



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Capital Expenditures	___	___	___	___	___
Operating Costs	___	___	___	___	___
External Revenues	___	___	___	___	___
Program Income (County)	___	___	___	___	___
In-Kind Match (County)	___	___	___	___	___
<b>NET FISCAL IMPACT</b>	<b>==</b>	<b>==</b>	<b>==</b>	<b>==</b>	<b>==</b>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<b>___</b>	<b>___</b>	<b>___</b>	<b>___</b>	<b>___</b>

Is Item Included In Current Budget? Yes \_\_\_ No \_\_\_  
 Budget Account No.: Fund \_\_\_ Department \_\_\_ Unit \_\_\_ Object \_\_\_

Reporting Category

**B. Recommended Sources of Funds/Summary of Fiscal Impact:** There is no fiscal impact associated with this item. If approved future impact will be to CCRT project fund. That impact is undeterminable at this time.

C. Departmental Fiscal Review: Pat Delgado

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

<p><u>OFMB</u>  <i>[Signature]</i> 8/14/2012                  8/13/12                  8/13/12</p>	<p><u>Contract Dev. and Control</u>  <i>[Signature]</i> 8/16/12                  8-16-12</p>
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**B. Legal Sufficiency:**

Anne Delgado 8/21/12  
 Assistant County Attorney

**C. Other Department Review:**

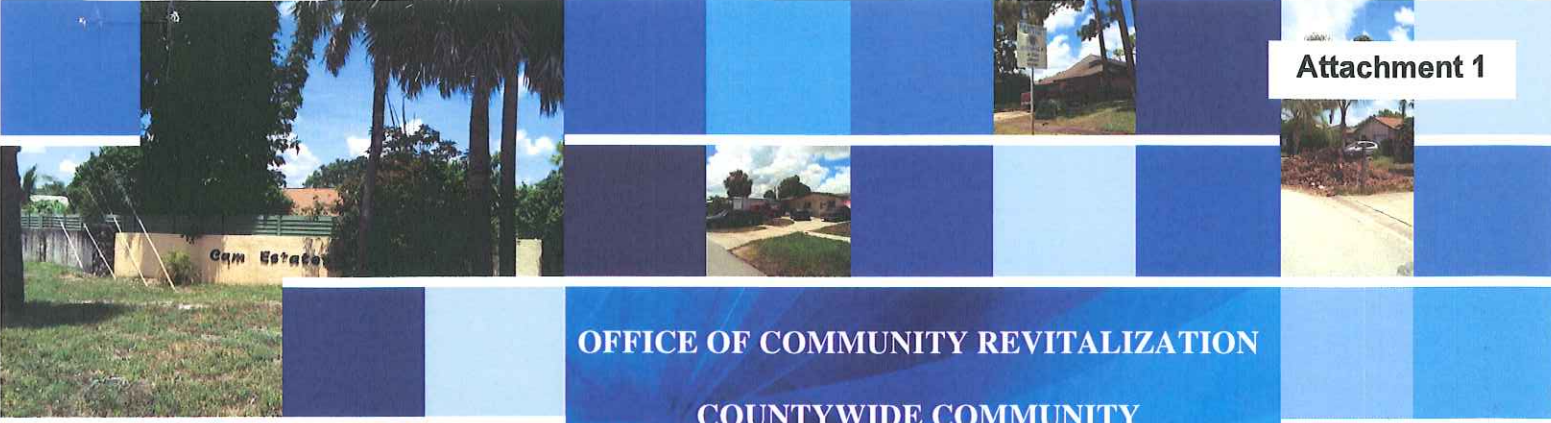
\_\_\_\_\_  
 Department Director

**Background and Justification:** (Continued from Page 1)

As a result, the OCR, with the assistance of CCRT members, conducted an assessment of this area to determine whether this area was indeed in need of assistance, and concluded that it met the pre-established parameters for CCRT designation.

This report summarizes the result of their work and their recommendation to designate the area as a CCRT Neighborhood Enhancement area. The study is intended to be used as the basis of information for future efforts towards stabilizing and revitalizing this community. On July 9, 2012, the OCR facilitated a community meeting to seek input on the assessment conducted. Over 100 residents participated. At the meeting, unanimous consensus was reached to obtain such designation.

The Cinquez Park CCRT area has been fully annexed by the Town of Jupiter and the majority of the Lakewood Gardens Central CCRT area has been annexed by the Village of Palm Springs. These two areas are, therefore, no longer eligible for CCRT designation and should be removed from the CCRT designation list.



OFFICE OF COMMUNITY REVITALIZATION

COUNTYWIDE COMMUNITY  
REVITALIZATION TEAM

# CCRT AREA STUDY



## Cam Estates/Meadowbrook Plats 1, 2 & 3 Assessment Study

Prepared by the

Office of Community Revitalization

September 2012

**CAM ESTATES/MEADOWBROOK PLATS 1, 2 & 3 AREA  
ASSESSMENT REPORT**

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## **EXECUTIVE SUMMARY**

**SUMMARY** - This Report provides an analysis of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area to determine whether it meets the basic parameters to be designated as a Countywide Community Revitalization Team (CCRT) area.

