



# **CCRT AREA REASSESSMENT STUDY**

**PRESENTED BY :  
OFFICE OF COMMUNITY REVITALIZATION  
JANUARY 12, 2010**

## **CREDITS AND ACKNOWLEDGMENTS**

The preparation of this report required the time, cooperation, and collective effort of many individuals. Appreciation is extended to all those who participated:

### **COUNTY ADMINISTRATION**

*Robert Weisman, County Administrator*  
*Verdenia C. Baker, Deputy County Administrator*

### **COUNTYWIDE COMMUNITY REVITALIZATION TEAM**

*Joanna Aiken, Solid Waste Authority*  
*Gerald Gawaldo, Palm Tran*  
*Tim Granowitz, Parks and Recreation Department*  
*Captain Jeff Lindskoog, Palm Beach County Sheriff's Office*  
*Sylvia Sharps, Water Utilities Department*  
*Kathy King, Lake Worth West Resident Planning Group*  
*Roy M. McGinnis, Health Department*  
*Carol Glasser and Doug Robinson, PZ&B Zoning Division*  
*Pam Nolan, Economic Development Office*  
*Michael Marquis, Engineering Department*  
*Satu Oksanen, Housing and Community Development*  
*Michael Owens, P.B.C. School District*  
*David Rafaidus, Community Services Department*  
*Chauncey Taylor II, Property and Real Estate Management*  
*Gail Vorpapel, PZ&B Code Enforcement Division*  
*Dean Wells, PZ&B Building Division*

### **COUNTY ATTORNEY'S OFFICE**

*Anne Helfant, Assistant County Attorney*

### **LEADING DEPARTMENT:**

### **OFFICE OF COMMUNITY REVITALIZATION**

*Houston L. Tate, Director*  
*Ruth Moguillansky-De Rose, Principal Planner*

### **Project Manager**

*Chrystal Mathews, Senior Planner*

With the support of *William Wynn, Duane Gainer,*  
and *Audley Reid,* OCR Staff; and *Anne Cowan,* from PZB GIS.

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# CCRT AREAS REASSESSMENT STUDY

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## **EXECUTIVE SUMMARY**

**SUMMARY** - This Report, entitled **CCRT Areas Reassessment Study**, provides an update of the Countywide Community Revitalization Team's (CCRT) *Community Needs Analysis* conducted in 2003. The study is intended to be used as the basis of information for continuing and future efforts towards stabilizing and revitalizing designated residential Palm Beach County neighborhoods. In addition, the report conveys to the BCC some of the experience gained by the Office of Community Revitalization (OCR) staff from working with different neighborhoods and community groups regarding the essential components of a successful and sustainable neighborhood revitalization effort.

The purpose of the CCRT Areas Reassessment Study is to:

1. Evaluate all existing areas to ensure they are indeed in need of assistance;
2. Identify which areas, if any, need to be removed from the original list; and
3. Identify other potential areas in need of assistance, which may have been overlooked in the original countywide assessment and designation of areas.

**FINDINGS** - As a result of the assessment undertaken, OCR staff determined that twenty (20) of the 104 existing CCRT areas should be removed from the original list of designated areas, one new area should receive a CCRT designation, and boundaries of five (5) areas should be redefined. In addition, OCR staff determined that CCRT areas should be designated into the following two tiers according to their need, particular conditions prevalent in those areas, and level of required planning and technical assistance: Neighborhood Core Areas and Neighborhood Enhancement Areas. These areas, given their unique characteristics and problems, require different levels of response and intervention from the OCR and CCRT member Departments.

OCR staff also determined that no new focus areas be identified until efforts are completed in the current focus neighborhoods: Kenwood Estates, Wallis Street West (also known as Southern Boulevard Pines), and Canal Point, and projects currently underway are completed. While several improvement projects have already been completed in Kenwood Estates and Royal Palm Estates (RPE)/Wallis Street West, efforts need to be focused on addressing unmet needs in Canal Point. Efforts also need to be focused on working with the community groups in the other two areas to implement an exit strategy to secure the investment that has been made and be able to make resources available to other communities in need. Focus needs to be placed on providing the necessary support and guidance to these groups so that they can achieve self-sufficiency, seek further opportunities to enhance the community capacity, further manage community related issues on their own, and carry out effective programs and community based initiatives geared towards maintaining and enhancing community vitality.

**BACKGROUND** - This report was prepared in response to Policy 1.2.1-b of the Future Land Use Element of the Comprehensive Plan, which calls for the Office of Community Revitalization to periodically review and update the *Community Needs Analysis*, originally prepared in 1997 and updated in 2003, which included the identification of areas in need of assistance within unincorporated County, and a prioritization of those areas based on needs identified by OCR staff and CCRT participating Departments.

As directed by the Board, and following the Board's yearly allocation of funds to address the overall program's needs, efforts have expanded into several new areas. While the OCR staff and CCRT's primary focus has been Kenwood Estates, Wallis Street West, and Canal Point, several specific improvement projects have also been undertaken in other CCRT neighborhoods. Through the Neighborhood Street Lighting, Neighborhood Home Beautification, Neighborhood Partnership Grant and Resident Education to Action Programs, as well as activities undertaken in collaboration with organizations such as Rebuilding Together, Paint Your Heart Out, the Great American Clean-up and other Solid Waste Authority Programs, the OCR has also had the opportunity to do outreach with resident leaders and neighborhood-based groups in almost all CCRT areas, and some resident groups have been given limited technical assistance with community organizing.

CCRT members also met on several occasions and worked together with the assistance of OCR staff to review and update the above referenced community needs analysis, and to recommend CCRT's priority focus areas for BCC consideration. This report summarizes the result of its work.

***THE FRAMEWORK FOR FUTURE OCR AND CCRT EFFORTS*** – The Office of Community Revitalization (OCR), under the umbrella of County Administration, was created in October of 2003 to facilitate and coordinate community revitalization initiatives within designated residential neighborhoods in unincorporated Palm Beach County. The mission of the OCR is to strengthen and improve Palm Beach County neighborhoods by engaging citizens' participation, enhancing governmental response to community needs, and providing education, technical and financial assistance to help residents plan and implement sustainable neighborhood improvements. This is accomplished by: working closely with residents to help them manage community related issues and facilitate positive neighborhood change; and develop as well as carry out effective programs and community based initiatives to reverse community decline, restore community vitality, and sustain neighborhood revitalization efforts.

Experience gained: Implementation Challenges – As a result of its work with the different community groups and neighborhoods over the years, the OCR has learned that for efforts to be successful and sustainable, neighborhood revitalization and stabilization initiatives must have at its core the following essential components:

- Comprehensive and Asset Based Approach
- Community Participation and Empowerment
- A clear exit strategy
- Concentration of efforts on a small manageable area
- Partnerships and funding procurement
- Long Term Commitment

These components should serve as the foundation for ongoing revitalization and stabilization initiatives throughout the County.

**ORGANIZATION OF THE REPORT** - The report is organized into five sections:

- SECTION I • provides a brief introduction and the parameters for the CCRT Reassessment Study;
- SECTION II • provides a summary of the methodology used to identify areas that should be removed, redefine the boundaries of existing CCRT areas, and identify other areas in need of assistance which may have been overlooked in the original countywide assessment and designation of areas;
- SECTION III • presents a summary of the methodology used for ranking and prioritizing all areas based on community needs;
  - presents the assessment as well as some observations on the characteristics and deficiencies of these areas; and
  - discusses the need to address unmet needs in Canal Point and helping the community groups in Kenwood Estates, Royal Palm Estates and Wallis Street West to develop an exit strategy so that resources can be made available to other communities.
- SECTION IV • provides the framework for OCR future efforts by discussing the mission of the OCR and the experience gained from working with different communities regarding the essential components of, and necessary resources for undertaking successful and sustainable community revitalization and stabilization initiatives; and
- SECTION V • outlines the overall OCR and CCRT recommendations based on the information and analysis presented within this report.

Four appendices are also provided:

- APPENDIX A • presents a map of all CCRT areas;
- APPENDIX B • presents tables with the scoring and ranking of all CCRT areas based on community needs;
- APPENDIX C • presents a summary of the justification for the removal of areas and redefinition of boundaries; and
- APPENDIX D • provide a summary of County efforts already undertaken, and projects currently underway, in the Kenwood Estates, Wallis Road West and Canal Point areas.

**OVERALL RECOMMENDATIONS** – The OCR and CCRT seek Board’s concurrence on the following recommendations based on the analysis presented within this report:

➤ The following areas should be removed from the list of CCRT areas (for justification see Appendix C):

- |  |                                  |
|--|----------------------------------|
| 1) Hilltop Manor MHP                   | 13) Lantana Trailer Park         |
| 2) Meadowbrooke MHP                    | 14) Sand and Sea Village MHP     |
| 3) Wallis Street East                  | 15) Tradewinds Estates East      |
| 4) Henry’s Military Trail              | 16) Dunes/Barwick Road           |
| 5) Lake Patrick                        | 17) Country Club Acres East      |
| 6) Casa Del Monte                      | 18) Fremd Village/Padgett Island |
| 7) Jennings/10 <sup>th</sup> Ave North | 19) 715 MHP                      |
| 8) Lakewood Gardens North              | 20) Okeechobee Center            |
| 9) Miller Avenue/Elizabeth Area        |                                  |
| 10) Park of Commerce                   |                                  |
| 11) Mas Verde Mobile Home Estates      |                                  |
| 12) Lake Worth Village MHP/Marks Area  |                                  |

- Whispering Pines should be designated as a CCRT area.
- The boundaries of the Parkway Village/Evergreen Acres, Dillman Heights, Schall Circle, Lakewood Gardens South, and Tradewinds Estates West areas should be revised;
- Per residents’ request, the name of the Schall Circle area should be changed to Old Trail and the name of the Plantation Village area should be changed to Plantation;
- Efforts should be focused on addressing unmet needs in Canal Point, completing projects currently underway in Kenwood Estates and Royal Palm Estates/Wallis Street West, and helping the community groups in these areas to develop an exit strategy so that resources can be made available to other areas.
- CCRT member Departments should consider all core areas in their work programs and budget planning so that appropriate actions and resources can be directed to address priority projects in these areas as resources become available.
- CCRT member Departments should address, through a phased approach and as resources become available, identified needs in Neighborhood “Core” Areas.
- Efforts should be focused on cultivating neighborhood leadership and self-sufficiency, and identifying other funding sources that could be used to support community-based initiatives.

## **I. INTRODUCTION**

This report, entitled CCRT Areas Reassessment Study, is the result of the OCR and CCRT's coordinated approach to provide a comprehensive assessment of current CCRT areas. The study was conducted to ensure that all designated areas are indeed in need of assistance; identify which areas, if any, need to be removed; and identify other potential areas in need of assistance which may have been overlooked in the original countywide assessment and designation of areas. The study, focused on:

1. Reassessment of existing CCRT areas and their boundaries;
2. Identification of new potential CCRT areas; and
3. Analysis and ranking of all areas to identify the need in those areas and determine the level of assistance required to address those needs.

The methodology followed is discussed under Sections II and III of this report.

### ***STUDY PARAMETERS***

The following outlines the limitations of the study as well as the assumptions considered in its preparation.

- **IDENTIFICATION AND ANALYSIS OF AREAS IN NEED OF ASSISTANCE**
  - The areas under study may encompass more than one neighborhood, and boundaries are generally defined using major roads, canals, subdivisions, or municipal boundaries.
  - To date, residential neighborhoods have been at the core of OCR and the CCRT's stabilization and revitalization initiatives. Therefore, these residential areas are the focus of this study.
  - The identification, analysis, and ranking of areas in need of assistance presented within this report are based on census data, information made available by CCRT participating Departments, as well as the professional expertise and informal observations of both team members and OCR staff.
- **DEMOGRAPHIC AND SOCIO-ECONOMIC INFORMATION**
  - The demographic and socio-economic information used to aid in the analysis of the areas under study was based on the best available data. Most of the data was extracted from the 2000 Census of Population and Housing, and updated when feasible by the Planning Division, using Census Block Groups, which are frequently much larger than the study's focus areas. The Census information, therefore, may not adequately indicate the particular characteristics of an area, and should be only used as a general indicator.

## **II. REASSESSMENT OF AREAS**

This section presents a summary of the first phase of the study, undertaken to conduct a reassessment of existing CCRT areas to: 1) ensure that all continue to meet the pre-established parameters for CCRT designation; 2) identify which areas, if any, need to be removed from the original list; and 3) identify other potential areas within unincorporated County in need of assistance. A subcommittee of the CCRT, under the leadership of OCR Staff, was formed to complete the study, which also included the review and redefinition of boundaries of existing areas. The following paragraphs provide a definition of a CCRT area, the parameters used in the reassessment, and a summary of both the methodology applied and the assessment conducted.

### ***CCRT AREAS DEFINED***

CCRT areas are defined as residential neighborhoods located within unincorporated Palm Beach County which are generally characterized by infrastructure deficiencies (such as lack of water, unpaved roads or roads in substandard conditions, etc.); a need for neighborhood parks; a high number of code enforcement violations; and a high level of law enforcement need. These areas are also characterized by a concentration of very low to moderate-income populations and lower property values.

### ***METHODOLOGY***

The CCRT subcommittee, with the assistance of OCR staff, established a list of parameters that were considered to be relevant to the OCR's and CCRT's mission and that, based on staff's observations and experience, were common to most, if not all, CCRT areas.

Historically, OCR and CCRT initiatives have focused on addressing infrastructure and other needs of older residential neighborhoods that require a high level of law enforcement service. These neighborhoods are generally characterized by a large concentration of very low, low and moderate-income populations and property values which are lower than those of the County as a whole.

Given the above, all 104 areas were analyzed based upon a need for a high level of law enforcement service and the presence of at least one of two characteristics: concentration of very low, low and moderate income households, and low property values, which appear to be generally common to most areas. These characteristics were selected because they may also be indicative of the potential need for revitalization, and are usually used as minimum requirements or thresholds to procure funding for improvement projects.

