

# Gifford Neighborhood Plan

## “Gifford Forever”



Indian River County  
Board of County Commissioners  
July 15, 2014

**TABLE OF CONTENTS**

|                                                                       | <u>Page</u> |
|-----------------------------------------------------------------------|-------------|
| <b>INTRODUCTION</b>                                                   | <b>4</b>    |
| <b>Planning Process</b>                                               | <b>5</b>    |
| <b>EXISTING CONDITIONS</b>                                            | <b>6</b>    |
| <b>Definition of Area</b>                                             | <b>6</b>    |
| <b>Existing Land Uses</b>                                             | <b>8</b>    |
| <b>Future Land Use Designations and Zoning Districts</b>              | <b>11</b>   |
| <b>Demographics</b>                                                   | <b>15</b>   |
| <b>Housing</b>                                                        | <b>16</b>   |
| <b>Support Services</b>                                               | <b>24</b>   |
| <b>Economic Development</b>                                           | <b>33</b>   |
| <b>Crime</b>                                                          | <b>36</b>   |
| <b>Infrastructure</b>                                                 | <b>37</b>   |
| <b>ANALYSIS</b>                                                       | <b>45</b>   |
| <b>Land Use/Zoning Pattern</b>                                        | <b>45</b>   |
| <b>Housing</b>                                                        | <b>47</b>   |
| <b>Economic Development</b>                                           | <b>51</b>   |
| <b>Infrastructure</b>                                                 | <b>53</b>   |
| <b>Community Development</b>                                          | <b>58</b>   |
| <b>Community Input &amp; Assessment</b>                               | <b>59</b>   |
| <b>NEIGHBORHOOD ACTION PLAN (Strategies, Objectives, and Actions)</b> | <b>67</b>   |
| <b>IMPLEMENTATION</b>                                                 | <b>82</b>   |
| <b>Evaluation and Monitoring Procedures</b>                           | <b>88</b>   |
| <b>FUNDING SOURCES</b>                                                | <b>89</b>   |
| Appendix A Adult Education Programs                                   | <b>92</b>   |
| Appendix B Recently Completed Improvements in Gifford Area Parks      | <b>95</b>   |
| Appendix C Gifford Paving Projects from 2004-2011                     | <b>97</b>   |
| Appendix D Gifford Street Lighting District Inventory                 | <b>99</b>   |
| Appendix E History of Gifford                                         | <b>104</b>  |

**List of Tables**

|          |                                                              | <b><u>Page</u></b> |
|----------|--------------------------------------------------------------|--------------------|
| Table 1  | Existing Land Uses in the Gifford Area                       | 8                  |
| Table 2  | Demographics                                                 | 15                 |
| Table 3  | Single-Family Dwelling Units                                 | 16                 |
| Table 4  | Number of Single Family Building Permits                     | 17                 |
| Table 5  | Major Subsidized Single-Family and Multi-Family Developments | 22                 |
| Table 6  | Summary of Housing Program Assistance                        | 24                 |
| Table 7  | Support Services In Gifford                                  | 24                 |
| Table 8  | Reported Crime Data for 2000                                 | 36                 |
| Table 9  | Sidewalk Inventory in Gifford Area                           | 39                 |
| Table 10 | GoLine Customer Profile                                      | 41                 |
| Table 11 | List of Community's Priorities                               | 64                 |
| Table 12 | Implementation Matrix                                        | 83                 |
| Table 13 | Evaluation Matrix                                            | 88                 |

**List of Figures**

|            |                                                        | <b><u>Page</u></b> |
|------------|--------------------------------------------------------|--------------------|
| Figure 1.A | Gifford Neighborhood Plan Area                         | 7                  |
| Figure 1   | Gifford Plan Area                                      | 9                  |
| Figure 2   | Future Land Use Designation                            | 12                 |
| Figure 3   | Gifford Area Plan Zoning Districts                     | 14                 |
| Figure 4   | Habitat for Humanity Windshield Survey Result          | 18                 |
| Figure 5   | Photo- Example of a Substandard Housing Unit           | 19                 |
| Figure 6   | Photo- Example of a Substandard Housing Unit           | 19                 |
| Figure 7   | Photo- Example of a Dilapidated Housing Unit           | 20                 |
| Figure 8   | Photo- Example of a Dilapidated Housing Unit           | 20                 |
| Figure 9   | Photo-Example of a Unit With Junk/Debris               | 21                 |
| Figure 10  | Photo- Example of a Unit With Junk/Debris              | 21                 |
| Figure 11  | Multi-Family Developments in East Gifford              | 23                 |
| Figure 12  | Support Services                                       | 25                 |
| Figure 13  | Indian River County/City of Vero Beach Enterprise Zone | 34                 |

### **INTRODUCTION**

The Gifford Neighborhood Plan is the culmination of a grass roots effort by the Progressive Civic League of Gifford, Gifford residents, and Indian River County to improve economic conditions and the quality of life for Gifford residents. Through considerable interaction with the residents of Gifford, the County has prepared this neighborhood plan which presents a strategy for utilizing the opportunities and for overcoming the constraints that exist in Gifford.

In July 1999, the Board of County Commissioners created a task force to identify issues that exist in Gifford and to make recommendations regarding those issues to the County Commission. The County Commission instructed the Indian River County Chamber of Commerce to appoint task force members representing agencies that contribute to economic development in the Gifford community.

For the next year, the task force worked on this project. In July 2000, the Workforce Enhancement Task Force presented its findings and recommendations to the Board of County Commissioners. Based on those recommendations, the Board of County Commissioners directed County planning staff to develop a neighborhood plan for the Gifford Community. Staff worked with the Progressive Civic League of Gifford, Florida, Inc. and the Gifford community to prepare the plan and on September 17, 2002, the Board adopted the Gifford Neighborhood Plan.

The purpose of the Gifford Neighborhood plan is to address problems that are important to the residents of Gifford. While the plan focuses on one neighborhood within the County, the strategies and actions of this plan are consistent with the policies and objectives of the County's Comprehensive Plan.

In 2013, the Board of County Commissioners directed staff to evaluate the 2002 plan. On May 21, 2013, the Board considered a plan evaluation and analysis prepared by staff and directed staff to update the plan. During 2013 and 2014, staff worked with the Progressive Civic League of Gifford and the Gifford community to prepare an updated plan, known as the Gifford Neighborhood Plan 2014.

Included in the Gifford Neighborhood Plan 2014 is an existing conditions section, an analysis section, a plan section, and an implementation section. The existing conditions section of the plan presents the most up to date data on land uses, zoning, infrastructure, and commerce for the Gifford neighborhood. Based on the existing conditions of the neighborhood, the analysis section identifies opportunities and constraints that exist in Gifford. From the analysis of the data, a plan section was developed that presents specific objectives and action oriented policies to achieve those objectives. Finally, an implementation section identifies all actions to be taken, the entity responsible for that action, and that action's completion date.

### Planning Process

County Planning Division staff prepared the original 2002 Gifford Neighborhood Plan (GNP) as well as the updated Gifford Neighborhood Plan 2014 in cooperation with the Progressive Civic League of Gifford, Gifford residents, and in coordination with various County departments, the MPO, the Sheriff's Office, the School District, the Health Department, the Indian River County Chamber of Commerce, and other organizations. During the 2013/2014 plan update process, opportunities were provided for local citizens, property owners and other interested parties to participate in the development and update of the plan. Following are steps taken for updating Gifford Neighborhood Plan (GNP):

- Updated the plan's data section with the most recent available information
- Updated the analysis section based on the new data and input from Gifford residents and participating departments and agencies
- Identified the community's current issues and concerns through community input
- Identified current opportunities and constraints in the Gifford area through community input
- Drafted new objectives and actions to address residents' concerns, issues, and identified opportunities.
- Submitted the updated plan for final community input and then Board of County Commissioners approval

Following is the list of public community meetings held in the Gifford Community Center to obtain community input into the plan update.

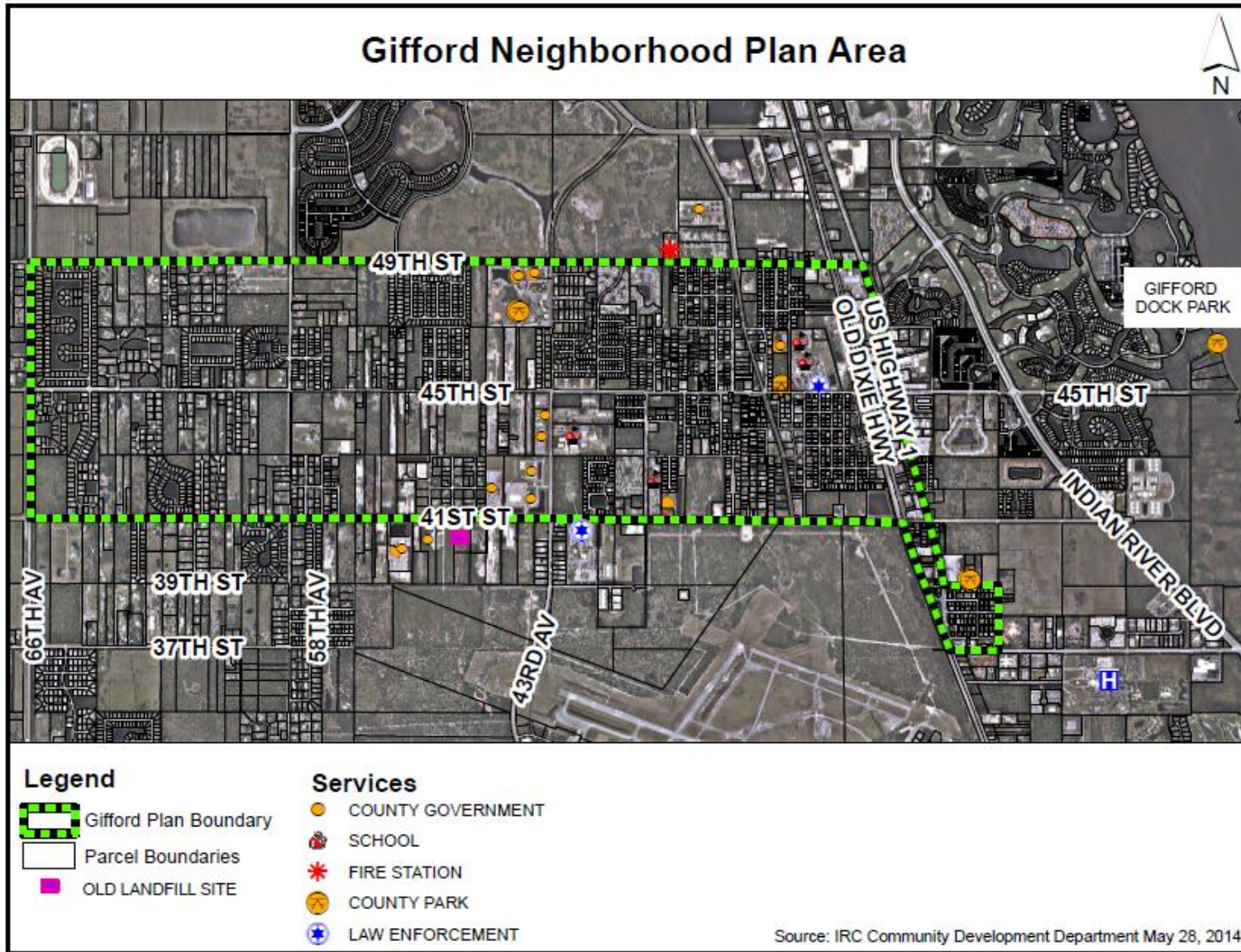
- Community meeting on July 22, 2013, 6:00 p.m.–Kick-off Community Meeting to identify problems, concerns, issues, and opportunities
  - PCLG (Progressive Civic League of Gifford) meeting August 15th, 2013, 6:00 pm – Enterprise Zone
  - PCLG meeting August 19th, 2013, 7:00 pm – Crime and Law Enforcement
  - PCLG meeting August 22nd, 2013, 6:00 pm – Academic Achievement
  - PCLG meeting September 5th, 2013, 6:00 pm- Vocational Training
  - PCLG meeting September 19th, 2013, 6:00 pm – Economic Development
  - PCLG meeting October 3rd, 2013, 6:00 pm - Recreational Activities
  - PCLG meeting October 17th, 2013, 6:00 pm- Housing
- Community meeting on October 21, 2013, 6:00 p.m. - Follow-up meeting to identify and prioritize potential solutions and opportunities
  - PCLG meeting March 3, 2014 meeting- 45th Street Beautification
- Community meeting on June 12, 2014, 6:00 p.m. – Final meeting to review and comment on draft plan update

## **EXISTING CONDITIONS**

### **Definition of Neighborhood Plan Area**

Located in the unincorporated portion of Indian River County, the Gifford Neighborhood area encompasses approximately three and one half square miles. Specifically, the geographical boundaries of the plan area are 66<sup>th</sup> Avenue to the west, 41<sup>st</sup> Street to the south, US Highway One to the east and 49<sup>th</sup> Street to the north. The southeastern boundary stretches east of US Highway One to include the Geoffrey Subdivision. Also, Gifford Dock Park that is located on the west side of the Indian River Lagoon is considered part of the Gifford Neighborhood area, although the park is not contiguous to the rest of the plan area. These plan boundaries were established by consensus at community meetings (Figure 1.A below).

Figure 1.A



## Gifford Neighborhood Plan 2014

---

To better analyze existing conditions within Gifford, the project area was divided into West Gifford, Central Gifford, and East Gifford. Figure 1 displays the overall project area as well as the sub-project areas. East Gifford includes the area between U.S. Highway 1 and 43<sup>rd</sup> Avenue as well as those properties east of U.S Highway 1; Central Gifford includes the area between 43<sup>rd</sup> Avenue and 58<sup>th</sup> Avenue; while West Gifford includes the area between 58<sup>th</sup> Avenue and 66<sup>th</sup> Avenue (figure 1 below).

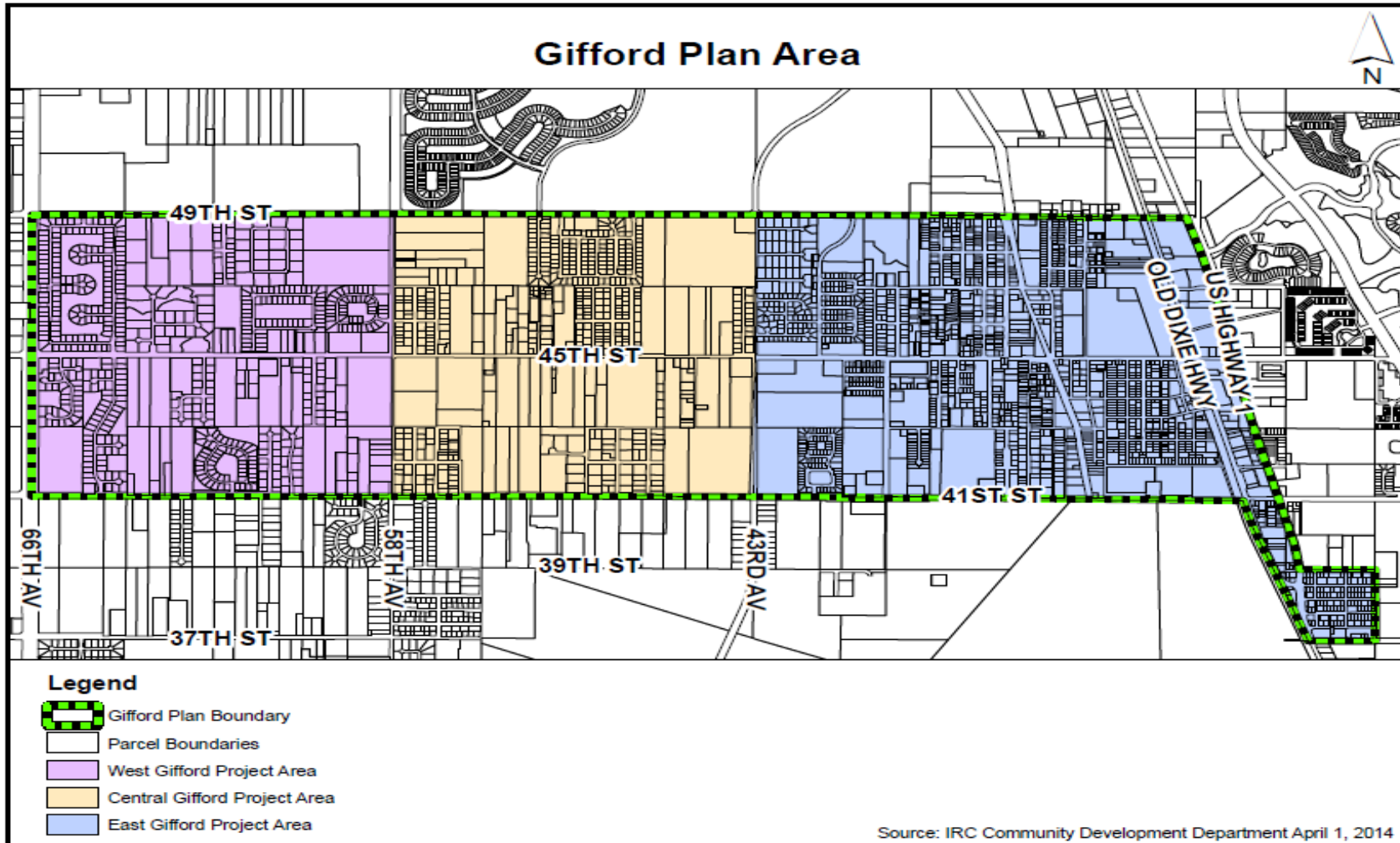
### **Existing Land Uses**

Based on data from the Indian River County Property Appraiser's Office, Gifford Plan area contains about 2,011 acres. In 2013, existing land uses in the Gifford area were divided into seven different categories. Those categories and the number of acres for each land use are displayed in Table 1, below.

| <b>Land Use</b> | <b>Acres</b>    |
|-----------------|-----------------|
| Agricultural    | 42.34           |
| Commercial      | 68.30           |
| Government      | 219.13          |
| Industrial      | 178.89          |
| Institutional   | 104.06          |
| Residential     | 853.06          |
| Vacant Land     | 545.63          |
| <b>TOTAL</b>    | <b>2,011.41</b> |



# Figure 1



## Gifford Neighborhood Plan 2014

---

In terms of area, residential is the largest existing land use category in Gifford. While some uses are clustered in specific areas of Gifford, residential uses can be found throughout the plan area. There are, however, differences in single-family residential property characteristics among the geographic sub-areas in Gifford. For example, the single-family residential properties located east of 43<sup>rd</sup> Avenue are much smaller in size, and therefore more densely developed, than the single-family residential properties located west of 43<sup>rd</sup> Avenue. In fact, development of residential subdivisions in East Gifford has generally been at a density of 4 to 7 units/acre, higher than most single-family residential areas in the unincorporated County. By contrast, most residential subdivisions in West and Central Gifford have been developed at a density of 2 to 3 units/acre, the same as most newer single-family subdivisions in the County.

There are about 459 acres of vacant residential land within the Gifford Plan area. According to the Property Appraiser's office, there are 2,011 acres of land in the Gifford Plan area. Of that 2,011 acres, 853 acres are developed residential land, 42 acres are active agricultural land, 68 acres are developed commercial land, 179 acres are developed industrial land, 104 acres are developed institutional land, 219 acres are developed governmental land, and 546 acres are vacant. Of the 546 vacant acres, approximately 87 acres are commercial and industrial land, while the remaining is residential land. According to the Metropolitan Planning Organization's (MPO) vacant land analysis report, there is a build out potential of an additional 2,520 residential units within Gifford Plan Area.

Existing commercial uses in Gifford are concentrated in two places. One of those places is along U.S. Highway 1. Commercial establishments located on U.S. Highway One include general retail businesses and service related businesses that draw customers from the entire County. The other places where commercial uses in Gifford are concentrated are along 45<sup>th</sup> Street (east of 43<sup>rd</sup> Avenue), and along a portion of 43<sup>rd</sup> Street, near U.S. Highway 1. Establishments located within those areas primarily serve the residents of the Gifford area. Those neighborhood establishments include restaurants, lounges, bars, and convenience stores.

Existing industrial uses are clustered within two major areas in Gifford. One area is west of 43<sup>rd</sup> Avenue, stretching from the north side of 45<sup>th</sup> Street south to 41<sup>st</sup> Street, while the other area is located north of 45<sup>th</sup> Street between Old Dixie Highway and U.S. Highway 1. Scrap metal yards and some manufacturing establishments can be found in the area west of 43<sup>rd</sup> Avenue. Along U.S. Highway 1, there are various businesses such as auto repair and warehousing.

The Property Appraiser's agricultural use category (Table 1) includes citrus groves, citrus production facilities, and packinghouses. The majority of the citrus groves in the Gifford area are located west of 58<sup>th</sup> Avenue, between 41<sup>st</sup> Street and 49<sup>th</sup> Street. Citrus production facilities are primarily located between Old Dixie Highway and U.S. Highway One, in the area bordered by 45<sup>th</sup> Street along the north and by 41<sup>st</sup> Street along the south.

**Future Land Use Designations and Zoning Districts**

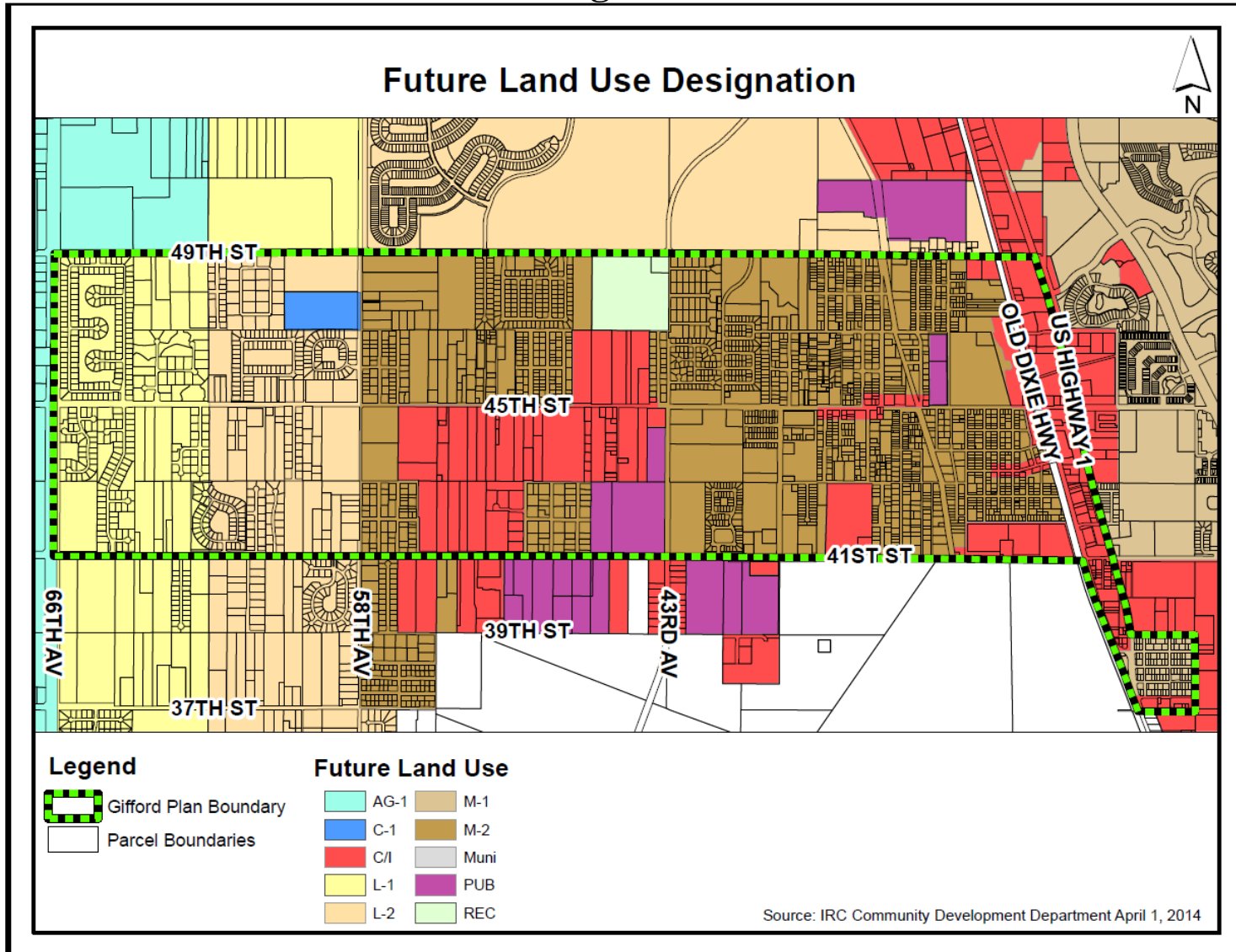
The County’s future land use map and the zoning map are two of the primary tools by which development within the unincorporated area of Indian River County is regulated. As part of the comprehensive plan, the future land use map depicts the broad land use designations, or categories, that are applied to properties in the unincorporated area of the County. Future land use designations specify and control zoning districts and zoning intensities that may be permitted on a specific piece of property (Figure 2 below).