The Cam Estates/Meadowbrook Plats 1, 2 & 3 area is bounded by the LWDD L-2 Canal to the North, Belvedere Rd. to the South, Drexel Rd. to the East, and 6.5 acre County property to the West. The area is located in Commission District 2. Please see Figure 1 of this report. The area is comprised of two subdivisions, Cam Estates and Meadowbrook Plats 1, 2 & 3.

CCRT members worked together with the assistance of OCR staff to review and provide a summary of the area conditions. This report summarizes the result of their work.

**FINDINGS** - As a result of the assessment undertaken, OCR staff determined that the Cam Estates/Meadowbrook Plats 1, 2 & 3 area should receive a CCRT designation as it meets the following parameters:

- The area is located within unincorporated Palm Beach County;
- The area is located within the Revitalization and Redevelopment Overlay, in the Urban/Suburban Tier<sup>1</sup>, as mandated by the Comprehensive Plan;
- The area has clear boundaries and is defined by major roads and canals; and
- The area has a high level of law enforcement service need and low property values.

In addition, the area should be designated a CCRT Neighborhood Enhancement Area. Most of the infrastructure is in place but there are other issues that need to be addressed by individual departments (e.g. Law Enforcement, Code Enforcement, Solid Waste Authority, and the OCR).

On July 9, 2012, the OCR facilitated a community meeting to seek input on the above recommendations, and residents unanimously voted to have the area designated as a CCRT community.

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

- SECTION I** • provides a brief introduction and the parameters used for the assessment;
- SECTION II** • provides a summary of the methodology used to determine whether the Cam Estates/Meadowbrook Plats 1, 2 & 3 area is in need of assistance, and may have been overlooked in the original countywide assessment and designation of areas; and
  - Presents the preliminary findings based on the parameters applied.

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<sup>1</sup> Source: Planning Division – Growth Management Tier Boundaries Map

- SECTION III ● presents a summary of the methodology used for analyzing the area based on community needs; and
  - presents an overview of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area, the assessment, and some observations on the characteristics and deficiencies of the area.
- SECTION IV ● outlines the next steps that should be undertaken based on the based on the information presented within this report and analysis conducted.
- SECTION V ● outlines the OCR recommendations based on the information and analysis presented within this report.

**OVERALL RECOMMENDATIONS** – The OCR and CCRT seek Board of County Commissioners' concurrence on the following recommendations based on the analysis presented within this report:

- The Cam Estates should be designated as a CCRT area, under the Neighborhood Enhancement Area category.
- CCRT member Departments should consider the Cam Estates/Meadowbrook Plats 1, 2 & 3 area in their work programs and budget planning so that appropriate actions and resources can be directed to address priority projects in this area as needs are identified and resources become available.
- OCR efforts should be focused on identifying community leaders, providing the necessary support and guidance to residents in organizing the community, developing community capacity, teaching residents how to manage community related issues on their own, and guiding them so they can carry out effective programs and community based initiatives geared towards maintaining and enhancing community vitality.

## **I. INTRODUCTION**

This report is the result of the OCR and CCRT's coordinated approach to provide an assessment of this area. The assessment was conducted to determine whether the Cam Estates/Meadowbrook Plats 1, 2 & 3 area may have been overlooked in the original countywide assessment and designation of areas, and should be designated as a CCRT area.

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

### ***STUDY PARAMETERS***

The following outlines the limitations of the assessment as well as the assumptions considered.

- **ANALYSIS OF THE CAM ESTATES/MEADOWBROOK PLATS 1, 2 & 3 AREA**
  - The Cam Estates/Meadowbrook Plats 1, 2 & 3 area under study encompasses more than one neighborhood, and boundaries are generally defined using major roads, and canals.
  - To date, residential neighborhoods have been at the core of OCR and the CCRT's stabilization and revitalization initiatives. Therefore, only the residential portion of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area is the focus of the analysis.
  - The analysis conducted and presented within this report is based on census data, information made available by CCRT participating Departments, as well as the professional expertise and informal observations of both CCRT team members and OCR staff.
- **DEMOGRAPHIC AND SOCIO-ECONOMIC INFORMATION**
  - The demographic and socio-economic information used to aid in the analysis of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area under study was based on the best available data. Most of the data was extracted from the 2010 Census of Population and Housing, and updated when feasible by the Planning Division, using Census Block Groups, which is larger than the study's focus area. The census information, therefore, may not adequately indicate the particular characteristics of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area, and should be only used as a general indicator.