In addition, and based on experience gained to date, the OCR and CCRT subcommittee determined that areas to be designated CCRT areas, needed to be well defined neighborhoods with clear boundaries, and should not cross major roads or canals when feasible and/or appropriate. The parameters selected based on the above factors are the following:

- All areas must be located within unincorporated Palm Beach County.
- All areas must be located within the Revitalization and Redevelopment Overlay, in the Urban/Suburban Tier<sup>1</sup>, as mandated by the Comprehensive Plan.
- All areas must have clear boundaries defined by major roads, canals, subdivisions, and/or municipal boundaries.
- All areas must have a high level of law enforcement service need and meet at least one of two parameters: a concentration of very low, low and moderate income households or low property values. The parameters and thresholds used for the analysis, as well as their definition, are described below.

- LAW ENFORCEMENT SERVICE NEED – Need of high law enforcement service as determined by high volume of service calls<sup>2</sup>, reported crimes<sup>3</sup>, and a high rate of violent trauma service calls<sup>4</sup>.

*Service Call Volume* – PBSO field deputies provided data depicting those neighborhoods with a high number of service calls. This information was digitized by Planning, Zoning and Building GIS staff and overlaid on a County map with the following two additional data sources to identify areas with a high need of law enforcement.

*Reported Crimes* – A list of all crimes reported was obtained from the Palm Beach County Sheriff's Office. OCR staff selected those types of crimes that had an impact on neighborhood conditions.

*VIOLENT TRAUMA CALLS* – A list of all violent trauma call responses reported was obtained from PBC Fire-Rescue. OCR staff analyzed the data to determine which areas experienced a high rate of violent trauma call responses. Each call was matched by address to its respective one square mile grid. The number of calls per grid was then calculated as a percentile. Those grids with a call volume in the 85<sup>th</sup> percentile or above were considered.

- CONCENTRATION OF VERY LOW, LOW AND MODERATE INCOME HOUSEHOLDS - 51% or more of the area households have very low, low and moderate incomes based on US Department of Housing and Urban Development's guidelines<sup>5</sup>. This threshold was used because areas meeting this criterion are eligible for Community Development Block Grant Funds which can be procured to fund public facilities and improvements, housing, public services, and economic development activities in focus neighborhoods. In addition, families meeting this criterion would also be eligible for supplemental funding for costs to property owners typically associated with infrastructure improvements, implemented by the CCRT (i.e. Utility Connections supplemental funding).

1 Source: Planning Division – Growth Management Tier Boundaries Map

2 Source: PBSO

3 Source: PBSO

4 Source: PBC Fire-Rescue

5 Source: Housing and Community Development Department

Based on experience gained, in areas where homeowners qualify for these supplemental funds to offset infrastructure improvement costs, revitalization efforts have been more successful as they require the support of residents for dedication of easements or assessments. These funds made it possible for many residents in CCRT areas to be supportive of water main installations and street improvements that otherwise they could not afford and thereby probably would not support.

- **PROPERTY VALUE THRESHOLD:** An assessed property value equal to or less than \$280,000 for owner-occupied homes. This threshold was used because it follows the Federal definition (Title 42, Section 215) of affordable housing, and housing units meeting these criteria can qualify for funding assistance from the Commission on Affordable Housing<sup>6</sup>.

All the above items were mapped and overlaid to identify the areas still meeting the pre-established parameters. In addition, OCR staff conducted site visits to all areas to affirm the boundaries previously defined and analyzed completed improvement projects. OCR staff also worked with CCRT member Departments and Planning Division staff to identify municipal annexations since 2003 and other factors that may assist in the identification of areas that either need to be removed from the list or new areas that may have been missed from the original assessment.

### ***PRELIMINARY FINDINGS***

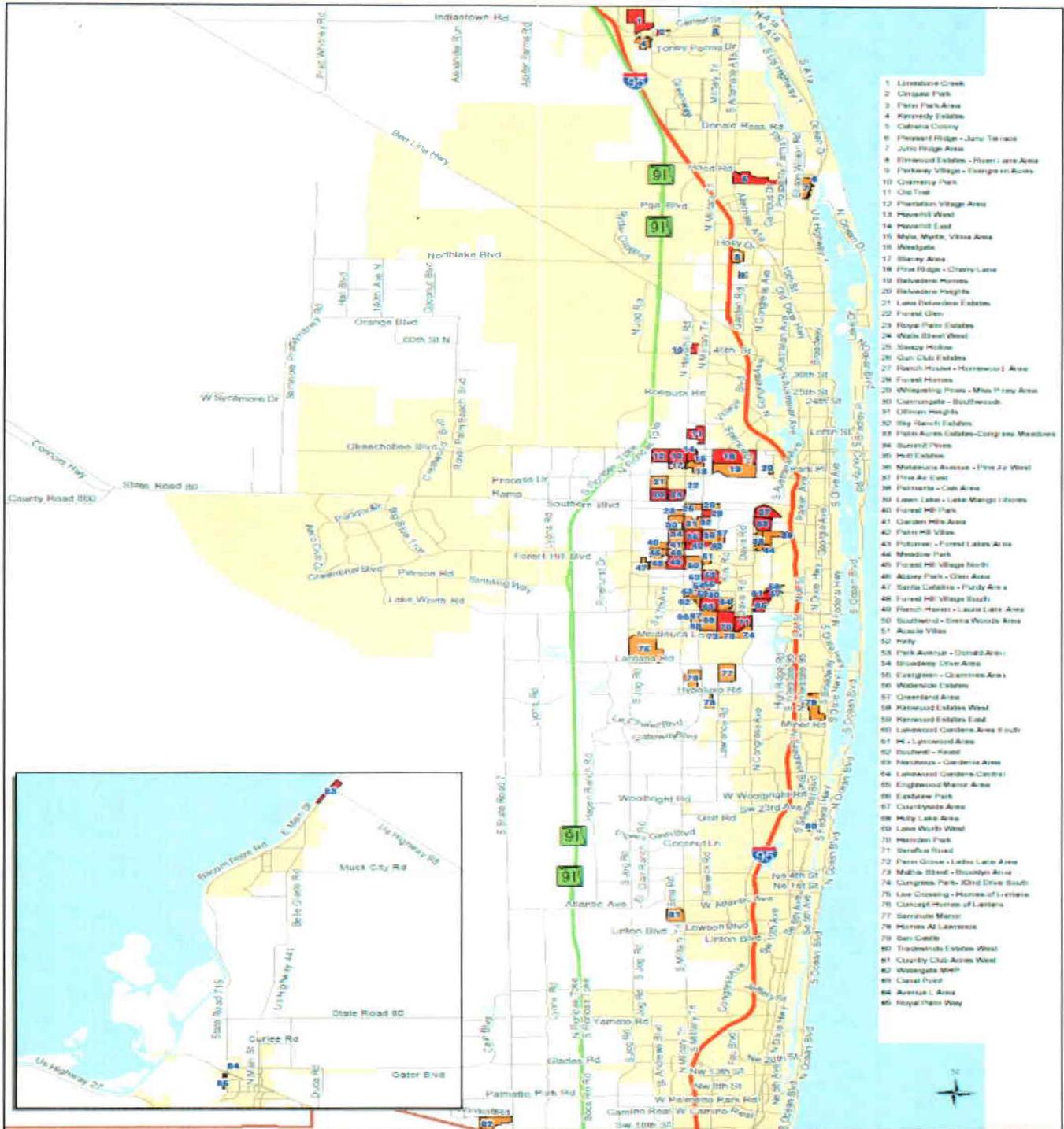
As a result of this process, 84 of the existing 104 CCRT areas were found to have met the pre-established parameters, the remaining 20 areas were identified as potential areas for removal, and one additional area (Whispering Pines) emerged as a new potential CCRT area. All these areas were, therefore, identified for further analysis (see *Figure 1-A* on the following page for a map of these areas). A summary of Whispering Pines can be found under Appendix E.

In addition, five (5) existing CCRT areas now have redefined boundaries (Parkway Village/Evergreen Acres, Dillman Heights, Schall Circle, Tradewinds Estates West and Lakewood Gardens South areas); and one (1) of these areas was renamed (Schall Circle to Old Trail) per residents' request.

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<sup>8</sup> Source: Housing and Community Development Department

**FIGURE 1-A: CCRT AREAS**



**CCRT Areas**

- Neighborhood Core Areas
- Neighborhood Enhancement Areas
- Municipalities

Scale: 0 to 1 mile

**Planning, Zoning and Building Department - GIS**

2300 N. Jog Road  
West Palm Beach, FL 33411  
(561) 233-8800  
palmmap@pbcgov.com  
www.pbcgov.com/gis

### **III. ANALYSIS, RANKING AND PRIORITIZATION OF AREAS**

This section presents a summary of the second phase of the study, undertaken to: 1) further analyze all originally designated areas to ensure that all continue to be areas in need of assistance, are deficient in areas the OCR and the CCRT are capable to address, and require a coordinated, comprehensive team effort; and 2) rank and prioritize all areas based on community needs. Below is a summary of the methodology used to complete this phase of the study.

#### ***METHODOLOGY***

**COMMUNITY NEEDS ANALYSIS-** Each service provider was asked to: 1) review the 84 existing neighborhoods meeting the parameters, the additional area identified as a potential new CCRT area, and the 20 slated for removal; 2) analyze the deficiencies and conditions present in all these areas; and 3) rank the areas based on needs. As it was done in 2003, each area was evaluated based upon a set of "community needs" indicators, defined as the lack or inadequacy of services, code compliance or safety problems, or other needs, for which data and information was available at the time the study was conducted. Indicators of need established to analyze the areas included:

- A) Potable Water
- B) Sewer
- C) Roadways
- D) Drainage
- E) Neighborhood parks/recreational facilities
- F) Crime
- G) Code violations
- H) Illegal dumping issues
- I) Fire Flow

Based on the urgency of, and/or importance of addressing a particular need, deficiency or condition, points were given on a one point incremental scale as follows:

- 0 Points = No deficiencies/no problems
- 1 Point = Deficiency, condition, or need is of minor concern; deficiency/condition may need to be improved in the future and/or require upgrade/repair in the future
- 2 Points = Deficiency/condition is in need of major improvements.
- 3 Points = Deficiency/condition is of critical concern, in need of improvement, and require immediate attention

**COMMUNITY NEEDS RANKING AND PRIORITIZATION-** Each CCRT member Department was then asked to score all the areas using the established indicators and point values. Scores were then compiled and added up to determine Cumulative Community Needs Scores. The scoring table can be found on *Page B-1*, under *Appendix "B"* of this Report.

In addition, OCR staff conducted site visits to each area to reassess their overall conditions and determine whether those conditions would continue to be indicative of the need for stabilization and/or revitalization. These visits also helped to affirm the current conditions and verify, one more time, the boundaries previously defined and the information and data provided by the CCRT member departments. OCR staff also worked with CCRT member Departments to obtain updated departmental data for these areas.

## **AREA ASSESSMENTS**

The review and analysis of deficiencies, as well as the visual observations of conditions in the 85 neighborhoods that met the pre-established parameters, revealed that, while all differ in location, size, and condition, they share many commonalities. Most of them experience in varying degrees, the full range of problems associated with the decline of urban neighborhoods, such as:

- lack of basic infrastructure components;
- roads and drainage in substandard conditions;
- lack of streetlights;
- varied condition and value of housing stock;
- vacant lots and underutilized land;
- code violations;
- uncollected garbage littering the streets;
- health hazards;
- need for new or upgraded recreational facilities for all age groups;
- lack of community leadership and organizing; and
- public safety and physical security.

While many general similarities exist, OCR staff determined that the areas under study needed to be designated into the following two tiers according to their particular characteristics, prevalent conditions, and need for planning, technical, and funding assistance: Neighborhood Core Areas and Neighborhood Enhancement areas (please see *Figures 2-A* through *2-D* on the following pages).

**FIGURE 2-A: CCRT AREAS BY TYPE - NORTH COUNTY**



- 1 Limestone Creek
- 2 Cinquez Park
- 3 Penn Park Area
- 4 Kennedy Estates
- 5 Cabana Colony
- 6 Pleasant Ridge/Juno Terrace
- 7 Juno Ridge Area
- 8 Elmwood Estates/Roan Lane Area
- 9 Parkway Village/Evergreen Acres
- 10 Gramercy Park