➤ **Future Land Use Designations**

Figure 2 below identifies the future land use designations applicable to the Gifford area. Those designations are:

- C/I, Commercial/Industrial
- C-1, Publicly Owned or Controlled Conservation (zero density)
- L-1, Low Density Residential-1 (up to 3 units/acre)
- L-2, Low Density Residential-2 (up to 6 units/acre)
- M-1, Medium Density Residential-1 (up to 8 units/acre)
- M-2, Medium Density Residential-2 (up to 10 units/acre)
- REC, Recreation
- PUB, Public

Figure 2



Approximately 75% of the land in the study area is designated for residential development. Most of that land, especially the land in Central and East Gifford, is designated for up to 10 units/acre, the highest density category allowed by the comprehensive plan. Besides residentially designated land, the study area also contains approximately 247 acres of C/I designated land, all located in Central and East Gifford. Most of this C/I designated land is located in the industrial corridor along 45<sup>th</sup> Street, west of 43<sup>rd</sup> Avenue, and along US 1. The comparatively small 45<sup>th</sup> Street and 43<sup>rd</sup> Street commercial districts contain approximately 13.85 acres combined.

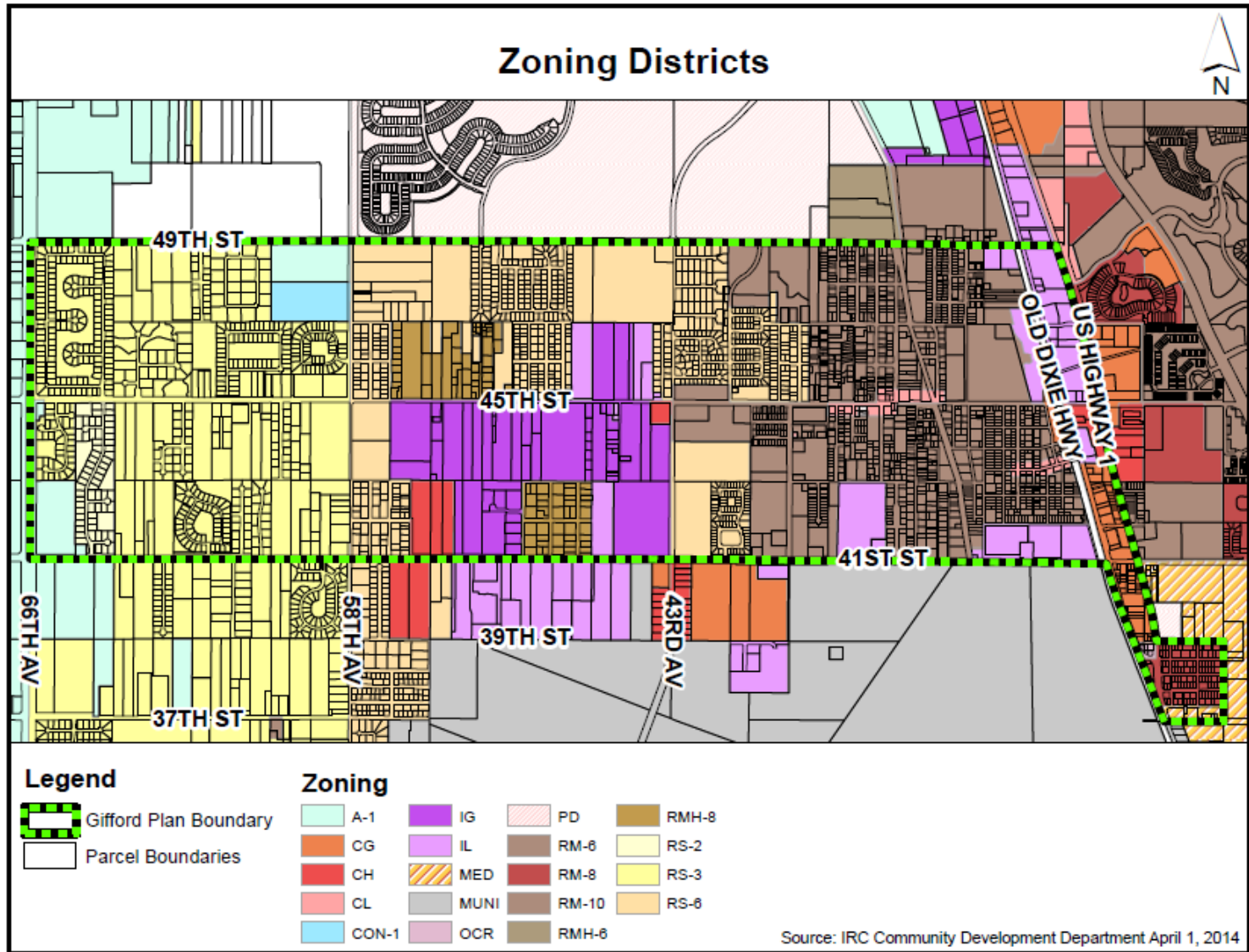
### ➤ Zoning Designations

Figure 3 below identifies the fourteen zoning districts that apply to properties in the Gifford area. These districts are:

- CL, Limited Commercial District
- CG, General Commercial District
- CH, Heavy Commercial District
- IG, General Industrial District
- IL, Light Industrial District
- MED, Medical District
- OCR, Office, Commercial, Residential District
- CON-1, Publicly Owned or Controlled Conservation District (zero density)
- RMH-8, Mobile Home Residential District (up to 8 units/acre)
- RMH-6, Mobile Home Residential District (up to 6 units/acre)
- RM-10, Multiple Family Residential District (up to 10 units/acre)
- RM-8, Multiple Family Residential District (up to 8 units/acre)
- RM-6, Multiple Family Residential District (up to 6 units/acre)
- RS-6, Single Family Residential District (up to 6 units/acre)
- RS-3, Single Family Residential District (up to 3 units/acre)

These districts reflect Gifford's broad range of uses, including retail, office, personal service, storage, restaurant, repair, agricultural businesses, various residential uses, and others.

Figure 3



## Gifford Neighborhood Plan 2014

### Non-Conforming Uses

A non-conforming use is a use which was lawful prior to the adoption, revision, or amendment of land development regulations, but which would be prohibited or further restricted under the terms of current land development regulations. In Gifford, mobile homes located in single-family or multiple-family zoning districts constitute the majority of residential non-conforming uses.

Non-residential non-conforming uses exist along 43<sup>rd</sup> Street as well as sporadically throughout Gifford. As shown in Figure 3, the area just west of U.S. Highway 1, along 43<sup>rd</sup> Street, is zoned CL, Limited Commercial District. Although several bottle clubs operate in that area of Gifford, such establishments are not permitted in the CL zoning district.

### Demographics

The information in this section is derived from the 1990, 2000 and 2010 Census. Most of the Census demographic information is available only at the Census Tract level. Bounded by Old Dixie Highway on the east, 58<sup>th</sup> Avenue on the west, 41<sup>st</sup> Street on the south, and the North Relief Canal on the north, Census Tract 503.02 has a geographic area that covers most of the Gifford Neighborhood Plan Area. Consequently, the data for this census tract were used to represent the plan area. Table 2 below identifies the basic demographic make-up of the Gifford Neighborhood Plan Area (Census Tract 503.02) compared to Indian River County as a whole. While the 2010 census population for Tract 503.02 was 5,354, using Census block level data, the actual Gifford plan area population was calculated as 5,815 in 2010.

|                                             | 1990 Census   |                     | 2000 Census |                     | 2010 Census |                     |
|---------------------------------------------|---------------|---------------------|-------------|---------------------|-------------|---------------------|
|                                             | Gifford       | Indian River County | Gifford     | Indian River County | Gifford     | Indian River County |
| Population                                  | 4,390         | 90,208              | 5,123       | 112,947             | 5,354       | 138,028             |
| High School Graduate and Higher - % age 25+ | 39.0          | 76.5                | 58.5        | 81.6                | 31.0        | 86.3                |
| Median Household Income                     | \$14,347      | \$28,961            | \$29,437    | \$39,635            | \$23,462    | \$47,341            |
| Per Capita Income                           | \$6,782       | \$17,825            | \$19,910    | \$27,227            | \$15,046    | \$31,918            |
| % Below Poverty Level - All Persons         | 30.3          | 8.7                 | 27.9        | 6.3                 | 29.1        | 12.6                |
| Poverty Status, Families                    | 26.3          | 5.9                 | 19.6        | 6.3                 | 29.9        | 8.9                 |
| Age and Race Categories:                    |               |                     |             |                     |             |                     |
| % Black Population                          | 88.0          | 8.5                 | 82.3        | 8.2                 | 69.4        | 9.0                 |
| % 19 years or younger                       | 37.1          | 21.5                | 28.8        | 21.3                | 33.9        | 21.0                |
| % 20 to 59 years                            | 49.7          | 43.9                | 43.4        | 43.8                | 51.0        | 44.4                |
| % 60 years or older                         | 13.2          | 43.9                | 27.8        | 34.9                | 15.1        | 34.6                |
| Median Age                                  | Not available | 44.0                | 39.8        | 47.0                | 33.1        | 49.1                |

## Gifford Neighborhood Plan 2014

As noted in Table 2, Gifford residents are more likely than other residents of Indian River County to be young, to have low incomes, and to be Black. Between 2000 and 2010, the percentage of the Gifford population graduated from high school, the median household income, the per capita income, and the median age decreased, while the poverty level increased. In the same period, County-wide, the percentage of the population graduated from high school, the median household income, the per capita income, the median age, and the poverty level increased.

### **Housing**

#### **➤ Single-Family Dwelling Units**

According to data from the Indian River County Property Appraiser’s Office, in 2013, there were 1,880 single-family dwelling units in the Gifford area. Of that total, 1,123 units or 60% are owner occupied. For owner occupied single-family dwelling units, the average lot size is 18,295 square feet, and the average assessed value is \$84,670. For renter occupied single-family dwelling units, the average lot size is 15,682 square feet, and the average assessed value is \$51,781. Table 3 breaks out the data into the three sub-areas of Gifford.

| Sub-Area        | Owner Occupied |               |                     | Renter Occupied |               |                     |
|-----------------|----------------|---------------|---------------------|-----------------|---------------|---------------------|
|                 | # of Units     | Avg. Lot Size | Avg. Assessed Value | # of Units      | Avg. Lot Size | Avg. Assessed Value |
| East Gifford    | 569            | 10,019        | \$41,808            | 538             | 11,326        | \$26,853            |
| Central Gifford | 245            | 15,682        | \$88,512            | 87              | 22,216        | \$76,403            |
| West Gifford    | 309            | 36,590        | \$160,550           | 132             | 30,056        | \$137,153           |
| Total/Average   | 1,123          | 18,295        | \$84,670            | 757             | 15,682        | \$51,781            |

As shown in the table below, between 2003 and 2012, 531 single-family homes were built in the Gifford area. This represents 5% of all of the single-family homes built in the entire unincorporated County area during that period. Within Gifford, the central area gained 89 new single-family homes during the last ten years; the eastern area gained 144 new single-family homes; and the western area gained 298 single-family homes.

Much of this new single-family development in the East Gifford area is due to the efforts of Habitat for Humanity of Indian River County, a local affiliate of the national non-profit organization. Incorporated in 1990, Habitat has built 141 homes in the east Gifford area.



**Table 4  
Number of Single Family Building Permits**

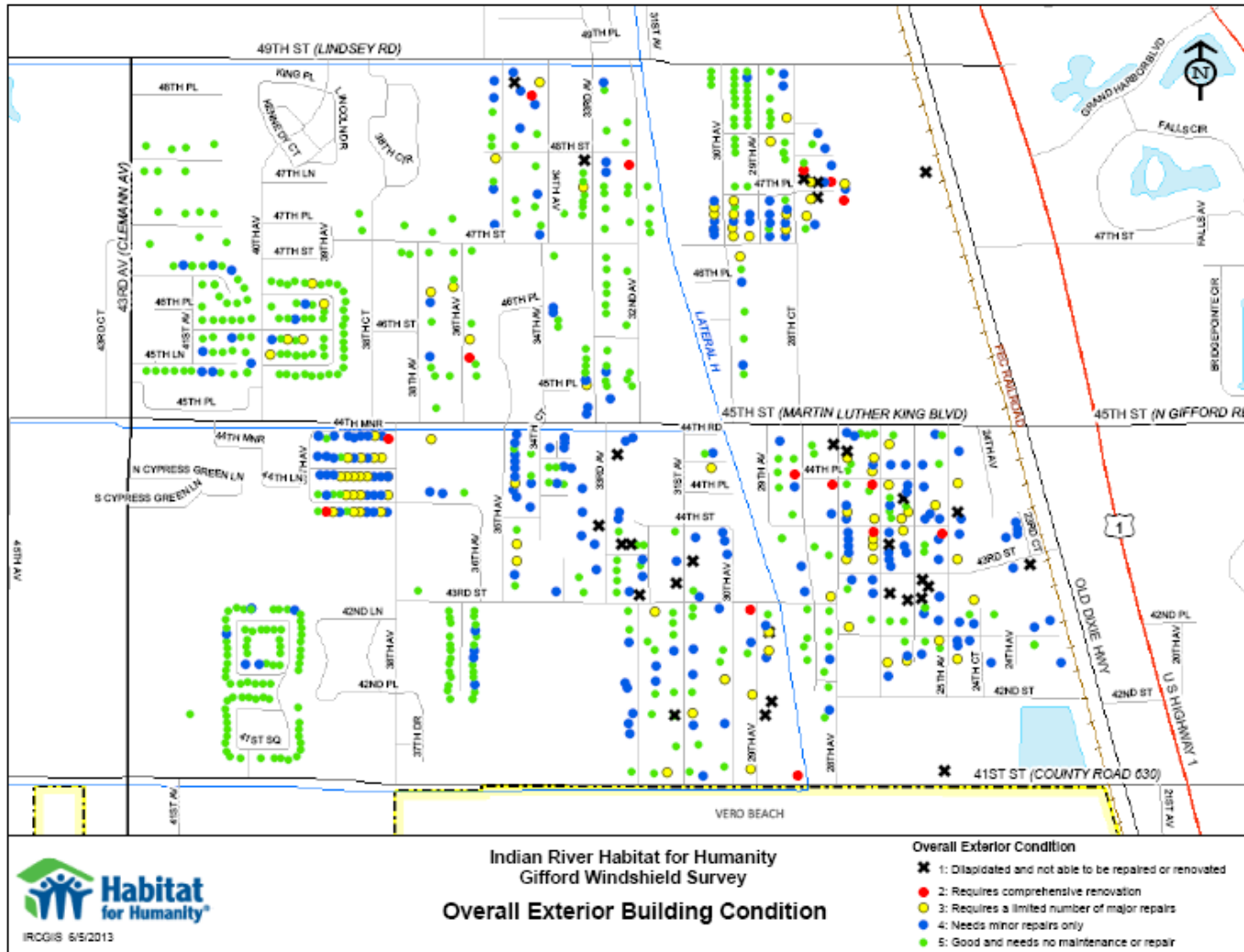
| <b>Year</b>  | <b>Unincorporated<br/>IRC</b> | <b>East Gifford</b> | <b>Central Gifford</b> | <b>West Gifford</b> | <b>Gifford Total</b> |
|--------------|-------------------------------|---------------------|------------------------|---------------------|----------------------|
| <b>2003</b>  | <b>1343</b>                   | <b>22</b>           | <b>34</b>              | <b>21</b>           | <b>77</b>            |
| <b>2004</b>  | <b>2270</b>                   | <b>33</b>           | <b>52</b>              | <b>100</b>          | <b>185</b>           |
| <b>2005</b>  | <b>2460</b>                   | <b>28</b>           | <b>1</b>               | <b>92</b>           | <b>121</b>           |
| <b>2006</b>  | <b>2202</b>                   | <b>41</b>           | <b>1</b>               | <b>21</b>           | <b>63</b>            |
| <b>2007</b>  | <b>932</b>                    | <b>9</b>            | <b>1</b>               | <b>1</b>            | <b>11</b>            |
| <b>2008</b>  | <b>508</b>                    | <b>2</b>            | <b>--</b>              | <b>11</b>           | <b>13</b>            |
| <b>2009</b>  | <b>221</b>                    | <b>---</b>          | <b>--</b>              | <b>12</b>           | <b>12</b>            |
| <b>2010</b>  | <b>231</b>                    | <b>3</b>            | <b>--</b>              | <b>13</b>           | <b>16</b>            |
| <b>2011</b>  | <b>223</b>                    | <b>1</b>            | <b>--</b>              | <b>9</b>            | <b>10</b>            |
| <b>2012</b>  | <b>247</b>                    | <b>5</b>            | <b>--</b>              | <b>18</b>           | <b>23</b>            |
| <b>TOTAL</b> | <b>10,637</b>                 | <b>144</b>          | <b>89</b>              | <b>298</b>          | <b>531</b>           |

**Windshield Survey of Housing Conditions**

In 2012, Habitat for Humanity performed a windshield survey to collect data on housing conditions in the east Gifford area. During the survey, housing units were evaluated based on the exterior appearance of the structure. The survey results are shown on Figure 4 below, and indicated that:

- 427 (58%) of housing units were in a good condition
- 220 (31%) of housing units needed minor repairs
- 79 (6%) of housing units needed limited number or major repairs
- 17 (2%) of housing units required comprehensive repairs
- 27 (3%) of housing units were dilapidated and could not be repaired

### Figure 4 Habitat for Humanity windshield Survey Result



## Gifford Neighborhood Plan 2014

---

Of all housing units in East Gifford 2% are sub-standard housing and 3% are dilapidated housing as defined below. Figures 5 and 6 below are examples of structures that were identified as sub-standard buildings.

### **Sub-Standard Housing Category;**

- Buildings that appeared in need of substantial repair to the roof, foundation, or siding.
- Buildings that were boarded up or had damaged windows and doors.



**Dilapidated Housing Category;**

- Buildings that appeared to be in such disrepair that rehabilitation might be more costly and time-consuming than building new structure.

The windshield survey identified 27 dilapidated housing units existed in East Gifford, Figures 7 and 8 below are examples of structures that were identified as dilapidated buildings.



**County Code Violation Category**

Code enforcement cases were put into one of the following categories:

- Properties with debris that was visible from the street.
- Properties with abandoned homes
- Properties with overgrown weeds/vegetation

Properties with debris were those parcels where junk/debris was stored on the property and was visible from the street. Debris included items such as old and dilapidated automobiles, household appliances, scrap building materials, or junk. Figures 9 and 10 below are examples of properties with debris/junk.

Most of the code violation cases consisting of junk/debris visible from the street were located in East Gifford.



➤ **Mobile Homes**

Approximately 80 acres, all in Central Gifford, are zoned for mobile homes. Property Appraiser’s information indicates that 69 lots in Gifford contain mobile homes.

➤ **Multi-Family Dwelling Units**

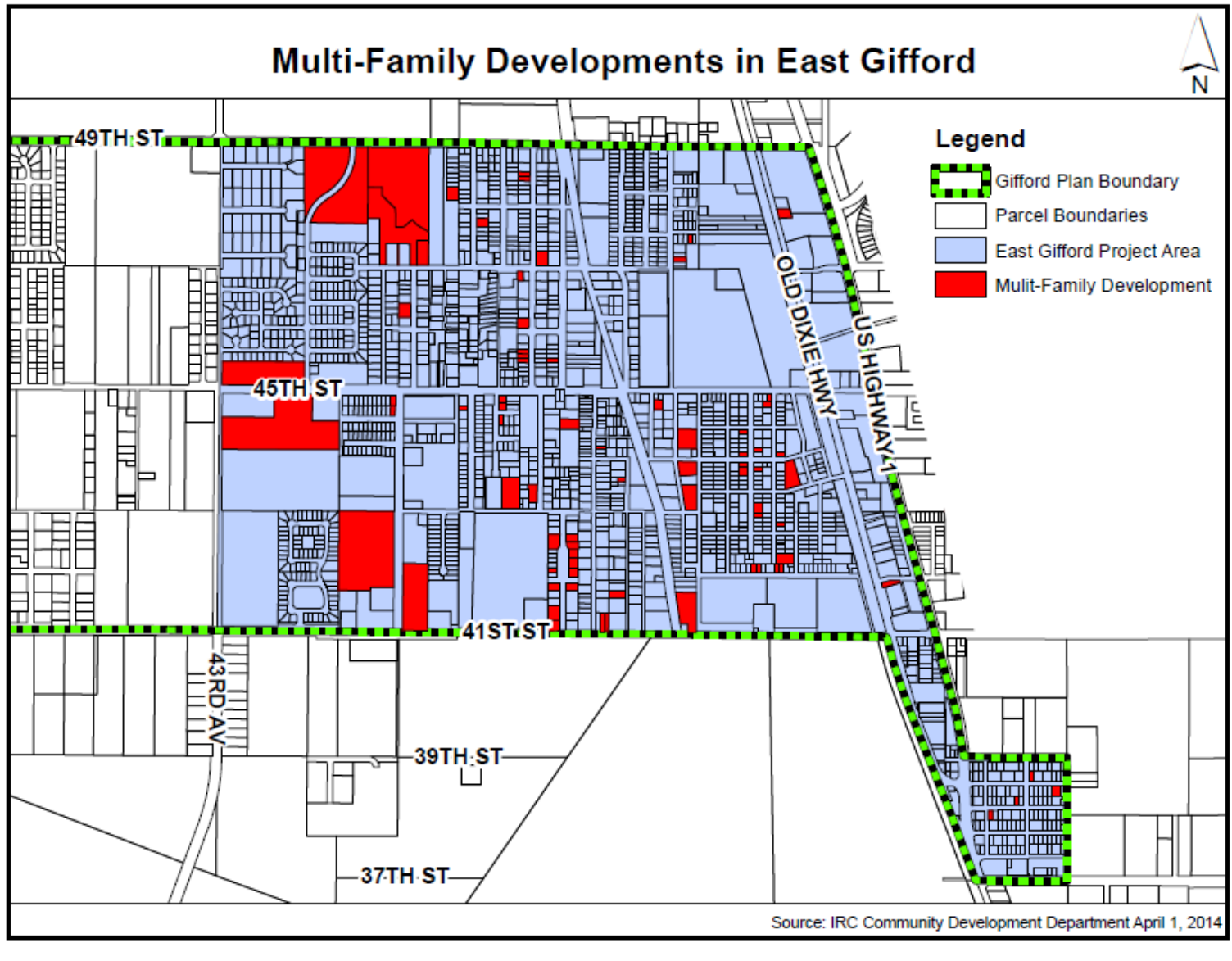
Large areas of Gifford are zoned for multi-family uses. All multi-family zoned areas are located in East Gifford. According to information from the Indian River County’s Property Appraiser’s Office, approximately 57 acres in the Gifford area have been developed for multi-family residential uses. Figure 11 below displays the location of those properties that have been developed for multi-family residential uses.

➤ **Subsidized Housing Developments**

Table 5 below lists the six major subsidized housing development projects in the Gifford area. Those projects range in size from 36 to 168 units. Altogether, the six projects total 509 units, 448 of which are multi-family. Two developments were subsidized by the Farmers Home Administration, now known as USDA, Rural Development, at a time when Gifford was not yet classified as “urban”, to accommodate housing for packinghouse workers and their families. Because Gifford is in an area that is now classified as “urban,” housing projects in Gifford are no longer eligible for that type of subsidy. The other subsidized housing projects in Gifford were subsidized through the federal government’s Low Income Housing Tax Credit Program.

| Development Name         | Type of Housing | Number of Units | Government Subsidy            |
|--------------------------|-----------------|-----------------|-------------------------------|
| Gifford Grove            | Single-Family   | 61              | Low Income Housing Tax Credit |
| Lindsey Gardens          | Multi-Family    | 168             | Low Income Housing Tax Credit |
| Orangewood Park          | Multi-Family    | 100             | Farmers Home Administration   |
| Sunset Apartments        | Multi-Family    | 36              | Low Income Housing Tax Credit |
| Victory Park             | Multi-Family    | 100             | Farmers Home Administration   |
| Briar Wood of Vero Beach | Multi-Family    | 44              | Low Income Housing Tax Credit |
| <b>Total Units</b>       |                 | <b>509</b>      |                               |

Figure 11



**State Housing Initiatives Partnership (SHIP) Program, Other Housing Programs**

The County has managed several housing programs for the past 20 years. One of those programs is the State Housing Initiatives Partnership (SHIP) Program. With funding from SHIP, the County assisted 222 households within mainly east Gifford. Of the 222 assisted households 89 received rehabilitation assistance while the remaining received downpayment/closing cost assistance with either impact fee or rehabilitation assistance. Another program was the Hurricane Housing Recovery (HHR) program. With HHR funding the County assisted 55 applicants in east Gifford. Of the 55 assisted units, 17 were single-family applicants received rehabilitation assistance. Also, Victory Park and Orangewood projects (200 Multi-family units) received rehabilitation assistance.