## **II. PRELIMINARY AREA ASSESSMENT**

This section presents the first phase of the assessment, undertaken to determine whether the Cam Estates/Meadowbrook Plats 1, 2 & 3 area meets the basic parameters to be considered a CCRT area. The following paragraphs provide a definition of a CCRT area, the parameters used in the assessment, 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 several years ago 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, the Cam Estates/Meadowbrook Plats 1, 2 & 3 area was 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 or appropriate. The parameters selected based on the above factors are as follows:

- 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>2</sup>, as mandated by the Comprehensive Plan;

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<sup>2</sup> Source: Planning Division – Growth Management Tier Boundaries Map

- All areas must have clear boundaries defined by major roads, canals, subdivisions, and/or municipal boundaries; and
- 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>3</sup>, reported crimes<sup>4</sup>, and a high rate of violent trauma service calls<sup>5</sup>.
  - PROPERTY VALUE THRESHOLD: An assessed property value equal to or less than \$280,000 for owner-occupied homes. This threshold is 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>.
  - CONCENTRATION OF VERY LOW, LOW AND MODERATE INCOME HOUSEHOLDS - 51% or more of an area's households have very low, low and moderate incomes based on US Department of Housing and Urban Development's guidelines<sup>7</sup>. This threshold is 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 criteria would also be eligible for supplemental funding for costs to property owners typically associated with infrastructure improvements, implemented by the CCRT.
  - 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. Grant funds make it possible for many residents in CCRT areas to be supportive of water main installations and street improvements that they otherwise could not afford and thereby probably would not support.

All the above items were mapped and overlaid to determine if the subject area meets the pre-established parameters. In addition, OCR staff conducted a site visit to affirm the boundaries established for the area and analyzed completed improvement projects.

### ***PRELIMINARY FINDINGS***

As a result of this process, the Cam Estates/Meadowbrook Plats 1, 2 & 3 area was found to have met the pre-established parameters for CCRT designation and was further analyzed. The following section provides a summary of the analysis conducted.

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<sup>3</sup> Source: PBSO

<sup>4</sup> Source: PBSO

<sup>5</sup> Source: PBC Fire-Rescue

<sup>6</sup> Source: Housing and Community Development Department

<sup>7</sup> Source: Housing and Community Development Department

### **III. AREA OVERVIEW AND ANALYSIS**

This section presents a summary of the second phase of the assessment, undertaken to: 1) get a better understanding of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area; 2) further analyze the Cam Estates/Meadowbrook Plats 1, 2 & 3 area to ensure that is indeed an area in need of assistance; and 3) determine whether the Cam Estates/Meadowbrook Plats 1, 2 & 3 area is deficient in areas the OCR and the CCRT are capable to address, as well as if it requires a coordinated, comprehensive team effort. Below is a summary of the methodology used to complete this phase of the assessment.

#### ***METHODOLOGY***

**AREA OVERVIEW** – OCR staff conducted a site visit and compiled information on the Cam Estates/Meadowbrook Plats 1, 2 & 3 area to become familiar with the area and its current conditions. Information compiled included: geographic description, demographic and socio-economic conditions, housing characteristics, existing and future land uses, vacant properties, and zoning.

**COMMUNITY NEEDS ANALYSIS**- Each service provider was asked to: 1) review the neighborhood identified as a potential new CCRT area; and 2) analyze the deficiencies and conditions present in the area. The 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 analysis was conducted. Indicators of need established to analyze the area included:

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

In addition, OCR staff conducted a site visit to the Cam Estates/Meadowbrook Plats 1, 2 & 3 area to reassess its overall conditions and determine whether those conditions would be indicative of the need for stabilization and/or revitalization. The visit 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 the area. An overview of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area, including its geographic location, general characteristics, and this assessment are provided on the following pages.

## AREA OVERVIEW

**GEOGRAPHIC DESCRIPTION:** The Cam Estates/Meadowbrook Plats 1, 2 & 3 area is bounded by the LWDD L-2 Canal to the North, Belvedere Rd. to the South, Drexel Rd. to the East, and 6.5 acre County property to the West. The area is located in Commission District 2. Please see Figure 1 below. The area is comprised of two subdivisions, Cam Estates and Meadowbrook Plats 1, 2 & 3.

**FIGURE 1: CAM ESTATES/MEADOWBROOK PLAT 1, 2 & 3**



This neighborhood, like many other eastern areas in unincorporated Palm Beach County, experiences a range of problems associated with older neighborhoods. The Cam Estates/Meadowbrook Plats 1, 2 & 3 area is characterized by a lack of upkeep; lack of streetlights; varied condition and value of housing stock; code enforcement problems; and public safety issues.

In spite of the challenges to address, the Cam Estates/Meadowbrook Plats 1, 2 & 3 area has great potential to become a vibrant and safe residential area. The area is conveniently located, in close proximity to the Turnpike and I-95. In addition, there is community interest and willingness to work towards community improvements.

**DEMOGRAPHIC AND SOCIO-ECONOMIC CONDITIONS:** According to the 2010 census data, population for this area is 1,797. According to the census, there are a total of 563 housing units in the Cam Estates/Meadowbrook Plats 1, 2 & 3 area, all of which are single-family except for a multi-family complex of 60 units in the south east bordering on Belvedere Rd. and 24.2% are multi-family. Additional housing characteristics will be available after the census releases additional information at the end of this month or early next month.

Based on the 2005-2009 American Community Survey data, the median housing value is \$170,200 compared to the County's median value of \$278,500. The median household income is \$42,993 and the median family income is \$46,530, compared to the County's values of \$53,538 and \$64,763, respectively.