**CCRT Areas - North County**

- Neighborhood Core Areas
- Neighborhood Enhancement Areas

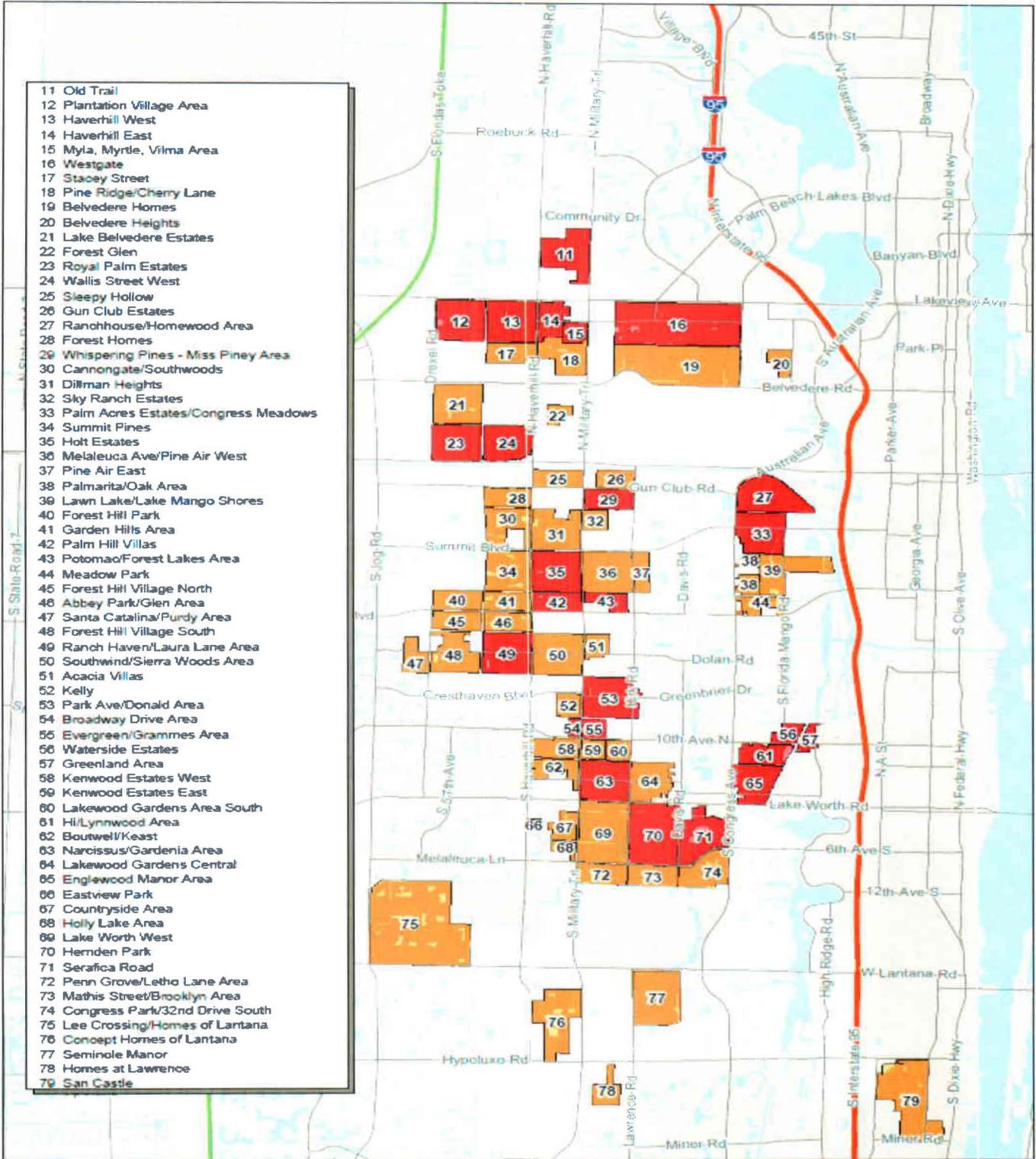
Municipalities



**Planning, Zoning and Building Department - GIS**

2300 N. Jog Road  
West Palm Beach, FL 33411  
(951) 233-5000  
pzbinfo@pbc.com  
www.pbcgov.com/pzb

**FIGURE 2-B: CCRT AREAS BY TYPE - CENTRAL COUNTY**



**CCRT Areas - Central County**

■ Neighborhood Core Areas
 ■ Neighborhood Enhancement Areas
  Municipalities

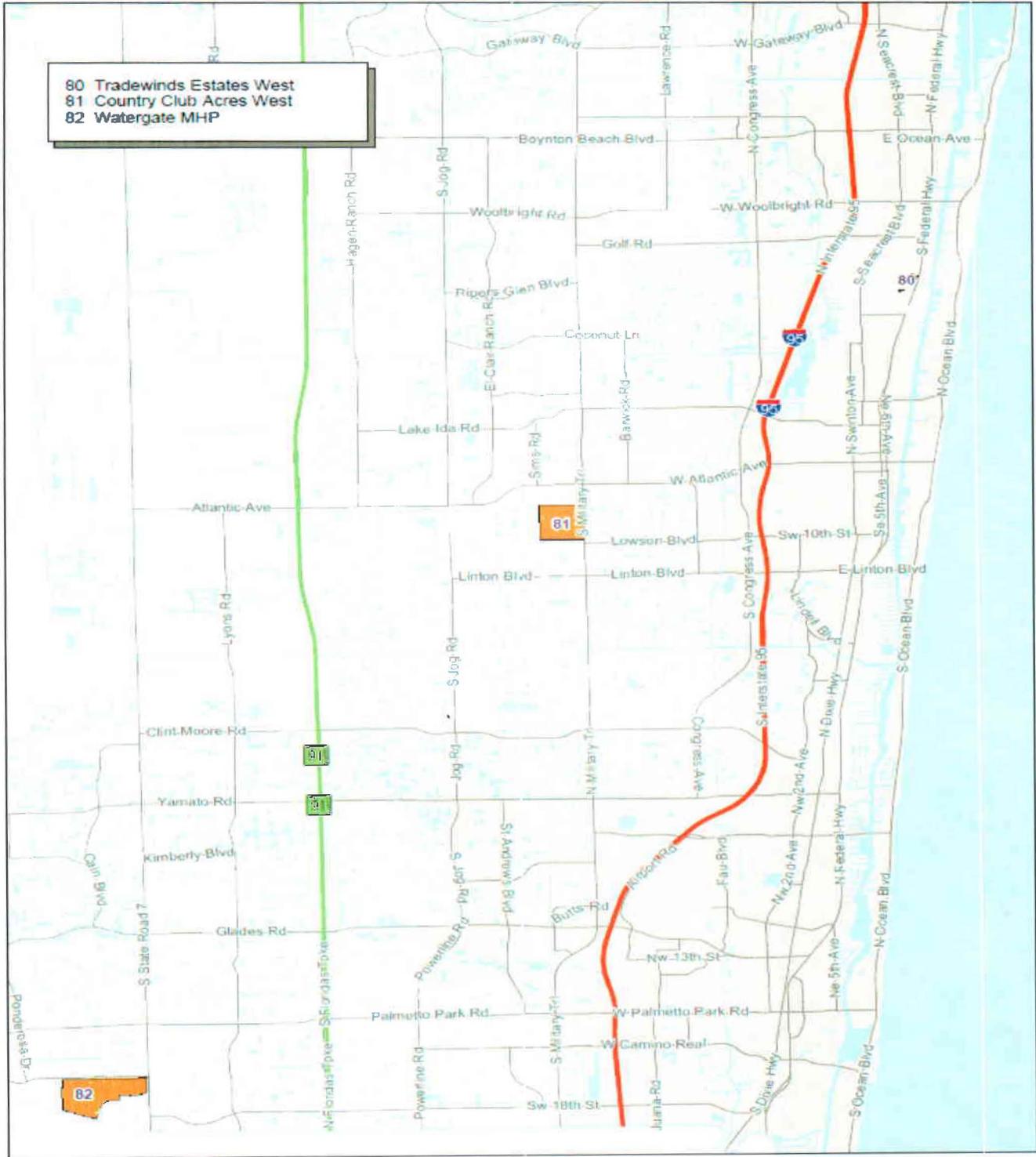
Scale: 0 10 20 30 Miles

DATE: October 10, 2008. VERSION: 2.000001. PROJECT: 0000000000

**Planning, Zoning and Building Department - GIS**

3300 N. Jog Road  
West Palm Beach, FL 33411  
(561) 233-6000  
pzbmap@pbcgov.com  
www.pbcgov.com/pzb

**FIGURE 2-C: CCRT AREAS BY TYPE - SOUTH COUNTY**



**CCRT Areas - South County**

- Neighborhood Core Areas
- Neighborhood Enhancement Areas

Municipalities

Scale: 0 0.1 0.2 Miles

DATE: October 20, 2009 FILE: 20110212\_0011\_000001\_0000



**Planning, Zoning and Building Department - GIS**

2300 N. Jog Road  
West Palm Beach, FL 33411  
(888) 233-6000  
pzbmap@pbcgov.com  
www.pbcgov.com/pzb

**FIGURE 2-D: CCRT AREAS BY TYPE - GLADES**



- 83 Canal Point
- 84 Avenue L Area
- 85 Royal Palm Way/NW 17th Street

**CCRT Areas - Glades**



Neighborhood Core Areas

Municipalities



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2300 N. Jog Road  
West Palm Beach, FL 33411  
(561) 233-6000  
pzbgis@pbcgov.com  
www.pbcgov.com/pzbg

**NEIGHBORHOOD CORE AREAS** - The following areas, depicted in red on the map, have multiple critical deficiencies and were ranked the highest by the CCRT member departments. In varying degrees, these areas may lack water and sewer; roads are in substandard conditions; and have crime, code violations, illegal dumping problems, and other issues. These areas were also confirmed by OCR staff through site visits to visibly need a comprehensive approach to revitalization. Many of these areas are located within the Urban/Suburban Tier and the Urban Redevelopment Area (URA) and adjacent to the Priority Redevelopment Areas (PRA). The primary challenge in these areas appears to be the provision of multiple infrastructure improvements, and they should be considered to be the priority areas for funding assistance through OCR's annual budget, and the focus for assistance through the CCRT and OCR programs and initiatives.

- |   |                                 |
|---|---------------------------------|
| 1. Limestone Creek                      | 18. Palm Hill Villas            |
| 2. Cinquez Park                         | 19. Potomac-Forrest Lakes Area  |
| 3. Cabana Colony/Lone Pine Rd.          | 20. Ranch Haven/Laura Lane Area |
| 4. Parkway Village/Evergreene Acres     | 21. Park Ave/Donald Road Area   |
| 5. Gramercy Park                        | 22. Broadway Drive Area         |
| 6. Schall Circle (Old Trail)            | 23. Evergreene/Grammes Area     |
| 7. Plantation Area                      | 24. Waterside Estates           |
| 8. Haverhill West                       | 25. Hi/Lynnwood Area            |
| 9. Haverhill East                       | 26. Greenland Area              |
| 10. Myla, Myrtle, Vilma Area            | 27. Narcissus/Gardenia          |
| 11. Westgate                            | 28. Englewood Manor Area        |
| 12. Royal Palm Estates                  | 29. Herndon Park/Coconut Road   |
| 13. Walis Street West                   | 30. Serafica Road               |
| 14. Ranchhouse/Homewood Area            | 31. Eastview Park               |
| 15. Whispering Pines/Miss Piney Area    | 32. Canal Point                 |
| 16. Palm Acres Estates/Congress Meadows | 33. Avenue L Area               |
| 17. Holt Estates                        | 34. Royal Palm Way              |

**NEIGHBORHOOD ENHANCEMENT AREAS** - The following areas, depicted in orange on the map, were found to have fewer deficiencies in the CCRT departmental rankings and/or have been, or currently are, the focus of revitalization efforts. Most, or all, of the infrastructure in these areas is in place, crime and code violations are still prevalent, and not many other issues are present. While these areas would not be considered priority areas for funding assistance, attention from appropriate departments would be still needed to address the deficiencies and conditions of these areas. These areas will not be precluded from accessing OCR's programs and/or receiving technical assistance.

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1) Penn Park                   | 9) Belvedere Heights            |
| 2) Kennedy Estates             | 10) Lake Belvedere Estates      |
| 3) Pleasant Ridge/Juno Terrace | 11) Forest Glen                 |
| 4) Juno Ridge Area             | 12) Sleepy Hollow MHP           |
| 5) Elmwood Estates/Roan Lane   | 13) Gun Club Estates            |
| 6) Stacey Street               | 14) Palmarita/Oak Area          |
| 7) Pine Ridge/Cherry Lane      | 15) Lawn Lake/Lake Mango Shores |
| 8) Belvedere Homes             | 16) Forest Homes                |

- |                                  |   |
|----------------------------------|---|
| 17) Cannongate/Southwoods        | 36) Lakewood Gardens Central                  |
| 18) Dillman Heights              | 37) Lakewood Gardens South                    |
| 19) Sky Ranch Estates            | 38) Lake Worth West                           |
| 20) Summit Pines                 | 39) Penn Grove/Letho Lane                     |
| 21) Melaleuca Ave/ Pine Air West | 40) Mathis St./Brooklyn Area                  |
| 22) Pine Air East                | 41) Congress Park/32 <sup>nd</sup> Ave. South |
| 23) Forest Hill Park             | 42) Countryside Area                          |
| 24) Garden Hills Area            | 43) Holly Lake Area                           |
| 25) Meadow Park                  | 44) Lee Crossing/Homes of Lantana             |
| 26) Forest Hill Village North    | 45) Concept Homes of Lantana                  |
| 27) Abbey Park/Glen Area         | 46) Seminole Manor                            |
| 28) Santa Catalina/Purdy Area    | 47) Homes at Lawrence                         |
| 29) Forest Hill Village South    | 48) San Castle                                |
| 30) Southwind/Sierra Woods Area  | 49) Tradewinds Estates West                   |
| 31) Acacia Villas                | 50) Country Club Acres West                   |
| 32) Kelly                        | 51) Watergate Estates                         |
| 33) Kenwood Estates West         | MHP/Sandalfoot Blvd.                          |
| 34) Kenwood Estates East         |   |
| 35) Boutwell/Keast               |   |

Based on the observations and results of the analysis of needs in each area, consensus was reached that funding and other resources, when available, should be primarily focused on addressing the needs of the Neighborhood "Core" areas. The Neighborhood Enhancement areas, however, given their unique characteristics and problems, should be addressed by individual, applicable County departments as needed. For example, while the need for law enforcement was unanimously agreed upon by CCRT members as the factor of most concern and in general is common to all CCRT designated areas, an area that only has crime issues is considered as an indicator of a focus area for ongoing law enforcement service, not a coordinated revitalization team's effort. As such, a combination of indicators of need was required for consideration as a designated Neighborhood Core Area.

**AREAS RECOMMENDED FOR REMOVAL AND BOUNDARY REVISIONS-** As a result of the review and analysis of all the areas CCRT areas, CCRT members and OCR staff also determined that the following 20 of the original 104 areas should be removed from the CCRT list due to a combination of factors: **1)** the majority of the area has been annexed into a municipality; **2)** infrastructure (paving, drainage, water, sewer, sidewalks) improvements have been completed or are of minor or no concern; **3)** the area has only crime and/or code enforcement issues and is, therefore, a focus area for ongoing law or code enforcement service; **4)** the areas' property values are above the pre-established threshold; **5)** the area is a private mobile home park that has private roads and are privately maintained; and/or **6)** the area is a federally funded Housing Authority development.

- |                                      |  |
|--------------------------------------|--|
| 1) Hilltop Manor MHP                 | 8) Sand and Sea Village MHP              |
| 2) Meadowbrooke MHP                  | 9) Tradewinds Estates East               |
| 3) Wallis Street East                | 10) Jennings/10 <sup>th</sup> Ave. North |
| 4) Henry's Military Trail            | 11) Casa Del Monte                       |
| 5) Lake Patrick                      | 12) Lakewood Gardens North               |
| 6) Lake Worth Village MHP/Marks Area | 13) Miller Avenue/Elizabeth Area         |
| 7) Lantana Trailer Park              | 14) Park of Commerce                     |

- 15) Mas Verde Mobile Home Park
- 16) Dunes/Barwick Road
- 17) Country Club Acres East

- 18) Fremd Village/Padgett Island
- 19) 715 MHP
- 20) Okeechobee Center

In addition, the OCR staff and the CCRT recommended that the Schall Circle area be renamed to Old Trail, per residents' request, and the boundaries of five (5) of the existing areas be revised to either: 1) remove a portion of the area because it contains a Housing Authority development (Dyson Circle and Schall Circle); 2) remove sections that have been annexed by an adjoining municipality (Lakewood Gardens South and Tradewinds Estates West); or 3) expand the boundaries of an area to include sections missed in the original assessment of areas (Parkway Village/Evergreene Acres). A summary of the justification for removal and redefinition of boundaries is provided under *Appendix C*.