Another program utilized was the Community Development Block Grant (CDBG) program Housing Rehabilitation/Replacement Program. With funding from CDBG Housing Program, the County rehabilitated or replaced 26 units in the east Gifford area.

**Table 6: Summary of Housing Program Assistance**

|              | Total Units Assisted in East Gifford | Units that Received Rehabilitation Assistance in East Gifford |
|--------------|--------------------------------------|---------------------------------------------------------------|
| SHIP         | 222                                  | 89 Single-Family (SF)                                         |
| HHR          | 55                                   | 17 Single-Family (also 200 MF Units)                          |
| CDBG Housing | 24                                   | 24 Single-Family                                              |
| Total        | 301                                  | 130 Single-Family and 200 Multi-Family                        |

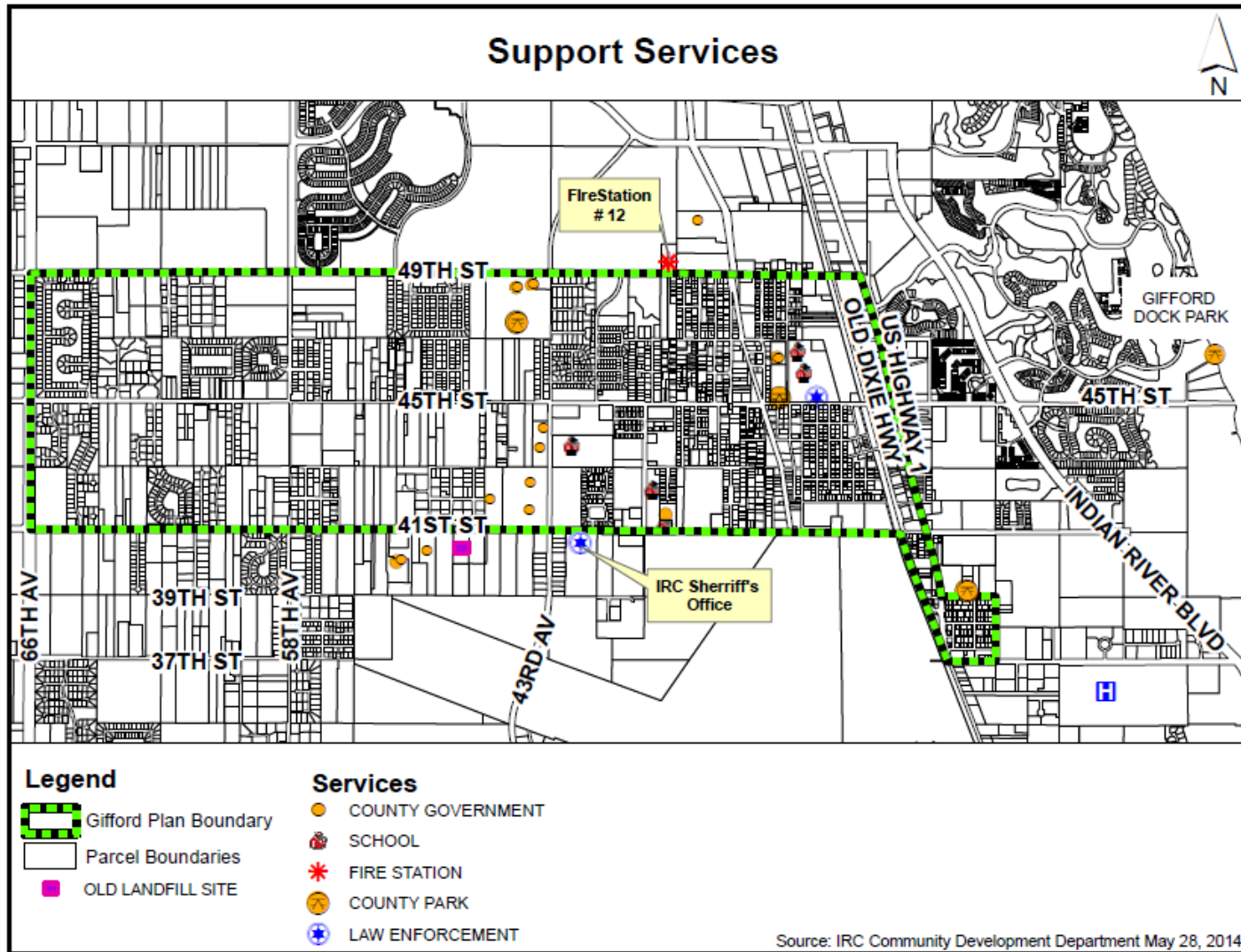
**Support Services**

The table below lists the type and number of support services (schools, parks, government facilities) that currently exist in Gifford. Figure 12 below displays the location of the various public support services in the Gifford area.

| <b>Table 7 - Support Services in Gifford</b> |         |
|----------------------------------------------|---------|
| Type of Support Service                      | Gifford |
| Youth Activity Centers                       | 1       |
| Adult Care Facilities                        | 1       |
| Child Care Facilities                        | 3       |
| Education Facilities                         | 5       |
| Emergency Medical Stations                   | 1       |
| Fire Stations                                | 1       |
| Health Care Facilities                       | 1       |
| Places of Worship                            | 25      |
| Police Stations/Satellite Offices            | 1       |



**Figure 12  
Support Services**



### **Ongoing Activities in Gifford**

There are many activities and support groups in the Gifford Area. Following is the list of the activities and support groups:

- **Gifford Youth Activity Center, Gifford Community Center, and Gifford Park activities:**

Adult weekly activities:

1. Qi-Gong (meditation)
2. Indian River County Citizens Advisory Support Group
3. Beyond Special K Low Impact Aerobics Exercise Class for Senior Citizens
4. Beyond Special K Beginning and Intermediate Computer Classes
5. Beyond Special K Quilting, Sewing and Arts & Crafts Session
6. Beyond Special K Bible Study Class
7. Beyond Special K Field Trips
8. Blood Sugar/Pressure Check
9. Indian River State College Classes
10. Meals on Wheels Lunch Feeding Program for Our Local Senior Citizens
11. Treasure Coast Food Give-Away- (two times/month)

Youth activities:

1. After School Program (K-12).
2. Summer Camp Program (1-12)
3. IRSC Trio/Upward Bound Program (grades 9-12)
4. Indian River County Citizens Advisory Support Group/Bully Proof Club
5. Gifford Youth Orchestra
6. Gifford Youth Activity Center Music/Band Program
7. Gifford Youth Garden
8. AAU Basketball Program
9. Indian River Elite Track Club - AAU Track Club
10. Gifford Central Little League
11. 4-H Club gardening and science programs
12. Various art, tutoring, computer lab, and counseling opportunities

- **Annual Events Held In Gifford:**

1. Martin Luther King, Jr. Parade & Celebration
2. Manup Event
3. Youth Taking Charge
4. Indian River County Citizens Advisory Support Group Bully Symposium
5. Parents Involved In Education (P.I.E.) Awards Night
6. GYAC Back To School Supply Drive And Back Pack Give Away
7. St. Peters Missionary Baptist Church Back To School Bash
8. Gifford Fun Day
9. April Pool Day
10. Flashlight Easter Egg Hunt
11. Annual GYAC/Lighthouse Foundation Christmas Toy Drive

- **Monthly Meetings Held In Gifford:**

1. Progressive Civic League Of Gifford,
2. National Association for the Advancement of Colored People (NAACP)
3. Community Oriented Police Enforcement (COPE)
4. Gifford Front Porch Revitalization Council
5. Martin Luther King, Jr. Birthday Committee
6. Pastors Association
7. (5) Pillars Meeting of the Five Agency Heads and Associates (Progressive Civic League of Gifford, Pastors Association of Indian River County, Gifford Front Porch Revitalization Council, NAACP, and COPE)

- **Recreational Facilities and Programs in The Gifford Area:**

1. Gifford Youth Activity Center
2. Gifford Aquatic Center
  - Swimming Lessons: Private, Semi-Private And Group Lessons
  - Super Kid Triathlon
  - Dolphin Swim Team
  - Jr Lifeguard Training & Lifeguard Training for Employment
  - Water Aerobics
  - Master's Swim Clinics

## Gifford Neighborhood Plan 2014

---

- April Pool's Day
- Back to School Splash
- Recreational Football, Basketball, Baseball & Cheerleading
- Aquatic Center's Annual Pool Fun Day
- 3. Gifford Community Center
- 4. Gifford Park Area—Facilities at the Gifford Park:
  - Two Tennis Courts, Double Size Basketball Courts
  - Several Picnic Pavilions
  - Football/Soccer Field
  - Two Baseball Fields
  - Playground Equipment
  - One Hand Ball Court
  - Open Space for Gardening, Picnics, and Other Family And Community Gatherings
  - Walking Trail
  - Exercise area.
- 5. Old Macedonia Church/MLK Park
- 6. Hosie-Schumann Park
- 7. Feed the Lamb Youth Enrichment Program Facility

- **Non-Profits Providing Services in Gifford:**

1. Habitat for Humanity
2. Every Dream Has a Price
3. Harvest Food Outreach/Austin Hunt
4. Shinning Light Gardens
5. Career Source Mobile Unit at GYAC every Wednesday
6. Treasure Coast Food Bank
7. Numerous Churches/Places of Worship

➤ **Education Facilities and Programs**

There are five educational facilities located in Gifford. Those facilities, all located in East Gifford, are listed below:

- Dodgertown Elementary School
- Gifford Middle School
- Indian River County Alternative Education Center
- St. Helen’s Headstart Center
- St. Peter’s Academy

**Indian River County School District Vocational Programs**

Indian River County School District provides career and technical education in both Vero Beach High School and Sebastian River high School, the two public high schools that students from Gifford attend. Most of the programs offered provide industry certification to the students completing the program. Below is the list of career and technical education programs currently offered:

Vero Beach High School

Accounting  
Automotive  
Building Construction  
Business Management/Supervision  
Commercial Photography  
Culinary  
Drafting & Illustrative Design  
Digital Design  
New Media  
Nursing Assistant

Sebastian River High School

Automotive  
Criminal Justice  
Culinary  
Digital Design  
Digital Video Production  
Entrepreneurship/Business Ownership  
GIS Technology  
Network Support Services  
Nursing Assistant  
Welding

- **High School Education**

As currently structured, students are required to enroll in one of the programs while they are in ninth grade and start the program in 10<sup>th</sup> grade. Each program continues from 10<sup>th</sup> grade through 12<sup>th</sup> grade. These programs are consistent with the Legislative Act passed in 2007. The purpose of that act was to provide a statewide planning partnership between business and education communities to expand and retain high-value industry, sustain a vibrant state economy, and provide funding for programs with industry certification credentials.

The School District also participates with Indian River State College (IRSC), through the Research Coast Consortium, to award students college credits through completion of AP (Advanced Placement) and IB (International Baccalaureate) programs. High School Students also have the option of dual enrollment for classes at Indian River State College.

Through the Florida Ready to Work Credential program, students are assessed in Applied Mathematics, and Reading. With a Florida Ready to Work Credential, a young person can provide an employer with proof that they have workplace skills. The Florida Ready to Work Credential program is sponsored and funded by the State of Florida, and is administered at Sebastian River and Vero Beach High Schools.

- **Adult Education**

The School District also offers adult education programs in 7 health related areas, 2 security areas, and 1 in the area of culinary arts. Descriptions of these 10 programs are contained in Appendix A at the end of this report.

### **Indian River State College Academic and Technical Programs**

Indian River State College (IRSC) IRSC is ranked as the 4<sup>th</sup> Most Affordable College in the County by the US Department of Education. It is also ranked as the 10<sup>th</sup> Top Public Regional College in the South by US News and World Report.

In Indian River County, IRSC serves students from the Mueller Campus in Vero Beach, the Historic Elementary School in Sebastian, three locations in Fellsmere, and two locations in Gifford (Alternative Education Center and Gifford Youth Activity Center). Each year, over 5000 students are served in Indian River County. Among those students, a majority are working on their AA (Associates of Arts) Degree, planning to continue on toward a Bachelor's Degree.

In Indian River County, vocational/technical programs offered include HVAC (Heating, Air Conditioning, and Ice Machines); Nursing; EMT; Business; Accounting; Digital Media; Graphic Design; Computer Science; Interior Design; Security Guard Training; Early Childhood Instruction, Culinary Arts; Drafting; Office Administration; Paralegal; Human Services; and Criminal Justice.

Centrally located in IRSC's four County service area, the IRSC Main Campus in Fort Pierce offers over 200 program options for students seeking academic and technical training. Those options include Dental programs; Nursing; Police and Fire Academies; Electrical and Nuclear Power; Health Services; Radiography; Physical Therapy Assistants; Medical Laboratory Technology; Respiratory Care; Paramedics; Photonics, Robotics; and others.

For a student who dropped out of High School, IRSC offers two options. The student can work on their GED diploma at IRSC, or attend the IRSC's Adult High School at the Main Campus in Ft. Pierce. The student can also pursue vocational/technical studies while completing their GED or high school diploma.

### ➤ **Fire Stations/ Emergency Medical Stations**

Since adoption of the Gifford Neighborhood Plan in 2002, Indian River County's Emergency Services Department has built Fire Station #12 in Gifford, located on the north side of 49<sup>th</sup> Street, west of 31<sup>st</sup> Avenue. Also, there are two other fire stations that serve the Gifford area. Those stations are located outside the boundaries of the plan area at 2900 43<sup>rd</sup> Avenue (near the airport), and at 6568 US 1 (Winter Beach).

### ➤ **Health Care Facilities**

The Gifford Health Center is the only health care facility located in the Gifford area. This facility is a primary care clinic currently serving the adult and pediatric health care needs of the residents of the County and, Gifford residents in particular. All services are offered on a sliding fee scale based upon family size and income. The facility is operated by the Indian River County Health Department and is funded primarily by the Indian River County Hospital District and by Medicaid. In the future, the Gifford Health Center may be used for pediatric care while adult care services may be provided from the Health Department building at 1900 27<sup>th</sup> Street.

### ➤ **Law Enforcement**

The Indian River County Sheriff's Office maintains one satellite office in Gifford. This satellite office, located on the grounds of Gifford Middle School, houses the Sheriff's Community Oriented Police Enforcement (COPE) program for the Gifford area. From this office, deputies may prepare reports, receive complaints from the community and interact with the community. Through the COPE office, deputies aid in the prevention of crime and the promotion of positive interaction between the Sheriff's Office and the residents of the Gifford community. The Sheriff's Main Office is located in the Gifford area near the southeast corner of 41<sup>st</sup> Street and 43<sup>rd</sup> Avenue.

### ➤ Recreation Facilities

There are several publicly maintained recreation facilities in the Gifford area. The main facility is located on a 40 acre campus at the southwest corner of 43<sup>rd</sup> Avenue and 49<sup>th</sup> Street, are Gifford Park, the Gifford Youth Activities Center, and the Gifford Aquatic Center. The campus includes 2 basketball courts, 2 baseball/softball fields, 2 tennis courts, 1 volleyball court, 1 physical fitness course, 7 picnic tables, 4 picnic pavilions, 1 playground, outdoor grills, foot trails, and a community center. The Youth Activities Center contains classrooms, computers, a gymnasium/auditorium, a library, and other facilities. The Aquatic Center features two pools, one for adults and one for children.

In January 2014, the following improvements were approved to be developed in Gifford Park:

- Two 20' X 30' sheds
- Lighting along entrance drive
- Replacing little league field scoreboard
- Replacing dugouts
- Relocating fencing at the softball field

Other recreation facilities in Gifford include: Hosie-Schumann Park, Martin Luther King, Jr. Park, and Gifford Dock Park. Located adjacent to the W.E. Geoffrey Subdivision on the north side of 39<sup>th</sup> Street, Hosie-Schumann Park is two acres in size and consists mostly of open space. Facilities at this park are limited to one concrete picnic table, one swing set and one basketball court.

Martin Luther King, Jr. Park is two acres in size and is located at the northwest corner of 45<sup>th</sup> Street and 28<sup>th</sup> Court. This park contains the historic Macedonia Baptist Church and Museum. North of the church/museum building is a wooded County-owned site that has been surveyed for future passive recreational improvements such as walking trails. The MPO has applied for a Recreational Trails Grant to build a trail at this park.

Gifford Dock Park is located at the east end of 45<sup>th</sup> Street on the West shore of the Indian River Lagoon. The park consists of a stabilized parking area, and a dock/pier that is used for fishing.

A number of improvements have been made to Gifford Park in recent years (see Appendix B at the end of this report). Those improvements have provided and expanded recreational opportunities in Gifford.



### **Economic Development**

Currently, the Board of County Commissioners offers various financial incentives to encourage target industries and to attract new business to the County or help existing businesses to expand. Target industries include manufacturing and other basic industries. Generally, target industries are businesses that pay wages near or above the County's annual average wage or sell services or products to areas outside the County. By targeting industries that pay higher than average wages, the County intends to improve the standard of living and employment opportunities of residents of the County. Selling services or products to area outside of the County will bring more money into the County.

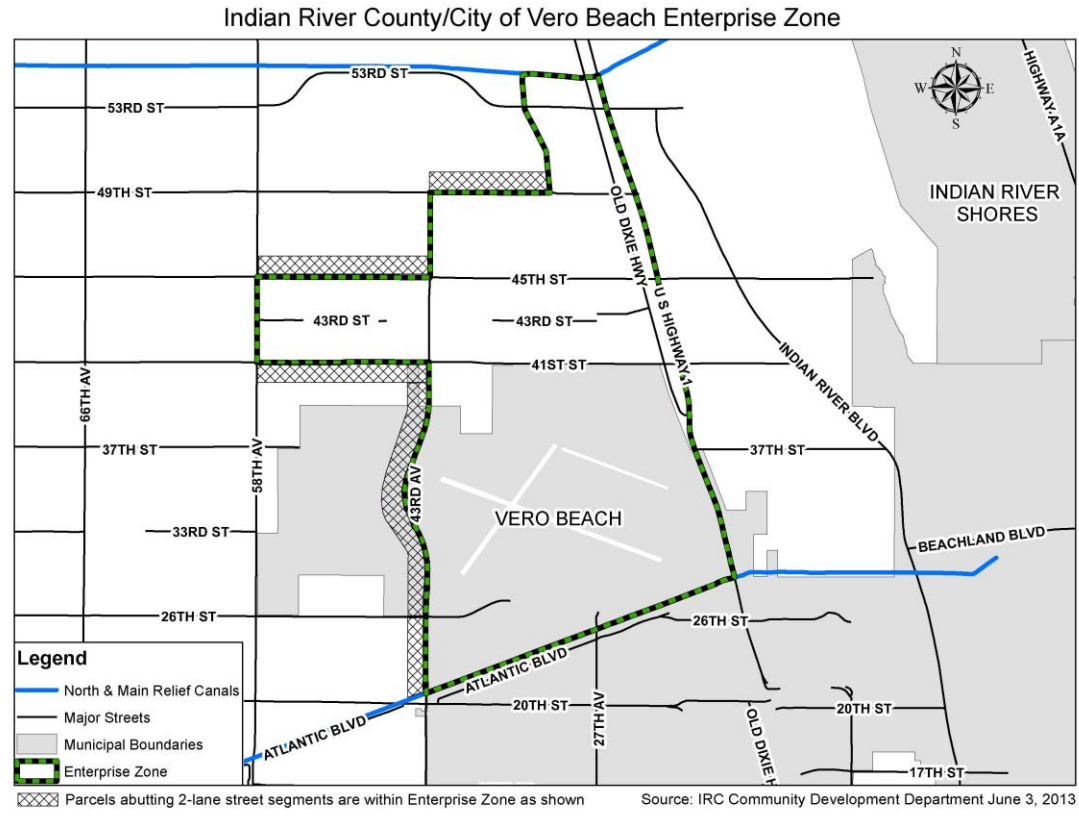
The County's target industry incentives include local jobs grants, impact fee financing, utility deposit waivers, tax abatement, and special incentives granted by the Board of County Commissioners on a case by case basis. Additional state funded incentives are available to target industries locating or expanding within the County. State incentives include a qualified target industry tax refund, local job training, an employed worker training, and a worker recruitment/assessment. Each of these incentives are available for businesses in Gifford as well as areas outside Gifford that offer employment opportunities for Gifford residents.

### **Enterprise Zone**

In 2005, Indian River County and the City of Vero Beach jointly established an Enterprise Zone encompassing properties in and around the City of Vero Beach Municipal Airport and properties within the Gifford Community (Figure 13 below). The Enterprise Zone is an area designation approved by the state to encourage new economic growth and investment in distressed areas through tax incentives for residents (building materials sales tax refunds) and businesses located within Enterprise Zones. Those tax incentives available to businesses located within Enterprise Zones include:

- Job Tax Credit (Sales Tax and Use Tax Credit or Corporate Income Tax Credit)
- Sales Tax Refund (Refund of Sales Tax Paid on Certain Business Equipment/Building Materials)
- Property Tax Credit (Applied to Corporate Income Tax)
- Electrical Energy Sales Tax Exemption (Sales Tax Exemption on Electrical Energy)
- Community Contribution Tax Credit (Florida Corporate Income Tax, Insurance Premium Tax, or Sales Tax Refund).

**Figure 13**



**Income and Employment**

Gifford’s central County location puts it in close proximity to several major employers such as Indian River Memorial Hospital, Vero Beach Municipal Airport, Piper Aircraft, Vero Beach Historic Dodger Town (Sports Village), the Indian River Mall, Gateway Industrial Park, the County government facilities, and several packinghouses. For that reason, Gifford appears to offer relatively easy access to several nearby employment centers. In fact, no other area of the County is as close to as many employment opportunities as Gifford.

According to the County's MPO Traffic Analysis Zone (TAZ) data, there are 1467 persons employed in the Gifford area. Of these 1,467 employees, 660 are employed in the industrial sector, 313 in the commercial sector, and 494 in the service sector. The 7 TAZs surrounding Gifford have a combined 2,297 employees. In total, Gifford and the surrounding area contain about 3,764 employees.

### **Community Disadvantage Index (CDI)**

The Community Disadvantage Index (CDI) is an index developed by Janet Lauritsen, professor at Department of Criminology and Criminal Justice at University of Missouri, commonly used to summarize the general socio-economic conditions of an area. It is a combination of several measures gathered from U.S. Census data at the census tract level and is generally considered to be more reliable than any single indicator used by itself. The CDI combines three weighted factors: the percent of persons living below the federal poverty line, the percent of persons receiving public assistance, and the percent of families with minor children that are female-headed.

CDI scores range from 0 to 10, where 10 indicates that the census tract is among the most disadvantaged in the country and 0 indicates that the tract is among the least disadvantaged. Specifically, 9 indicates that the tract is more disadvantaged than 90% of other tracts in the country; 8 is more disadvantaged than 80% of tracts:

The 2010 CDI for Census Tract 503.02 that covers Gifford area is 10.