Based on HUD guidelines, 12.4% of the area's households are considered to be of very low, income. 5.9% are low income and 8.6 % moderate income. In addition, the poverty rate in this area is 13.88% compared to the County's rate of 11.5%.

**EXISTING LAND USE:** The existing land use in the Cam Estates/Meadowbrook Plats 1, 2 & 3 area is predominately residential single family. A multifamily development, owned by the West Palm Beach Housing Authority is abutting Belvedere Rd. Wynnebrook Elementary school is located off Drexel Rd., and there is one commercial property at the North West intersection of Drexel Rd. and Belvedere Rd.

There are a couple of small vacant parcels within the community, and a large vacant parcel on the NW corner of the subject area. The large vacant parcel was formerly Meadowbrook (First Utilities) Water and Wastewater Treatment Plant sites, and is owned by Palm Beach County Water Utilities. The future use for the large vacant parcel is for expansion of the Regional Water Treatment Plant.

**FUTURE LAND USE:** The future land use, based on Palm Beach County's Comprehensive Plan, establishes the general type of use as well as the density range for each development for the future (see Figure 2 of this report). The majority of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area has a Medium Residential Density (MR5) future land use designation, which allows for a maximum of 4 units per acre unless it is developed as a Planned Unit Development. The school property, south of Westover Rd has an Institutional Future Land Use designation. Abutting Belvedere Rd., West of Drexel Rd. is the West Palm Beach Housing Authority development which has High Residential Density HR-8 designation, which allows for a maximum of 8 units per acre.

**ZONING:** Zoning specifies the type of use allowable for each property and establishes development regulations associated with each use (see Figure 3 of this report). Zoning regulations determine the setback, frontage and parking requirements for a given property. It is a legal requirement to have consistent zoning and future land use because it permits compatible development. The majority of the Cam Estates/Meadowbrook Plats 1, 2 & 3 area has been zoned Single Family Residential District (RS), which allows for moderate density single family dwelling units.

The only other two zoning districts are the Multi-family Residential (High Density) District (RH), for the West Palm Beach Housing Development, and the Neighborhood Commercial District (CN) for the commercial property located at the intersection of Belvedere and Drexel Roads. The CN Zoning District allows limited commercial facility of a convenience nature, serving residential neighborhoods within a one-half mile radius, located on a local, collector or arterial street.

