property which is
34 in violation of this Ordinance, Palm Beach County may take the
35 necessary action to ensure compliance with and place a lien on the
36 property for the cost of the work performed, including an
37 administrative fee, to benefit the property and to bring it into
38 compliance.

39 (c) Failure of the mortgagee and/or property owner of record
40 to properly inspect and secure a property subject to this

1 Ordinance, and post and maintain the signage noted in this section,
2 is a violation of this Ordinance and shall be subject to
3 enforcement by any of the enforcement means available to Palm Beach
4 County. Pursuant to a finding and determination, Palm Beach County
5 may take the necessary action to ensure compliance with this
6 section, and recover costs and expenses in support thereof.

7

8 **Section 7. Maintenance requirements.**

9 Properties subject to this Ordinance shall be maintained in
10 accordance with all relevant County regulations, including the
11 County's Property Maintenance Code (Ordinance 2003-051, as
12 amended).

13

14 **Section 8. Security requirements.**

15 (a) Properties subject to this Ordinance shall be maintained
16 in a secure manner so as not to be accessible to unauthorized
17 persons.

18 (b) A "secure manner" shall include, but not be limited to,
19 the closure and locking of all windows, doors, gates and other
20 openings of such size that will not allow a child or adult to
21 access the interior of the structure and pool area, if any. Broken
22 windows or doors shall be secured by reglazing or boarding.

23 **Section 9 - Posting of Property**

24 (a) When a property subject to this Ordinance becomes
25 vacant or abandoned, unless prohibited by recorded covenants and
26 restrictions, it shall be posted with the name and twenty four (24)
27 hour contact telephone number of the local property manager. The
28 posting shall be no less than 18 inches x 24 inches and shall be of
29 a font that is legible from a distance of 45 feet. The posting
30 shall contain the following language, at a minimum, with supporting
31 information:

32 THIS PROPERTY IS MANAGED BY _____
33 AND IS INSPECTED ON A REGULAR BASIS.
34 THE PROPERTY MANAGER CAN BE CONTACTED
35 BY TELEPHONE AT _____
36 OR BY EMAIL AT _____

37 (b) The posting required in subsection (a) above shall be
38 placed on the interior of a window facing the street to the front
39 of the property so that it is visible from the street, or secured
40 to the exterior of the building/structure facing the street to the

1 front of the property so that it is visible from the street or if
2 no such area exists, on a stake of sufficient size to support the
3 posting in a location that is at all times visible from the street
4 to the front of the property but not readily accessible to vandals.
5 Exterior posting shall be constructed of and printed with weather-
6 resistant materials.

7
8 **Section 10. Additional authority.**

9 (a) If an appropriate County code enforcement administrator
10 has reason to believe that a property subject to the provisions of
11 this Ordinance is posing a serious threat to the public health
12 safety and welfare, the code enforcement administrator may bring
13 the violations before the County's code enforcement board or code
14 enforcement special magistrate, or a court of competent
15 jurisdiction as soon as possible to address the conditions of the
16 property.

17 (b) If there is a finding that the condition of the property
18 is posing a serious threat to the public health safety and welfare,
19 then the code enforcement board or code enforcement special
20 magistrate or a court of competent jurisdiction may direct the
21 County to abate the violations and charge the mortgagee with the
22 cost of abatement.

23 (c) If the mortgagee does not reimburse the County for the
24 cost of abatement within thirty (30) days of the County sending the
25 mortgagee the invoice, then the County may lien the property with
26 the cost of abatement, along with any and all administrative fees
27 allowed by law to recover the administrative personnel services.

28
29 **Section 11. Provisions Supplemental.**

30 Nothing contained in this Ordinance shall prohibit Palm Beach
31 County from enforcing its codes by any other means, including, but
32 not limited to, injunction, abatement or as otherwise provided by
33 law or ordinance.

34
35 **Section 12 Severability.**

36 It is hereby declared to be the intention of Palm Beach County
37 that the sections, paragraphs, sentences, clauses and phrases of
38 this Ordinance are severable, and if any phrase, clause, sentence,
39 paragraph or section of this Ordinance shall be declared
40 unconstitutional by the valid judgment or decree of a court of

1 competent jurisdiction, such unconstitutionality shall not affect
2 any of the remaining phrases, clauses, sentences, paragraphs and
3 sections of this Ordinance.

4
5 Section 13. Captions

6 The captions, part headings, and part designations in this
7 Ordinance are intended for the convenience of users only and shall
8 have no effect in the interpretation of the provisions of this
9 Ordinance.

10

11 Section 14. Inclusion in the Codes of Laws and Ordinances

12 The provisions of this Ordinance shall become and be made a
13 part of the Code of Laws and Ordinances of Palm Beach County,
14 Florida. The sections of this Ordinance may be renumbered or re-
15 lettered to accomplish such, and the word "ordinance" may be
16 changed to "section," "article," or other appropriate word.

17

18 Section 15. Effective Date.

19 The provisions of this ordinance shall become effective upon
20 filing with the Department of State

21 APPROVED and ADOPTED by the Board of County Commissioners of
22 Palm Beach County, Florida, on the 16th day of August,
23 2011.

24

25 SHARON R. BOCK, CLERK & PALM BEACH COUNTY, FLORIDA BY ITS
26 COMPTROLLER BOARD OF COUNTY COMMISSIONERS

27

28 By: Sharon R. Bock
29 Deputy Clerk

By: Shelley Vana
~~Karen T. Marcus, Chair~~
Shelley Vana Vice Chair

30

31

32 APPROVED AS TO FORM AND
33 LEGAL SUFFICIENCY

34

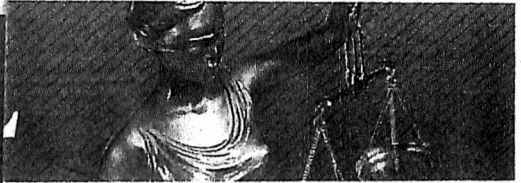
35 By: [Signature]
36 County Attorney

37

1 EFFECTIVE DATE: Filed with the Department of State on the
2 24th day of August, 2011.
3
4
5
6 U:\Exec\Data\Property Registration Ordinance-Revised 8-11-11

A
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DOI

DAILY LAW



0000689553-01

public notice

NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE THAT AT 9:30 A.M. ON March 22, 2021, in the Palm Beach County Governmental Center, Jane Thompson Memorial Chambers, 6th Floor, 301 North Olive Avenue, West Palm Beach FL., the Board of County Commissioners of Palm Beach County, FL., intends to hold a public hearing for the purpose of considering the following proposed Palm Beach County Ordinance (s):

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING PALM BEACH COUNTY CODE CHAPTER 17 (ORDINANCE 2011-015) PERTAINING TO MORTGAGE FORECLOSURE REGISTRATION, SECTION 17-385; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR PENALTY; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of above referenced proposed ordinance is available for inspection in the Minutes Department, 2nd floor, room 203.2, Governmental Center. All interested parties may appear at the meeting and be heard with respect to the proposed ordinance(s).

If a person decides to appeal any decision made by this commission with respect to any matter considered at this meeting or hearing they will need to have a record of the proceeding, and for that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based.

JOSEPH ABRUZZO,
Clerk of the Circuit Court &
Comptroller
Board of County Commissioners
3-11/2022

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