## **IV. FRAMING THE WORK OF THE OCR**

This section provides a brief summary of the Office of Community Revitalization's mission, programs and services, and conveys to the BCC some of the experience gained from working with different community groups and neighborhoods over the years regarding the essential components of, and necessary resources, for an effective and sustainable neighborhood revitalization effort.

### ***A. THE PURPOSE OF THE OCR AND CCRT EFFORTS***

The Office of Community Revitalization (OCR), under the umbrella of County Administration, was created in October of 2003 to facilitate and coordinate community revitalization initiatives within designated residential neighborhoods in unincorporated Palm Beach County. The OCR recommends where to allocate general funds which are utilized in partnership with funding from other County departments to initiate and complete community revitalization projects, such as paving, drainage, land acquisition, and feasibility studies. The OCR also works with other Departments in the review of annexations and development proposals for consistency with community revitalization goals. OCR's mission is to strengthen and improve Palm Beach County neighborhoods by engaging citizen's participation, enhancing governmental response to community needs, and providing education, technical and financial assistance to help residents plan and implement sustainable neighborhood improvements.

Whether it is a desire to create a more attractive neighborhood entrance or address concerns about crime, lack of basic infrastructure, neighborhood parks, or a new development in the area, every community in Palm Beach County has a wide variety of issues and activities that are important to its residents. Palm Beach County's Office of Community Revitalization works to respond to these neighborhood concerns and create a solid working relationship between the County and its residents. Designed to provide neighborhoods with a link to County government and as a way to build stronger neighborhood/county relationships, the OCR currently operates through a 6-member team which is responsible for assisting neighborhood groups and residents in effectively accessing and using County services and other community resources, and seeing that citizens receive the best possible customer service from Palm Beach County.

The OCR provides assistance to residential neighborhoods through a variety of services and programs. Primary services include:

- 1) Coordinating and facilitating the Countywide Community Revitalization Team (CCRT) and the Glades Technical Advisory Committee (GTAC) initiatives;
- 2) Assisting residents with organizing, accessing and using County services and other community resources;
- 3) Facilitating community-based problem solving and consensus;
- 4) Addressing community problems by working with citizens, other departments, County Administration and individual Commissioners to identify solutions and improve service delivery; and
- 5) Supporting neighborhood based development through grant programs, technical assistance, and community leadership training;

Programs include: the Neighborhood Street Lighting (NSL) Program, the Neighborhood Partnership Grant (NPG) Program, the Neighborhood Home Beautification (NHB) Program, and the Residents Education to Action Program (REAP).

The CCRT, under the umbrella of the OCR, was established by the Board in 1997 to coordinate stabilization/revitalization activities for designated residential neighborhoods in unincorporated Palm Beach County. Regularly scheduled meetings allow the departments and residents to exchange information about what departments are doing, receive input from the residents, prevent duplication, concentrate efforts at the same time and determine what is working and what is not.

### ***B. EXPERIENCE GAINED: IMPLEMENTATION CHALLENGES***

While strategies may vary from one neighborhood to another, the OCR has learned that for efforts to be successful and sustainable, neighborhood revitalization and stabilization initiatives must have at their core the following essential components. Taking into consideration that we are operating under severe fiscal constraints and there are competing demands for resources, these components should serve as the foundation for ongoing revitalization and stabilization initiatives throughout the County.

- Comprehensive and Asset Based Approach
- Community Participation and Empowerment
- A clear exit strategy
- Concentration of efforts on a small manageable area
- Partnerships and funding procurement
- Long Term Commitment

***COMPREHENSIVE AND ASSET BASED APPROACH*** – Through the experience gained from working with different communities, OCR staff has learned that community needs must be addressed through a comprehensive, integrated, and asset based approach. All the agencies must be involved, plan and participate together in a coordinated fashion, for a revitalization effort to be comprehensive and successful. The success of coordinated outreach programs by law enforcement, solid waste, and code enforcement in many of the communities we serve are evidence of this.

In addition, given current budget constraints and limited resources, the key success of any neighborhood revitalization effort is focusing on building on the assets and resources that already exist in the community to meet residents' needs, instead of only focusing on deficiencies. This approach recognizes that, in today's society, some of the most critical resources needed are people resources and strengthening both neighborhood and family assets. In fact, efforts that have shown the greatest success are those that have begun with empowering neighborhood residents and then building up their capacity to change their environment.

***COMMUNITY PARTICIPATION AND EMPOWERMENT***- No amount of effort will be successful unless there is a community which understands the revitalization process, fully shares the decisions that affect its neighborhood, and has a sense of ownership in the results. Successful

neighborhood revitalization and/or stabilization efforts must evolve from key community stakeholders' desire to affect positive change. Key stakeholders include residents, merchants and property owners supported by community-based organizations, local government and others important to the revitalization process.

Strengthening and rebuilding a neighborhood is empowering the individuals and organizations within that neighborhood. Without empowerment and building the community's capacity, efforts by government foster greater dependence, lack of trust, and frustration. The ultimate success of holistic efforts requires capacity building from within the neighborhood and that there be a strong sense of community ownership and hands-on responsibility for the transformation of the neighborhood. Efforts must focus on engaging and promoting greater community leadership by offering more education to neighborhood leaders and equipping them with the skills and knowledge necessary to make a positive change in their community, a sense of accomplishment and pride for themselves and their neighborhood.

Until the OCR begins to work in an area, staff cannot fully assess whether residents are already organized to take an active role in spearheading revitalization efforts. Government cannot do it alone and where such organization does not exist, it must be created. Neighborhood associations allow stakeholder voices to be heard, bring together the collective resources of the community, and provide a means and structure to both organize a neighborhood and manage neighborhood projects and programs. They can act as a vehicle for making connections between people, and provide a forum to get people interested in the neighborhood, where issues can be discussed and resolved. They are also a great vehicle for obtaining community buy-in for a specific agreed upon vision to guide specific, realistic and achievable activities directed toward neighborhood transformation, and can provide a structure to organize volunteers, access County resources, and influence decisions. They can also serve to generate funds for neighborhood improvement projects through fund raisers, grant procurement or donations. Most importantly, neighborhood associations can help create a positive social environment that can become a community's best feature.

**A CLEAR EXIT STRATEGY** – While self-sufficiency and sustainability of efforts are expected outcomes of OCR programs, initiatives, and intensive focus of resources on an area, the reality is that there are no quick fixes. Community revitalization is a continuing process and it is important to maintain that continuity. Starting efforts in an area is often easier than getting out, and one of the main problems of government assistance disappearing is that the momentum within the community can get lost, despite the best intentions neighborhood associations or community groups may have in taking over the control of their community improvements.

An exit strategy should, therefore, be developed to provide focus and direction to residents for maintaining the continuity of community improvements, and secure the investment that has been made in an area. This exit strategy should be developed and agreed upon by all stakeholders at the beginning of any neighborhood improvement initiative, to clearly identify the specific roles and commitments of both the County and the community; the type of assistance to be provided; who will be responsible for handling each activity or project; how it will be funded; how it will be monitored; and what will be the role and responsibilities of the community in managing, monitoring, and maintaining efforts after government intervention is discontinued.

**CONCENTRATION OF EFFORTS ON A SMALL, MANAGEABLE AREA** – In order to successfully initiate an effort which can serve as a seed for further change in an area, work must be focused on a small manageable section of an area. Problems are too complex and too interwoven to be dealt with on a large scale. Though it is difficult to select a small area, focusing on a small, defined neighborhood or section within a neighborhood will: yield highly visible results; allow for the establishment of measurable objectives, monitoring of the progress, and development of realistic and meaningful measures of success; and give all participants involved the confidence and enthusiasm to continue. Moreover, community participation which is the paramount component of any revitalization effort will be easier to accomplish within a small manageable area.

**PARTNERSHIPS** - The County can't do this alone and, while government has a critically important role, the neighborhood and the broader community must come together and work in true partnership with government for efforts to be successful and sustainable. Affordability remains the main obstacle in the provision of needed improvements in deteriorated neighborhoods. Furthermore, governments at all levels are operating under severe fiscal constraints and there are competing demands for resources. We have learned that to enhance departmental efforts and funding allocated by the Board, any additional funding sources that exist at the federal, state or local level need to be identified, leveraged and layered.

Efforts must continue to be focused on building partnerships with other public entities, the private sector, non-profits, foundations, and any other entities that have a personal stake in the self-sufficiency and growth of the neighborhood. This is critical to help maximize the strengths of the community, avoid duplication, and access the necessary resources required to improve an area. In addition, emphasis should be placed on creating opportunities for bringing all community groups together, offer them a broader network base to share their successes, and allow them to communicate with each other, and build both a stronger sense of community and a closer link to the local government.

**LONG TERM COMMITMENT** - Neighborhood revitalization and stabilization is a long term, ongoing, expensive, and complex process which requires the sustained commitment of all parties involved. The CCRT's and OCR's continued success is based on the understanding that efforts remain a priority to both the BCC and County Departments. Experience gained shows that the coordination of activities, identifying and acquiring necessary funding, and designing and implementing projects take a lot of effort, and without such a commitment of all parts involved positive results cannot occur.

Our programs and services are not intended to add new tasks to the participating Department's work programs, but rather to help coordinate their efforts so that overall priorities can be established and efforts and resources be directed, accordingly, to those areas in most need.

## **V. THE NEXT STEPS**

Based on the analysis conducted and lessons learned, the OCR staff and CCRT consider that no new focus areas be identified until efforts are completed in the current focus neighborhoods: Kenwood Estates, Royal Palm Estates/Wallis Street West, and Canal Point.

While several improvement projects have already been completed in Kenwood Estates and Wallis Street West, efforts need to be focused on addressing unmet needs in Canal Point. In addition, given the OCR and CCRT's continued work in the three areas, efforts also need to be focused on helping the three community groups to develop and implement an exit strategy to secure the investment that has been made and make resources available to other communities in need. Focus needs to be placed on providing the necessary support and guidance to these groups so that they can achieve self-sufficiency, seek further opportunities to enhance the community capacity, further manage community related issues on their own, and carry out effective programs and community based initiatives geared towards maintaining and enhancing community vitality.

In addition, given the current budget situation, there is a need to emphasize on cultivating neighborhood leadership and self-sufficiency, developing new partnerships, collaborating with other local governments, and identifying as well as procuring other funding sources that could be used to support community-based initiatives and address, to greatest extent possible, the needs in the CCRT neighborhoods.

## **VI. OVERALL RECOMMENDATIONS**

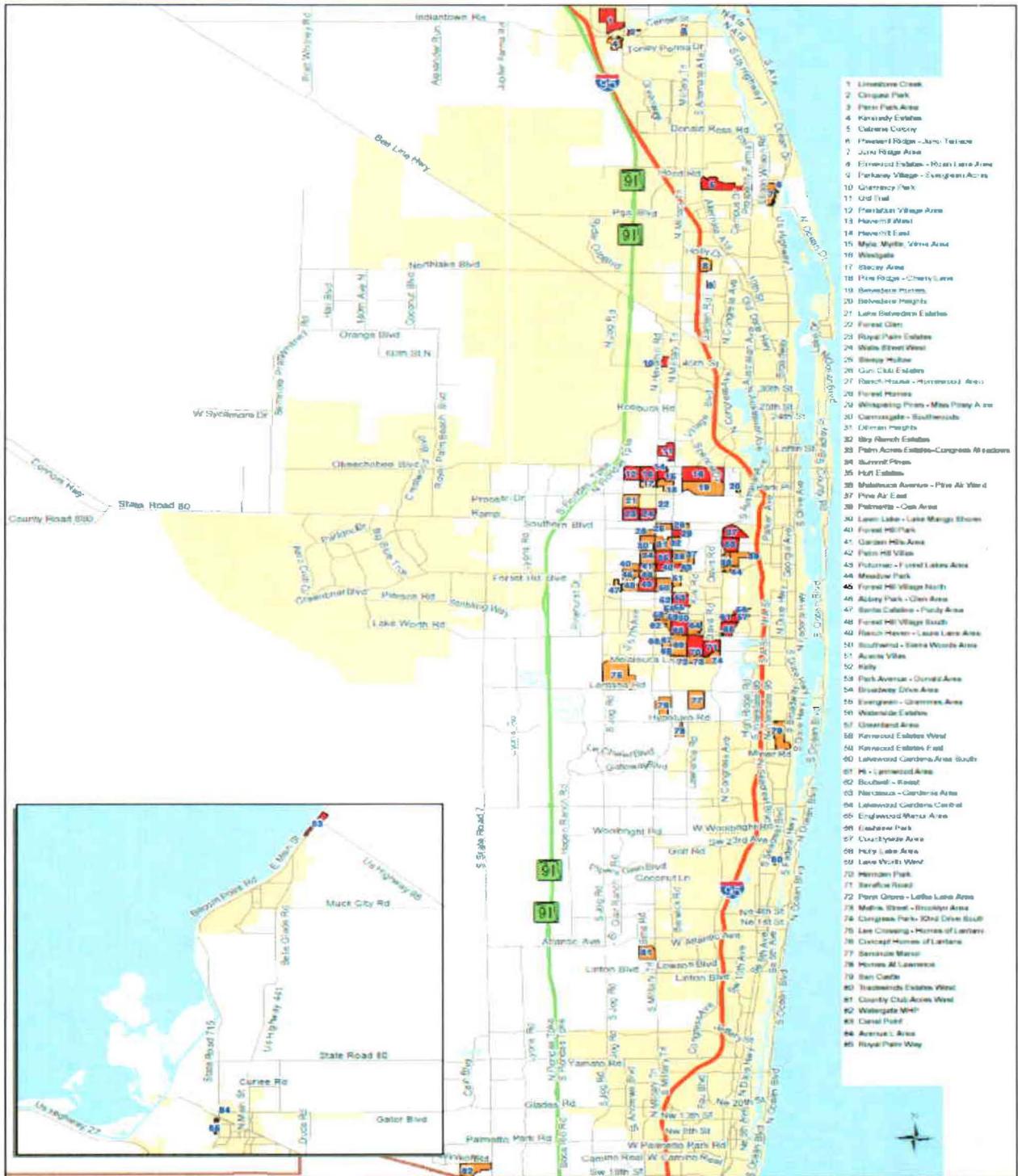
The OCR and CCRT seek Board's concurrence on the following recommendations based on the analysis presented within this report:

- The following areas should be removed from the list of CCRT areas (for justification see Appendix C):

1) Hilltop Manor MHP	11) Mas Verde Mobile Home Estates
2) Meadowbrooke MHP	12) Lake Worth Village MHP/Marks Area
3) Wallis Street East	13) Lantana Trailer Park
4) Henry's Military Trail	14) Sand and Sea Village MHP
5) Lake Patrick	15) Tradewinds Estates East
6) Casa Del Monte	16) Dunes/Barwick Road
7) Jennings/10 <sup>th</sup> Ave North	17) Country Club Acres East
8) Lakewood Gardens North	18) Fremd Village/Padgett Island
9) Miller Avenue/Elizabeth Area	19) 715 MHP
10) Park of Commerce	20) Okeechobee Center

- Whispering Pines should be designated as a CCRT area.
- The boundaries of the Parkway Village/Evergreen Acres, Dillman Heights, Schall Circle, Lakewood Gardens South, and Tradewinds Estates West areas should be revised;
- Per residents' request, the name of the Schall Circle area should be changed to Old Trail and the name of the Plantation Village area should be changed to Plantation;
- Efforts should be focused on addressing unmet needs in Canal Point, and helping the community groups in the remaining focus areas to develop an exit strategy so that resources can be made available to other areas.
- CCRT member Departments should consider all core areas in their work programs and budget planning so that appropriate actions and resources can be directed to address priority projects in these areas as resources become available.
- CCRT member Departments should address, through a phased approach and as resources become available, identified needs in Neighborhood "Core" Areas.
- Efforts should be focused on cultivating neighborhood leadership and self-sufficiency, and identifying, as well as procuring other funding sources that could be used to address unmet needs and support community-based initiatives.

# APPENDIX A: CCRT AREA MAP



- 1 Limestone Creek
- 2 Orange Park
- 3 Pine Park Area
- 4 Kennedy Estates
- 5 Calera Colony
- 6 Powder Ridge - Arts Terrace
- 7 Sun Ridge Area
- 8 Elmwood Estates - Ryan Lane Area
- 9 Parkway Village - Evergreen Acres
- 10 Quincey Park
- 11 Old Trail
- 12 Forest Hill Village Area
- 13 Haven's Wood
- 14 Haven's East
- 15 Myrtle, Myrtle, Myrtle Area
- 16 Windgate
- 17 Shady Area
- 18 Pine Ridge - Cherry Lane
- 19 Bonaventure Heights
- 20 Bonaventure Heights
- 21 Lake Bonaventure Estates
- 22 Forest Glen
- 23 Royal Palm Estates
- 24 White Street West
- 25 Stony Hill
- 26 Sun Club Estates
- 27 Ranch House - Horseshoe Area
- 28 Forest Homes
- 29 Whispering Pines - Max Piney Area
- 30 Chammyale - Southwoods
- 31 Oldman Heights
- 32 Sky Ranch Estates
- 33 Palm Acres Estates - Congress Meadows
- 34 Summit Pines
- 35 Hill Estates
- 36 Malibu Avenue - Pine At Wood
- 37 Pine At East
- 38 Palmterra - Oak Area
- 39 Lower Lake - Lake Mango Shores
- 40 Forest Hill Park
- 41 Garden Hills Area
- 42 Palm Hill Villas
- 43 Pictorial - Forest Lakes Area
- 44 Meadow Park
- 45 Forest Hill Village North
- 46 Abbey Park - Glen Area
- 47 Santa Catalina - Fandy Area
- 48 Forest Hill Village South
- 49 Ranch Haven - Laura Lane Area
- 50 Southwind - Santa Woods Area
- 51 Aspen Villas
- 52 Holly
- 53 Park Avenue - Coral Area
- 54 Broadwater Glen Area
- 55 Evergreen - Chammyale Area
- 56 Waterside Estates
- 57 Overland Area
- 58 Kennel Estates West
- 59 Kennel Estates East
- 60 Lakeview Gardens Area South
- 61 PE - Kennel Area
- 62 South - Forest
- 63 Narcissus - Garden Area
- 64 Lakeview Gardens Central
- 65 Englewood Manor Area
- 66 Lakeview Park
- 67 Deerlynne Area
- 68 Holly Lake Area
- 69 Lake North West
- 70 Meridian Park
- 71 Ravenna Road
- 72 Point Gloria - Latta Lane Area
- 73 Malibu Street - Buckley Area
- 74 Congress Park - 30th Drive South
- 75 Lee Crossing - Homes of Lantana
- 76 District Homes of Lantana
- 77 Sansone Manor
- 78 Homes At Lawrence
- 79 San Carlo
- 80 Traverses Estates West
- 81 Country Club Area West
- 82 Watergate West
- 83 Canal Point
- 84 Avenue L Area
- 85 Royal Palm Way

**CCRT Areas**

■ Neighborhood Core Areas  
■ Neighborhood Enhancement Areas  
 Municipalities

Scale: 1" = 1/2 Mile  
 Date: October 20, 2009

**PLM BEACH COUNTY**  
FLORIDA

**Planning, Zoning and Building  
Department - GIS**

2300 N. Jog Road  
 West Palm Beach, FL 33411  
 (561) 233-5000  
 pbmap@pbcbgov.com  
 www.pbcbgov.com/pzb

## APPENDIX B: SCORING AND RANKING TABLES

Map Area	CCRT Area	Needs									Needs-Total
		Potable Water	Sewer	Roadways	Drainage	Recreational Facilities	Crime	Code Issues	Illegal Dumping and litter	Fire Flow	
North	Limestone Creek	2	2	2	2	0	2	2	1	2	15
North	Cinquez Park	2	2	2	3	0	0	2	1	1	13
North	Penn Park Area	0	0	1	1	0	0	0	1	0	3
North	Kennedy Estates	0	0	0	1	0	3	2	2	0	8
North	Cabana Colony/Lone Pine Rd.	0	0	2	2	0	2	1	0	0	7
North	Pleasant Ridge/Juno Terrace	0	1	0	0	0	2	2	0	1	6
North	Juno Ridge Area	1	1	1	1	1	1	2	0	1	9
North	Elmwood Estates/Roan Lane Area	1	0	1	1	1	1	1	0	2	8
North	Hilltop Manor	0	0	1	2	1	2	1	0	1	8
North	Parkway Village/Evergreene Acres	0	3	1	0	2	1	1	0	0	8
North	Gramercy Park	1	0	1	1	2	3	2	2	1	13
Central	Schall Circle	1	2	1	1	2	3	2	1	1	14
Central	Meadowbrook	1	2	1	1	1	1	3	0	1	11
Central	Plantation Village Area	0	2	0	0	1	3	2	0	2	10
Central	Haverhill West	0	1	0	0	1	3	2	0	2	9
Central	Haverhill East	0	2	0	0	1	3	2	0	1	9
Central	Myla, Myrtle, Vilma Area	0	3	1	1	1	2	2	2	2	14
Central	Westgate	0	2	2	2	0	3	2	2	1	14
Central	Stacey Street	0	2	0	0	1	2	1	1	1	8
Central	Pine Ridge.Cherry Lane	2	2	2	2	1	1	0	0	2	12
Central	Belvedere Homes	1	2	1	1	1	3	1	0	2	12
Central	Belvedere Heights	1	0	0	0	0	2	1	0	2	6
Central	Lake Belvedere Estates	1	2	0	0	1	2	1	0	0	7
Central	Forrest Glen	0	0	3	2	1	3	1	0	2	12

0 Points- No Deficiencies  
 1 Point- Minor Deficiencies  
 2 Points-Major Deficiencies  
 3 Points-Critical Deficiencies

## APPENDIX B: SCORING AND RANKING TABLES

Map Area	CCRT Area	Potable Water	Sewer	Roadways	Drainage	Recreational Facilities	Crime	Code Issues	Illegal Dumping and Litter	Fire Flow	Needs-Total
Central	Royal Palm Estates	0	3	0	0	2	2	2	1	1	11
Central	Wallis Street West	1	2	3	3	2	3	2	1	2	19
Central	Wallis Street East	0	0	1	1	1	1	0	1	0	5
Central	Henry's Military Trail	0	0	0	0	1	2	1	1	2	7
Central	Sleepy Hollow	0	2	1	1	1	2	1	0	2	10
Central	Gun Club Estates	1	2	0	0	1	1	1	0	1	7
Central	Ranchhouse/ Homewood Area	1	2	3	3	1	2	1	0	1	14
Central	Palm Acres Estates/Congress Meadows	1	2	2	2	1	2	1	0	0	11
Central	Lake Patrick	0	2	2	2	1	1	0	0	0	8
Central	Palmarita/Oak Area	1	2	0	0	1	2	1	0	0	7
Central	Lawn Lake/Lake Mango Shores	1	2	1	1	1	2	0	0	0	8
Central	Meadow Park	0	2	0	0	1	2	1	0	1	7
Central	Forrest Homes	0	0	0	0	1	2	1	0	0	4
Central	Cannongate/Southwoods	0	0	0	0	1	2	1	1	0	5
Central	Dyson Circle/Dillman Heights	2	2	0	0	1	2	1	2	1	11
Central	Sky Ranch Estates	0	2	0	0	0	2	1	0	2	7
Central	Summit Pines	0	0	0	0	1	2	0	0	0	3
Central	Holt Estates	0	2	3	3	1	2	1	0	1	13
Central	Melaleuca Ave/Pine Air West	1	2	0	0	1	2	1	0	1	8
Central	Pine Air East	0	2	0	0	1	2	1	0	0	6
Central	Potomoc/Forrest Lake Area	1	1	3	3	1	1	3	0	1	14
Central	Casa Del Monte Area	1	0	0	0	1	2	1	1	1	7
Central	Forrest Hill Park	0	2	0	0	1	2	0	0	0	5
Central	Garden Hills Area	0	0	0	0	1	3	0	0	0	4

0 Points- No Deficiencies  
 1 Point- Minor Deficiencies  
 2 Points-Major Deficiencies  
 3 Points-Critical Deficiencies

## APPENDIX B: SCORING AND RANKING TABLES

Map Area	CCRT Area	Needs									Needs-Total
		Potable Water	Sewer	Roadways	Drainage	Recreational Facilities	Crime	Code Issues	Illegal Dumping and litter	Fire Flow	
Central	Palm Hill Villas	0	0	2	2	1	3	0	0	0	8
Central	Forrest Hill Village North	0	0	0	0	1	2	1	0	0	4
Central	Abbey Park/Glen Area	0	0	1	0	1	3	1	0	0	6
Central	Santa Catalina/Purdy Area	0	0	0	0	1	2	2	0	1	6
Central	Forest Hill Village South	0	0	0	0	1	2	1	0	0	4
Central	Ranch Haven/Laura Lane Area	2	2	3	3	1	2	1	0	0	14
Central	Southwind/Sierra Woods Area	0	2	2	2	1	2	0	0	1	10
Central	Acacia Villas	0	0	0	0	1	2	1	0	1	5
Central	Kelly	1	1	2	2	1	2	0	0	0	9
Central	Park Ave/Donald Road Area	0	2	2	2	1	1	1	0	1	10
Central	Jennings/10th Ave North	0	2	0	0	1	1	1	0	0	5
Central	Broadway Drive Area	1	1	3	3	1	2	0	0	1	12
Central	Evergreene/ Grammes Area	0	0	2	2	1	2	1	0	2	10
Central	Lakewood Gardens North	0	3	1	1	1	2	1	0	1	10
Central	Waterside Estates	3	3	1	1	0	1	2	0	0	11
Central	Kenwood Estates West	0	2	1	1	1	2	2	0	3	12
Central	Kenwood Estates East	2	2	0	0	1	3	2	0	2	12
Central	Lakewood Gardens South	0	3	0	0	1	3	2	0	0	9
Central	Hi/Lynwood Area	0	3	1	1	1	2	2	0	2	12
Central	Boutwell/Keast	1	1	2	2	1	1	1	0	0	9
Central	Greenland Area	0	0	3	3	1	3	2	0	1	13
Central	Narcissus/Gardenia	0	3	2	2	1	2	2	0	0	12
Central	Lakewood Gardens Central	0	3	2	2	1	1	2	0	2	13
Central	2nd Ave/Miller Area	0	2	0	0	1	3	2	1	2	11
Central	Englewood Manor Area	1	3	3	3	1	2	2	0	0	15

0 Points- No Deficiencies  
 1 Point- Minor Deficiencies  
 2 Points-Major Deficiencies  
 3 Points-Critical Deficiencies