Figure 2

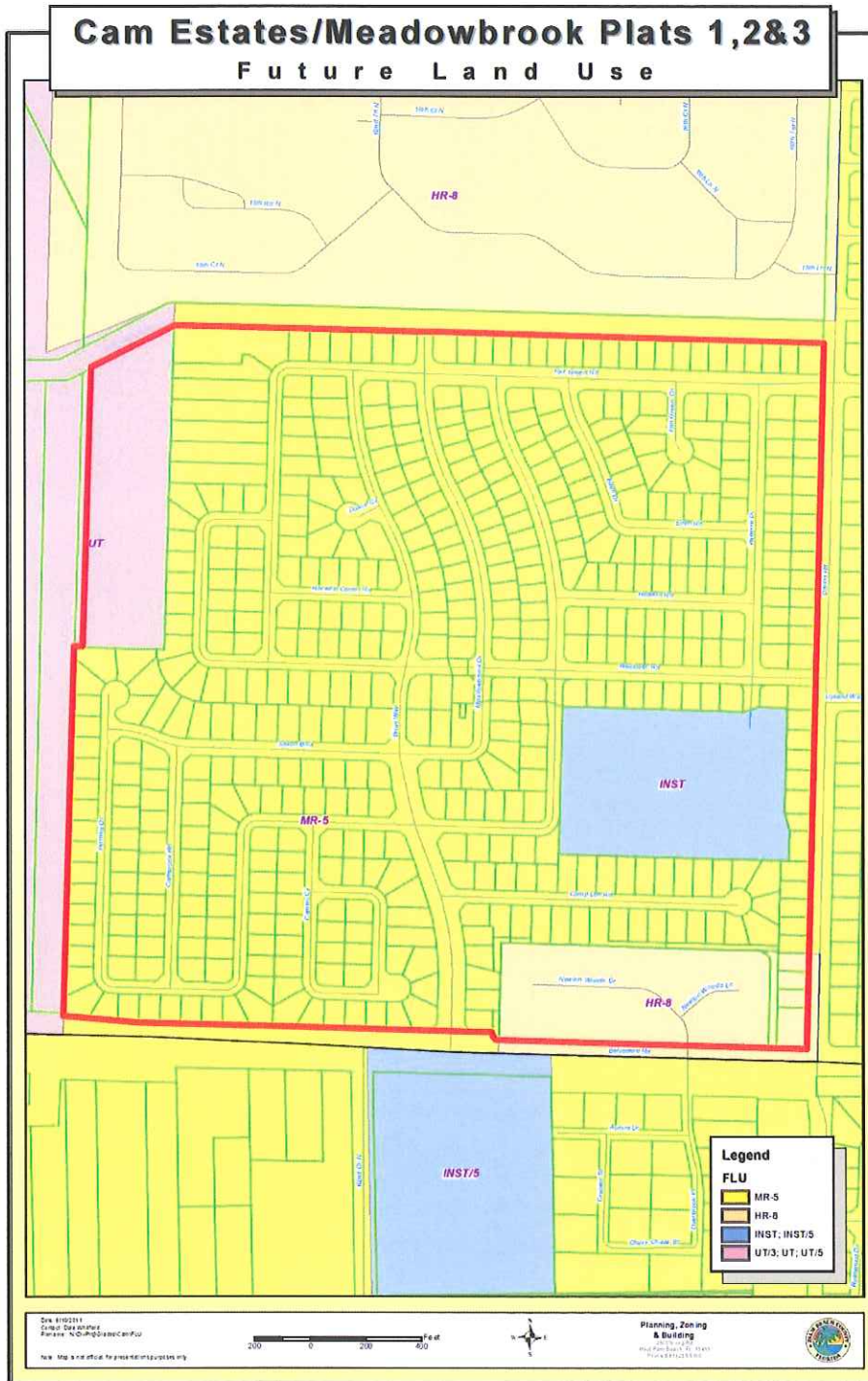
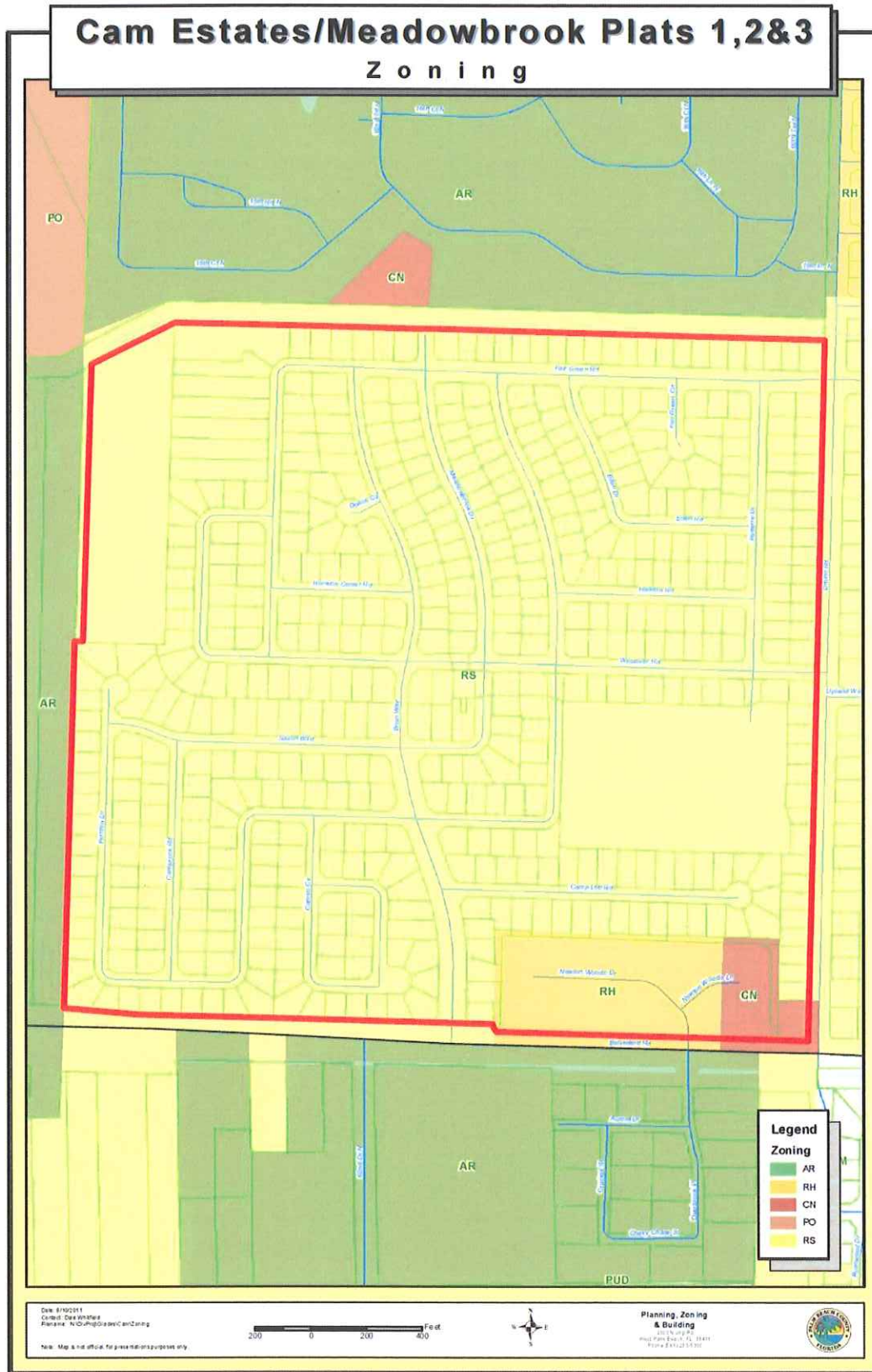


Figure 3



**HOUSING CHARACTERISTICS:** Based on OCR staff's visual observations, the Cam Estates subdivision, most of which is west of Brian Way, is largely comprised of older homes (built in the 1970's).