**Crime**

The Indian River County Sheriff’s Office maintains crime figures for unincorporated County crime incidents. Table 8 below lists the number of incidents by crime categories that were reported in 2012 Countywide, in Gifford. The table also provides the Gifford incidents as a percentage of the entire unincorporated County for each crime category.

| <b>Table 8 - Reported Crime Data for 2012</b> |                           |                           |                                          |
|-----------------------------------------------|---------------------------|---------------------------|------------------------------------------|
| Type of Crime                                 | # of Incidents Countywide | # of Incidents in Gifford | % of Incidents for Unincorporated County |
| Attempted Suicide                             | 71                        | 1                         | 1.4%                                     |
| Auto Burglary                                 | 609                       | 4                         | 0.7%                                     |
| Business Burglary                             | 100                       | 0                         | 0%                                       |
| Abuse                                         | 157                       | 2                         | 1.3%                                     |
| Drug Incidents                                | 508                       | 17                        | 3.3%                                     |
| Grand Theft                                   | 38                        | 1                         | 2.6%                                     |
| Recovered Stolen Vehicle                      | 48                        | 1                         | 2.1%                                     |
| Residential Burglary                          | 683                       | 12                        | 1.8%                                     |
| Robbery                                       | 46                        | 3                         | 6.5%                                     |
| Sex Offender Registration                     | 18                        | 0                         | 0%                                       |
| Sexual Assault                                | 1                         | 0                         | 0%                                       |
| Sexual Battery                                | 61                        | 5                         | 8.2%                                     |
| Identity Theft                                | 37                        | 3                         | 8.1%                                     |
| Shooting Incidents                            | 469                       | 8                         | 1.7%                                     |
| Use of Force Report                           | 47                        | 3                         | 1.4%                                     |
| Suicide                                       | 200                       | 1                         | 0.5%                                     |
| Theft                                         | 82                        | 5                         | 6.1%                                     |

Source: Indian River County Sheriff’s Office

Note: Gifford has 6.3% of the unincorporated County population

## **Infrastructure**

### **➤ Transportation**

#### **Streets**

Within Gifford, as with the entire County, roads are divided into three classifications based on the function of the road. Those functional classifications are local, collector, and arterial. By definition, local roads accommodate the smallest volume and the slowest speeds, and connect the road network to specific developments or land uses; arterial roads handle the largest volume and the highest speeds; and collector roads accommodate intermediate volumes and speeds while connecting local and arterial roads.

All of the streets in Gifford are classified as local roadways except for the following:

- **Urban principal arterial roadways:** U.S. Highway 1 and 58<sup>th</sup> Avenue
- **Major collector roadways:** Old Dixie Highway, 41<sup>st</sup> Street, 45<sup>th</sup> Street, 49<sup>th</sup> Street, and 66<sup>th</sup> Avenue
- **Minor Collector roadway:** 43<sup>rd</sup> Avenue

Most local roads in Gifford are publically dedicated and are maintained by the County's Public Works Department. Those roads are paved or graded and generally are in good condition, although some of the roads need resurfacing. There are, however, several existing streets created prior to current development regulations that are not public, are not within formal rights-of-way, and are the responsibility of private parties to maintain. Those non-County streets include 32<sup>nd</sup> Avenue north of 43<sup>rd</sup> Street, and 35<sup>th</sup> Avenue north of 45<sup>th</sup> Street. These streets are not maintained by the County and are in poor condition.

On an annual basis, the County's Road and Bridge Division performs a visual survey of all County roads, including roads in Gifford, and ranks roads on a scale from 1 to 5 for future resurfacing projects. Roads that rank a 1 are in very good condition and those that rate 5 are in poor condition. Streets in Gifford that are determined to be in inadequate condition and ranked 5 will rank high for future paving projects.

Based on the most recent resurfacing evaluation, the following roads ranked 4:

- 31<sup>st</sup> Avenue from 49<sup>th</sup> Street to 51<sup>st</sup> Street (Collector road)
- 34<sup>th</sup> Avenue from 45<sup>th</sup> Street to 47<sup>th</sup> Street
- 42<sup>nd</sup> Street from Old Dixie Hwy to U.S. 1
- 48<sup>th</sup> Street from 28<sup>th</sup> Court to Dead End

## Gifford Neighborhood Plan 2014

---

- 46<sup>th</sup> Street from 58<sup>th</sup> Avenue to 56<sup>th</sup> Avenue
- 47<sup>th</sup> Street from 58<sup>th</sup> Avenue to 56<sup>th</sup> Avenue
- 56<sup>th</sup> Avenue from 46<sup>th</sup> Street to 47<sup>th</sup> Street
- 46<sup>th</sup> Street from 38<sup>th</sup> Court to 38<sup>th</sup> Avenue
- 39<sup>th</sup> Avenue from 45<sup>th</sup> Place to 46<sup>th</sup> Place
- 39<sup>th</sup> Avenue from 47<sup>th</sup> Street to 47<sup>th</sup> Place
- 45<sup>th</sup> Place from 40<sup>th</sup> Avenue to 39<sup>th</sup> Avenue
- 46<sup>th</sup> Place from 40<sup>th</sup> Avenue to 39<sup>th</sup> Avenue
- 46<sup>th</sup> Street from 40<sup>th</sup> Avenue to 39<sup>th</sup> Avenue
- 47<sup>th</sup> Place from 40<sup>th</sup> Avenue to 39<sup>th</sup> Avenue
- 47<sup>th</sup> Street from 40<sup>th</sup> Avenue to 39<sup>th</sup> Avenue
- 20<sup>th</sup> Avenue from 42<sup>nd</sup> Street to 42<sup>nd</sup> Place
- 34<sup>th</sup> Avenue from 47<sup>th</sup> Street to 49<sup>th</sup> Street
- 39<sup>th</sup> Lane from U.S. 1 to 17<sup>th</sup> Avenue
- 17<sup>th</sup> Avenue from 37<sup>th</sup> Street to 39<sup>th</sup> Street
- 30<sup>th</sup> Place from U.S. 1 to 17<sup>th</sup> Avenue
- 18<sup>th</sup> Avenue from 38<sup>th</sup> Lane to 39<sup>th</sup> Street

The only road in Gifford with a ranking of 5 is 19<sup>th</sup> Avenue from 37<sup>th</sup> Place to 38<sup>th</sup> Lane

Appendix C at the end of this report, shows the list of 55 roadways in the Gifford area that were paved or resurfaced during the 2004-2011 period.

The County monitors traffic volumes and crashes along all arterial and collector roads. Based on that information, the County determines which roads and intersections may need improvements or maintenance and long-term capital improvement road projects. The following Gifford area roadways and intersections are included in the County's current Capital Improvement Program:

- 43<sup>rd</sup> Avenue from 49<sup>th</sup> Street to 53<sup>rd</sup> Street (to be paved 2-lane by Waterway Village developer)
- 45<sup>th</sup> Street Beautification
- 45<sup>th</sup> Street/58<sup>th</sup> Avenue Intersection
- 66<sup>th</sup> Avenue from 49<sup>th</sup> Street to 81<sup>st</sup> Street (4 lanes)
- 66<sup>th</sup> Avenue from SR 60 to 49<sup>th</sup> Street (4 lanes)

## Gifford Neighborhood Plan 2014

The County Traffic Engineering Division keeps a list of all accidents at all intersections. If an intersection has 4 or more crashes per year, Traffic Engineering will analyze ways to reduce the number of crashes at that intersection. According to Traffic Engineering 2012 accident data, the only intersection in Gifford that had 4 or more crashes that year was 45<sup>th</sup> Street and U.S. #1. According to a 2000 accident report, there were six intersections in Gifford with more than 4 accidents per year. Therefore, there was improvement based on a significant reduction in the number of Gifford intersections having more than 4 accidents per year.

### **Sidewalks**

Gifford is similar to much of the unincorporated County in that sidewalks generally do not exist along local roads. Even along major roads, sidewalks are not currently continuous and connected. Those roads with insufficient sidewalk are identified in the MPO's Bicycle/Pedestrian Plan as needing sidewalks. County policy is to have sidewalks constructed along major roads in conjunction with development projects and road projects. Table 9 below shows an inventory of the existing sidewalks along major roadways in the Gifford area.

Currently, FDOT is funding construction of 43rd Avenue sidewalks from 41st Street to the Airport West entrance. In the future, FDOT will also fund the next extension, from Airport West to Aviation Boulevard. Also, sidewalks along Old Dixie Hwy south of 45<sup>th</sup> Street will be under construction soon.

**Table 9  
Sidewalk Inventory in Gifford Area**

| On Street               | From Street             | To Street               | Percent of Segments with Sidewalks on North or East Side | Percent of Segments with Sidewalks on South or West Side |
|-------------------------|-------------------------|-------------------------|----------------------------------------------------------|----------------------------------------------------------|
| 41 <sup>st</sup> Street | 66 <sup>th</sup> Avenue | 58 <sup>th</sup> Avenue | 10                                                       | 0                                                        |
| 41 <sup>st</sup> Street | 58 <sup>th</sup> Avenue | 43 <sup>rd</sup> Avenue | 100                                                      | 0                                                        |
| 41 <sup>st</sup> Street | 43 <sup>rd</sup> Avenue | Old Dixie Hwy           | 50                                                       | 0                                                        |
| 41 <sup>st</sup> Street | Old Dixie Hwy           | U.S. 1                  | 0                                                        | 0                                                        |
| 41 <sup>st</sup> Street | U.S. 1                  | Indian River Blvd.      | 0                                                        | 5                                                        |
| 43 <sup>rd</sup> Avenue | 41 <sup>st</sup> Street | 45 <sup>th</sup> Street | 100                                                      | 100                                                      |
| 43 <sup>rd</sup> Avenue | 45 <sup>th</sup> Street | 49 <sup>th</sup> Street | 45                                                       | 50                                                       |
| 45 <sup>th</sup> Street | 66 <sup>th</sup> Avenue | 58 <sup>th</sup> Avenue | 50                                                       | 0                                                        |
| 45 <sup>th</sup> Street | 58 <sup>th</sup> Avenue | 43 <sup>rd</sup> Avenue | 0                                                        | 5                                                        |
| 45 <sup>th</sup> Street | 43 <sup>rd</sup> Avenue | Old Dixie Hwy           | 100                                                      | 0                                                        |
| 45 <sup>th</sup> Street | Old Dixie Hwy           | U.S. 1                  | 50                                                       | 0                                                        |
| 49 <sup>th</sup> Street | 66 <sup>th</sup> Avenue | 58 <sup>th</sup> Avenue | 0                                                        | 0                                                        |
| 49 <sup>th</sup> Street | 58 <sup>th</sup> Avenue | 43 <sup>rd</sup> Avenue | 0                                                        | 40                                                       |

## Gifford Neighborhood Plan 2014

| On Street               | From Street             | To Street               | Percent of Segments with Sidewalks on North or East Side | Percent of Segments with Sidewalks on South or West Side |
|-------------------------|-------------------------|-------------------------|----------------------------------------------------------|----------------------------------------------------------|
| 49 <sup>th</sup> Street | 43 <sup>rd</sup> Avenue | Old Dixie Hwy           | 0                                                        | 0                                                        |
| 49 <sup>th</sup> Street | Old Dixie Hwy           | U.S. 1                  | 0                                                        | 5                                                        |
| 58 <sup>th</sup> Avenue | 41 <sup>st</sup> Street | 45 <sup>th</sup> Street | 0                                                        | 0                                                        |
| 58 <sup>th</sup> Avenue | 45 <sup>th</sup> Street | 49 <sup>th</sup> Street | 0                                                        | 50                                                       |
| Old Dixie Hwy.          | 41 <sup>st</sup> Street | 45 <sup>th</sup> Street | 30                                                       | 0                                                        |
| Old Dixie Hwy.          | 45 <sup>th</sup> Street | 49 <sup>th</sup> Street | 100                                                      | 0                                                        |
| Old Dixie Hwy.          | U.S. 1                  | 41 <sup>st</sup> Avenue | 0                                                        | 0                                                        |
| U.S. 1                  | 37 <sup>th</sup> Street | Old Dixie Hwy           | 100                                                      | 0                                                        |
| U.S. 1                  | Old Dixie Hwy           | 41 <sup>st</sup> Street | 100                                                      | 100                                                      |
| U.S. 1                  | 41 <sup>st</sup> Street | 45 <sup>th</sup> Street | 100                                                      | 100                                                      |
| U.S. 1                  | 45 <sup>th</sup> Street | 49 <sup>th</sup> Street | 15                                                       | 100                                                      |

Source: Indian River County MPO

At the MPO's Gifford Bicycle and Pedestrian Plan Update Public Workshop on 2/25/2014 and subsequent follow up meetings, Gifford residents identified the need for the sidewalks and bike lanes as follows:

1. Sidewalks and Bike lanes on 58th Avenue between 41st Street and 49th Street.
2. Sidewalks on 45th Street near 33rd Avenue & near 38th Court.
3. Sidewalks on 49th Street from Old Dixie Highway to 58th Avenue (three identical comments).
4. Sidewalks and bike lanes on 26th Street from 43rd Avenue to US 1.
5. Sidewalks on 43rd Avenue from 26th Street to 49th Street.
6. Sidewalks on 43rd Street near the railroad tracks & near 25th Avenue.
7. Sidewalks on 30th Avenue south of 43rd Street.
8. Sidewalks on 33rd Street.
9. Sidewalks on 28th Avenue.
10. Sidewalks on 41st Street.
11. Sidewalks linking Gifford Health Center to surrounding community.
12. Crosswalks and bus stops / shelters on 49th Street at all intersections

### Public Transportation

GoLine is Indian River County's fixed route transit system run by the County's transit provider, Senior Resource Association (SRA). Two GoLine routes have stops in Gifford, Routes 3 and 8. Both of those routes provide service from the main transit hub to the Gifford Health Center and back. At the main transit hub, riders can connect with five additional routes that provide service to



## Gifford Neighborhood Plan 2014

shopping, employment, and recreational destinations throughout Indian River County. Routes 3 and 8 rank third and fourth, respectively, in terms of the total number of riders carried.

For the twelve month period ending June 30, 2013, ridership on Route 3 was 98,477, an increase of 7% compared to the previous year. Major stops on Route 3 include Indian River Medical Center, and other medical facilities destinations along 37<sup>th</sup> Street.

For the twelve month period ending June 30<sup>th</sup> 2013, ridership on Route 8 was 93,019, an increase of 2% compared to the previous year. Major stops along Route 8, which travels a more westerly course than Route 3, include Gifford Youth Activity Center, Orangewood Park, Victory Park, Vero Beach Historic Dodger Town (Sports Village), Indian River Medical Center, Gifford Health Center, County Administration Building, and Health Department. Of Gifford residents arriving at the main hub, 29% transfer to route 2 (courthouse, Indian River Mall, Wal-Mart, Ryanwood Shopping Center); 25% transfer to route 4 (probation office, K-Mart, Pocahontas Park); and 17% transfer to Route 14 (DCF, Harvest Food Center, and Homeless Assistance Center).

In recent years, SRA has implemented a program to construct bus shelters at the 25 busier stops throughout the County. At this time, bus shelters have been constructed at four bus stops in Gifford. Those bus shelters are located at the Gifford Health Center, Gifford Youth Activity Center, 45<sup>th</sup> Street and 40<sup>th</sup> Avenue intersection, and 45<sup>th</sup> Street and 33<sup>rd</sup> Avenue intersection. Additional bus shelters may be constructed in Gifford as part of future phases of the bus shelter program.

Table 10 below shows the results of an on-board GoLine survey performed by the Indian River County MPO in 2012 that shows the overall GoLine customer profile in Indian River County.

**Table 10**

| <b>GoLine Customer Profile</b> |                         |                      |
|--------------------------------|-------------------------|----------------------|
| <b>Category</b>                | <b>Profile</b>          | <b>Response Rate</b> |
| Gender                         | Female                  | 53%                  |
| Age                            | 20 to 29                | 28%                  |
| Ethnicity                      | White                   | 46%                  |
| Annual Household Income        | Less than \$10,000      | 56%                  |
| Vehicles in Household          | 0 Cars                  | 55%                  |
| Trip Purpose                   | Shopping/Errands        | 26%                  |
| Mode of Access                 | Walked 3 blocks or less | 77%                  |
| Mode of Egress                 | Walked 3 blocks or less | 71%                  |
| Frequency of Use               | 4 or more days per week | 50%                  |
| Tenure of Use                  | 6 months to 2 years     | 30%                  |

In conjunction with the fixed route service, SRA offers a demand response service known as the Community Coach. This service is a door-to-door service to medical facilities and doctors' appointments for disabled, elderly, and low income individuals. To use the Community Coach, clients may schedule reservations up to two weeks in advance by calling the Senior Resource association at 772-569-0903. A minimum of 24 hours advanced notice is needed.

The Indian River County School District also provides student transportation which picks-up and drops-off school children. School bus routes and stops, throughout the County and Gifford, are determined prior to each school year. School bus stops are not marked with signs, and do not include waiting area (seats) or covered shelters. School bus service is run by the School District's Transportation Department.

### ➤ **Potable Water Service**

Operated by the Indian River County Utilities Department, the County water system extends into the Gifford area. The North County and the South County Water Treatment Plants serve the entire system, including Gifford. Installed along major transportation corridors, main water transmission lines ranging in diameter from 2 inches to 12 inches transmit water from the treatment plants. From those main lines, smaller lines branch out into residential neighborhoods and commercial/industrial nodes to provide residents and businesses with potable water.

In the Gifford area, main water lines exist along 58<sup>th</sup> Avenue, along 49<sup>th</sup> Street from 58<sup>th</sup> Avenue to U.S. Highway 1, along 41<sup>st</sup> Street from 58<sup>th</sup> Avenue to U.S. Highway 1, and along U.S. Highway 1 from 49<sup>th</sup> Street to 37<sup>th</sup> Street. From those main lines, smaller lines ranging from 2 inches to 12 inches in diameter serve Gifford residents and businesses.

### ➤ **Sanitary Sewer Service**

The Indian River County Utilities Department operates five wastewater treatment plants, each serving a defined area of the County. The Central Region Wastewater Treatment Plant serves the Gifford area. Wastewater generated by residences, businesses and other uses is conveyed to the wastewater treatment plant by a network of collection pipes. In Gifford, that collection network comprises gravity lines with an 8-inch diameter, and force mains with diameters ranging from 6 inches to 16 inches.

There are areas of Gifford where residents utilize septic tanks. However, there are no reports from the Health Department of significant issues with septic tanks in Gifford.

### ➤ Stormwater Management

Most of Gifford lies within the Indian River Farms Water Control District (IRFWCD). The district is the primary entity responsible for the provision of a stormwater outfall system. That outfall system is made up of sub-lateral, lateral, and outfall canals. The IRFWCD's facilities in Gifford include:

- Sub-lateral canal A-6 (along the south side of 41<sup>st</sup> Street)
- Sub-lateral canal A-7 (along the south side of 45<sup>th</sup> Street)
- Sub-lateral canal A-8 (along the south side of 49<sup>th</sup> Street)
- Lateral "A" canal (along the east side of 66<sup>th</sup> Avenue)
- Lateral "H" canal (along the western edge of the old coastal dune)

Maintenance of these facilities is funded by an IRFWCD assessment of all landowners within the IRFWCD. Stormwater Management is occasionally a problem in Gifford, especially due to localized flooding resulting from low areas that have no outfall. This problem generally occurs in areas developed prior to current stormwater management development regulations. Additionally, problems can occur when canals, ditches, swales, laterals, and sub-laterals not adequately maintained.

In September 2000, the Board of County Commissioners established the East Gifford Municipal Service Benefit Unit (MSBU) that includes an area of Gifford that is not within the boundaries of a water control district. Current total annual assessment for this MSBU is \$990.00. The assessment was higher in earlier years when larger projects were ongoing. That area includes approximately 43 acres and is bordered by 43<sup>rd</sup> Street on the north, 41<sup>st</sup> Street on the south, the FEC Railroad on the east, and the IRFWCD boundary (24<sup>th</sup> Avenue) on the west. Since the area is not within a water control district, poor drainage has been a constant problem for residents in that area. To eliminate drainage problems, the County Public Works Department uses MSBU funds to make drainage system improvements and provide maintenance within the 43 acre area. Improvements completed include swales and storm drain piping to collect and route stormwater into the large stormwater detention pond located at the northwest corner of 41<sup>st</sup> Street and the FEC railroad tracks. The system is primarily for flood control, not water quality treatment.

### **East Gifford Area Stormwater Improvement Project**

The East Gifford Area Stormwater Improvement Project involved construction of a 4.64 acre wet stormwater detention pond and swales at the northwest corner of FEC Railroad R/W and 41<sup>st</sup> Street. The project improved drainage in the area by routing stormwater into the pond with eventual outfall into the canal abutting 41<sup>st</sup> Street. Before this system was constructed, stormwater from this section of Gifford area caused flooding and discharged untreated stormwater into the Indian River Lagoon. The project's drainage area is a 46.8 acre watershed lying north of 41<sup>st</sup> Street, east of the one mile ridge (approximately 26<sup>th</sup> and 28<sup>th</sup> Avenue),

## **Gifford Neighborhood Plan 2014**

---

south of 43rd Street, and west of US Highway 1. At this time there is a need for additional outfall ditches from low-lying areas to the 41<sup>st</sup> Street retention pond.

The project was completed at a cost of over \$700,000. After hurricanes Frances, Jeanne, and Wilma in 2004 and 2005, no flooding events within the 46.8 acres served by the drainage project were reported to or observed by County inspectors.

### ➤ **Street Lighting**

Most of Gifford lies within the Gifford Street Lighting District. As a result, street lights are provided throughout Gifford, unlike most areas of the unincorporated County. Based on input from residents, some street lights are not producing enough light for safety and security purposes. Consequently, there is a need to evaluate certain street lighting improvements to fill-in coverage gaps. Public Works Department provided list of street lighting locations in the Gifford area (see Appendix D at the end of this report). That Appendix shows the location of 211 street lights in Gifford provided by FPL and the City of Vero Beach.

### **ANALYSIS**

This Analysis section constitutes an assessment of the Gifford neighborhood. Using information from the Existing Conditions section of the plan and input received from the community, this section identifies Gifford area issues, constraints, problems, needs, and opportunities.

#### **Land Use/Zoning Pattern**

Even with its relatively broad mix of uses, Gifford is primarily a residential area. Approximately 75% of the land in the Gifford area is designated for residential development. Residential zoning districts in Gifford allow single-family homes, multiple-family units, and mobile homes, although no single zoning district allows all of those uses. Depending on the zoning district, development densities ranging from 3 to 10 units/acre are allowed. As a result, Gifford offers a relatively broad mix of housing densities, residential building types, and housing prices. For that reason, Gifford area residents generally benefit from having the broad range of housing choices associated with its mix of residential zoning districts.

The residential areas of Gifford are located where urban services (such as roads, water, sewer, stormwater management, recreational facilities, and schools) are available and access to employment is convenient. Totalling more than 853 acres, the amount of existing residentially zoned land in Gifford can accommodate projected population growth. In fact, the amount of vacant residential land (459 acres) indicates that Gifford could eventually double its current population. Nearly all commercial and industrial zoning districts in Gifford have been in place for decades and are located where they are accessible to necessary infrastructure and convenient for Gifford residents with respect to providing nearby goods, services and jobs. In general, most existing residential, commercial, and industrial districts are appropriately located.

Between 43<sup>rd</sup> Avenue and 58<sup>th</sup> Avenue within Gifford, there are 163 acres zoned general industrial (IG), including about 70 acres of vacant undeveloped IG zoned land. Within the IG district, various uses are allowed including warehousing, manufacturing, salvage yards and other heavy industrial uses. Some of the IG zoned properties are proximate to residences, and in some cases there are land use conflicts and compatibility issues between residential areas and potential development of certain heavy industrial uses such as sawmills, the manufacturing, concrete plants, and demolition debris facilities, which are allowed in the IG District. Given the historic land use pattern, existing uses, and property rights issues, however, it is not feasible or practical to simply downzone properties currently zoned IG. Since 2010, at the direction of the BCC, staff worked with community leaders, residents, and property owners to develop special overlay regulations for the general industrial zoned properties west of 43<sup>rd</sup> Avenue. Those regulations were adopted by the Board of County Commissioners on June 3, 2014.

Those special regulations, known as the West Gifford Commerce and Industrial (WGIC)/overlay regulations, cover all of the 163 acres zoned IG, allowing most existing IG uses, while adding 39 commercial uses not currently allowed in IG. The overlay

regulations, however, also eliminate 15 heavy industrial uses that are otherwise allowed in IG including steel mills, sawmills, concrete plants, landfills, and tire manufacturing. In addition, the WGIC overlay regulations require special exception review and approval for concrete batch plants and demolition debris facilities while also establishing special, stringent criteria for new mulch facilities or mulch facility expansions. None of the 15 uses to be prohibited, and neither of the 2 uses to made special exception uses, currently exist within Gifford. Through adoption and implementation of the WGIC overlay regulations, the County is addressing potential land use conflicts between residential and industrial uses in and around Gifford's industrial area located west of 43<sup>rd</sup> Avenue.

Generally, Gifford's zoning pattern is appropriate. Although Gifford has some "grand-fathered-in" uses (legally established uses) that do not conform to current zoning regulations, the County's zoning regulations contain provisions that require the cessation of non-conforming uses under certain conditions, including substantial damage of non-conforming structures and prolonged cessation of use. As a result, over time, many non-conforming properties will be redeveloped and upgraded to meet current land development regulations, including landscaping, buffering, drainage, and access requirements. Those upgraded conditions will increase compatibility between uses.

