



LAKE WORTH
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MEMORANDUM

TO: Chair, Vice Chair and Members of the Board

FROM: Rachel A. Bach, Executive Director

DATE: June 27, 2006

SUBJECT: CRA Code Compliance Officer

RECOMMENDATION:

Discuss and recommend targeted code enforcement activity, benchmarks for evaluating success and reporting requests

BACKGROUND:

Attached please find the Interlocal Agreement between the Lake Worth Community Redevelopment Agency and the City of Lake Worth for supplemental code compliance services which was adopted by City Commission on May 8, 2006. CRA and Code Compliance Division held interviews in late May and hired Alex Lopez on May 30, 2006. He is spending the month of June training with Code Compliance Division staff and will begin CRA inspections in July.

EXPLANATION:

At its April 11, 2006 meeting the CRA Board agreed that the CRA-district code compliance inspector would initially focus on the Dixie Highway corridor. The Board also expressed an interest in identifying specific types of violations to focus on such as signage, landscape maintenance or commercial trash dumpsters. The targeted approach will also help the Board identify benchmarks and evaluate progress of code compliance activity.

In order to make a more noticeable impact, the CRA should consider targeting items which are more visible from the road such as signage, landscape, parking and building maintenance. While, the compliance officer will be required to cite all violations identified on site, these would be the primary areas of focus. Keeping the focus limited, will make it easier to identify specific violations, and evaluate progress. The Board should request monthly reports chronicling the number and types of violations issued within the target area (Dixie Highway) and if possible, elsewhere in the

CRA. Since compliance is the goal, the CRA should also request reporting on the number and type of violations that comply prior to hearing and fine, receive extensions to comply and do not comply and are in fine. This data will be useful in creating base data for future (quantifiable) benchmarks, identifying future target areas and types of violations, evaluating effectiveness and average time to compliance and developing other CRA programs or recommended code revisions.

Armand Harnois and Alex Lopez of the Code Compliance Division will be at this meeting to clarify available reporting and other activities. The CRA Board should consider these items and identify any other items that should be of focus for code compliance; however staff recommends we keep these items limited and focus on large impact items. Large impact items may take longer to reach compliance but will have the most visible impact.

PROGRAM IMPACT:

Code compliance and enforcement is one of the primary strategies identified within the Redevelopment Plan, specifically along Dixie Highway. A significant effort to enforce maintenance, signage and zoning codes within the Redevelopment Area and clean up long neglected properties will make Lake Worth a more competitive commercial and residential market.

FISCAL IMPACT:

This is a budgeted item. Annual recurring cost is estimated at \$40,000.

Recommended by: _____
Rachel Bach, Executive Director