Most of the properties in Cam Estates are very well-maintained with a few in need of fencing and driveway repair or replacement.



The exterior "wall" comprised of individual fences is in need of repair and/or replacement. In addition, the wall abutting Belvedere Rd needs pressure cleaning and paint.



The area east of Brian Way is also largely comprised of older homes. A few properties need some upkeep.





## ***COMMUNITY NEEDS ANALYSIS***

**Potable Water and Sewer:** All the properties have water and sewer. The large vacant parcel in the NW corner was the Meadowbrook (First Utilities) Water and Wastewater Treatment Plant site and is owned by Palm Beach County Water Utilities. The future use is for expansion of the Regional Water Treatment Plant.

**Paving and Drainage:** The entire area has paved roads with drainage. All of the roads, other than Newton Woods Drive, are County maintained roads. Newton Woods Drive is a private road owned by the West Palm Beach Housing Authority. In addition, there are sidewalks in the community.

**Parks and Recreation:** Based upon the 2010 Census Data, there are 1,797 residents in the Cam Estates/Meadowbrook Plats 1, 2, & 3 area. In the past, the Parks and Recreation Department recommended CCRT areas have approximately .25 acres of neighborhood parks per 1,000 residents. The population of the Cam Estates/Meadowbrook Plats 1, 2, & 3 area would generate the need for a quarter to half an acre CCRT neighborhood park.

The County's Haverhill Park, a 23.27 acre community park with both active and passive recreation, is located within one half mile of this proposed CCRT area, and serves residents park needs.



The County's typical construction costs including acquisition for a neighborhood CCRT park of this size can run from \$200,000 to \$300,000 depending on the park size and amenities, with annual maintenance running between \$15,000 and \$20,000. Therefore, no future CCRT park acquisition or construction is recommended for the Cam Estates/Meadowbrook Plats 1, 2, & 3 area at this time.

**Law Enforcement:** Calls for service in the Cam Estates/Meadowbrook Plats 1, 2, & 3 area regarding criminal activity are high. According to information provided by the Palm Beach Sheriff's Office (hereinafter referred to as "PBSO"), there were 376 serious cases handled since January 1, 2010 to date, and 936 service calls during the same time period.

The Cam Estates/Meadowbrook Plats 1, 2, & 3 area is similar to the Gramercy Park area in the north end, with a mixture of rental and owned single family residences. The Cam Estates/Meadowbrook Plats 1, 2, & 3 area experiences a significant number of residential and vehicle burglaries, larceny, a few drug related cases, and some juvenile delinquency. The lack of street lighting throughout the neighborhood is also a great concern.

There is no deputy assigned specifically to the Cam Estates/Meadowbrook Plats 1, 2, & 3 area. While there is a Community Policing site directly to the north east at the Plantation Mobile Home Park, this entire area would need additional deputies assigned. The PBSO is not sure at this time if the area would qualify to be a manned Community Policing Site due to the statistics for calls for service as compared to other areas within PBSO District 3. However, the PBSO sees a potential for residents of the two areas to work together.

**Streetlights** – There are no streetlights in the neighborhood. Lights are needed at strategic locations throughout the community to help deter crime and improve vehicular and pedestrian mobility.

**Code Enforcement/Solid Waste:** The area east of Brian Way is made up of older homes built in the early 60's. OCR staff observed a few code enforcement violations that include few illegal additions, and open storage in yards and boats. There are some piles of debris, and dead vegetation improperly presented for pick up.



The other half of this area, west of Bryan Way, is largely comprised of homes built in the 1970's. Most are in very good shape, with generally well-maintained yards. There were no trash issues visible at the time of the site visit. There are some issues with maintenance of common areas.

During the 1990's and early 2000's, according to information provided by Code enforcement, the majority of the complaints centered on construction without permits and improper parking of boats and vehicles. Current complaints focus more on trash, debris, inoperable vehicles, and lack of yard and building maintenance.



According to further information received from the Health Department, there are several yards that have been neglected and need to be cleaned up. Education on proper placement of garbage, trash and vegetation could relieve a lot of these problems.

### ***AREA ASSESSMENT***

The review and analysis of deficiencies, as well as the visual observations of conditions in the Cam Estates/Meadowbrook Plats 1, 2, & 3 area, revealed that it shares many commonalities with other CCRT areas. The preliminary assessment indicated that the Cam Estates/Meadowbrook Plats 1, 2, & 3 area experiences the following problems:

- lack of streetlights;
- varied condition and value of housing stock;
- code violations;
- uncollected garbage and lack of maintenance in some properties;
- traffic issues;
- residents involvement is low;
- lack of community leadership and organizing; and
- public safety and physical security.

