



LAKE WORTH
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MEMORANDUM

TO: Chair, Vice Chair and Members of the Board

FROM: Rachel A. Bach, Executive Director

DATE: September 12, 2006

SUBJECT: Code Compliance Update – Dixie Highway

RECOMMENDATION:

This is for informational purposes only.

EXPLANATION:

The CRA has continued to build a working relationship with the City of Lake Worth code compliance division. This relationship is designed to identify the major code violations that exist in the CRA boundaries and to also improve the investment image of the CRA through maintenance of existing properties. More code compliance staff and stricter enforcement is a recommended strategy of the Lake Worth CRA redevelopment plan (part V, p. 36).

The CRA has taken the following actions to proactively encourage code compliance activities in the CRA:

- Hired a code inspector who will focus solely on properties within the CRA boundaries.
- Identified commercial corridors as the number one priority.
- Conducted a windshield survey and photographed all commercial properties along Dixie Highway and Lake Avenue.

Code compliance inspector Alex Lopez was hired in the summer of 2006 to focus primarily on the properties located within the CRA boundaries. Since his hire date he has inventoried all commercial properties along Dixie Highway and Lake Avenue. In addition he has conducted an initial sweep of all abandoned and vacant properties along those corridors. The code compliance division has provided the CRA with detailed reports depicting both new and existing property cases with the types of violations cited.

The following is a summary of violations only along the Dixie Highway corridor from January 01, 2006 to August 26, 2006:

Total Cases (properties): 53

Cases Closed: 10

- Cases (properties) worked by CRA code compliance officer (July – August): **21**
- Cases achieving compliance by CRA code compliance officer (July – August): **4**
- Complaint Types:
 1. Zoning complaint: **3**
 2. License application inspection: **1**
 3. Housing complaint: **17**
 4. License complaint: **5**
 5. Construction permit: **2**
 6. Fire code complaint: **2**
 7. Other type of complaint: **39**

*** Multiple complaint types exist for many properties**

The chart below highlights the most common violations the inspector found along the Dixie Highway Corridor. These numbers do not include cases from previous inspectors prior to Alex's arrival. The next objective for the CRA code compliance officer will be to focus on boarded up and/or abandoned buildings.

| Code Violations July 2006 - August 2006 <i>(Inspector Lopez cases only)</i> | | | | | |
|---|----------------------|-----------------------|-------------------------|---------------------|-------------------|
| | Signage Issue | Parking Issues | Landscape Issues | Trash Issues | Overgrowth |
| Dixie Highway Corridor | 3 | 3 | 2 | 12 | 12 |

PROGRAM IMPACT:

This program is an adopted strategy of the Lake Worth CRA redevelopment plan (*The RMPK Group, February 2001*).

FISCAL IMPACT:

This is a budgeted item.

ALTERNATIVES:

None

Prepared by: _____
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Recommended by: _____
Rachel A. Bach, Executive Director