



City of
**Lake Worth
Beach**
FLORIDASM

HOW TO BE A Good Neighbor

**Residential Property
Owner, Tenant and
Resident Guide**

lakeworthbeachfl.gov



ABOUT THE PROGRAM

Welcome to the City of Lake Worth Beach, a quaint seaside town well known for its idyllic location and appreciation of history, culture, the environment and diversity. In addition, it's a community of many tight knit neighborhoods, each with its own special charm and identity. All of these attributes make living within the City a uniquely inviting experience. Please help the City maintain and celebrate its warm lifestyle and the "The Art of Florida Living" by being a responsible, supportive property owner, tenant or resident.

Responsible Home Ownership Builds Good Neighborhoods and Raises Property Values

Residential properties in the City of Lake Worth Beach require proper maintenance to remain in good condition. Inevitably, structures and neighborhoods deteriorate when they are not properly maintained.

Statistics indicate that the presence of abandoned or boarded-up buildings can reduce the values of surrounding properties. Trash in a neighborhood also can reduce values. As a result, when property values fall, vandalism, graffiti, and crime can occur more frequently.

There is a simple solution to maintaining the City's many neighborhoods;

Property Owners, their Tenants and Residents must act responsibly!

The intent of this brochure is to educate both residents and property owners by providing a guide explaining residential property maintenance requirements including a list of the most common code violations, and how to correct them as well as information regarding business licenses, building permits and planning/zoning/historic preservation.

PROPERTY CHECK LIST

Structures

Repair: Rotted wood, broken or missing boards, windows, siding, or shingles and make all exterior parts weathertight, rodent -proof, and sound deadening. Exteriors must be resistant to water and be covered with paint, waterproof stain, siding, stucco, brick, or stone that is in good condition.

Inspect: Exterior walls, roof structure, including rafters, soffits, fascia, roof covering, railings on stairs, elevated landings and porches, fences (should be in good repair and of legal height), windows and screens for deterioration or damage. Make sure to dispose of construction debris.

Yard Maintenance

Overgrowth in excess of 12" immediately next to an improved property is a violation of the City's Property Maintenance Code.

Vehicles

Vehicles must be in operable condition, able to move under their own power as well as being registered with current tags. The keeping



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of unregistered or unlicensed vehicle(s) on residential property is prohibited. City regulations do not allow the parking or storage of commercial vehicles in excess of one ton carrying capacity in a residential zoning district.

Noise Ordinance

The City of Lake Worth Beach has ordinances in place to govern noise-based nuisances. There are limits to audible noise. Limits are established based on whether a property is located within a residential area, the downtown or another area of the City. The provisions of the noise ordinances are enforced by PBSO. Should excessive noise occur, a complaint regarding the noise should be made to the non-emergency number at (561) 688-3000. Properties that incur more than three verified noise complaints may be deemed a chronic nuisance resulting in fines and other restrictions.

Business and Rental Activities and Licensing

A Lake Worth Beach Business License is required to operate all residential rentals and commercial businesses located in the City of Lake Worth Beach city limits including the rental of commercial property. Short-term rentals of 60-days or less are not permitted in the City of Lake Worth Beach.

The Lake Worth Beach Business License has 3 parts:

- Business Tax Receipt (BTR)
- Use & Occupancy Certificate
- Use & Occupancy Inspection (required every 3 years) – a fee will appear on the renewal notice when an inspection is due

Please take note that City utilities including electric, water and sewer **will not** be connected for new tenants unless there is a valid, active City business license on file for the property including the required

use & occupancy inspection. Temporary utilities can be connected for inspections, general repair and/or maintenance.

Should a residential property be neither “homesteaded” nor held out as a rental, the owner will need to file an affidavit of non-rental with the City.

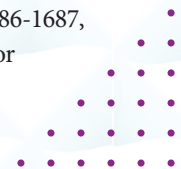
Lastly, all properties being rented must have a local area contact with phone number and email address provided to the City. The contact should be available 7 days a week, 24 hours a day in order to address any issues that may arise at the rental property.

Garage sales are permitted twice per year, each not exceeding 72 hours.

Please contact the Business License Division with questions by phone at (561) 586-1647 or by email at blicense@lakeworthbeachfl.gov.

Home Occupations

Home-based businesses must be properly licensed. In order to maintain the residential character of the neighborhood, activities must be confined to the interior of the home. Outdoor storage and signage are prohibited as well as a prohibition of nuisances such as noise, smoke, fumes, dust and odors. Pedestrian and vehicular traffic shall not exceed what would be expected in a residential neighborhood. Additional zoning criteria may apply. Please contact the Planning & Zoning Office at (561) 586-1687, or pzoning@lakeworthbeachfl.gov for more information.





