

INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

TO: Jason E. Brown, County Administrator

THROUGH: Stan Boling, AICP
Community Development Director

FROM: Sasan Rohani, AICP
Chief, Long-Range Planning

DATE: November 27, 2017

RE: Consideration of the Gifford Neighborhood Plan Annual Report Card for 2017

It is requested that the following information be given formal consideration by the Board of County Commissioners at its regular meeting of December 12, 2017.

DESCRIPTION AND CONDITIONS

From May 2013 through July 2014, the county performed an update of the 2002 Gifford Neighborhood Plan. The updated plan was adopted by the Board of County Commissioners on July 15, 2014. That plan was the culmination of a grass roots effort by the Progressive Civic League of Gifford, Gifford residents, and Indian River County to improve the quality of life and economic conditions for Gifford residents. Through considerable interaction with residents of Gifford at community meetings, county staff prepared the neighborhood plan which presents a strategy and a series of actions to address issues, concerns, and opportunities identified by Gifford residents. Approval of the plan committed the Board (as well as other responsible parties) to undertake specific actions identified in the “action plan” section of the overall neighborhood plan.

Action 1.5 of the plan states the following:

“Each year, through 2020, the County Planning Division will provide a Gifford Neighborhood Plan 2014 action plan/implementation plan “report card” to the Progressive Civic League of Gifford and will present the report card to the Board of County Commissioners at a Board of County Commissioners meeting”.

This report and the attached implementation matrix “report card” constitute the fourth annual report card for the Gifford Neighborhood Plan 2014, and has been provided to the Progressive Civic League of Gifford. The Board is now to review the attached Gifford Neighborhood Plan annual report card for 2017.

ANALYSIS

The Gifford Neighborhood Plan 2014 is a 108 page plan that contains an introduction and description of the planning process, data (existing conditions), analysis, action plan, implementation and funding sections, and appendices containing reference information including a history of Gifford. Following its July 15, 2014 approval, the plan has been implemented as specified in the plan's action plan and implementation sections.

- **Action Plan**

The action plan section (strategies, objectives, and actions) is “the heart” of the neighborhood plan (attachment # 2). As structured, the action plan contains 15 objectives that relate to major issues and topics identified during community meetings. Following is the list of the neighborhood plan objectives in the order presented in the plan:

1. Communication/Coordination
2. Housing Rehabilitation/Property Maintenance
3. Demolition/Repair of Dilapidated and Unsafe Structures
4. Housing Ownership
5. Economic Development/Employment/Technical Training
6. Illegal Uses, Non-conformities, and Land Use Compatibility
7. Sidewalk Improvements
8. Street Maintenance
9. 45th Street/ MLK Blvd “Main Street” Beautification and Improvements
10. Traffic/Safety Improvements
11. Drainage Improvements
12. Street Lighting
13. Park Improvements
14. Funding
15. Crime Prevention/ Law Enforcement.

Under each objective, there is a set of specific actions that contribute to meeting the objective. Each action item identifies a specific action, a responsible party or parties, and either a completion date (year) or an indication that the action is to be implemented on an on-going basis. Responsible parties identified in the action plan include: the Planning Division, the Public Works Department, the Parks Division, Code Enforcement, the Progressive Civic League of Gifford, the School Board, Indian River State College, Road and Bridge, Traffic Engineering, Indian River Farms Water Control District, the Metropolitan Planning Organization (MPO), the Health Department, the Sheriff's Office, the County Attorney's Office, and the Indian River County Chamber of Commerce. Overall, the plan contains 82 specific actions.

Community Development Department staff has coordinated with all responsible departments, entities, and the Progressive Civic League of Gifford to ensure implementation of the plan's actions. As shown on the attached “report card” matrix (attachment # 1), of the 82 actions in the plan, 25 had 2014, 2015, 2016, or 2017 due dates and all of those actions were completed or are in progress.

Four actions with 2017 due dates that are in progress are listed below with reasons why they are not yet implemented and are assigned with new completion due dates.

“Action 7.3 – By 2017, the County Public Works Department will repair, connect, and construct the sidewalk along 45th Street, from 43rd Avenue to U.S. #1 and by 2021 along 45th from 43rd Avenue to 58th Avenue, where necessary right-of-way is available (has been acquired). The County will seek to install segments of a 45th Street sidewalk between 43rd Avenue and 58th Avenue prior to 2021.”

The 45th Street sidewalk was repaired and/or replaced as part of the Phase I \$1.8 million dollar 45th Street Beautification project from 43rd Avenue to just west of the railroad tracks. The segment from the railroad tracks to US-1 has been delayed due to All Aboard Florida/FEC’s slow response in providing an agreement to widen 45th Street and add sidewalk crossings. Recently, an agreement was provided by the FEC with a fee of over \$730,000. In January 2018 Public Works will bring the proposed agreement to the BCC for action. If BCC action on the proposed agreement is favorable, then the bidding process will start for the construction of the improvements from the railroad track to US-1, as the design is complete. Based on the delay in receiving a proposed crossing agreement from the FEC, the 2017 completion date for the first part of action 7.3 should be changed to 2018.