## APPENDIX B: SCORING AND RANKING TABLES

Map Area	CCRT Area	Needs									Needs-Total
		Potable Water	Sewer	Roadways	Drainage	Recreational Facilities	Crime	Code Issues	Illegal Dumping and Litter	Fire Flow	
Central	Park of Commerce	3	3	0	0	1	2	0	0	0	9
Central	Lake Worth West	0	3	3	3	0	3	2	1	0	15
Central	Herndon Park/Coconut Rd.	2	3	3	3	1	3	2	0	1	18
Central	Serafica Road	0	3	3	3	0	3	3	1	1	17
Central	Penn Grove/Letho Lane	1	2	3	3	1	2	2	1	0	15
Central	Mathis St./Brooklyn Area	0	2	0	0	1	2	2	1	1	9
Central	Congress Park/32nd Ave South	0	2	0	0	1	3	3	1	0	10
Central	Mas Verde MH Estates	0	0	0	0	1	3	0	0	2	6
Central	Lake Worth Village MHP/Marks Way Area	0	0	1	1	1	2	2	0	2	9
Central	Eastview Park	0	2	3	3	1	2	1	0	0	12
Central	Countryside Area	1	1	0	0	1	2	1	0	0	6
Central	Holly Lake Area	0	0	0	0	1	1	1	0	0	3
Central	Lee Crossing/Homes of Lantana	0	0	0	0	0	3	2	0	0	5
Central	Concept Homes of Lantana	0	0	0	0	0	3	2	0	0	5
Central	Seminole Manor	1	1	0	0	0	2	2	1	2	9
Central	Lantana Trailer Park	1	1	0	0	1	0	0	0	2	5
Central	Homes at Lawrence	0	0	0	0	0	3	1	0	0	4
Central	San Castle	0	1	0	0	0	3	2	1	2	9
South	Sand and Sea Village MHP	0	0	0	0	0	1	1	0	2	4
South	Tradewinds Estates West	0	3	2	2	0	2	2	0	0	11
South	Tradewinds Estates East	3	3	1	1	1	2	1	0	0	12
South	Dunes/Barwick Road	0	0	2	2	0	2	0	0	2	8
South	Country Club Acres East	3	3	0	1	0	1	2	0	2	12
South	Watergate MHP/Sandelfoot Blvd	3	0	0	1	2	2	2	1	0	11

0 Points- No Deficiencies  
 1 Point- Minor Deficiencies  
 2 Points-Major Deficiencies  
 3 Points-Critical Deficiencies

## APPENDIX B: SCORING AND RANKING TABLES

Map Area	CCRT Area	Needs									Needs-Total
		Potable Water	Sewer	Roadways	Drainage	Recreational Facilities	Crime	Code Issues	Illegal Dumping and Litter	Fire Flow	
West	Canal Point	1	3	0	0	1	0	2	1	1	9
West	Fremd Village/Padgett Island	3	3	1	1	2	3	2	1	1	17
West	715 MHP	3	1	2	2	0	3	n/a	1	2	14
West	Avenue L Area	3	1	3	3	1	3	1	1	0	16
West	Royal Palm Way/NW 17th Street	3	1	3	3	1	3	1	1	0	16
West	Okeechobee Center	3	1	0	0	0	3	0	1	2	10
Central	Whispering Pines/Miss Piney Rd.	0	2	3	3	1	1	2	0	0	12

0 Points- No Deficiencies  
 1 Point- Minor Deficiencies  
 2 Points-Major Deficiencies  
 3 Points-Critical Deficiencies

## **APPENDIX C: JUSTIFICATION FOR REMOVAL OF AREAS AND BOUNDARY CHANGES**

### **AREAS RECOMMENDED FOR REMOVAL**

#### **CCRT Area # 9 Hilltop Manor MHP**

**Geographic Location:** Hilltop Manor bounded by Northlake Boulevard to the North, City of Palm Beach Gardens to the South, Old Dixie Highway to the East, and the C-17 Canal to the west.

**Justification:** In 2005, a private developer purchased the parcels located within the subdivision labeled as Hilltop Park, and the property is currently under new development.

#### **CCRT Area # 13 MeadowBrooke MHP**

**Geographic Location:** MeadowBrooke MHP is bounded by Sykes Road to the North, City of Palm Beach Lake Worth Drainage District (LWDD) L-2 Canal to the South and Drexel Road to the East.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

#### **CCRT Area # 27 Wallis Street East**

**Geographic Location:** Wallis Street East is bounded by L-4 Canal to the North, Southern Boulevard to the South, Haverhill Road to the East, and Military Trail to the West.

**Justification:** This area is vacant and has been designated as an "airport expansion area".

#### **CCRT Area # 28 Henry's Military Trail**

**Geographic Location:** Henry's Military Trail is bounded by Tulane Drive to the North, Southern Boulevard to the South, vacant airport expansion area to the East, and Military Trail to the West.

**Justification:** This area is vacant and has been designated as an "airport expansion area".

### **CCRT Area # 33 Lake Patrick**

**Geographic Location:** Lake Patrick is bounded by L-5 Canal to the North, L-6 Canal to the South, Florida Mango Rd. to the East, and West Palm Beach Canal to the West.

**Justification:** This area does not meet the property value threshold to be considered a CCRT Neighborhood. The CCRT and CCRT Staff recommend removal based on visual observations and overall characteristics of the neighborhood.

### **CCRT Area # 46 Casa Del Monte**

**Geographic Location:** Casa Del Monte is bounded by the LWDD L-7 Canal to the North, Jog Road to the East, Sherwood Forrest Road to the West and Forest Hill Blvd. to the South.

**Justification:** Casa Del Monte MHP is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 59 Jennings/10<sup>th</sup> Avenue North**

**Geographic Location:** The Jennings /10<sup>th</sup> Avenue North area is bounded by the LWDD L-10 Canal to the North, 10<sup>th</sup> Avenue to the South, LWDD E-3 Canal to the West, and Perry Ave. to the East.

**Justification:** The entire area has been annexed by the Village of Palm Springs with the exception of one commercial property abutting 10<sup>th</sup> Ave. North.

### **CCRT Area # 62 Lakewood Gardens North**

**Geographic Location:** Lakewood Gardens North is bounded by L-10 Canal to the North, 10<sup>th</sup> Avenue to the South, Kirk Road to the East, and Military Trail to the West.

**Justification:** The entire area has been annexed by the Village of Palm Springs.

### **CCRT Area # 72 Miller Avenue/Elizabeth Area**

**Geographic Location:** The Miller Avenue/Elizabeth area is bounded by 2<sup>nd</sup> Avenue to the North, Lake Worth Road to the South, Congress Avenue to the East, and Davis Road to the West.

**Justification:** The entire area has been annexed by the Village of Palm Springs with the exception of the commercial parcels at the corner of South Congress Ave. and Lake Worth Rd.

### **CCRT Area # 74 Park of Commerce**

**Geographic Location:** The Park of Commerce is bounded by 10<sup>th</sup> Avenue to the North, Lake Worth Road to the South, Boutwell Road to the East, and the E-4 Canal to the West.

**Justification:** The majority of the area has been annexed by the City of Lake Worth. While there are a few remaining residential parcels, the entire park of commerce is part of a master plan developed in partnership with the City to create a quality office/industrial park in the area.

### **CCRT Area # 81 Mas Verde Mobile Home Estates**

**Geographic Location:** Mas Verde Mobile Home Estates is bounded by Lake Worth Road to the North, Lisa Lane to the South, Bridgette Blvd. to the South and East.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 82 Lake Worth Village MHP/ Marks Way Area**

**Geographic Location:** Lake Worth Village MHP/Marks Way Area is bounded by Lake Worth Road to the North, Melaleuca Lane to the South, LWDD E-3 Canal to the West and Haverhill Road to the East.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 86 Lantana Trailer Park**

**Geographic Location:** Lantana Trailer Park is bounded by LWDD L-16 Canal to the North, LWDD L-17 Canal to the South, S. Mangrove Cay Way to the West and Congress Avenue to the EAST.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 92 Sand and Sea Village MHP**

**Geographic Location:** Sand and Sea MHP is bounded by the LWDD L-21 Canal to the North, Boynton Canal to the South, Gateway Blvd. divides the North and South areas of this MHP.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 94 Tradewinds East**

**Geographic Location:** Tradewinds East is bounded by Sunset Road to the North, Robert Road to the South, the Intercoastal Waterway to the East, and Federal Highway to the West.

**Justification:** This area has an average market value of \$388,521, which exceeds the property value threshold for a CCRT neighborhood. The CCRT and OCR Staff recommend removal of this area given, its intercoastal waterway location and overall characteristics of the neighborhood.

### **CCRT Area # 95 Dunes/Barwick Road**

**Geographic Location:** Dunes/Barwick is bounded by the L-29 Canal to the North, the L-30 Canal to the South, Military Trail to the East, and Barwick Road to the West.

**Justification:** This area has an average market value of \$445,320, which exceeds the property value threshold for a CCRT neighborhood. The CCRT and OCR staff recommends removal of this area based on visual observations and overall characteristics of the neighborhood.

### **CCRT Area # 96 Country Club Acres East**

**Geographic Location:** Country Club Acres East is bounded by the East Atlantic Avenue to the North, the L-34 Canal to the South, Military Trail to the East, and Whatley Road to the West.

**Justification:** The entire area has been annexed by the Village of Palm Springs.

### **CCRT Area # 100 Fremd Village/Padgett Island**

**Geographic Location:** Fremd Village/Padgett Island is bounded by East 7<sup>th</sup> street and Much City Road to the North, Unknown Street to the South, Belle Glade Rd. divides these two properties.

**Justification:** Fremd Village/Padgett Island Housing Development is managed by the Pahokee Housing Authority which is federally funded through Housing and Urban Development.

### **CCRT Area # 101 715 MHP**

**Geographic Location:** 715 MHP is bounded by State Road 715 to the East, South Main Street to the West.

**Justification:** This is a privately owned mobile home park that has private roads and is privately maintained.

### **CCRT Area # 104 Okeechobee Center**

**Geographic Location:** Okeechobee Center is bounded by NW Ave L to the North, State Road 715 to the East and S. Main Street to the West.

**Justification:** Okeechobee Center Housing Development is managed by the Belle Glade Housing Authority which is federally funded through Housing and Urban Development.

## ***AREAS WITH REDEFINED BOUNDARIES***

### **CCRT Area # 12 Schall Circle**

**Geographic Location:** Schall Circle is bounded by to the North, Lake Worth Drainage District (LWDD) L-2 Canal to the South and Drexel Road to the East.

**Justification:** The boundaries for this area will be revised to exclude the Schall Landing Housing Development which is managed by the Palm Beach County Housing Authority and is federally funded through Housing and Urban Development. The name of the area will be changed to Old Trail as it was requested per community residents. Old Trail is the main north-south street in the neighborhood.

### **CCRT Area # 39 Dyson Circle**

**Geographic Location:** Dyson Circle is bounded by Sunny Lane to the North, Dyson Circle to the South and South Military Trail to the East.

**Justification:** The boundaries for this area will be revised to exclude the Dyson Circle Housing Development which is managed by the Palm Beach County Housing Authority and is federally funded through Housing and Urban Development. The name of the area will be changed to Dillman Heights to reflect the name of the subdivision.

### **CCRT Area # 10 Parkway Village/Evergreene Acres**

**Geographic Location:** Parkway Village/ Evergreene Acres is bounded by Consumer St. to the North, Northlake Blvd to the South, C-17 Canal to the East and Sandtree Dr. to the West.

**Justification:** The boundaries for this area will be revised to include the residential areas north of the existing CCRT area, which was missed in the original designation of areas. As a result of the reassessment of areas, the OCR and CCRT staff determined that the northern boundary line of the designated area was not clearly defined by a major road or canal. Given this and that the area north of Consumer St. share similar characteristics to the originally designated area, the boundaries will be revised to include the above referenced areas.

### **CCRT Area # 66 Lakewood Gardens South**

**Geographic Location:** Lakewood Gardens South is bounded by 10<sup>th</sup> Avenue to the North, L-10 Canal to the South, Rosten Lane to the East, and Kirk Road to the West.

**Justification:** The boundaries for this area will be revised to exclude the areas East of Kirk Road, which has been annexed into the Village of Palm Springs.

### **CCRT Area # 93 Tradewinds West**

**Geographic Location:** Tradewinds West is bounded by Sunset Road to the North, Gulfstream Blvd. to the South, Federal Highway to the East, and Old Dixie Highway to the West.

**Justification:** The boundaries for this area will be revised to exclude the areas South of Miller's Rd, which have been annexed into the City of Boynton Beach and the commercial parcels abutting South Federal Highway 1.

## **APPENDIX D: FOCUS AREAS STATUS REPORT**

This section presents a summary of efforts in the primary CCRT focus areas. In 1997, the Board of County Commissioners established the Countywide Community Revitalization Team (CCRT), an interdepartmental team for coordinating and delivering services to neighborhoods in Palm Beach County in need of special or additional assistance to improve residents' living conditions. The CCRT identifies neighborhoods that face challenges such as lack of basic infrastructure components, poor physical condition of buildings, substantial crime and code enforcement issues and a lack of recreational facilities and social services that are tailored to the community's population. The CCRT is a coordinated approach to addressing these challenges using available County and community resources.