Currently, most of east Gifford is zoned RM-10 (Multi-Family Residential up to 10 units/acre). Despite that multi-family zoning, most of east Gifford is developed with single family residences. Because the RM-10 zoning allows single family homes as well as multi-family uses, such as duplexes and triplexes, the existing zoning pattern will allow single-family or multi-family structures to be built on lots.

In the summer of 2009, staff initiated an on-going procedure to contact a long list of community leaders and interested parties regarding every preliminary and formal application filed with the County Planning Division for development within Gifford. In addition, the County has adopted a policy of notifying community lenders and interested parties (residents) regarding County projects within the Gifford area. This ongoing contact procedure has proven effective in communicating information and facilitating community input on various projects.

### ➤ **Summary**

- Gifford has a relatively broad mix of uses, and is primarily a residential area.
- There is sufficient vacant land in Gifford for existing and future residential, commercial and industrial uses to accommodate projected growth and provide for economic development.
- Gifford has a wide range of residential zoning districts and housing development choices.
- Commercial and industrial zoning districts in Gifford are located close to needed infrastructure and are conveniently located for providing goods, services and jobs for Gifford residents.

## Gifford Neighborhood Plan 2014

---

- The WGIC overlay regulations should sufficiently address potential conflicts between residents and IG zoned properties situated between 43<sup>rd</sup> Avenue and 58<sup>th</sup> Avenue.
- Generally, Gifford's existing land use and zoning pattern, along with County regulations, allow for and should result in compatible development and redevelopment.
- No changes to the existing zoning pattern in Gifford are needed at this time.
- The special community contact procedure used by County is effective, needs to be maintained, and needs to continue to be made available to any new interested party desiring contact.

### **Housing**

While Gifford contains a range of housing conditions, the best conditions are in West Gifford, where most houses are newer. In contrast, some of the worst housing in the County is located in East Gifford, where many houses are in extremely poor condition. Not only are structures in poor condition, but junk and debris in some yards negatively affects community appearance.

Generally, poor housing conditions and abandoned housing units adversely affect quality of life and levels of investment in surrounding property. In such conditions, property values do not appreciate. Based on information provided by the Property Appraiser's Office, the average assessed value of residential property in East Gifford is less than the average assessed value of residences in other parts of Gifford. Improving the condition of housing in Gifford, especially East Gifford, will improve property values and facilitate investment in Gifford properties.

#### ➤ **Issues and Problems**

The major housing issues associated with poor housing conditions are absentee landlords, abandoned housing units, housing units needing major rehabilitation, and low rates of home ownership. In Gifford, most of the poor housing conditions are associated with rental housing units. Rental housing accounts for most of the sub-standard housing, dilapidated housing, and housing with junk/debris in East Gifford.

Another cause of poor housing conditions in Gifford is low income. Because of the number of low income households, many residents live in substandard conditions or pay an excessive portion of their income for housing.

### ➤ Opportunities

Although significant housing problems exist in Gifford, significant opportunities to resolve those problems also exist. Some programs that are in place are already making a difference. Foremost among those are efforts by Habitat for Humanity and Every Dream Has a Price (EDHAP).

With County funding assistance, over several years Habitat for Humanity (HFH) has built 141 new housing units in Gifford, mentored its clients, and improved sections of Gifford. Those efforts are also having an effect on surrounding properties. In many cases, the HFH homes are serving as a catalyst for other rehabilitation and clean-up efforts. Currently, HFH is concentrating more in rehabilitation activities in the East Gifford area. EDHAP (Every Dream Has A Price) is also building housing units in needy areas and is working directly with Gifford residents.

Any plan to significantly improve housing conditions in Gifford must include a number of activities, including:

- Condemning and razing dilapidated and unsafe structures;
- Rehabilitating salvageable structures;
- Constructing new residences, particularly on vacant platted lots;
- Maintaining existing residences;
- Increasing home ownership; and
- Intensifying code enforcement, where warranted.

A number of these activities can be supported by the County and other organizations, coordinated, and focused in the location, of the highest concentration of poor housing conditions in Gifford, especially East Gifford.

#### ▪ Condemning/Razing Structures

Those structures within Gifford that have deteriorated beyond the point where they can be economically repaired need to be removed to maintain safety and property values, and to accommodate redevelopment. Condemnation of structures is a County responsibility and involves action by Code Enforcement and the Building Division. While the condemnation process is slow and time-consuming, it is effective and provides property owners a deadline for “stepping up” and removing dilapidated structures themselves. By removing those structures, a community blight is removed and buildable lots created.



### ▪ **Rehabilitating Salvageable Structures**

Many housing units in Gifford are deteriorated, but can be economically rehabilitated. Through the State Housing Initiatives Partnership (SHIP) Program, the County has provided rehabilitation funding for 130 single-family units and 200 multi-family units for low and very low income owner occupied residents in Gifford. Even with funding available, it is still challenging to get eligible property owners to apply for funding. Through rehabilitation, the housing stock is being improved and preserved. Rehabilitation efforts will continue, based on the decision of Habitat for Humanity to expand its housing rehabilitation efforts in East Gifford.

In the past, some Gifford residents have been relatively slow to take advantage of the SHIP Program. There are several reasons for that lack of participation. The principal reason, however, seems to be a reluctance to encumber a residence with a lien as required by the SHIP Program. That reluctance stems from a fear of potentially losing the residence as well as a general distrust of government programs.

Regardless of those issues, it is clear that the participation of Gifford residents in the SHIP Program has been growing. To date, almost 25% of all SHIP funds in the amount of over \$3.1 million have been spent in Gifford. To increase participation of Gifford residents in the SHIP program, groups and individuals that are trusted and respected in the community (e.g. churches and pastors) are recruited to help “get the word out.” In addition to increased public education activities, SHIP program staff conduct special informational workshops for Gifford residents.

### ▪ **Constructing New Housing**

During the past decade, 531 new single-family housing units were constructed in the Gifford (144 in East Gifford, 89 in Central Gifford, and 298 in West Gifford). Over the past few years, however, Habitat for Humanity has initiated an aggressive sweat equity housing construction program. With County SHIP funding assistance, Habitat has built housing and provided other services to its clients. Habitat for Humanity built 141 units in the Gifford area. In the future, Habitat intends to build additional housing units and also rehabilitate housing units in the Gifford area.

New housing construction not only provides safe, decent housing, it can also stimulate additional housing construction and enhance community appearance.

### ▪ **Maintaining New and Existing Residences**

To ensure that a community does not deteriorate, housing stock needs to be adequately maintained. In Gifford, that means that landlords need to maintain their rental units. One way to ensure that units are maintained is to increase code enforcement activities.

Even more effective, though, are efforts by community groups such as the Progressive Civic League of Gifford to encourage property maintenance. On-going property maintenance is the most cost effective way to preserve property values.

### ▪ **Increasing Home Ownership**

One effective way to improve housing in a community is to increase homeownership. Generally, owners maintain their property better and have more pride in their community than renters do. Currently, both the Habitat for Humanity program and the SHIP program provide homeownership opportunities. Other programs are also available through local lenders. Probably the two issues limiting homeownership the most are cost and credit. To address these issues, there must be a coordinated effort involving government, non-profits, and local lenders.

### ▪ **Substandard Housing Projects**

In the past, affordable housing in Gifford has been provided in part through subsidized housing projects. Those projects created 509 subsidized affordable housing units within the Gifford area or 22% of all subsidized housing project units in unincorporated Indian River County. Community benefits from subsidized affordable housing units, however, need to be balanced by the fact that a concentration of such projects may, itself, cause problems, such as the possibility of increased crime and bringing more low income population into Gifford. Currently, there are no active applications proposing additional subsidized housing projects in Gifford.

### ▪ **Neighborhood Associations**

Although the Progressive Civic League of Gifford functions as a representative of the Gifford community, there are not many neighborhood associations in Gifford. These types of associations could facilitate communication within neighborhoods and between neighborhoods. They could also coordinate “clean-ups”, aid COPE and Code Enforcement, and generally look after local needs, particularly in residential areas.

### ➤ **Summary**

Generally, Gifford’s poor housing conditions are located in East Gifford and are, to a large degree, caused by absentee landlords and low income owners that cannot afford to maintain their homes. To improve the housing situation, the County needs to coordinate COPE and code enforcement efforts to focus on maintenance of residential buildings, especially on properties owned by absentee landlords. To encourage home ownership, and improve housing conditions in Gifford, several programs need to be expanded. Those programs include the SHIP Program, Habitat for Humanity, Every Dream has a Price, and the CDBG program, especially in East Gifford.

## **Economic Development**

One advantage of Gifford's central County location is its close proximity to several major employers such as Indian River Memorial Hospital, Vero Beach Municipal Airport, Piper and various aviation-related businesses, Historic Dodger Town, the Indian River Mall, Gateway Industrial Park, the County maintenance facility, a Florida Department of Transportation maintenance facility, and several packinghouses. For that reason, Gifford appears to offer relatively easy access to several employment centers. In fact, no other area of the County is as close to as many employment opportunities as Gifford. Despite that fact, Gifford residents have lower median household and per capita incomes than the County as a whole.

Employment opportunities are continuing to increase in the Gifford area. With additional building occurring on the west part of the airport, jobs are being created adjacent to Gifford's south boundary. Several industrial projects in or around Gifford can be expected to create higher paying industrial jobs and provide employment opportunities for Gifford residents.

To take advantage of these employment opportunities, Gifford residents must have the skills necessary for the jobs. Currently, several job training programs exist in Gifford. Even more so now than in the past, these efforts must be focused on the skills needed for the jobs that will be created. Education, vocational and technical training, as well as job placement, are keys to getting better paying jobs.

### ➤ **Issues and Problems**

Several factors appear to be related to Gifford's lower income and high un-employment rates. Some of those factors include lack of investors, low high school graduation rate, low skill levels and access to jobs. Those factors are discussed in other sections of this document. There are issues over which the County has some degree of control or influence, such as improved infrastructure and certain transportation services. In contrast, the County has little control or influence over other factors such as lack of investors, overall economy, high school graduation rate, vocational training, and access to better paying jobs, which relate to Gifford's lower income and higher unemployment rates. Those factors are influenced by other agencies and organizations such as the School District, Indian River State College, the Chamber of Commerce, and investors. Factors not significantly influenced by the County are discussed below.

### **Vocational Training**

Lack of vocational training contributes to high unemployment. In the past, there were insufficient opportunities for vocational and technical training within reach of the Gifford community. However, currently Vero Beach and Sebastian high schools as well as Indian River State College provide technical and vocational training programs for students and adults. Therefore, Gifford students and adults need to be brought into those programs and programs need to be made accessible to, responsive to, and shaped for Gifford residents.

### **Young Age**

One factor contributing to Gifford's lower income levels is the relatively young overall age of Gifford residents. Overall, the median age of Gifford residents is 33.1 years old, while the median age County-wide is 49.1. Because younger workers generally earn less than older workers, Gifford's workers are less likely to be in the higher earnings age range compared to the County as a whole. Gifford's younger age can be an advantage, since younger workers are generally more flexible and more trainable than older workers.

### **Low Educational Attainment**

Another issue affecting unemployment and income is the relatively low overall educational attainment of Gifford residents. In Gifford in 2010, the percentage of residents 25 years old or older who had graduated high school was 31%, while that percentage was 86.3% for the County as a whole. Because, most higher earning non-service related jobs require a high school diploma, an increase in Gifford's high school graduation rate should be a primary focus. Generally, incomes are higher and unemployment is lower for high school graduates compared to non-graduates.

### **Overall Economy**

Another issue related to low incomes and high unemployment involves the County-wide economy. Historically, the County-wide economy has had an over-reliance on retail and service sector jobs. An over-reliance on those kinds of jobs can be a problem because retail and service sector jobs tend to be lower paying. Increasing the number of higher paying jobs within the County will help Gifford. Therefore, County economic development initiatives passed by the County should increase opportunities for Gifford residents.

### **Small Business Start-up**

A relative lack of successful small businesses and enabled entrepreneurs in Gifford is also cited as a reason for high unemployment. Part of that problem is the difficulty of obtaining "start-up" funding for business projects, especially without adequate business plans and equity.

### **Transportation**

Despite being relatively close to several major employers, a lack of transportation to and from work is often cited as a serious problem in Gifford. Given the lower overall income levels in Gifford and the high costs associated with automobile ownership, that result is somewhat expected. Even when work is located relatively close to Gifford residents, work sites are usually not within walking distance. The County's public transportation system, however, provides some home/work transportation relief for jobs located in the eastern portion of the County. Until recently, the public transit system's time of service did not correspond with many employment start and end times. Recently however, the transit system extended hours to range from 6 a.m. to 7 p.m. on most routes.

As transit system planners and service providers, the Metropolitan Planning Organization and Senior Resource Association may continue to explore routes and times of service to provide increased home/work transportation for Gifford residents.

### ➤ Opportunities

Currently, several private non-profit organizations, as well as government and education agencies, are working to bring businesses to Gifford and/or offer services intended to increase the employability of individuals. Those groups include the Indian River County Chamber of Commerce, Indian River State College, the Indian River School District, the Workforce Development Solution, GROW (Giving Rewarding Opportunities to Work), and others. Those groups work to match employers and potential employees. They also work with employers to identify the types of skills that employers are looking for in employees. Finally, several of those groups provide a wide range of technical and business training for Gifford residents and others. Programs run by these organizations address many of the larger social issues that cause employment and income problems. Those programs, while effective, are limited in scope.

### ➤ Summary

Despite the fact that Gifford's central County location places it near several employment centers, Gifford residents have lower incomes and higher unemployment than the County as a whole. This is likely more attributable to social forces, than to locally controlled issues such as the provision of public facilities and services, or Gifford's land use pattern. Regardless, there is a need to get Gifford residents into job and vocational training programs and to shape those programs in ways that will enable Gifford residents to obtain better paying jobs or start-up businesses. In addition, Gifford residents should benefit from County-wide development initiatives, and a public transit service that provide expanded hours of services between homes, jobs, and education/vocational training facilities.

## Infrastructure

Infrastructure in Gifford is generally adequate. This is largely due to improvements that have taken place during the last 30 years. Several of those improvements have taken place as a result of implementing comprehensive plan policies for expanding centralized water and sewer system or by utilizing various grant programs (e.g., expansion of water and sewer service). Nevertheless, several areas in Gifford are still in need of infrastructure improvements.

### ➤ **Roads**

Most roads in Gifford are paved and generally in good condition although all County streets need to be continually evaluated for re-surfacing. County traffic monitoring indicates that roads in Gifford have sufficient capacity to serve existing and projected development. Overall, the existing grid system in and around Gifford effectively distributes traffic in a manner that reduces the likelihood of any single road becoming congested. As shown in Appendix C, since 2004 55 roads in the Gifford area were paved or resurfaced.

One problem in Gifford involves two roads, 32<sup>nd</sup> Avenue (north of 43<sup>rd</sup> Street) and 35<sup>th</sup> Avenue (north of 45<sup>th</sup> Street), that are in poor condition and have no public right-of-way. Because those roads are not located within publicly owned rights-of-way, the County does not have the right to improve or maintain them and does not do so. That type of situation is difficult to remedy, since a remedy requires the coordination of all affected persons, dedication of rights-of-way, and funding of improvements and maintenance activities.

In Gifford as well as elsewhere throughout the County, the County Traffic Engineering Division monitors the traffic volume and the crash rates at major intersections. When warranted, intersections are programmed for improvement and signalization. Data from 2012 accident reports indicate that in Gifford, only 45<sup>th</sup> Street and US# 1 intersection had 4 or more accidents. That accident data was a significant improvement for Gifford compared to 2000 report data that indicated 6 intersections with 4 or more accidents in Gifford. Future signalization of major intersections along 58<sup>th</sup> Avenue should increase traffic safety and convenience.

### **Martin Luther King Boulevard (45<sup>th</sup> Street) Improvements**

Beautification of 45<sup>th</sup> Street (Martin Luther King Boulevard) has been one of the main desires of Gifford residents. That roadway is the Gifford community's "main street," an east-west collector road corridor that traverses the heart of Gifford and provides access to a range of institutional, commercial and residential uses. In 2013, the County applied for and received a State Technical Assistance Grant to develop a landscape/streetscape design for 45<sup>th</sup> Street between 43<sup>rd</sup> Avenue and US 1.

The landscape design project is currently being conducted with input and in coordination with County efforts to investigate street lighting and additional improvements. Currently, the County was budgeted \$350,000 for 45<sup>th</sup> Street landscaping, and more funding may be appropriated.

### ➤ Sidewalks

Pedestrian and bicycle facilities in Gifford, as in most of the County, exist primarily along arterial and collector roads, rather than along local roads. Even along arterial and collector roads, however, the sidewalk system in Gifford is not continuous and has gaps. Those roads with insufficient sidewalks are identified in the MPO's Bicycle/Pedestrian Plan as needing sidewalks. County policy is to develop sidewalks along major roads in conjunction with development projects. Currently, FDOT is funding 43<sup>rd</sup> Avenue sidewalks from 41<sup>st</sup> Street to Airport West entrance. The portion of Old Dixie sidewalk south of 45<sup>th</sup> Street will be under construction soon. Overall, there is a need for continuous sidewalks along 43<sup>rd</sup> Avenue, 41<sup>st</sup> Street, 45<sup>th</sup> Street, and 49<sup>th</sup> Street.

### ➤ Utilities

Throughout East, West, and Central Gifford, water and sewer lines are available for development. For potable water, Gifford is served by the North and South County Reverse Osmosis Plants, which have sufficient capacity to serve the Gifford area. For wastewater, Gifford is served by the Central County Wastewater Treatment Plant, which has sufficient capacity to serve the Gifford area. These water and sewer systems can accommodate existing and future residential, commercial, and industrial development throughout Gifford.

### ➤ Stormwater Management

In most of Gifford, the Indian River Farms Water Control District (IRFWCD) is responsible for the management and maintenance of major ditches and canals that provide drainage outfall. Although some ditches are not regularly maintained, the stormwater management system in Gifford is generally adequate to serve existing and projected development. Overall, the stormwater management infrastructure of the IRFWCD is designed to prevent flooding in the case of the 25 year/24 hour storm. Local flooding problems do exist, however, in certain low lying areas of Gifford that have insufficient or no outfall.

A small (43 acre) portion of East Gifford, lies outside the boundaries of the IRFWCD. In that area, a 3 year storm is sufficient to cause flooding. For that reason, the County established the East Gifford Stormwater Watershed Area Municipal Service Benefit Unit. Through grants and MSBU assessments, stormwater management facilities in East Gifford have been constructed and maintained. Resulting improvements include swales and storm drain piping that collect and route stormwater into the large stormwater detention pond at the NW corner of 41st Street and the FEC railroad tracks. Those facilities are designed to prevent flooding in the case of the 25 year/24 hour storm, for the area served by the improvements.

For these reasons, the stormwater management infrastructure in Gifford is generally adequate. However, the stormwater management system in East Gifford must be maintained, and where possible improved to provide adequate outfall for certain low lying areas.

### ➤ **Fire and Emergency Medical Services**

In 2009, the County built Fire/EMS station #12 on 49<sup>th</sup> Street in the Gifford area. Also, two fire stations are located just south and north of Gifford. Those three stations provide redundancy such that if one station is responding to a call then another nearby station can respond to a new call in the Gifford area.

Fire service standards are based on criteria established by the Insurance Services Office (ISO). ISO also provides ratings for local areas based on compliance with its standards. For planning purposes, the standards include a 5 mile distance to a manned Fire/EMS station and the availability of a fire hydrant within 500 feet of commercial development and 1,000 feet of residential development. Ratings are on a scale of 1 to 10, with a rating of 1 being the highest. Being within 5 miles of a Fire/EMS station, most developed areas of the County (including all of Gifford) are rated a 4/6 by ISO. Response times for an area with a rating of 4 are usually less than 8 minutes. In contrast, most areas outside the urban service area are rated 9 or 10 by ISO. Therefore, Gifford has a good ISO rating like other urban areas in the eastern portion of the County.

In an effort to improve the delivery of timely emergency services, on May 30, 2014 Emergency Services moved the Advanced Life Support (ALS) ambulance from Fire Station 5 (6580 Old Dixie Highway, Winter Beach) to Fire Station 12 (3620 49th Street, Vero Beach) on a trial basis to determine if the change should be made permanent. Based on the results of this trial service change, ALS ambulance service may be made permanent at the Gifford Station.

### ➤ **Recreation**

The County's comprehensive plan calls for 6.61 acres of parkland per 1,000 residents. At that rate, Gifford (with a population of just over 5,800 residents) should have approximately 38 acres of public parks. In fact, Gifford has 44 acres of improved park land and additional areas are planned for recreational improvements.

The Gifford Park Campus, at over 40 acres in size, is a Countywide resource located in Gifford. While it serves the entire County, its location within Gifford ensures that the majority of its users are from Gifford. This park and its facilities exceed County standards for Community Parks. To maintain that high level of service, minor improvements and continued maintenance of specific facilities are needed and are being addressed by current park improvements (see Appendix B) as well as future planned improvements.

Neighborhood parks are defined as parks which are 2 to 5 acres in size, containing improvements such as swings, benches, tot lots, fitness trails, and picnic areas. Like most areas in the unincorporated County, park development in Gifford has focused on Community Parks, rather than Neighborhood Parks. Gifford has two 2-acre Neighborhood Parks (Hosie-Schumann Park and Martin Luther King Jr. Park). Hosie-Schumann park is located next to the W.E. Geoffreys Subdivision, which is separated from the rest of Community Development



## Gifford Neighborhood Plan 2014

---

Gifford by US 1. Therefore, Hosie-Schumann Park is the only park within walking distance of the W.E. Geoffreys Subdivision. Hosie-Schumann park has been recently improved to make it a functional neighborhood park. (see Appendix B).

Overall, the County maintains and periodically upgrades facilities at Gifford Park, Hosie-Schumann Park, and Martin Luther King, Jr. Park. As needed, the County resurfaces tennis courts, basketball courts and other facilities in these parks. Also, the old landfill site located on the south side of 41<sup>st</sup> Street may be developed as a park in the future. In addition, the MPO recently applied for a Recreational Trails Grant to build a trail between the Martin Luther King, Jr. Park and the health center.

### ➤ Street Lighting

Street lighting is important to enhance the safety and security of a community. As such, it is necessary to light those areas of the community with significant pedestrian activity. Even though most of the streets in Gifford have street lights, there are some streets that do not have street lights. Because Gifford has a street lighting district, the cost of street lights is paid by residents of the community. To ensure that street lights are installed where needed, the County needs to identify any gaps in street lighting coverage and provide the improvements necessary to cover those gaps.

### ➤ Summary

Although the quality of Gifford's infrastructure has improved significantly since 1980, there are still areas where more work is needed. Gifford's public roads, as well as its public water and sewer system, work well and have ample capacity to accommodate future growth. As with all infrastructure facilities, adequate on-going maintenance is necessary to ensure that the roadway and water/sewer systems continue to function adequately. With respect to other infrastructure, Gifford has adequate facilities and services. In Gifford, public safety facilities are located such that response times are adequate and minimum service levels are met. So, no major Fire/EMS public safety improvements are necessary. Compared to other areas in the County, Gifford has exceptional recreation facilities. These need to be maintained and additional recreation opportunities need to be pursued. While stormwater/drainage problems have existed in the past, projects have resolved many of those problems, although improvements are needed in certain areas of East Gifford. Another infrastructure item is street lights. While the Gifford street lighting district ensures that street lights are provided throughout the community, it has taken time to get new street lights installed where needed. To resolve that issue, gaps in coverage need to be identified and addressed. Finally, Gifford's "main street" (45<sup>th</sup> Street aka Martin Luther King Jr. Boulevard) needs to be improved and beautified as a main street.

## **Community Development**

### **➤ Community Organizations**

Many civic organizations have a strong presence in Gifford. Those organizations include the Gifford Youth Activities Center, the Progressive Civic League of Gifford, the National Association for the Advancement of Colored People, the Indian River County Chamber of Commerce, the Habitat for Humanity, Every Dream Has A Price, Indian River State College, the school district, numerous churches, and others. Existing organizations offer many services to Gifford residents, including training and education, economic assistance, recreational and artistic activities, and community building. By coordinating and promoting each other's projects, those organizations can increase their success and reach into the community.

### **➤ Community Facilities and Centers**

Community facilities in Gifford include Gifford Park, the Gifford Youth Activities Center, the Gifford Aquatic Center, the Gifford Community Center, the Gifford Health Center and others. Those facilities offer numerous educational, medical and recreational services and resources, including ball fields, playgrounds, outdoor basketball and tennis courts, swimming, classrooms, meeting rooms, computers, a kitchen, and a gymnasium. Support of these facilities will ensure continued service to the Gifford community

### **➤ Economic Development Organizations**

Several organizations work to bring businesses to Gifford and/or offer services intended to increase the employability of individuals. Those groups include the Indian River County Chamber of Commerce, Indian River State College, the school district, Workforce Solutions, the Economic Development Council, Indian River County / City of Vero Beach Enterprise Zone, and others. Those groups work to match employers and potential employees. They also work with employers to identify the types of skills employers are looking for in employees. Finally, several of those groups provide a wide range of technical, vocational, and business training to Gifford residents and others.