While many general similarities exist with other CCRT neighborhoods, OCR staff determined that this particular area should be further designated as a Neighborhood Enhancement area. Most of the infrastructure in the area is in place, but crime and code violations are still prevalent, and some neighborhood improvements are needed. In addition, attention from appropriate departments is still needed to address the deficiencies and conditions of the area, and community residents will greatly benefit from accessing OCR's programs and/or receiving technical assistance.

### ***COMMUNITY MEETING***

On July 9, 2012, the OCR facilitated a community meeting to seek input on the above recommendations, and residents unanimously voted to have the area designated as a CCRT community.

#### **IV. THE NEXT STEPS**

Based on the analysis conducted, the OCR and CCRT staff considers that focus needs to be placed on identifying community leaders, providing the necessary support and guidance to residents in organizing the community, developing community capacity, teaching residents how to manage community related issues on their own, and guiding them so they can carry out effective programs and community based initiatives geared towards maintaining and enhancing community vitality.

An energized and organized association can help to bring neighbors together 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 for any desired community initiatives.

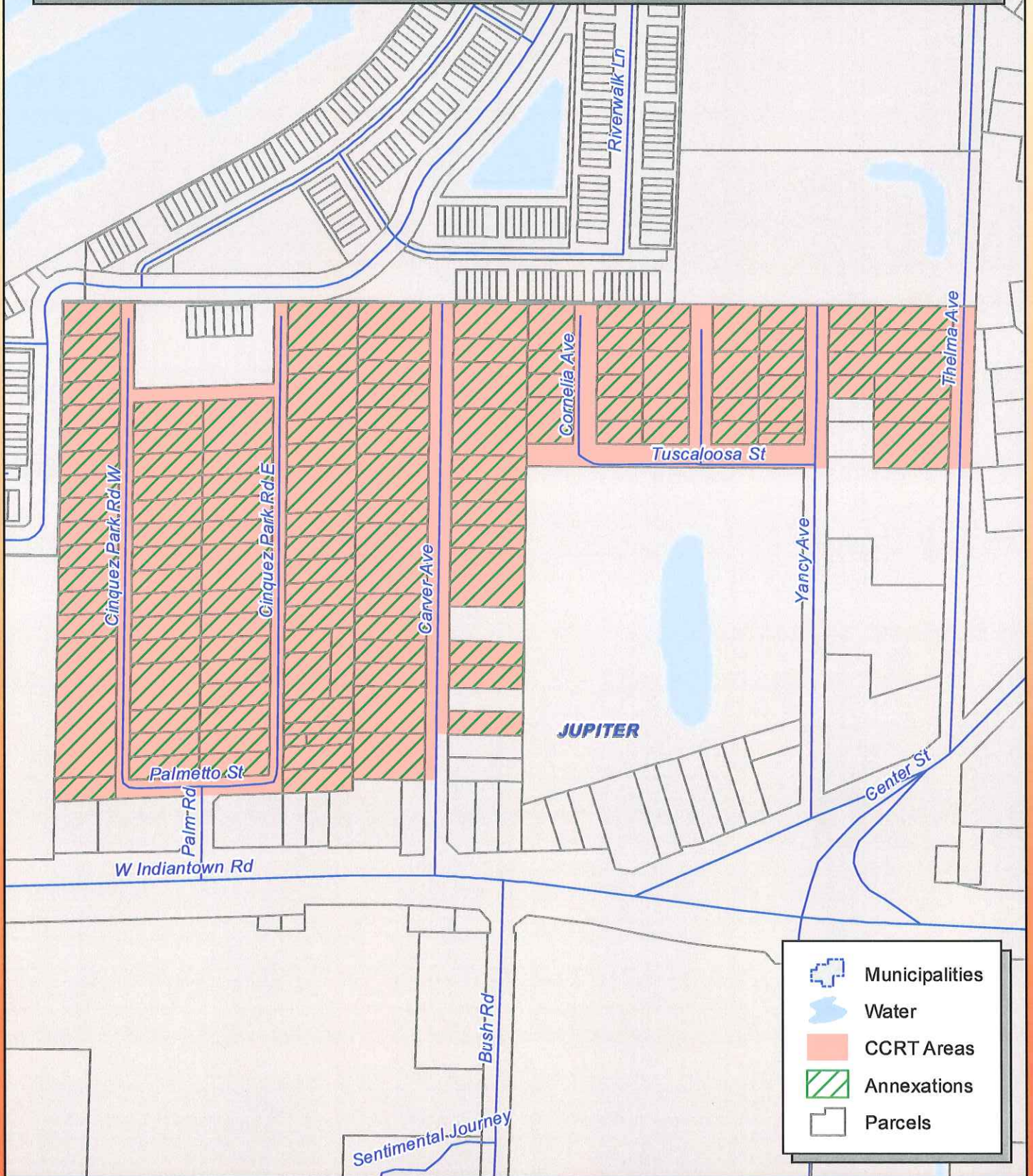
#### **V. OVERALL RECOMMENDATIONS**

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

- The Cam Estates/Meadowbrook Plats 1, 2 & 3 should be designated as a CCRT area, under the Neighborhood Enhancement Area category.
- CCRT member Departments should consider this area in their work programs and budget planning so that appropriate actions and resources can be directed to address priority projects in the Cam Estates/Meadowbrook Plats 1, 2 & 3 area as needs are identified and resources become available.
- OCR efforts should provide the necessary support and guidance to residents to develop community leadership and achieve self-sufficiency.