The segment of 45th Street from 43rd Avenue to 58th Avenue will be designed by a consultant to be determined through the Request for Qualifications (RFQ) process which has been started. This segment has FDOT funding that is not available until 2020 – 2021. In addition, an existing asphalt segment of the 45th Street sidewalk just east of 43rd Avenue will be re-evaluated for replacement as part of the Phase II 45th Street Beautification project.

“Action 13.6 – By 2016, the County will prepare plans, seek FDEP/EPA approval, and seek funding for redevelopment of the 41st Street Old Landfill Site for community and/or recreational uses.”

County Solid Waste Disposal District and Planning staff coordinated with the Treasure Coast Regional Planning Council (TCRPC) for preparation of a redevelopment plan for the old landfill site. Several community meetings have been held to obtain citizen input on a redevelopment plan. It is anticipated that the redevelopment conceptual plan will be finalized in 2018 and funding can be sought for one or more phases of the plan. Therefore, the completion date of the action 13.6 should be changed to 2018.

“Action 11.7 – By 2017, the County Public Works Department will coordinate with the Indian River Farms Water Control District and develop a scope of work for culverting the canal on the south side of 45th Street, east of 43rd Avenue, in segments and as a whole project. In addition, after a scope of work for culverting is developed, the County and MPO will seek funding for culverting improvements.”

This action is in Progress. A task order for project design was approved by the BCC in August 2017. The design project is for culverting the 45th Street canal from 28th Court to 43rd Avenue; the design is being provided by a contracted engineering firm; and the project is being managed by the Public Works Department. Because the design work may not be completed for a few months, the

completion date of action 11.7 should be changed to 2018.

“Action 11.8 – By 2017, the County’s Public Works Department will coordinate with the Indian River Farms Water Control District (IRFWCD), identify any appropriate safety barriers along canals in Gifford that are warranted by accident data and that the District will allow, and report its findings to the Board of County Commissioners and the Progressive Civic League of Gifford. Findings shall include an evaluation of culverting improvements associated with Action 9.3.”

This action is in progress. Public Works Department needs additional time to coordinate with the Indian River Farms Water Control District (IRFWCD) to identify appropriate safety barriers along canals. The completion date of action 11.8 should be changed to 2018.

There are 42 ongoing actions in the plan that require periodic implementation. All 42 ongoing actions have been completed and continue to be implemented (100%), including on-going communication between staff, community leaders, and community residents.

Larger projects called for in the action plan, such as the 45th Street beautification project, were completed ahead of schedule. With that project, staff from several departments “stepped up” to obtain funding, design project, obtain easements, adjust or expand project scope, and implement construction of improvements.

Following is a summary of the implementation of the Gifford Neighborhood Plan actions.

Action Timeframe	# of Actions	Actions Implemented	Actions in Progress	Action Not Due Yet
Ongoing	42	42	----	----
Completion date between 2014-2017	25	21	4	----
Completion date after 2017	15	3	----	12
Total	82	66	4	12

- **History Recognized/History Made**

In the spirit of the Gifford Neighborhood Plan, this report card includes mention of a recent event in Gifford. On October 21, 2017, “Gifford Park” was officially re-named after community icon Mr. Victor Hart Sr. (see photo below). The park is now called “Victor Hart Sr. Community Enhancement Complex”. Among Mr. Hart’s many accomplishments over the years that have positively impacted Gifford, Indian River County, and beyond, has been his early and ongoing commitment to and instrumental role in supporting the Gifford Neighborhood Plan.



FUNDING

Implementation of the Gifford Neighborhood Plan 2014 will continue to require use of various current and future funding sources. Funding sources will include the General Fund, gas taxes, sales taxes, the MSTU, grants, and other appropriate funding sources. Beginning in 2014, larger projects in Gifford were incorporated into the County's Capital Improvements Element (CIE) and that practice continued in 2015, 2016, and 2017. An updated copy of the Gifford Neighborhood Plan Schedule of Capital Improvements 2017 is attached (attachment #3).

CONCLUSION

The neighborhood plan's "action plan" section contains a total of 82 actions; each action is related to an objective and is structured to identify a specific task, a responsible party or parties, and a completion date or indication that implementation is on-going. For the 2017 "report card" period, all actions with a 2014, 2015, 2016, or 2017 due date and all ongoing actions have been completed or is in progress. Where appropriate, updated completion dates have been added to certain "in-progress" items as described in this report.

RECOMMENDATION

Staff recommends that the Board of County Commissioners review and accept the Gifford Neighborhood Plan 2017 implementation report card.

ATTACHMENTS

1. Implementation Matrix “2017 Report Card”
2. Action Plan (strategies, objectives, and actions)
3. Gifford Neighborhood Plan Schedule of Capital Improvements 2017

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