### **➤ Unemployment and under employment**

The Indian River County Chamber of Commerce is primarily responsible for the recruitment of new businesses. In so doing, the Chamber must continue to work closely with those organizations in Gifford that can help match residents with jobs and appropriate job training. Those organizations include Indian River State College, the school district, Workforce Solutions, Indian River County/ City of Vero Beach Enterprise Zone Advisory Committee, and the Economic Development Council.

**COMMUNITY INPUT AND ASSESSMENT**

To obtain community input on what Gifford residents considered to be the community’s major issues, problems, opportunities, and possible solutions, several community meetings were facilitated by County staff and held in Gifford from 6:00 p.m. to 8:00 p.m. At the July 2013 kick-off community meeting, the 80-100 residents who attended identified issues, problems, and opportunities. In addition, some residents provided comment cards with lists of issues and opportunities. Following is the list of issues identified by the residents at the July community meeting or by comments cards submitted at or after the meeting:

**LAND USE/ZONING/DEVELOPMENT/ILLEGAL AND NONCONFORMING USES/ COMMUNICATION**

• **Discussion Comments**

1. Expand plan boundaries east to river/river access at end of Gifford Dock Road
2. Development of industrial zoned properties north of 41<sup>st</sup> Street: concern about impacts on residential north of industrial sites
3. Land use comparison of vacant/developed sites since last plan – remaining development potential by use category
4. Mr. Scrap looks good: voluntarily replaced fence with wall
5. Reserve enough future residential area for Gifford to grow with good residential development
6. Gifford forever – long term residential growth (quality) to attract/retain professionals who grew up/will grow up in Gifford
7. Rezoning or converting residential property to industrial resulting in decrease in overall residential area
8. Compatibility: concern about development of industrial properties west of 43<sup>rd</sup> Avenue that are surrounded by residential
9. Timing of West Gifford Industrial regulation changes: when is WGIC (West Gifford Industrial/Commerce District) initiative going to go forward?
10. Concerns about potential concrete plant in West Gifford industrial area
11. Allow mixed use development (residential and commercial) along 45<sup>th</sup> Street

• **Comment Card Comments**

12. Need more information on developing Neighborhood Associations and Neighborhood Development
13. Need to be informed when heavy commercial development is proposed along 41<sup>st</sup> Street east of 28<sup>th</sup> Avenue to the railroad
14. Can acreage used for government facilities (eg along 43<sup>rd</sup> Avenue/41<sup>st</sup> Street) be replaced with same (industrial) zoning elsewhere if plan area boundaries are increased?

**INFRASTRUCTURE/TRANSPORTATION/DRAINAGE/RECREATION**

• **Discussion Comments**

15. Guard rails needed to protect motorists and pedestrians from certain canal drop-offs, including along 45<sup>th</sup> Street between 43<sup>rd</sup> Avenue and 31<sup>st</sup> Avenue

## Gifford Neighborhood Plan 2014

---

16. 28<sup>th</sup> Avenue to 42<sup>nd</sup> Avenue: provide better drainage
17. 40<sup>th</sup> Avenue (Pineview): drainage problems
18. 45<sup>th</sup> Street east between Smith's grocery store and Gifford Middle School: sidewalk not level – needs repairs
19. 35<sup>th</sup> Avenue south of 45<sup>th</sup> Street: bad condition, how did it rate in yearly road condition analysis? Also has drainage problems
20. Lights needed for the Gifford Park ball field and access drive to the ball field; upgrade condition of the ball field
21. Streetlights needed along 49<sup>th</sup> Street from 43<sup>rd</sup> Avenue east, including High Ridge mobile home park
22. 33<sup>rd</sup> Avenue, 45<sup>th</sup> Street to 49<sup>th</sup> Street: drainage problems; poorly draining swales in back yards
23. Sidewalks and streetlights needed along 49<sup>th</sup> Street from 43<sup>rd</sup> Avenue to US1
24. 33<sup>rd</sup> Street and 34<sup>th</sup> Avenue – too narrow – need to widen streets
25. 43<sup>rd</sup> Street (west of railroad tracks) condition and safety concerns for pedestrians and motorists especially where street angles/turns
26. 43<sup>rd</sup> Street – needs sidewalks and bus shelter to serve pedestrians and people without cars
27. Provide brighter street lights along 45<sup>th</sup> Street and 49<sup>th</sup> Street
28. Need improvements at Hosie Schumann park, especially for children (including swings)
29. Sand and run-off washing on to roads creating hazardous conditions along 41<sup>st</sup> Street and 45<sup>th</sup> Street, between 28<sup>th</sup> Avenue and 38<sup>th</sup> Avenue
30. Need funding for 45<sup>th</sup> Street infrastructure improvements (drainage, sidewalks) as well as aesthetic improvements
31. 25<sup>th</sup> Avenue – 28<sup>th</sup> Avenue (Hillcrest and Spruce Park) different elevations between older homes (lower) and newer homes (higher) creating drainage issues
32. Gifford dock improvements needed to encourage public use and spur good development: it's an amenity for Gifford; allow local vendors in park

• **Comment Card Comments**

33. Need a sidewalk on 45<sup>th</sup> Street from 43<sup>rd</sup> Avenue to 58<sup>th</sup> Avenue
34. Re-establish recreation committee
35. Need a sidewalk from 43<sup>rd</sup> Avenue west to 58<sup>th</sup> Avenue
36. Recreation move to Gifford like basketball, football, and soccer. Let Gifford people use all fields without fees
37. Drainage on 43<sup>rd</sup> Court: road floods during heavy rains, limiting access to the street
38. More sidewalks down 45<sup>th</sup> Street toward 58<sup>th</sup> Avenue and 43<sup>rd</sup> Avenue
39. Beautify 45<sup>th</sup> Street: looks a mess, roads are bad between 50<sup>th</sup> Avenue and 58<sup>th</sup> Avenue
40. 52<sup>nd</sup> Avenue: needs road work or needs a new road that is stable, the road floods and gets deep holes continually as it rains

## Gifford Neighborhood Plan 2014

---

41. Guard rails on 45<sup>th</sup> Street from 31<sup>st</sup> Avenue to 43<sup>rd</sup> Avenue
42. Drainage ditch behind my house needs cleaning: 4151 32<sup>nd</sup> Avenue
43. Gifford park walking trail should be around the play area so that mothers do not have to leave their children unattended to exercise
44. Curb enhancements to prevent cars from going into the ditch
45. How will the County improve flooding for ditches that were not built by the County
46. The canals need to be cleaned along 49<sup>th</sup> Street and 45<sup>th</sup> Street
47. The bus routes were recently changed and no longer go to the probation offices on Dixie Highway which has created a hardship for some
48. Drainage problems in Pineview Park: need fixing
49. Basketball and tennis courts need upgrading: tennis court upgrade to tournament grade
50. Why is it that Gifford improvements need a “grant”?

### **CODE ENFORCEMENT/SAFETY/CRIME PREVENTION/LAW ENFORCEMENT**

- **Discussion Comments**

51. Tree preservation – good efforts have been made, trees preserved
52. Nuisance trees (Brazilian peppers) growing over onto a resident’s property from a neighboring property
53. Overgrown lots in residential areas creating nuisances: harboring vermin, unsightly
54. Since hurricanes, more recovery help and less code enforcement/demolition action should have been directed toward owner-occupied properties and less help/more enforcement against rental income properties
55. 41<sup>st</sup> Street/32<sup>nd</sup> Avenue east of St. Helens (Samaritan Center at 3650 41<sup>st</sup> Street); problem with maintenance of property/overgrowth of vegetation
56. Need to determine degree of property owner responsibility for illegal activity occurring on his/her property; more responsibility should fall on property owner
57. Statistics on crime and driving violation fines need to be presented; need to compare all crime statistics shown in relation to Gifford’s population proportion (6%)
58. Sheriff meets monthly with Gifford people: very positive
59. Code enforcement should meet monthly or periodically with Gifford people (relates to COPE meetings already conducted regularly?)
60. 38<sup>th</sup> Ave/43<sup>rd</sup> Street – abandoned buildings pose safety and nuisance concerns
61. 31<sup>st</sup> Avenue – example of demolished building and lack of property maintenance after demolition. Demolishing building solves one issue and then post –demolition overgrowth and weeds pose a second nuisance problem

- **Comment Card Comments**

62. North side of my home at 4876 34<sup>th</sup> Avenue and on east side lot overgrown: house burned down

## Gifford Neighborhood Plan 2014

---

63. Neighbor's trees growing up into the property at 3986 46<sup>th</sup> Street
64. Please remove population of stray cats and dogs from the community
65. 4423 26<sup>th</sup> Avenue back yard grass very high with tall trees. Burglars use this house and house at 4411 26<sup>th</sup> Avenue to hide out with crime, drugs, prostitution. Crimes are within 1,000 feet of the Gifford Middle School

### **HOUSING/PROPERTY MAINTENANCE**

- **Discussion Comments**
  66. SHIP (State Housing Initiative Partnership) program concerns: availability of information about where funds go to, program requirements, buying re-sold homes, how to apply/participate
  67. Need affordable housing, especially for graduating students returning to Gifford
  68. Plan needs to reflect Gifford's level and intensity of need (eg Community Disadvantage Index) as well as program money spent in Gifford
  69. Concerns about Habitat for Humanity program: information and dialogue needed
- **Comment Card Comments**

### **ECONOMIC DEVELOPMENT/ EMPLOYMENT/ EDUCATION/VOCATIONAL TRAINING**

70. Need to emphasize hiring local people and Gifford residents for County projects
71. Vocational training for alternative learning center students: re-establish work program opportunities (eg School Board/Piper program was good but now discontinued)
72. Need more employment opportunities in Gifford
73. Contact with Sheriff has been good; budget for Gifford (comparison of spending in Gifford and revenue from Gifford)
74. Gifford residents need County (commissioner) contact information
75. Existing drainage problems and drainage requirements applied to individual development sites constrain (economic) development
76. Chamber of Commerce – no minority owned business has been recognized (eg business of the year)
77. No minority representation in upper management of County Government
78. How will plan address issues identified? What are next steps? Need answers to develop a plan; need bench marks and implementation accountability
79. Need more emphasis on economic development and vocational training: higher priority than zoning and land use items
80. Need more comprehensive approach to education and social services issues not under BCC's purview: participation of education and social services providers needed
  - a. Look at high school drop-out rate, vocational placement, college preparation, enrichment programs for children

## Gifford Neighborhood Plan 2014

---

81. Need continued involvement of Progressive Civic League in the plan update process and implementation
82. Funds for Gifford; need easy availability of accounting information: where are funds spent? Compare to Wabasso
83. Need job opportunities and incentives for returning students/former residents to Gifford
84. Program to get training/education/transition skills for those incarcerated and then returned to the community
85. Need more vocational training to assist our youth in being productive citizens
86. Need a rehab facility to support prisoners and drug addicts to reform then to get back into society and be productive
87. Ensure Gifford name will not change to North Vero, etc.
88. Increase Gifford high school graduation rate: if rate improves, then that alone plays an important role in the development and advancement of Gifford
89. Have someone from education be a part of this panel
90. Add my name to pre-application and corridor requirement notices
91. We need more robust involvement with School Board, Chamber of Commerce, SBA, and Habitat for Humanity to create economic prosperity: these are not technically under the County
92. The education of students in the Gifford community is at an all time low. They need help. Economic development cannot improve if they continue at the bottom of the pile
93. PAL system: County helping local businesses to expand
94. What is the high school drop out rate? How many are in vocational programs? How many are prepared for college? What training and enrichment programs are available for the children?
95. Where did the money that was allocated to Gifford go to?

### Comment Card Comments

96. Can Gifford become a Township? If yes, what's the tax base for Gifford and estimated receipts for the year?
97. What is the budget or dollar amount for Gifford community
98. Who is the contact person for people of Gifford?
99. Can we affirm the action we want to work in the community and help make it look good and function good, help us do that please
100. African American County employees, city employees

After the July 2013 kick-off meeting, the Progressive Civic League of Gifford held seven public evening meetings in Gifford on a variety of topics to provide information to residents and receive input from residents. Various County staff and representatives from various agencies and organizations attended those meetings.

**October 2013 Community Meeting**

At the second community meeting held in October, 2013, the (80-100) residents who attended were divided into five break-out groups to discuss and provide input on the following issues:

- **Land Use/Zoning/Development/Illegal and Nonconforming Uses/Communication**
- **Infrastructure/Transportation/Drainage/Recreation**
- **Safety/Crime Prevention/ Law Enforcement/ Code Enforcement**
- **Housing/ Property Maintenance**
- **Economic Development/Employment/Education/Vocational Training**

Each group discussed and developed a set of potential solutions and opportunities to address problems related to the applicable topics that were originally identified at the July 2013 community meeting. After the break-out groups concluded and presented their work, the entire assembly prioritized solutions identified by each group. Priorities were expressed by a limited number of “votes” (dots) given to each meeting participant. Each participant put his or her dots next to solutions and/or opportunities he or she felt were most important. Following is a list of potential solutions and opportunities identified and priority given to each item solution developed at the October 2013 community meeting by the Gifford residents.

**Table 11 – List of Community’s Priorities**

| <b>Categories/Issues</b>                                                                                                                           | <b>Number of Votes (priorities)</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Housing and Property Maintenance</b>                                                                                                            |                                     |
| 1. Identify owners of abandoned homes to fix or demolish                                                                                           | 14                                  |
| 2. Increase code enforcement and building code enforcement                                                                                         | 31                                  |
| 3. Review current rules and regulations to expedite enforcement processes                                                                          | 4                                   |
| 4. Create neighborhood associations                                                                                                                | 2                                   |
| 5. Increase staff for code enforcement                                                                                                             | 1                                   |
| 6. Provide residents with simplified information of what the rules and regulations are regarding property maintenance and how to report violations | 21                                  |
| <b>Land Use/Zoning/Development/Illegal and Nonconforming Uses/Communication</b>                                                                    |                                     |
| 1. Provide an area for food and produce vendors for a weekend market (Thursday-Sunday)                                                             | 17                                  |
| 2. Provide special notice/and buffers when an industrial development is proposed next to residential                                               | 4                                   |



## Gifford Neighborhood Plan 2014

| Categories/Issues                                                                                                                                                      | Number of Votes (priorities) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 3. Prohibit concrete plants, demolition debris facilities, and new mulching operations in West Gifford industrial area. Allow existing mulching operation to continue. | 12                           |
| 4. Redevelop vacant part of old landfill with recreational/park use if environmentally safe. Provide community outdoor marketplace: vendors, flea market               | 11                           |
| <b>Safety/Crime Prevention/Law Enforcement/Code Enforcement</b>                                                                                                        |                              |
| 1. Make Funding Available for Restoration of Structures (v demolition)                                                                                                 | 2                            |
| 2. Make Funding for Repairs (v. demolition)                                                                                                                            | 2                            |
| 3. Establish Safe Gathering Places for Small Children in Neighborhoods                                                                                                 | 5                            |
| 4. Create Tax Incentives for Allowed Public Use of Private Property (such as play areas)                                                                               | 1                            |
| 5. Make Enforcement Against Non-Homestead Property a Priority (homestead v. rental/non-homestead)                                                                      | 1                            |
| 6. Improve Lighting With Surplus Funds or Refund                                                                                                                       | 2                            |
| 7. Hold Willful Landowners Accountable for Recurring Illegal Activity on Property                                                                                      | 0                            |
| 8. Educate Community About County Regulations                                                                                                                          | 0                            |
| 9. "Children to school in the AM to Jail in the PM"<br>(SRO should be more tolerant v. zero tolerance with juvenile justice)                                           | 1                            |
| 10. Review Juvenile Justice Statistics for Equity of Enforcement                                                                                                       | 0                            |
| 11. Involve Other Agencies Besides Sheriff's Office in Regular Community Meetings                                                                                      | 1                            |
| 12. Get Owners More Involved                                                                                                                                           | 1                            |
| 13. Hold Periodic Community Day Clean Ups                                                                                                                              | 2                            |
| 14. Locate Dumpsters Temporarily at Non-Obtrusive Locations for Periodic Community Clean-ups                                                                           | 5                            |
| 15. Enforce County Regulations With some Discretion - situational (i.e. widow, disabled)                                                                               | 1                            |
| 16. Organize/use/Credit Volunteer Hours for Clean-up (kids within guidelines – High schoolers, or people on probation)                                                 | 2                            |
| 17. Identify Priority Properties for Clean-up                                                                                                                          | 0                            |
| 18. Prioritize problem Areas for Focused Code Enforcement                                                                                                              | 0                            |
| 19. Educate Citizens/Enforce Against Junk Cars in Yard, Not Repairable, Non-Registered vehicles                                                                        | 0                            |
| 20. Increase Enforcement Against Loud Music after 10 p.m. (or anytime)                                                                                                 | 22                           |
| 21. Improve Lighting at 41 <sup>st</sup> /32 <sup>nd</sup> , 49 <sup>th</sup> Street                                                                                   | 8                            |
| <b>Infrastructure/Transportation/Drainage/Recreation</b>                                                                                                               |                              |
| 1. Fix potholes at source – resurface or rebuild roads                                                                                                                 | 7                            |
| 2. Inventory Drainage System and Clean and Maintain Where Needed                                                                                                       | 8                            |
| 3. Discuss right-of-way for sidewalk with property owners (45 <sup>th</sup> , 49 <sup>th</sup> Avenue)                                                                 | 5                            |
| 4. Discuss curbing and sidewalk options with drainage districts                                                                                                        | 1                            |
| 5. Safety Barriers at Canals – reflectors, speed bumps, ruble strips, curbs                                                                                            | 6                            |
| 6. Facelift for 45 <sup>th</sup> Street – Paver crossings, landscaping                                                                                                 | 25                           |
| 7. School zone safety, more signs, stand-up signs                                                                                                                      | 10                           |
| 8. Turn Lanes/3 lane 45 <sup>th</sup> Street                                                                                                                           | 2                            |

## Gifford Neighborhood Plan 2014

| <b>Categories/Issues</b>                                                                                              | <b>Number of Votes<br/>(priorities)</b> |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 9. Boat Ramp on 45 <sup>th</sup> – pave road                                                                          | 4                                       |
| 10. Implement Ball Park Improvements – Dugouts, lighting, little league agreement, playground equipment               | 15                                      |
| 11. Maintain/Level Sidewalks and Trails                                                                               | 10                                      |
| <b>Economic Development/Employment Education/Vocational Training</b>                                                  |                                         |
| 1. Revise school Zero Tolerance Policy/Practice                                                                       | 17                                      |
| 2. Provide More Role Models for African-American Students in the Classroom                                            | 6                                       |
| 3. Apply Uniform Standards to all Groups of Students (and Provide Adequate Resources to Improve Performance Standards | 7                                       |
| 4. Don't Overmedicate Kids to Address Behavior Issues                                                                 | 9                                       |
| 5. School District to Better Explain New Curriculum to Parents                                                        | 5                                       |
| 6. Partner with Business Community for Apprenticeships and Internships                                                | 12                                      |
| 7. Youth Connections Partner with GYAC once a week for job/career Coaching                                            | 5                                       |
| 8. Provide Computers for the Youth Center                                                                             | 3                                       |
| 9. Workforce Solutions Mobile Unit at the GYAC once a week                                                            | 6                                       |
| 10. Chamber of Commerce Should Offer Assistance for Minority Owned Business                                           | 16                                      |
| 11. Recruit Businesses that Provide On the Job Training                                                               | 7                                       |
| 12. County Should Offer Procurement Workshops and Use Pre-bid Conferences                                             | 10                                      |
| 13. Minority recruitment of Teachers                                                                                  | 38                                      |
| 14. Hire Community Residents to Beautify Community                                                                    | 18                                      |

Based on the items and priorities that emerged from the October 2013 community meeting, input from a March 2014 community meeting on the 45<sup>th</sup> Street beautification project, input from community leaders, input from a June 2014 final community meeting, and based on the data and analysis reflected in this plan, staff developed a Neighborhood Action Plan. That action plan is the next section of this plan.

## **NEIGHBORHOOD ACTION PLAN**

The neighborhood action plan component of the Gifford Neighborhood Plan 2014 identifies plan goals, strategies to achieve each goal, and actions to be taken to implement the plan. As structured, the plan is results oriented, with specific actions programmed for implementation.

### **Gifford Neighborhood Plan Goal**

**The goal of the Gifford Neighborhood Plan 2014 is to revitalize the Gifford area as a safe community, maintaining its traditions (“Gifford Forever”), with good quality housing, adequate physical infrastructure, well maintained neighborhoods and public spaces, sufficient economic opportunities, and vibrant community activities.**

### **Gifford Neighborhood Plan Strategies**

For each major issue identified in the Analysis Section of this plan, an overall strategy has been developed. Each strategy provides a blueprint for addressing the issue, solving identified problems, and pursuing desired opportunities. Associated with each strategy are objectives and actions.

While the strategies establish the general framework for addressing each issue, objectives associated with each strategy set reasonable accomplishments to be met by specified time frames. Related to each objective are actions to be undertaken by appropriate parties. Those actions, when undertaken, should lead to accomplishment of the objectives.

Because the Gifford Neighborhood Plan 2014 is a coordinated effort among a number of groups, there are several agencies/organizations with responsibility for taking actions identified in the plan. Only through the coordinated efforts of these agencies/organizations can the plan’s objectives be met.

## **COMMUNICATION & COORDINATION**

**Communication and Coordination Background and Strategy:** Currently, the County has a general policy of maintaining good, reliable, and on-going communication with Gifford residents and interested parties regarding County-related plans and activities that affect the Gifford area. The County needs to formalize and expand that general policy by maintaining existing communication/coordination procedures and by broadening information access and input opportunities for Gifford residents and interested parties with respect to County activities that affect the Gifford area, and by incorporating those procedures and opportunities into this plan.

### **Objective 1. Communication and Coordination**

By 2015, an enhanced communication and coordination process will be in place regarding County activities that affect the Gifford area.

Action 1.1: The County will maintain and continually update its “Gifford Interested Parties” e-mail group, and will add any party that requests to be added to that e-mail group.

Action 1.2: The County will notify by e-mail every party on the “Gifford Interested Parties” e-mail group of any application for a proposed development project in the Gifford area scheduled for review by the County’s Technical Review Committee, Planning and Zoning Commission, and Board of County Commissioners.

Action 1.3: The County will maintain a “Gifford” informational link on its website ([www.ircdd.com](http://www.ircdd.com)), including items such as this plan, reports on major projects and development proposals in Gifford, and “report card” presentations (see action 1.5 below).

Action 1.4: The County will hold an information and input meeting in Gifford for any significant development regulation initiative in Gifford and for any significant proposed County project within Gifford, including roadway and intersection expansions, major parks and beautification projects, and new County buildings and community facilities. The County will invite any applicant proposing a significant land use or zoning change in Gifford to conduct a presentation and input meeting in Gifford, with County staff in attendance.

Action 1.5: 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.

## HOUSING

**Housing Background and Strategy:** One of the most significant and most visible problems in Gifford is poor housing conditions, especially in the east Gifford area. To address that issue, the County, the Progressive Civic League of Gifford, Gifford residents, non-profit groups, and private sector interests will need to support or engage in the rehabilitation of substandard housing units, remove dilapidated units and unsafe structures, and build new housing. As part of that effort, the County's role will be to provide state and local funds for housing rehabilitation and new construction, to undertake or support housing rehabilitation with federal funds, to remove dilapidated housing and unsafe structures using local and other funds, and to assist in establishing viable neighborhood associations to promote property maintenance and address neighborhood issues. Non-profit organizations, such as Habitat for Humanity Every Dream Has a Price, and any other recognized housing agency or provider will need to continue building new homes and rehabilitating existing homes in Gifford and providing pre and post construction mentoring to their clients. In that effort, community groups, particularly the Progressive Civic League of Gifford, have a vital role. Those groups need to inform Gifford residents of the various local, state, and non-profit group programs available for housing ownership and/or rehabilitation, encourage residents to participate in those programs, and bring together residents and providers of housing assistance.

### **Objective 2. Housing Rehabilitation/ Property Maintenance**

By 2018, at least 100 substandard residential units in east Gifford will have been rehabilitated.

Action 2.1 – By 2019, the County will apply for Community Development Block Grant (CDBG) funds to rehabilitate 20 or more substandard housing units in the east Gifford area.