FREQUENT CODE VIOLATIONS

Maintenance Standards

Grass height may not exceed 12". Hedges must be well maintained and should not obstruct access to a property or its identification for emergency purposes. Garbage, trash, and yard waste cannot be left in the yard and must be properly disposed.

Residential garbage includes kitchen, food and small household discards, and is collected twice each week. It must be bagged or placed in a proper container and placed street-side for pick up. Trash includes bulk waste such as furniture, mattresses, and yard trimmings. These items are collected once per week. White goods (refrigerators, stoves, water heaters, etc.) are collected twice per week. For information regarding collection please call the Refuse Division at (561) 697-2700.

Garbage Can Regulations

City ordinance prohibits the placement of garbage cans and other refuse containers curbside for trash pickup prior to 3:30 p.m. the day before the regularly scheduled pickup. All refuse containers must be removed from the pickup area the same day collection is made. For more information, please call the Refuse Division at (561) 533-7344.

Inoperable/Unlicensed Motor Vehicles

An inoperable vehicle is one that cannot be driven. Vehicles must be in operable condition & able to move under their own power. They must also be registered with current tags. The keeping of an inoperable, unregistered or unlicensed vehicle(s) on residential property is prohibited.

Outdoor Storage

Outdoor storage of equipment, materials, or furnishings is prohibited on residential property. Likewise, indoor furniture, household appliances, auto parts, or building materials may not be stored outside.

Improper Tree Pruning (hatracking)

Properly pruned shade trees promote a well-structured tree that stands up to tropical storms and hurricanes. Proper pruning also ensures that your trees will be aesthetically pleasing and long-lived. Hatracking, which includes flat cutting the top of

a tree, severing the leader or leaders, or stubbing off mature wood larger than 2" in diameter, is prohibited. The city recommends that homeowners use an arborist certified by the International Society of Arboriculture (ISA), visit <https://www.treesaregood.org/findanarborist> to find a certified arborist in our area.

Oversized Vehicles

City ordinances do not allow the storing or parking of commercial vehicles which have a carrying capacity in excess of one ton, in residential areas; neither on streets nor on private property.

Work without Building Permits

In the City of Lake Worth Beach, structures and improvements to structures require building permits. Improvements such as windows, doors, roofing, decks, fences, patio slabs, pavers, driveways and sheds require building permits. Before beginning any home improvement project, it is recommended to contact the Building Division at (561) 586-1647, or bpermits@lakeworthbeachfl.gov to determine whether permits are required. If your property is located in a historic district, or to determine if it is located in a historic district, please contact the Historic Preservation Office prior to planning your project or purchasing construction materials. For a preapplication meeting call at (561) 586-1687, or email historicpreservation@lakeworthbeachfl.gov.

Boats/RVs

Boats and RVs are required to be parked on the side of, or in the rear residential dwellings (behind the building line), and must be screened from adjacent properties by a fence or hedge.

Portable Storage Units

Portable storage units for the temporary storage of personal property are limited to 1 portable storage unit at a time, a maximum size of 130 sf, and for a maximum of 7 consecutive days. Portable storage units should be placed in the rear of property, but may be placed in a driveway if the rear of the property is not readily accessible. The portable storage units must be set back a minimum of five (5) feet from side property lines, and three (3) feet from the front property lines if placed in a driveway. A site permit is required prior to the placement of a portable storage unit on a property. Contact the Planning & Preservation Office at (561) 586-1687, or pzoning@lakeworthbeachfl.gov for more information.

If you receive a Notice of Violation

If you have questions, or if you are working toward correcting a code violation or need additional time due to special circumstances, call the Code Officer assigned to your case or the Code Administrative staff at (561) 586-1652 or email ccompliance@lakeworthbeachfl.gov.

If prompt action is not taken to bring the property code violation(s) into compliance, the City may arrange to have remedial service(s) performed such as: a vacant lot or property mowed; a vacant structure boarded or demolished. A tax assessment may be filed against the property for the service(s) in addition to any other fines or fees that may have accrued, if not paid by the property owner. Our goal is complete voluntary compliance. Your assistance in maintaining our neighborhoods is appreciated.



For more information regarding the program, please contact the Lake Worth Beach Community Sustainability Department at 561.586.1756 or 561.586.1644 or ccompliance@lakeworthbeachfl.gov.



CITY OF LAKE WORTH BEACH
Department for Community Sustainability

1900 2nd Avenue North,
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P: 561.586.1756

lakeworthbeachfl.gov/community-sustainability