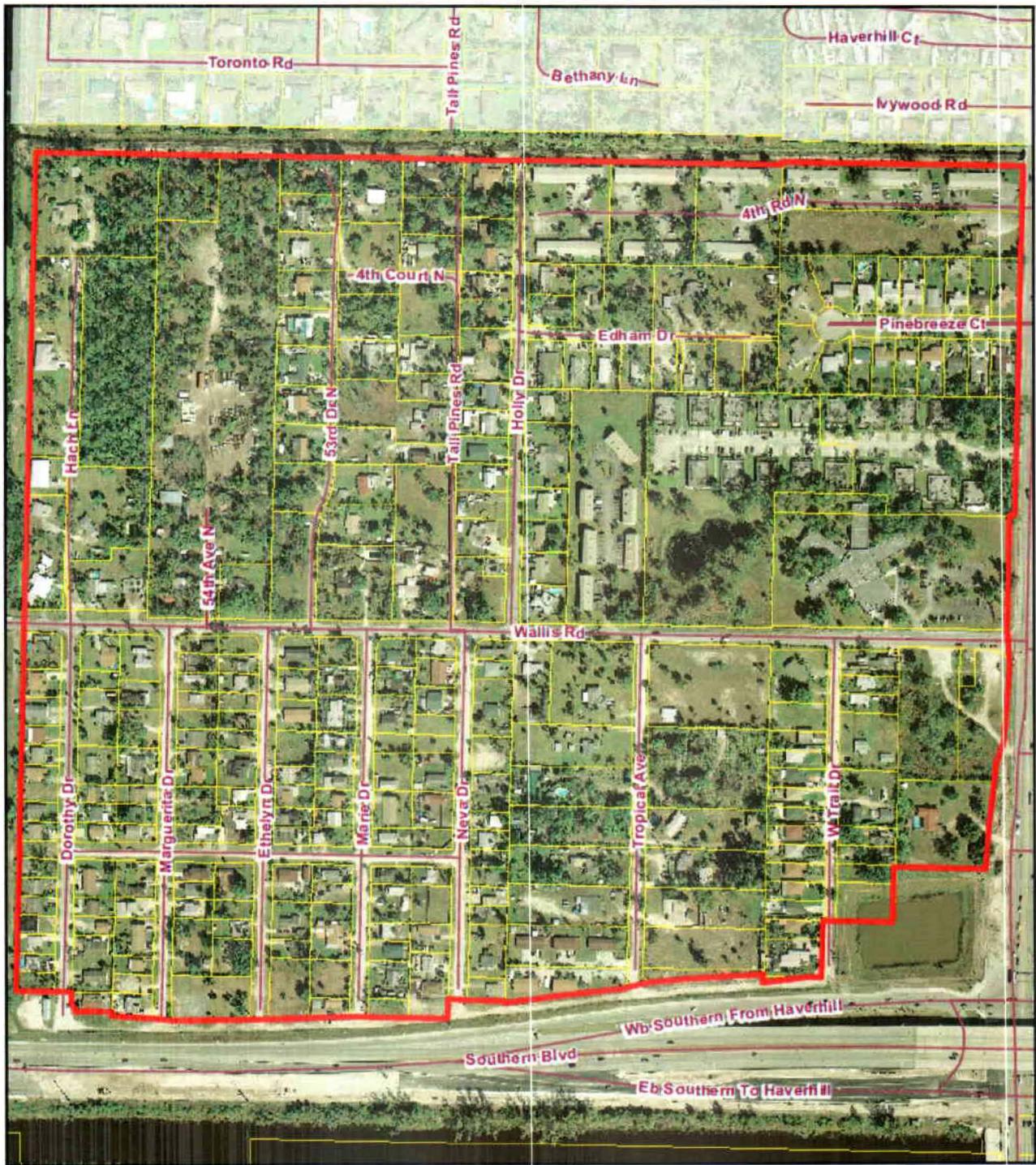
On August 26th, 2003, the CCRT presented to the Board of County Commissioners the *CCRT Focus Areas Study and Recommendations Report*. One of the recommendations endorsed by the Board was to make Kenwood Estates, Wallis Street West and Canal Point the next three CCRT's priority focus areas. This recommendation was based on data collection and a needs assessment, which demonstrated that the neighborhoods experienced deficiencies in several areas, and thus were in need of revitalization efforts. In an attempt to help improve these communities, the Board directed staff to prepare and submit a community plan for each area that describe the issues in need of attention and strategies needed to improve the communities. Since then, the OCR and CCRT member departments have worked with community residents, to conduct a visioning process in each of these neighborhoods, prepare an action plan, and facilitate the implementation of several improvement projects. A summary of efforts in these areas is provided below.

### ***FOCUS AREA I: KENWOOD ESTATES***

***GEOGRAPHIC DESCRIPTION*** - Kenwood Estates is located within the existing Lake Worth Road Corridor area, and is generally bounded by 10<sup>th</sup> Avenue North to the North, the Lake Worth Drainage District's L-11 Canal to the South, Attleboro Avenue to the East, and Haverhill Road to the West (see Figures D-1 and D-2 on the following pages). The overall Kenwood Estates area is located in Commission Districts 2 and 3.

***SUMMARY OF EFFORTS*** - Since 2003, the Board has allocated over \$2.7 million to help address some pressing issues in the community. Improvement projects that have already been completed include: construction of a neighborhood park; paving and drainage improvements; installation of speed humps, streetlights, and sidewalks in strategic locations throughout the community. In addition, a community policing deputy was assigned to the neighborhood to help reestablish a sense of personal security among residents.

**FIGURE D-1: KENWOOD ESTATES WEST**



**WALIS STREET WEST**  
 Area 24  
 Commission District 6  
 Neighborhood Core Area

CCRT Area  
 Municipalities

Nov 06 2009



**Planning, Zoning and Building  
 Department - GIS**  
 2300 N. Jog Road  
 West Palm Beach, FL 33411  
 (561) 233-6000  
[pcbma@pbco.gov](mailto:pcbma@pbco.gov)  
[www.pbco.gov.com/pzb](http://www.pbco.gov.com/pzb)

FIGURE D-2: KENWOOD ESTATES EAST



KENWOOD ESTATES EAST  
Area 59  
Commission District 3  
Neighborhood Enhancement Area

 CCRT Area  
Municipalities

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Planning, Zoning and Building  
Department - GIS  
2300 N. Jog Road  
West Palm Beach, FL 33411  
(561) 233-8000  
pzbrma.pz@pbcgov.com  
www.pbcgov.com/pz

The Office of Community Revitalization has provided technical and coordination assistance for some projects and worked with service agencies and community members to complete several neighborhood improvements. The following paragraphs provide a summary of the specific projects completed and assistance provided by the OCR team to date:

- VISIONING PROCESS - In May of 2004, the OCR facilitated a visioning process through a grant received from the Treasure Coast Regional Planning Council (TCRPC). The goal of this process was to bring the community together to identify its issues and concerns and, to the best extent possible, garner consensus on a vision and a roadmap for neighborhood revitalization. The TCRPC's Design staff and a team of design professionals assisted the citizens in studying the assets and challenges faced by the community and reaching consensus on specific strategies to revitalize the neighborhood. As a result of this effort, a plan was developed which served as a guide for future efforts.



- NEIGHBORHOOD PARK - A property was acquired and a neighborhood park was developed in response to the community's request for a safer place for youth to play. The 0.30 acres park, located at 4545 Clinton Blvd, includes a six-foot swing set with two basket swings and two belt swings.

There is also a one-half court basketball area. The colors for the playground equipment were selected by residents, who met with OCR staff and Parks and Recreation to design the playground. The total cost of this project was approximately \$200,000.



- ESTABLISHMENT OF A NEIGHBORHOOD ASSOCIATION - Led by the community policing officer assigned to the area and a group of resident leaders seeking to improve the neighborhood, an informal neighborhood association was formed in 2003. On March 3, 2005, the Kenwood Estates Community Resident's Group, Inc. incorporated through the State of Florida, and obtained a 501(c) 3 designation. The group meets once a month to review and discuss a variety of concerns within the community, and coordinate efforts to resolve any problems or issues.
- INSTALLATION OF STREETLIGHTS - The installation of streetlights throughout the neighborhood was completed in 2006 to help deter criminal activity and provide the residents with continued safety. The project entailed the installation of 35 lights on Carver Street, Cambridge Street, Clinton Avenue and Weymouth Street. The total cost of this project was \$175,000. Funding is in place for the ongoing operation and maintenance of those lights for a 20 year period.

- PAVING AND DRAINAGE IMPROVEMENTS – Paving and drainage improvements were completed on Cambridge St., Clinton Ave., Carver St., and Weymouth St. The total cost of these improvements was over \$2 millions.



- SIDEWALKS AND SPEED HUMPS - In an effort to provide a safer environment for pedestrians, the County constructed sidewalks and speed humps on most of the neighborhood streets at a total cost of \$181,568.
- GRANTS AWARDED - The community group was awarded several grants through OCR's Neighborhood Partnership Grant Program. They include the following:
  - In 2003, \$12,150 was awarded to purchase a copy machine for neighborhood outreach newsletters.
  - In 2004, \$20,000 was awarded to purchase a printer, laptop computer, postage machine and office supplies for neighborhood outreach; \$15,000 to purchase supplies for special holiday events in the park for neighbor outreach; and \$17,800 to purchase supplies for the "Putting Kids First" Back-to-School event.
  - In 2005, \$18,700 was awarded to purchase supplies for special holiday and community outreach events; and \$20,000 to purchase supplies for the "Putting Kids First" Back-to-School event.
- PUTTING KIDS FIRST – In addition to the funds allocated through the Partnership Grant Program, the Board allocated \$150,000 for the "Putting Kids First" event held in 2006 and 2007. Putting Kids First is a back to school program, where school supplies are provided to kids in conjunction with services such as immunization shots and wellness exams, to enable them to stay in school and excel. There usually are bike and helmet safety lessons, fun activities, and other services provided. The program has been implemented through a partnership with the PBSO and has been very successful. The event provides over 5000 kids living in our most troubled neighborhoods the educational tools in a school atmosphere with the help of sponsors, community representatives and deputies.
- THE NEXT STEPS - The OCR team will be working with the core community group towards reenergizing and strengthening the existing association. The momentum in the community appears to be somewhat lost, and there is a need to help the group refocus to provide for a continued sense of community, and help both structure and organize the neighborhood to oversee and manage the implementation of neighborhood projects and programs.

A reenergized and organized association can help to bring neighbors together once again and continue to provide a forum to get people interested in the neighborhood, where issues can be discussed and resolved, provide a structure to organize volunteers, and generate funds from grants, fund raisers or donations.

Efforts need to also focus on increasing community participation and communication, as well as creating a network for ongoing community events and interaction.

The OCR team will be working with the core community group in these areas and provide the necessary support and guidance so it can become self-sufficient, further manage community related issues on its own, and continue to carry out effective programs and community based initiatives to maintain and/or enhance community vitality. This guidance is needed to ensure the long term sustainability of neighborhood revitalization efforts, a decreased dependence on County's financial assistance, and to be able to make resources available to other communities in need.

## ***FOCUS AREA II: WALLIS STREET WEST/SOUTHERN BLVD. PINES***

**GEOGRAPHIC LOCATION** - The Wallis Road West/Southern Boulevard Pines area is bounded by the L-4 Canal to the north, Southern Boulevard (SR 80) to the south, Haverhill Road to the east, and Lake Worth Drainage District E-3 Canal to the west (see Figure D-3) on the following page). The area is located in Commission District 6.

**SUMMARY OF EFFORTS** - To date, the Board has allocated over 2 million dollars to help address some pressing issues in the community. The completed projects include: water, paving and drainage improvements on several streets; development of a neighborhood park; installation of streetlights, and exterior home improvements. In addition, a community policing deputy was assigned to the neighborhood to help reestablish a sense of personal security among residents. The Office of Community Revitalization (OCR) has been providing technical and coordination assistance for some projects and continues to work with service agencies and community members on neighborhood improvements. The following paragraphs provide a summary of the projects completed and assistance provided by the OCR team to date:

- **VISIONING PROCESS** - In October of 2005, the OCR and Planning Division staff hosted a community visioning and planning workshop for area residents and other community stakeholders. The purpose of the workshop was to gather input on community concerns and needed improvements. It also gave participants the opportunity to formulate ideas and a vision of a revitalized area. Members of the OCR team facilitated this workshop and were able to interact with participants as well as learn about their concerns and ideas. The information obtained was used to develop a community action plan to guide efforts towards community improvement.
- **NEIGHBORHOOD PARK** - A neighborhood park was developed in response to the community's request for a safer place for youth to play. The .26-acre park is located at 67 Caroline Drive near the Town of Haverhill, and includes a half-court basketball court and two age-appropriate children's play areas featuring slides and a tire swing. The park also has an accessible picnic table, two benches, a water fountain, and a bicycle rack. The total cost of this project was approximately \$350,000.



FIGURE D-3: WALLIS STREET WEST/SOUTHERN BLVD. PINES



WALIS STREET WEST  
 Area 24  
 Commission District 6  
 Neighborhood Core Area

 CCRT Area  
 Municipalities



Nov 06, 2009



Planning, Zoning and Building  
 Department - GIS  
 2300 N. Jog Road  
 West Palm Beach, FL 33411  
 (561) 233-6000  
 pcbma.p@pbco.gov.com  
 www.pbco.gov.com/pzb

- ESTABLISHMENT OF A NEIGHBORHOOD ASSOCIATION - A core group of neighborhood residents formed a crime watch group whose mission is to monitor and report criminal activity, as well as help to coordinate neighborhood improvement activities and initiatives. This core group also created a community newsletter, published quarterly, to keep residents informed about their efforts. Regular community monthly meetings are held on the first Monday of each month at the Azalea Court Personal Care Home. The group is currently doing the paperwork to incorporate through the State of Florida, and obtain a 501(c) 3 designation from the IRS.
- WATER IMPROVEMENTS – In 2003, water mains were installed on Caroline Drive, Dorothy Drive, and Tropical Avenue at a cost of approximately \$169,000. In addition, in 2004, construction of water mains was completed on the remaining streets, south of Wallis Road, at a cost of approximately \$600,000. The streets include: Marguerita Drive, Ethelyn Drive, Marie Drive, Neva Drive and West Trail Drive. Property owners contributed \$20.00 per abutting foot through a special assessment.
- PAVING AND DRAINAGE IMPROVEMENTS – Construction of paving and drainage improvements on Margarita Dr., Ethelyn Dr., Marie Dr., Neva Dr., Tropical Avenue and West Trail Drive have been just completed. The total cost of these improvements is approximately \$1.42 million.
- NEIGHBORHOOD STREET LIGHTING PROJECT – In 2008, the Board approved the allocation of \$108,000 to install streetlights in strategic locations within the community to help deter criminal activity and provide the residents with continued safety. The project entails the installation of 18 lights and the operation, as well as the maintenance of those lights for a 20 year period. The project was completed earlier this year.
- NEIGHBORHOOD PARTNERSHIP AND HOME BEAUTIFICATION GRANTS AWARDED - The community group was awarded several grants through OCR's Neighborhood Partnership Grant Program. They include the following:
  - In 2003, \$4,534.66 was awarded to purchase office supplies for neighborhood outreach newsletters.
  - In 2005, \$1,600.00 was awarded to purchase canopies, signs and printing supplies for neighborhood outreach newsletters.
  - In 2005, \$19,500.00 was awarded to the PBSO to purchase audio and visual surveillance equipment to combat violent crimes in this area.

In addition, exterior improvements were completed on ten homes in the neighborhood through OCR's Neighborhood Home Beautification Program. Improvements included: exterior painting; exterior doors; mail box replacement; moderate window repair; fencing repair/replacement; driveway replacement and exterior structural repairs.