Action 2.2 – By 2016, the County will commit up to \$250,000 of SHIP funds as a match for CDBG funds.

Action 2.3 – Each year, the County will coordinate with community leaders and, through Gifford civic organizations and places of worship, distribute SHIP program informational packages that provide information regarding the County's rehabilitation assistance program to Gifford residents.

## Gifford Neighborhood Plan 2014

---

Action 2.4 – Each year, the County will target SHIP rehabilitation program efforts for Gifford residents, especially east Gifford residents.

Action 2.5 – Each year, the County will coordinate with community leaders to identify Gifford residents interested in forming a voluntary neighborhood association and will assist the residents in forming the association.

Action 2.6 – At least twice a year, the Progressive Civic League of Gifford will organize community day clean ups in the Gifford area and will coordinate with the County Solid Waste District which will provide dumpsters for each clean up day event.

### **Objective 3. Demolition or Repair of Dilapidated Housing Units and Unsafe Structures**

By 2016, at least 10 dilapidated residential units or unsafe structures in east Gifford will have been demolished or repaired, and by 2020, at least 30 dilapidated residential units or unsafe structures in east Gifford will have been demolished or repaired.

Action 3.1 – In 2014, and each year thereafter through 2020, County Code Enforcement, in coordination with community leaders, non-profit housing assistance organizations, the Health Department, and the Building Department, will identify 5 or more dilapidated housing units or unsafe structures, notify the owners to fix or demolish the dilapidated units or unsafe structures, and initiate the County's building condemnation and demolition process when appropriate. Generally, dilapidated wood houses will be demolished, and concrete block houses will be rehabilitated whenever appropriate.

Action 3.2 – By 2015, County Code Enforcement, in coordination with the Building Division, will prepare and distribute to Gifford residents and owners of rental properties in Gifford a user-friendly brochure regarding property maintenance rules and how to report suspected maintenance violations to County Code Enforcement. In addition, the County will provide an informational link to the information on the County's website.

Action 3.3 – By 2018, the County will apply for CDBG funds for demolition or repair of dilapidated housing units and unsafe structures in the east Gifford area.

Action 3.4 – By 2015, the County will coordinate with community leaders and identify ways to stabilize post-demolition sites that include weed-related nuisances through weed removal, weed-control, grass-seeding, or similar techniques performed as part of the demolition project, and will include such techniques as part of demolition project scopes of work, where appropriate.

**Objective 4. Housing Ownership**

By 2020, the number of owner occupied housing units in east Gifford will have been increased by 50 units.

Action 4.1 – At least once each year, County staff will coordinate with community leaders and meet with residents in east Gifford to present information regarding the County’s downpayment/closing cost loan assistance SHIP program.

Action 4.2– At least once each year, County staff will assist, and local financial institutions will host a housing fair in Gifford to inform Gifford residents of available housing loan programs, to provide housing assistance information, and to provide personal contact information.

**ECONOMIC DEVELOPMENT/ EMPLOYMENT/VOCATIONAL TRAINING**

**Economic Development/ Employment/Vocational Training Background and Strategy:** One of the most significant issues facing Gifford is unemployment and under-employment. Because unemployment and underemployment are contributors to crime, poverty, poor housing conditions, and other problems, reducing unemployment and under employment can significantly improve community conditions. Currently, areas adjacent to Gifford have some of the highest concentrations of jobs in the County. To solve the unemployment and under employment problem in Gifford, more jobs need to be created. In addition, Gifford residents must be better trained to qualify for jobs and be brought together with potential employers to have good access to jobs. These solutions will require action by the County Chamber of Commerce with respect to job creation, and the School Board, Indian River State College, and various work force agencies with respect to providing vocational pathways and job training, and promoting commercial/industrial development within Gifford area.

**Objective 5. Economic Development/Employment/Technical Training**

By 2020, Gifford’s unemployment rate will be 2 percentage points lower than the five year average for 2007-2011 (11.10%) by implementing the following actions. In addition, by 2020, the Community Disadvantage Index for Census Tract 503.02 (Gifford area) will be lower than the current index of 10, by decreasing the percentage of persons below the federal poverty line and by reducing the percentage of persons receiving public assistance such as food stamps, through the following actions that will lead to improved educational attainment and employment opportunities.

## Gifford Neighborhood Plan 2014

---

Action 5.1 - The County will promote appropriate commercial and industrial development by expediting review of permits for commercial and industrial development in Gifford, and by applying for CDBG funds whenever possible to fund infrastructure and building improvements to serve commercial and industrial uses in Gifford.

Action 5.2 – As the City of Vero Beach continues to promote industrial development on Airport property, the County will coordinate with qualified businesses wanting to locate on airport property and provide economic development incentives for such businesses.

Action 5.3 - The Indian River County Chamber of Commerce will continue to promote Gifford as being part of the Enterprise Zone and will encourage businesses to participate in job fair and job apprenticeship activities that serve Gifford.

Action 5.4:- The County will continue to provide businesses that expand or locate within the Enterprise Zone with a 10% bonus as part of the County’s job grant program. In addition, the County will continue to provide bonus scoring and associated increased award amounts for tax abatement applications for businesses that expand or locate within the Enterprise Zone.

Action 5.5 - The County and Chamber will provide technical assistance to minority owned businesses in Gifford by helping business owners and representatives apply for economic development funding from applicable local, County, state, and federal programs.

Action 5.6 – By 2015, the County will request that the School District and Indian River State College maintain and consider expanding their technical/vocational programs offered to Gifford area residents.

Action 5.7 – The Career Source Mobile Unit recently has been and will continue to be set up at the Gifford Youth Activity Center at least one day a week to assist Gifford residents in finding jobs, preparing resumes, and preparing for job interviews.

Action 5.8 – Each year, the Chamber in coordination with the Progressive Civic League of Gifford will host a job/apprenticeship fair in Gifford. The County, the Progressive Civic League of Gifford, and the Chamber will contact and recruit local businesses to participate in Gifford job/apprenticeship fairs.

Action 5.9 – By 2015, the County will request that the School District consider coordinating with the Gifford community regarding the District’s recruitment of minority teachers, the District’s Zero Tolerance policies, and practices, and other school related issues of interest to the District or residents.

Action 5.10 - At least once a year, the County will hold a procurement workshop in Gifford and encourage Gifford residents and businesses to apply for available County jobs. At each workshop, the County will also present its minority recruitment policy and conduct recruitment activities. The Progressive Civic League of Gifford will assist with informing residents of each workshop.



Action 5.11 – Each year, the Progressive Civic League of Gifford and other organizations active in Gifford will host a community meeting with School District staff, parents, and students, to identify ways to improve Gifford’s student performance and high school graduation rate.

Action 5.12 – Each year, the Gifford Youth Activity Center (GYAC) will evaluate its computer usage by Gifford residents and ensure that there are sufficient computers at the GYAC for all potential users.

Action 5.13: - The County and the Chamber will support continuation of the Enterprise Zone and educate Gifford residents and businesses regarding the incentives available through the Enterprise Zone designation by holding at least one education meeting per year in Gifford.

Action 5.14: - By 2015, the County will request that the Chamber consider providing chamber membership discounts for Gifford businesses located within the Enterprise Zone.

### **ILLEGAL USES AND NON-CONFORMITIES, LAND USE COMPATIBILITY**

**Land Use Compatibility, Illegal Uses and Non-Conformities Background and Strategy:** To maintain the integrity of a community, illegal land uses must be identified and eliminated and non-conformities must be eliminated or upgraded and brought closer to compliance with current codes. In addition, codes must be periodically evaluated and sometimes revised to adequately address compatibility. In Gifford, illegal rooming houses and bars disrupt neighborhoods, reduce property values, and inhibit investment. It is important not only to remove those illegal uses, but also to prevent their re-establishment. To eliminate illegal uses, address non-conformities, and address land use incompatibilities, the County will use its regulatory authority. This will involve multi-agency sweeps, code enforcement action, coordination with local community groups and organizations, evaluation and revision of codes when warranted, and implementation of codes. To ensure compatibility with surrounding residential areas, the County must apply and enforce its non-conformities regulations in Gifford, and complete the West Gifford Industry and Commerce (WGIC) initiative to revise the list of permitted uses in the West Gifford industrial area and implement those revised regulations. In addition, to promote and adequately regulate the return of a traditional use in Gifford, the County will consider changing its zoning code to allow temporary fruit and vegetable sales, as well as food vending, in certain locations in Gifford.

**Objective 6. Illegal Uses, Non-Conformities, and Land Use Compatibility**

By 2017, all illegal uses in Gifford will have been eliminated, and by 2020 all non-conformities will be eliminated or upgraded to be brought closer to compliance with current codes.

Action 6.1 – Each year, County Code Enforcement will coordinate with the Sheriff’s Office, the Building Division, the Fire Division, and the Health Department to target, plan, and conduct regular enforcement sweeps of suspected illegal uses (use violations) and violations of environmental regulations in Gifford.

Action 6.2 – County Code Enforcement will initiate or assist in the initiation of appropriate enforcement action against identified illegal uses.

Action 6.3 – County Code Enforcement will regularly monitor properties against which code enforcement action has been taken to ensure on-going code compliance.

Action 6.4 – By 2014, the County will revise its Land Development Regulations (LDRs) to prohibit heavy industrial uses such as sawmills, steel mills, textile mills, landfills, and cement manufacturing plants, to strictly regulate concrete batch plants and demolition debris facilities, and to specially regulate new mulching operations and mulch operation expansions in the West Gifford industrial area located between 43<sup>rd</sup> Avenue and 58<sup>th</sup> Avenue.

Action 6.5 - By 2015, the County will consider revising its Land Development Regulations (LDRs) to allow food and produce vendors for weekend markets and special events in designated areas in Gifford, subject to special temporary use regulations.

**INFRASTRUCTURE**

**Infrastructure Background and Strategy:** Adequate infrastructure is important for every community. In the early 1980’s in Gifford, most of the public streets were paved and a system of water and sewer lines were installed. Street lighting and sidewalks exist along major roads, although some critical gaps exist. Drainage problems occur in some areas. Maintenance of existing facilities is needed and there is also a need to construct additional infrastructure in some areas. Most important is beautification of Gifford’s “Main Street” (45<sup>th</sup> Street aka Martin Luther King Jr. Boulevard), filling-in sidewalk gaps and gaps in street lighting coverage, road resurfacing, and targeted drainage improvements. In most cases, the County is responsible for these activities. Some activities, such as road resurfacing, are being undertaken on a regular basis according to a Countywide schedule. Other activities, such as 45<sup>th</sup> Street beautification and sidewalk construction, involve special projects and sometimes special funding. Besides conducting

**maintenance activities, the County will provide various infrastructure improvements and enhancements that serve the Gifford community.**

**Objective 7. Sidewalk Improvements**

By 2017, there will be continuous sidewalks in place along 45<sup>th</sup> Street, from 43<sup>rd</sup> Avenue to U.S. #1 and by 2021 along 45<sup>th</sup> Street from 43<sup>rd</sup> Avenue to 58<sup>th</sup> Avenue, and by 2021 along 43<sup>rd</sup> Avenue from 49<sup>th</sup> Street to 26<sup>th</sup> Street/Aviation Boulevard, and by 2024 along 41<sup>st</sup> Street and 49<sup>th</sup> Street from 58<sup>th</sup> Avenue to U.S. #1.

Action 7.1 – Each year, through 2020, the MPO will determine if any funding opportunities are available for sidewalks and trails in the Gifford area, and will apply for any available funds. The MPO will notify the Progressive Civic League of Gifford of potential funding opportunities.

Action 7.2 – By 2018, the County will repair and connect the sidewalk along 43<sup>rd</sup> Avenue between 41<sup>st</sup> Street and 49<sup>th</sup> Street, and by 2020 the County will construct a sidewalk along 43<sup>rd</sup> Avenue from 41<sup>st</sup> Street to 26<sup>th</sup> Street/Aviation Boulevard.

Action 7.3 – By 2018, the County Public Works Department will repair, connect, and construct the sidewalk along 45<sup>th</sup> Street, from 43<sup>rd</sup> Avenue to U.S. #1 and by 2021 along 45<sup>th</sup> from 43<sup>rd</sup> Avenue to 58<sup>th</sup> Avenue, where necessary right-of-way is available (has been acquired). The County will seek to install segments of a 45<sup>th</sup> Street sidewalk between 43<sup>rd</sup> Avenue and 58<sup>th</sup> Avenue prior to 2021.

Action 7.4 – By 2024, the County Public Works Department will repair, connect, and construct a sidewalk along 41<sup>st</sup> Street from 58<sup>th</sup> Avenue to U.S. #1, and a sidewalk along 49<sup>th</sup> Street from Fire Station 12 to U.S. #1, where necessary right-of-way is available (has been acquired) and adequate funding has been obtained.

**Objective 8. Street Maintenance**

All publically dedicated streets in Gifford will continue to be adequately maintained through resurfacing projects. Adequate maintenance is defined as a ranking of 1, 2, 3, or 4 on the Road and Bridge Roadway Maintenance Condition Inventory which ranks road conditions 1-5 from best to worst. Roads ranked in 2014 as a 4 or 5 include 34<sup>th</sup> Avenue from 45<sup>th</sup> Street to 49<sup>th</sup> Street, 35<sup>th</sup> Avenue from 47<sup>th</sup> Street to 49<sup>th</sup> Street, and 38<sup>th</sup> Avenue from 45<sup>th</sup> Street to 47<sup>th</sup> Street.

Action 8.1 – Each year, the County Road and Bridge Division will monitor publicly dedicated street conditions in Gifford, rank projects for resurfacing and/or repair, and schedule resurfacing projects for roadways ranked 5. Each year, a copy of the latest annual report and any resurfacing schedule will be provided to the Progressive Civic League of Gifford.

## Gifford Neighborhood Plan 2014

---

Action 8.2 – Each year, the County Road and Bridge Division will repair or resurface any publicly dedicated street in Gifford with a ranking of 5. Priority will be given to resurfacing 34<sup>th</sup> Avenue north of 45<sup>th</sup> Street.

Action 8.3 – By 2020, the County Public Works Department will resurface 45<sup>th</sup> Street from U.S. #1 to 43<sup>rd</sup> Avenue.

Action 8.4 – On an on-going basis, the County Road and Bridge Division will investigate all pothole complaints and fix potholes on publically dedicated streets in Gifford.

Action 8.5 – By 2022, the Progressive Civic League of Gifford will coordinate with property owners along 32<sup>nd</sup> Avenue north of 43<sup>rd</sup> Street, and 35<sup>th</sup> Avenue north of 45<sup>th</sup> Street, to obtain commitments for right-of-way donations so that those roads can be considered for dedication to and acceptance by the County for improvement and maintenance.

Action 8.6 – By 2020, the County Public Works Department will pave 32<sup>nd</sup> Avenue north of 43<sup>rd</sup> Street, and 35<sup>th</sup> Avenue north of 45<sup>th</sup> Street if needed rights-of-way are donated to and accepted by the County and adequate funding for paving has been obtained.

### **Objective 9. 45<sup>th</sup> Street “Main Street” Beautification and Improvements**

By 2020, 45<sup>th</sup> Street will be improved and beautified as Gifford’s “Main Street”.

Action 9.1 – By 2014, the County will design a phased improvement and beautification plan for 45<sup>th</sup> Street between 43<sup>rd</sup> Avenue and U.S. #1, with input from Gifford residents at a community meeting in Gifford.

Action 9.2 – By 2016, the County will improve and beautify the segment of 45<sup>th</sup> Street from 43<sup>rd</sup> Avenue to U.S. #1 with “Phase 1” improvements consisting of the following:

- Widened shoulders/bike lanes (both sides of 45<sup>th</sup> Street)
- Street lights, as needed, to fill-in street lighting coverage gaps
- Curbing improvements along certain portions of the north side of 45<sup>th</sup> Street
- Re-surfaced side street approaches on the north side of 45<sup>th</sup> Street, where appropriate
- Hardscape and landscaping improvements along certain portions of the north side of 45<sup>th</sup> Street
- Westbound right turn lane at 28<sup>th</sup> Court

Action 9.3 – By 2018, the County will improve and beautify the segment of 45<sup>th</sup> Street from 43<sup>rd</sup> Avenue to U.S. #1 with “Phase 2” improvements consisting of the following:

## Gifford Neighborhood Plan 2014

---

- Culverting certain portions of the canal on the south side of 45<sup>th</sup> Street
- Landscaping improvements along the south side of 45<sup>th</sup> Street in the culverted areas, where appropriate

Action 9.4 – By 2015, the County will seek any needed right-of-way or easement with assistance from the Progressive Civic League of Gifford from property owners along 45<sup>th</sup> Street necessary for the 45<sup>th</sup> Street beautification project east of 43<sup>rd</sup> Avenue and for 45<sup>th</sup> Street sidewalk improvements west of 43<sup>rd</sup> Avenue.

### **Objective 10. Traffic/Safety Improvements**

By 2020, traffic safety improvements in Gifford will be identified and completed, and by 2016 appropriate school safety improvements at Gifford Middle School will be identified.

Action 10.1 – In 2015, 2017, and 2019, the County Traffic Engineering Division will monitor traffic volumes and crash rates of all major intersections in Gifford. When warrants are met, a schedule will be developed for signalization. Each report, along with any schedule, will be provided to the Board of County Commissioners and to the Progressive Civic League of Gifford.

Action 10.2 – By 2018, the County will signalize and/or improve the 58<sup>th</sup> Avenue/45<sup>th</sup> Street and 58<sup>th</sup> Avenue 49<sup>th</sup> Street intersections, if adequate right-of-way has been obtained. The Progressive Civic League of Gifford will assist the County during the right-of-way acquisition process.

Action 10.3 - By 2016, the County will coordinate with the School District to identify appropriate school zone safety improvements such as improved signing and school drop-off and pick up area improvements at Gifford Middle School, and will coordinate with the District on providing identified improvements in a timely manner.

### **Objective 11. Drainage Improvements**

By 2020, there will be adequate drainage systems in Gifford neighborhoods to handle a 10 year/24 hour storm event, where adequate outfall can be obtained.

Action 11.1 – By 2018, the County Public Works Department will identify all neighborhood drainage system problems in Gifford, evaluate potential solutions, and report its findings to the Progressive Civic League and the Board of County Commissioners.

Action 11.2 – Each year, the County's Public Works Department will maintain the stormwater management system that serves the portion of east Gifford which is not part of the Indian River Farms Water Control District (IRFWCD). By 2019, the Public Works

## Gifford Neighborhood Plan 2014

---

Department will build ditches, canals, or other similar means that provide outfall from the subject area to the 41<sup>st</sup> Street retention pond. [Relates to Action 14.5]

Action 11.3 – Each year, the Indian River Farms Water Control District (IRFWCD) will continue to maintain its canals and drainage system within the Gifford area.

Action 11.4 – Each year, the County’s Public Works Department will share its list of locations with drainage problems with the Indian River Farms Water Control District (IRFWCD) and request any appropriate District maintenance activities or improvements needed to address drainage problems.

Action 11.5 – Each year, the Progressive Civic League of Gifford will encourage Gifford residents to monitor all canals and stormwater facilities within Gifford and report any dumping of grass clippings or other debris into stormwater management facilities to Code Enforcement and to the Progressive Civic League of Gifford. Planning Division staff will provide updated Code Enforcement contact information to Gifford residents.

Action 11.6 – Each year, the Progressive Civic League of Gifford will encourage residents to notify the County Public Works Department and IRFWCD of clogged culverts or slow moving water in ditches. Planning Division staff will provide updated County Public Works and IRFWCD contact information to Gifford residents.

Action 11.7 – By 2018, 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 45<sup>th</sup> Street, east of 43<sup>rd</sup> 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.

Action 11.8 – By 2018, 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.

### **Objective 12. Street Lighting**

By 2017, major streets within Gifford will have streetlighting without any gaps in lighting coverage.

## Gifford Neighborhood Plan 2014

---

Action 12.1 – By 2015, the County’s Public Works Department will meet with the Progressive Civic League of Gifford and Gifford residents and will develop a plan for enhanced street lighting in Gifford, the cost of which will be paid through the Gifford street lighting district.

Action 12.2 – By 2017, as requested by Gifford residents, the County’s Public Works Department will coordinate with street lighting providers to provide street lighting at 41<sup>st</sup> Street /32nd Avenue, along 49<sup>th</sup> Street from 58<sup>th</sup> Avenue to U.S. Highway #1, and any other street lighting improvements identified in the Action 12.1 street lighting plan for which adequate funding has been obtained.

### **Objective 13. Park Improvements**

By 2016, parks and public places in Gifford will be improved to increase opportunities for recreational and community activities for Gifford residents, and by 2018, the County will consider the feasibility of building a boat ramp at Gifford Dock park.

Action 13.1 – By 2015, the Parks Division will clean and remove debris, trim Australian pine trees, repaint picnic tables and benches, clean and enhance picnic areas, clean and repair playground equipment, and repaint and change nets at basketball courts in the Hosie-Schumann Park, and by 2016, the Parks Division will build or schedule for construction a pavilion in the Hosie-Schumann park.

Action 13.2 – By 2016, the Parks Division will improve the football field, the senior league baseball field, and the little league field by adding topsoil, grade and sprigged fields with Bermuda grass, additional irrigation, a new score board, concession stand upgrades and other improvements within Gifford Park. Parks Division also will install security lights from the park entrance to little league field.

Action 13.3 - The Parks Division and Sheriff’s Office will maintain a Sheriff’s Office security unit at Gifford Park, as needed.

Action 13.4 – The Parks Division will maintain the Gifford park ball fields play area, dugout, and lighting on an on-going basis.

Action 13.5 – The Parks Division will maintain, replace, and repair playground equipment, as needed, in Gifford park and Hosie Schumann park.

Action 13.6 – By 2018, the County will prepare plans, seek FDEP/EPA approval, and seek funding for redevelopment of the 41<sup>st</sup> Street Old Landfill Site for community and/or recreational uses.

Action 13.7- By 2016, the Progressive Civic League of Gifford will invite representatives from the County Parks and Recreation Division, the Sheriff’s Office, and the School District, along with residents to a meeting in Gifford to develop specific actions and assigned responsibilities for each action to ensure that parks and schools are safe for small children.

## Gifford Neighborhood Plan 2014

---

Action 13.8 – By 2018, the Public Works Department will study the feasibility of constructing a boat ramp at Gifford Dock Park and report its findings to the Board of County Commissioners and the Progressive Civic League of Gifford.

Action 13.9 – By 2014, the County/MPO will apply for state funding to build a walking trail at the Martin Luther King Park, and the County will commit local matching funds necessary for the state funding application.

### **Objective 14. Funding**

By 2017, there will be multiple dedicated funding sources in place to fund infrastructure improvements in the Gifford area.

Action 14.1 – By 2022, the County will consider establishing a Community Redevelopment Agency (CRA) district or a tax increment financing mechanism in an area within Gifford to promote economic and community development.

Action 14.2 – By 2022, the County will consider establishing in Gifford a Safe Neighborhood Improvement District (state authorized program) to reduce crime through innovative design techniques and improvements, and to apply for associated funding.

Action 14.3 – By 2015, the County Public Works Department will apply for funding from Moving Ahead for Progress for the 21<sup>st</sup> Century Transportation Alternatives or other appropriate programs such as MAP-21 for bus stops, bike lanes, sidewalks, and traffic calming improvements in the Gifford area where adequate right-of-way exists.

Action 14.4 – By 2015, the County Parks Division will apply for Florida Recreation Development Assistance Program (FRDAP) grants for maintaining and improving parks within the Gifford area.

Action 14.5 – By 2019, the County's Public Works Department will utilize funds from the Municipal Service Benefit Unit East Gifford Stormwater Watershed Area for an additional stormwater improvement project, such as outfall ditches from low-lying areas to the 41<sup>st</sup> Street retention pond, for that area of Gifford that is not under the authority of a water control district. [Relates to Action 11.2]



## **CRIME PREVENTION AND LAW ENFORCEMENT**

**Crime Prevention Background Strategy:** Reducing Gifford’s crime rate is an important component in achieving the overall plan goal. Like most community issues, crime reduction requires coordinated action by various groups and agencies. While many of this plan’s strategies including code enforcement, infrastructure improvements, and improved street lighting, may help reduce the crime rate, there is still a need for coordinated, targeted, and sustained crime-prevention actions. Those efforts will involve the Sheriff’s Office maintaining its current level of resource commitment to the Gifford area, the County coordinating and continuing its code enforcement activities, and residents cooperating with law and code enforcement agencies.

### **Objective 15. Crime Prevention and Law Enforcement**

By 2018, the crime rate in Gifford will be ten percent lower than 2013 levels.