# Cinquez Park CCRT Area Map

## CCRT Area 2



Revision Date: 02/2015  
 Contact: Dan Winters  
 Filename: 052015CCRT 00 1100 English.mxd



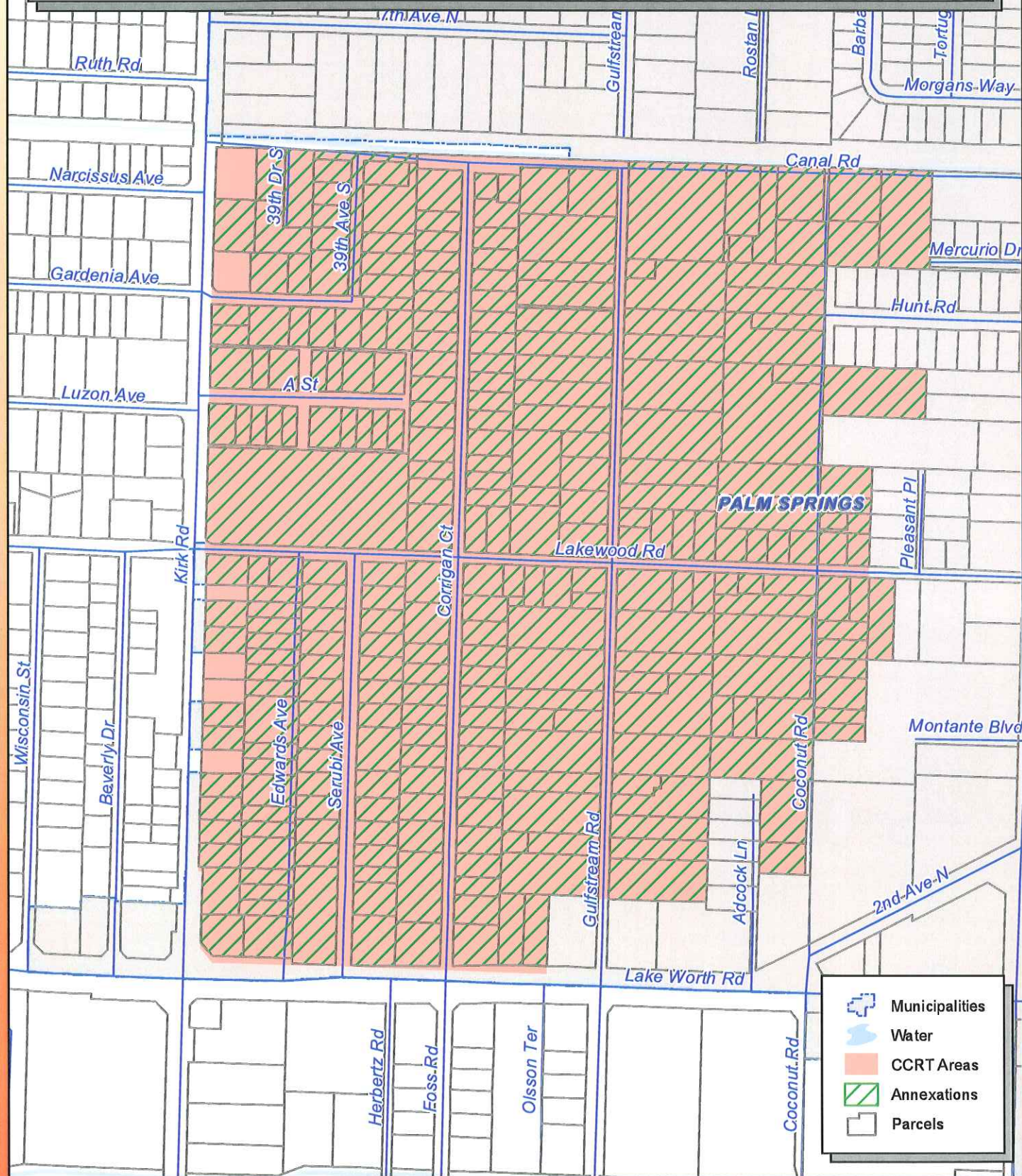
Planning, Zoning  
 & Building  
 2300 W. 1st St.  
 West Palm Beach, FL 33411  
 Phone: (561) 255-6300



Note: Map is not official, for presentation purposes only.

# Lakewood Gardens Central CCRT Area Map

CCRT Area 64



Map Date: 8/22/2012  
 Contact: Dan W. Schmidt  
 Phone: 951/351-1000 ext. 2100

0 100 200 300 Feet



Planning, Zoning & Building  
 2300 N. Jig Rd.  
 West Palm Beach, FL 33411  
 Phone: (561) 255-4300



Note: Map is not official for presentation purposes only.