- **PATHWAYS** - In November of 2008, the Board approved the allocation of over \$280,000 for pathway construction through the Annual Pathway Program for Fiscal Year 2008/2009. The proposed project, currently under design, entails the installation of pathways along the following streets: Carline Drive from Southern Blvd. To Papaya Road (West Side) - \$82,000; Papaya Rd. from Pine Ave. to the E-3 canal (North Side) - \$240,000; and Avocado Ave. from Southern Blvd. To Papaya Rd (East Side) - \$62,000. In addition, OCR has been working with the Traffic Division, Engineering Services, and the MPO to determine the feasibility of installing sidewalks along Wallis Street, west of Haverhill Rd. to address safety concerns. No funding is available to allocate for project implementation.
- **THE NEXT STEPS** - The OCR will continue to provide technical and coordination assistance to complete already approved projects and provide guidance and support so it can achieve self-sufficiency, seek further opportunities to enhance the community capacity, further manage community related issues on their own, and continue to carry out effective programs and community based initiatives geared towards maintaining and enhancing community vitality.

### ***FOCUS AREA III: CANAL POINT***

**GEOGRAPHIC DESCRIPTION** - The Canal Point area is located near Lake Okeechobee and is generally bounded by First Street to the north, Cypress Avenue to the south, Everglades Street (a.k.a. US 441) to the east, and Conners Highway north of Main Street, and Lake Street south of Main Street to the west (see Figure D-4 on the following page). The area is located in Commission District 6.

**SUMMARY OF EFFORTS** – Since the Office of Community Revitalization’s presentation before the Board of County Commissioners in 2003, the Board has allocated over \$1.2 million dollars towards the design and construction of a gravity sewer system in the area. In addition, the Office of Community Revitalization has been assisting the community group in its neighborhood organizing efforts, and providing technical and coordination assistance for some projects. The OCR continues to work with service agencies and community members to facilitate desired neighborhood improvements. The following paragraphs provide a summary of key efforts to date:



- **VISIONING PROCESS** - As part of the planning process for revitalizing the Canal Point area, Palm Beach County’s Office of Community Revitalization hosted a community visioning workshop for area residents and interested stakeholders. The workshop was held on January 27<sup>th</sup>, 2007 and was attended by over 50 participants. The purpose of this workshop was to bring the community together to identify issues and concerns and, to the best extent possible, garner consensus on recommendations to facilitate the improvement and revitalization of the area.

FIGURE D-4: CANAL POINT



**CANAL POINT**  
Area 83  
Commission District 6  
Neighborhood Core Area

 CCRT Area  
Municipalities

Nov 16 2009 File name: 2009map\_book.mxd/fig

 **Planning, Zoning and Building  
Department - GIS**

2300 N. Jog Road  
West Palm Beach, FL 33411  
(561) 233-6000  
pcbwa@pbcb.gov  
www.pbcb.gov

Members of OCR, Planning, and Zoning staff helped to facilitate the workshop and encouraged participants to voice their opinions and suggestions. The information obtained was used to develop a community action plan to guide efforts towards community improvement.

- SANITARY SEWER PROJECT - This project, well under way, will serve the scenic trail/downtown area and the southwest residential areas of Canal Point. This project is a joint venture between the County, the City of Pahokee, the United States Department of Agriculture, the SWFWMD, and the State. The associated headwork's project in the Pahokee wastewater treatment plant is under construction.
- ESTABLISHMENT OF A NEIGHBORHOOD ASSOCIATION - A core group of neighborhood residents has been meeting informally to coordinate neighborhood improvement activities and initiatives, and requested the OCR staff to provide training and technical assistance to the group to establish a local leadership structure to represent the interests of Canal Point. In April of 2008, the Canal Point Community Development, Inc. incorporated through the State of Florida, and obtained a 501(c) 3 designation. The group meets once a month to review and discuss a variety of concerns within the community, and coordinate efforts to resolve any problems or issues.
- CANAL POINT MASTER PLAN - OCR staff is currently working with Canal Point Community Development, Inc., and PBC Planning and Zoning divisions on an overall strategy and timeline for the Canal Point Master Plan. This master plan will be used as the basis for developing specific amendments to the ULDC to facilitate development and redevelopment efforts in the Canal Point area. As well as developing an overlay for Canal Point.



OCR along with Planning and Zoning staff has been meeting to discuss the preliminary Zoning and Land Use Plan. The structure of the Zoning and Land Use Plan assigns the Canal Point Community Development, Inc. (CPCDI) with setting project goals, devising strategies for attaining the goals, and governing as a lead organization to shepherd its implementation.

- NEIGHBORHOOD PARTNERSHIP AND AMERICA'S TOP NEIGHBORHOOD GRANTS AWARDED - The community group was awarded the following two grants in 2008:
  - \$1,700.00 was awarded through the Resident Education to Action Program's (REAP) America's Top Neighborhood Grants to publish a bi-monthly community newsletter to improve communication, build a sense of community and effect the social conditions.
  - \$20,000.00 was awarded through the Neighborhood Partnership Grant (NPG) Program to install three "Welcome to Canal Point" signs on southbound 441, Northbound US 44, and Westbound on SR 700.

- THE NEXT STEPS - The OCR team will continue to provide technical assistance, as needed, and facilitate the coordination and communication among County departments and between the County and the neighborhood association for the implementation of needed improvement projects. The OCR will also continue to assist the core community group in its efforts to further organize and strengthen the recently formed existing association. In addition, the OCR team will continue to work with the neighborhood association, and Planning and Zoning Division staff to develop a master plan and create a Canal Point Overlay for the area.

The plan developed as a result of the visioning workshop provides the beginning framework for revitalizing the region, and describes the commitment of community members necessary for successful implementation of this Plan. The Plan builds upon the progress of current County efforts in Canal Point, including concentrated police and code enforcement efforts and the community outreach activities of the Economic Development Office and OCR staff.

The County can continue to contribute to the revitalization effort by targeting County programs and resources into the area, such as increasing code enforcement resources and improving public infrastructure and County services, if and when resources become available. Property owners, property managers, businesses, and residents, however, are expected to dedicate their time, energy, and personal resources, as well as procure outside assistance to make the recommendations of the Plan a reality.

Adequate funding is essential for the successful revitalization of Canal Point. For that reason, and in addition to the funds already allocated by the Board of County Commissioners to complete some of the needed infrastructure improvements, other sources of funding should be pursued by the community to supplement funds already allocated and enable the spirit of the community plan to be realized. The neighborhood association should seek funding for various projects from a variety sources, including: local, state, federal, non-profits and other private groups and organizations.

## **APPENDIX E: WHISPERING PINES/MISS PINEY AREA**

**GEOGRAPHIC DESCRIPTION-** Whispering Pines/Miss Piney Road area is generally bounded by Gun Club Road to the North, L-5 Canal to the South (Due to Sky Ranch Estates/Trail Acres CCRT area being directly south of the canal), Kirk Road to the East and Military Trail to the West. The area is located in Commission District 2. Please see Figure E-1 on the following page.

### **PRELIMINARY ANALYSIS OF CURRENT CONDITIONS**

**Demographic and Socio-economic Conditions:** According to the 2000 Census data, population for this area is 2,927. According to the 2002 Planning Division's Unincorporated Existing Land Use Data Base, there are a total of 1,310 housing units in the area, 75.8% of which are single-family and 24.2% are multi-family. Out of the total, 47.9% (596) of the units are owner-occupied housing units, 52.1% (649) are renter-occupied, and 5% are vacant units.



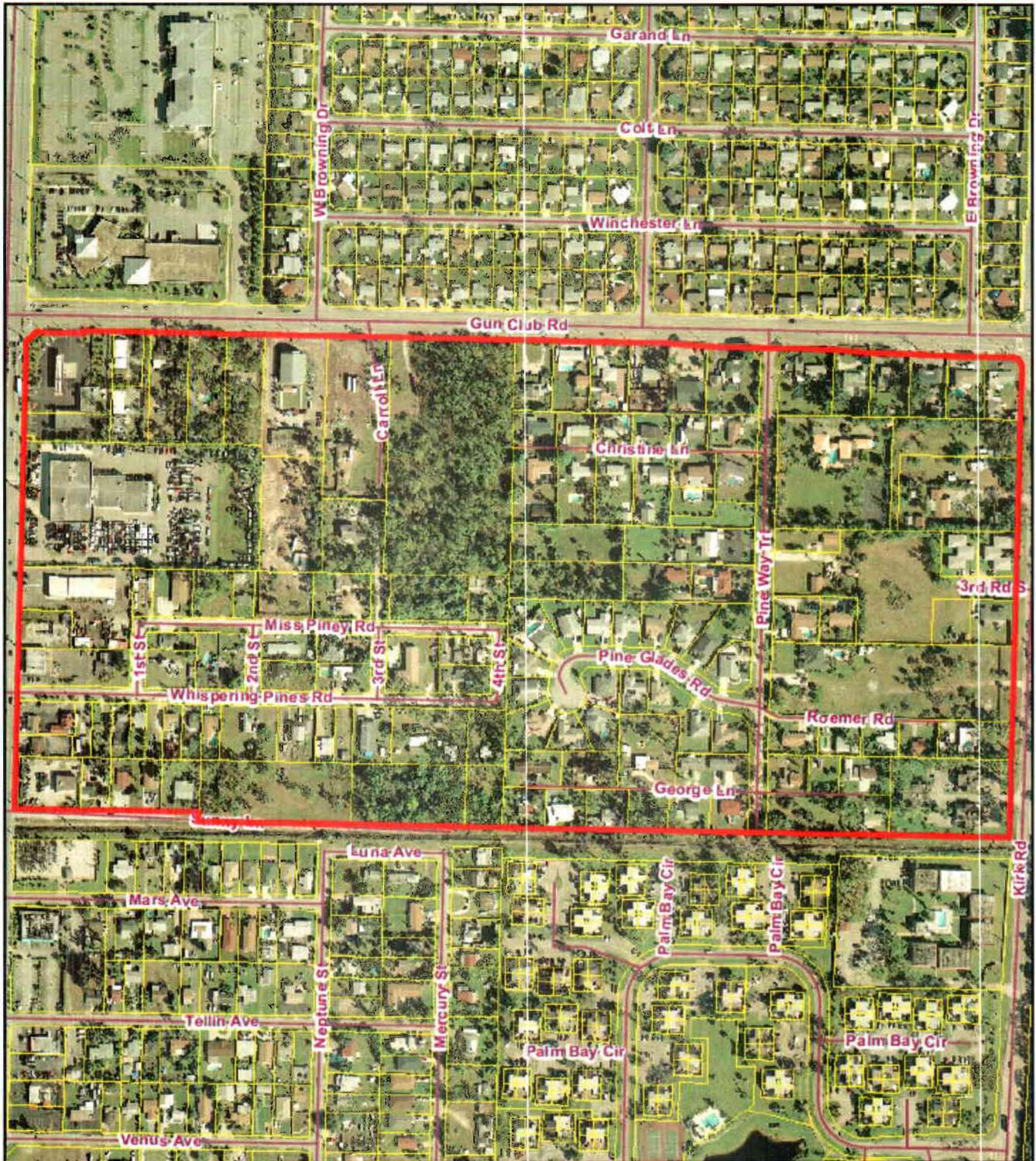
Based on Census data, the median housing value is \$70,000 compared to the County's median value of \$135,200. The median household income is \$39,549 and the median family income is \$38,720, compared to the County's values of \$45,062 and \$53,701, respectively.

Based on information provided by the Housing and Community Development Department, 53.5% of the area's households are considered to be of very low, low and moderate income based on HUD guidelines. Please note that the Census data is provided in an aggregated format, covering a larger area. In addition, the poverty rate in this area is 23% compared to the County's rate of 9.9%.

**Housing Characteristics:** According to a windshield survey conducted by the Department of Housing and Community Development staff in 2003, the condition of housing structures in this area is as follows: Among all the housing units surveyed, approximately 44.0% were categorized as sound, 49.0% exhibited minor deterioration, 5.5% exhibited major deterioration, and 1.5% was dilapidated. A separate analysis of single-family units indicated that 37.0% were categorized as sound, 53.6% exhibited minor deterioration, 7.2% exhibited major deterioration, and 2.2% were dilapidated. Whereas 66.0% of all multi-family units were categorized as sound, 34.0% exhibited minor deterioration, 0% exhibited major deterioration, and 0% was dilapidated.

**Potable Water and Sewer:** A CDBG water main extension project has been completed for the Whispering Pines Road, Miss Piney Road, 1st, 2nd, 3rd, and 4th Streets. Other outlining roads i.e., Carroll Lane, Christine Lane, and George Road have an estimated total cost of 243,174.11 with and added \$41,094.79 in WUD capital costs.

FIGURE E-1: WHISPERING PINES/MISS PINEY



**WHISPERING PINES - MISS PINEY AREA**  
 Area 29  
 Commission District 2  
 Neighborhood Core Area

 CCRT Area  
 Municipalities

Nov 06, 2009 File name: 2009map\_book.mxd/ac



**Planning, Zoning and Building  
 Department - GIS**

2300 N. Jog Road  
 West Palm Beach, FL 33411  
 (561) 233-6000  
 pzbgispl@pbgov.com  
 www.pbgov.com/pzb

Paving and Drainage: All the roads in this area are courtesy maintained shellrock roads and in need of improvement. There is approximately 4,400 Lineal feet of roads in need of improvements consisting of Whispering Pines Rd, 1<sup>st</sup> St, 2<sup>nd</sup> St, 3<sup>rd</sup> St, 4<sup>th</sup> St, Miss Piney Rd and Sunny Ln. The total cost of this project is estimated at \$1,750,000. No funds are available at this time for this project.

Law Enforcement: Calls for service in this area regarding criminal activity are low.

Code Enforcement/Solid Waste: The area off military trail consisting of Whispering Pines Road, Miss Piney Road, 1<sup>st</sup> street, 2<sup>nd</sup> street, 3<sup>rd</sup> street, and 4<sup>th</sup> street is made up of older homes built between the late 40's to 70's. Housing appears to be substandard, with illegal additions and enclosures. There are numerous code enforcement violations that include structural deterioration, open storage in yards, derelict cars, trucks, boats etc. There are piles of debris, and dead vegetation improperly presented for pick up, downed trees from past hurricane damage. The majority of the homes are tenant occupied.

The other half of this area, which encompasses Carroll Lane, S Pine Way Trail, Pine Glades Road, Roemer Road and George Lane, is largely comprised of newer homes (built within the last 30 years). Most are in very good shape, with well-maintained, nicely manicured yards. There are no trash issues visible, and two of the roads are privately owned and maintained with signage indicating so and limiting access to the public. Code violations are minimal, and the homes are mostly owner occupied.