Action 15.1 – Each year through 2020, the Sheriff’s Office will maintain its current level of resource allocation for law enforcement in Gifford.

Action 15.2 – Each year through 2020, the County will coordinate with the Sheriff’s Office in order to focus code enforcement activities on sites with code violations which contribute to or have the potential to contribute to Gifford’s crime rate.

Action 15.3 - The Sheriff’s Office will enforce all posted speed limits in Gifford.

Action 15.4 - The Sheriff’s Office will conduct enforcement actions against noise, including loud music that violates codes, drug dealing, and traffic violations.

Action 15.5 – Each year through 2020, County Code Enforcement staff will attend one or more COPE meetings as needed in order to coordinate code enforcement efforts with the Sheriff’s Office.

## **IMPLEMENTATION**

An important part of any plan is its implementation. Implementation involves execution of a plan's identified actions. It involves taking actions and achieving results.

For the Gifford Neighborhood Plan, implementation involves various activities. While some of these actions will be ongoing, others are activities that will be taken by certain points in time. For each action in this plan, Table 12 identifies the type of action required, the responsible entity for taking the action, the timing, and whether or not the action necessitates a capital expenditure.

Overall plan implementation responsibility will rest with the County planning division. Besides its responsibilities as identified in Table 12, the County planning department has the additional responsibility of ensuring that other entities discharge their responsibilities. This will entail notifying other applicable departments of capital expenditures to be included in their budgets, notifying other departments and groups of actions that must be taken and assisting other departments and agencies in their plan implementation responsibilities.

**TABLE 12  
GIFFORD NEIGHBORHOOD PLAN  
IMPLEMENTATION MATRIX  
All Actions by Action Number**

| <b>Action</b> | <b>Type of Action</b>                                                                       | <b>Responsibility</b>                               | <b>Timing</b> | <b>Capital Expenditure</b> |
|---------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------|----------------------------|
| 1.1           | Maintain Gifford Interested Parties E-mail List                                             | Planning                                            | Ongoing       | No                         |
| 1.2           | Notify Interested Parties of Any Applications                                               | Planning                                            | Ongoing       | No                         |
| 1.3           | Maintain Gifford Information link on County Website                                         | Planning                                            | Ongoing       | No                         |
| 1.4           | Conduct Information/Input Meetings for County Projects in Gifford                           | Planning                                            | Ongoing       | No                         |
| 1.5           | Present Annual GNP Actions Report Card                                                      | Planning/Public Works                               | Ongoing       | No                         |
| 2.1           | Apply for CDBG Grant for Rehabilitating Substandard Housing Units                           | Planning                                            | 2019          | No                         |
| 2.2           | Commit SHIP Funds for Housing Rehabilitation                                                | Planning                                            | 2016          | No                         |
| 2.3           | Distribute SHIP Information Package                                                         | Planning                                            | Ongoing       | No                         |
| 2.4           | Target SHIP Rehabilitation Assistance for East Gifford                                      | Planning                                            | Ongoing       | No                         |
| 2.5           | Assist with forming Neighborhood Association (Property Maintenance)                         | Planning/Progressive Civic League of Gifford (PCLG) | Ongoing       | No                         |
| 2.6           | Organize Community Day Cleanups                                                             | PCLG                                                | Ongoing       | No                         |
| 3.1           | Identify Dilapidated Housing Units to be Fixed or Demolished in Gifford                     | Code Enforcement/PCLG                               | 2014          | No                         |
| 3.2           | Develop and Distribute user friendly Brochure for Property Maintenance and Code Enforcement | Code Enforcement/Building Division                  | 2015          | No                         |
| 3.3           | Demolish and Replace Unsafe and Dilapidated Units in Gifford with CDBG Funds                | Planning/Building                                   | 2018          | Yes (CDBG)                 |
| 3.4           | Identify Ways to Stabilize Post Demolition Sites                                            | Planning/Building                                   | 2015          | No                         |
| 4.1           | Present Housing Information to Gifford Residents                                            | Planning                                            | Ongoing       | No                         |
| 4.2           | Host Housing Fair                                                                           | County/Financial Inst./PCLG                         | Ongoing       | No                         |
| 5.1           | Promote Commercial and Industrial Development                                               | Planning/Building                                   | Ongoing       | No                         |

**Gifford Neighborhood Plan 2014**

| <b>Action</b> | <b>Type of Action</b>                                                                                        | <b>Responsibility</b>                               | <b>Timing</b> | <b>Capital Expenditure</b> |
|---------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------|----------------------------|
|               | in Gifford                                                                                                   |                                                     |               |                            |
| 5.2           | Provide Incentives to Businesses That Want to Locate at Airport Property                                     | Planning/Vero Beach Airport Director                | Ongoing       | No                         |
| 5.3           | Attract Business to Gifford (Enterprise Zone)                                                                | Chamber of Commerce                                 | Ongoing       | No                         |
| 5.4           | Provide Incentives to Businesses Locating Within Enterprise Zone                                             | County/Chamber of Commerce                          | Ongoing       | No                         |
| 5.5           | Provide Technical Assistance to Minority Businesses                                                          | County/Chamber of Commerce                          | Ongoing       | No                         |
| 5.6           | Request Vocational Training Expansion                                                                        | County/School Board/IRSC                            | 2015          | No                         |
| 5.7           | Set up Career Source Mobile Unit in Gifford                                                                  | Career Source/PCLG                                  | Ongoing       | No                         |
| 5.8           | Hold Annual Job/Apprenticeship Fair                                                                          | Chamber of Commerce/ PCLG                           | Ongoing       | No                         |
| 5.9           | Request Coordination on Minority Teachers Recruitment, Zero Tolerance Policy, Other School Related Issues    | School District/PCLG                                | 2015          | No                         |
| 5.10          | Hold Procurement Workshops in Gifford                                                                        | County                                              | Ongoing       | No                         |
| 5.11          | Host Community Meeting with School District Staff                                                            | PCLG/School Board                                   | Ongoing       | No                         |
| 5.12          | Ensure Availability of Computers to Community                                                                | Gifford Youth Activity Center                       | Ongoing       | Yes                        |
| 5.13          | Educate Residents Regarding Enterprise Zone                                                                  | Chamber of Commerce/County                          | Ongoing       | No                         |
| 5.14          | Provide Chamber Membership Discounts                                                                         | Chamber of Commerce                                 | 2015          | No                         |
| 6.1           | Conduct Code Enforcement Sweeps                                                                              | Code Enforcement/Sheriff's Office/Health Department | Ongoing       | No                         |
| 6.2           | Conduct Code Enf. Action Against Illegal Uses                                                                | Code Enforcement                                    | Ongoing       | No                         |
| 6.3           | Conduct Code Enforcement Monitoring                                                                          | Code Enforcement                                    | Ongoing       | No                         |
| 6.4           | Revise LDRs Prohibiting Specific Industrial Operations in West Gifford Area                                  | Planning                                            | 5/13/2014     | No                         |
| 6.5           | Revise LDRs to Allow Food/Produce Vendors on Weekends in Designated Areas                                    | Planning                                            | 2015          | No                         |
| 7.1           | Determine Funding Opportunities for Sidewalks                                                                | MPO/ Public Works                                   | Ongoing       | No                         |
| 7.2           | Repair and Connect Sidewalks Along 43 <sup>rd</sup> Ave between 41 <sup>st</sup> and 49 <sup>th</sup> Street | Public Works                                        | 2018          | Yes                        |

**Gifford Neighborhood Plan 2014**

| <b>Action</b> | <b>Type of Action</b>                                                                                                      | <b>Responsibility</b>                         | <b>Timing</b> | <b>Capital Expenditure</b> |
|---------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------|----------------------------|
| 7.3           | Repair and Connect Sidewalk along 45 <sup>th</sup> Street, from 58th Avenue to U.S. #1                                     | Public Works                                  | 2018          | Yes                        |
| 7.4           | Provide Sidewalks along 41 <sup>st</sup> Street and 49 <sup>th</sup> Street                                                | Public Works/MPO                              | 2024          | Yes                        |
| 8.1           | Monitor Street Conditions                                                                                                  | Road and Bridge                               | Ongoing       | No                         |
| 8.2           | Repair or Resurface Publicly Dedicated Roads                                                                               | Road and Bridge                               | Ongoing       | Yes                        |
| 8.3           | Resurface 45 <sup>th</sup> Street East of 43 <sup>rd</sup> Avenue                                                          | Public Works                                  | 2020          | Yes                        |
| 8.4           | Repair Potholes on Publicly Dedicated Streets                                                                              | Road and Bridge /Public Works                 | Ongoing       | Yes                        |
| 8.5           | Seek Right of Way Donations (unplatted streets)                                                                            | Progressive Civic League of Gifford           | 2022          | No                         |
| 8.6           | Pave 32 <sup>nd</sup> Avenue North of 43 <sup>rd</sup> Street and 35 <sup>th</sup> Avenue North of 45 <sup>th</sup> Street | Public Works                                  | 2020          | Yes                        |
| 9.1           | Design Improvements and Beautification for 45 <sup>th</sup> Street                                                         | Public Works/Planning/MPO                     | 2014          | Yes                        |
| 9.2           | Improve and Beautify 45 <sup>th</sup> Street from U.S. #1 to 43 <sup>rd</sup> Avenue                                       | Public Works/MPO                              | 2016          | Yes                        |
| 9.3           | Improve and Beautify 45 <sup>th</sup> Street with Partial Culverting and Landscaping (Phase 2)                             | Public Works/MPO                              | 2018          | Yes                        |
| 9.4           | Coordinate with Owners on ROW or easement for 45 <sup>th</sup> Street Beautification                                       | PCLG                                          | 2015          | No                         |
| 10.1          | Monitor Traffic Volumes and Accident Rates                                                                                 | Traffic Engineering                           | Ongoing       | No                         |
| 10.2          | Signalize 58 <sup>th</sup> Avenue/45 <sup>th</sup> Street and 58 <sup>th</sup> Avenue and 49 <sup>th</sup> Street          | Public Works                                  | 2018          | Yes                        |
| 10.3          | Identify Appropriate School Zone Safety Improvements                                                                       | School District/Public Works/Planning         | 2016          | No                         |
| 11.1          | Identify Neighborhood Drainage Problems                                                                                    | Public Works                                  | 2018          | No                         |
| 11.2          | Maintain Stormwater System, Build Outfalls for the east Gifford area to 41 <sup>st</sup> Street retention pond             | Public Works                                  | 2019          | Yes                        |
| 11.3          | Maintain Canals                                                                                                            | IRFWCD                                        | Ongoing       | No                         |
| 11.4          | Coordinate with IRFWCD Stormwater Facilities                                                                               | Public Works/IRFWCD                           | Ongoing       | No                         |
| 11.5          | Monitor Stormwater Facilities and Report Issues                                                                            | Progressive Civic League of Gifford/Residents | Ongoing       | No                         |

**Gifford Neighborhood Plan 2014**

| <b>Action</b> | <b>Type of Action</b>                                                                        | <b>Responsibility</b>                           | <b>Timing</b> | <b>Capital Expenditure</b> |
|---------------|----------------------------------------------------------------------------------------------|-------------------------------------------------|---------------|----------------------------|
| 11.6          | Monitor Culverts/Ditches and Report Problems                                                 | Progressive Civic League of Gifford/IRFWCD      | Ongoing       | No                         |
| 11.7          | Develop Scope for Culverting Canal on South Side of 45 <sup>th</sup> Street                  | Public Works/IRFWCD                             | 2018          | No                         |
| 11.8          | Identify Appropriate Safety Barriers At Canals                                               | Public Works/IRFWCD                             | 2018          | No                         |
| 12.1          | Develop a Plan for Street Lighting                                                           | Public Works/PCLG                               | 2015          | No                         |
| 12.2          | Improve Street Lighting at 41st Street/32nd Avenue Intersection, and 49 <sup>th</sup> Street | Public Works                                    | 2017          | Yes                        |
| 13.1          | Make Improvements at Hosie-Schumann Park                                                     | Parks Division                                  | 2015          | Yes                        |
| 13.2          | Make Improvements at Gifford Park                                                            | Public Works/Parks Division                     | 2016          | Yes                        |
| 13.3          | Maintain a Security Unit at Gifford Park                                                     | Parks Division                                  | Ongoing       | No                         |
| 13.4          | Maintain Gifford Park Ballfield                                                              | Parks Division                                  | Ongoing       | No                         |
| 13.5          | Maintain, Replace, and Repair Gifford Park and Hosie Schumann Park Playground Equipment      | Parks Division                                  | Ongoing       | No                         |
| 13.6          | Design Redevelopment Plan for Old Landfill Site                                              | Solid Waste District/Public Works               | 2018          | No                         |
| 13.7          | Ensure Safety of Parks and Schools                                                           | Sheriff's Office/School District/Residents/PCLG | 2016          | No                         |
| 13.8          | Evaluate and Consider Feasibility of Boat Ramp at Gifford Dock Park                          | Public Works/County                             | 2018          | No                         |
| 13.9          | Apply for Grant for Trail at Martin Luther King Park                                         | MPO, Health Department                          | 2014          | No                         |
| 14.1          | Consider Community Redevelopment Agency (CRA) or Tax Increment Financing                     | County Attorney's Office                        | 2022          | No                         |
| 14.2          | Consider Safe Neighborhood Improvement Districts                                             | County Attorney's Office                        | 2022          | No                         |
| 14.3          | Apply for Transportation Alternatives Funds                                                  | Public Works                                    | 2015          | No                         |
| 14.4          | Apply for Recreation Development Assistance Program Grants (FRDAP)                           | Parks Division                                  | 2015          | No                         |
| 14.5          | Implement Stormwater Project in East Gifford                                                 | Public Works                                    | 2019          | Yes                        |
| 15.1          | Allocate Law Enforcement Resources                                                           | Sheriff's Office                                | Ongoing       | No                         |
| 15.2          | Concentrate Code Enforcement on sites With Code Violations Contributing to Crime             | Code Enforcement/ Sheriff's Office              | Ongoing       | No                         |

Gifford Neighborhood Plan 2014

---

---

| <b>Action</b> | <b>Type of Action</b>            | <b>Responsibility</b> | <b>Timing</b> | <b>Capital Expenditure</b> |
|---------------|----------------------------------|-----------------------|---------------|----------------------------|
| 15.3          | Enforce Posted Speed Limits      | Sheriff's Office      | Ongoing       | No                         |
| 15.4          | Enforce Against Noise Violations | Sheriff's Office      | Ongoing       | No                         |
| 15.5          | Attend COPE Meetings             | Code Enforcement      | Ongoing       | No                         |

**Evaluation and Monitoring Procedures**

To be effective, a plan must not only provide a means for implementation; it must also provide a mechanism for assessing the plan’s effectiveness. Generally a plan’s effectiveness can be judged by the degree to which the plan’s objectives have been met. Since objectives are measurable and have specific timeframes, the plan’s objectives are the benchmarks used as a basis to evaluate the plan.

Table 13 identifies each of the objectives of the Gifford Neighborhood Plan. It also identifies the measures to be used to evaluate progress in achieving these objectives. Most of these measures are quantitative. Besides the measures, Table 13 also identifies timeframes associated with meeting the objectives.

The planning department staff will be responsible for monitoring and evaluating the Gifford Neighborhood Plan.

**TABLE 13  
GIFFORD NEIGHBORHOOD PLAN  
EVALUATION MATRIX**

| <b>Objective #</b> | <b>Measure</b>                                                                                                                                | <b>Timeframe</b> |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1                  | Enhanced Communication and Coordination                                                                                                       | 2015             |
| 2                  | Number of Substandard Units Rehabilitated                                                                                                     | 2018             |
| 3                  | Number of Dilapidated Units Demolished                                                                                                        | 2016             |
| 4                  | Number of Owner Occupied Housing Units                                                                                                        | 2020             |
| 5                  | Unemployment Rate                                                                                                                             | 2020             |
| 6                  | Existence of No Non-Conforming Uses                                                                                                           | 2017             |
| 7                  | Existence of Continuous Sidewalks Along 41 <sup>st</sup> Street, 45 <sup>th</sup> Street, 49 <sup>th</sup> Street and 43 <sup>rd</sup> Avenue | 2017, 2021, 2024 |
| 8                  | Adequately Maintained Publicly Dedicated Roads                                                                                                | 2020             |
| 9                  | Improved and Beautified 45 <sup>th</sup> Street                                                                                               | 2020             |
| 10                 | Traffic Safety Improvements and School Safety Improvements                                                                                    | 2020             |
| 11                 | Existence of Adequate Drainage System                                                                                                         | 2020             |
| 12                 | Continuous Street Lighting along Major Streets in Gifford                                                                                     | 2017             |
| 13                 | Improvements to Gifford Parks and Public Places                                                                                               | 2016             |
| 14                 | Funding                                                                                                                                       | 2017             |
| 15                 | Crime Rate                                                                                                                                    | 2018             |



## **FUNDING SOURCES**

To implement strategies and actions that are developed through this neighborhood plan, funding sources must be identified. The following are possible funding sources that may be utilized for implementing various strategies:

➤ **Community Redevelopment Agency (CRA)**

A local government may form a CRA following the completion of a study confirming the presence of necessary conditions and a plan to address those conditions. CRA's are empowered to buy, assemble and sell property; to conduct studies; and to construct capital improvement projects. CRA's may raise funds through several means including Tax Increment Financing.

➤ **Safe Neighborhood Improvement Districts**

A local government may adopt an ordinance that authorizes the formation of a neighborhood improvement district. Once the district is created, the local government may levy on that district an ad valorem tax on real and personal property also may apply for grant from the Safe Neighborhood Program, created pursuant to s163.517 F.S. Funds from that levy may be used to initiate actions deemed most suitable for implementing safe neighborhood improvement plans. These actions may include modifications to existing street patterns; removal, razing, renovation, reconstruction, remodeling, relocation, and improvement of existing structures and facilities; addition of new structures and facilities; and coordination with other agencies providing relevant informational, educational, and crime prevention services.

➤ **Community Development Block Grants (CDBG)**

The housing, the neighborhood revitalization, and the economic development CDBG categories may be possible funding sources for implementing strategies of this plan. Funds received through the housing CDBG category may be used to rehabilitate substandard housing occupied by income eligible households. Housing CDBG funds may also be used to demolish dilapidated housing and finance replacement housing for the displaced occupants. Neighborhood revitalization CDBG funds may be used to provide infrastructure improvements.

Economic development CDBG funds are available to local governments to provide necessary infrastructure or sites for new businesses or business expansions. Local governments may also lend CDBG funds directly to the business for capital expenses (land, building, equipment, site development). CDBG funds from the economic development category must be utilized to create jobs or retain existing jeopardized jobs, primarily for low/moderate income persons.

➤ **Moving Ahead for Progress for the 21<sup>st</sup> Century Transportation Alternative (MAP-21)**

This federal program focuses on improvements that complement the transportation system. MAP-21 funding is partially controlled by the local MPO.

Several projects in Gifford could qualify for MAP 21 funding. MAP-21 funding can be used for bus stops, bike lanes, sidewalks, and traffic calming.

➤ **Florida Recreation Development Assistance Program Grants (FRDAP) and other Grants**

FRDAP Grants and other grants as become available can be used to maintain and improve Parks.

The following are existing funding sources that are used for various projects in the Gifford neighborhood:

➤ **State Housing Initiative Partnership (SHIP) Program**

The SHIP program is a County sponsored program that provides grants or loans to very low and low income persons to assist them in obtaining a home or rehabilitating their existing home. The SHIP Program is funded by a Documentary Stamp Tax that is collected by the State and administered by the County. Individuals that meet the income criteria must apply for SHIP assistance. Upon approval of the applicant's application, funds will be dispersed for activities that meet the requirements of the County's SHIP program.

➤ **Municipal Service Benefit Unit East Gifford Stormwater Watershed Area**

As described in the Existing Conditions Section, the Board of County Commissioners, in September 2000, established a Municipal Service Benefit District (MSBU) to include an area of Gifford that was not under the authority of a water control district. This MSBU will enable the County to collect approximately \$15 per year per parcel for funding a stormwater improvement project for that area of Gifford. Stormwater management duties for the rest of Gifford are the responsibility of the Indian River Farms Water Control District (IRFWCD).

➤ **Impact Fees**

Traffic impact fees collected in District II can be used for capacity expanding roadway improvements in District II which covers the Gifford area.

### ➤ **Gifford Street Lighting District**

Seventeen street lighting districts exist in the unincorporated County. Since such districts are non-ad valorem projects, funds for installing, operating, and maintaining the streetlights are generated by billing the property owners that reside in each district.

### ➤ **Funding of Recreation Uses**

Maintenance and operation of various recreation facilities in Gifford are funded through the County's general fund revenues. Capital costs for recreation facilities are funded through the County's one cent sales tax. Also, some facilities such as the Gifford Aquatic Center charges users' fees.

### ➤ **Assessment**

The County paves roads, constructs sidewalks, extends water and sewer lines, and provides other facilities through assessment projects. In the case of assessments, the majority of the property owners in a given area, such as along a street, petition the County for provision of a needed facility such as a paved road. The property owners benefiting from an improvement would pay their share of improvement costs. For the roadway assessment projects the County pays for 25% of improvement costs and the rest will be shared between benefiting property owners.

## **Appendix A Adult Education Programs**

Following is a list and description of the adult education programs currently offered:

- Practical Nursing Program

This is a yearlong program and students must be 18 years old with a high school diploma to sit for the NCLEX (National Council Licensure Examination) exam at the end of the program. Students who pass the program and exam can apply for a state nursing license.

- Medical Assistant Program

The Medical Assistant Program is a 340 hour program designed for students interested in learning both the clerical and clinical aspects of the medical office setting. Students learn to properly maintain patient records, medical forms, handle confidentiality, medical office ethics, how to communicate with insurance companies, pharmacies and other medical offices. Students perform hands-on activities related to Phlebotomy, injections, vital signs, CPR, first aid, EKG, and other skills. Students who successfully complete the program may choose to sit for the national exam available through National Healthcareer Association.

- Certified Nursing Assistant/Home Health Aide (PCT)

The nursing assistant program prepares students to become a nursing assistant who, under the direction of a licensed nurse, performs important basic nursing skills such as: checking vital signs, promoting comfort, personal hygiene, assisting with meals, safety, skin care, and many more necessary tasks. Class time includes instruction in: basic Anatomy and Physiology, classification of diseases, nutrition, specimen collection, blood sugar testing, infection control (HIV, blood borne and airborne pathogens, isolation procedures, and the handling of infectious waste), first aid, domestic violence training, and CPR training. In addition, students receive training in professional behavior and ethics. Students who successfully complete this program are prepared to take the Florida State Certification test.

- Pharmacy Technician Program

This program is designed to train students to obtain entry-level positions in the Pharmacy Technician industry. The program teaches students, basic pharmacology, measurement and calculating techniques, pharmaceutical abbreviations, terminology, preparations of

unit dose packaging preparation and delivery of medications, inventory control, legal and ethical responsibilities, clerical skills, and customer service skills. Upon successful completion, students can expect to find entry-level positions in community/retail pharmacies, hospital pharmacies, pharmaceutical industries, and other medical settings. All students participate in hands-on activities. Students leave the program with a certificate from Adult & Community Education. This program allows successful students to sit for the National Healthcareer Association's Pharmacy Technician Certification Exam.

- Phlebotomy

The phlebotomy program includes: anatomy and physiology, safety precautions, patient's rights, and the correct methods for collection and storage of blood. This course is for students who have no medical background. Adult Education also offers a 65-hour continuing education phlebotomy course for students who are already working in the medical field and in a hands-on position such as a CNA or HHA. A national exam in phlebotomy via the National Health career Association is available to students after successful completion of the program.

- Medical Coder/Biller

This program teaches students how to determine accurate code for diagnosis, procedures, and services performed by physicians and providers. Students who successfully complete the course may sit for the Certified Professional Coder (CPC) exam. The exam consists of questions regarding the correct application of CPT, HCPCS, and ICD-9/10 codes. The billing portion teaches students the necessary skills to bill patients and insurance companies for services rendered as well as the skills needed to collect funds for employer. Students may sit for the CPC-P national billing exam as well as the CPC. Upon successful completion, students can expect to find entry-level positions in hospitals, doctor's offices, long-term care facilities and many other medical settings.

- Home Health Aide

Home Health Aides (HHA's) provide personal care in the home setting to patients who need help due to surgery, a chronic disability, are recovering from an illness or injury, are elderly, and/or homebound. HHA's help their patients with daily activities such as: getting out of bed, bathing, dressing, exercising, and many more activities. Adult and Community Education's HHA program includes instruction in support services required to provide and maintain bodily and emotional comfort. Students also learn to assist patients toward independent living in a safe environment. There is currently no state or national exam for HHA'S; no age or high school diploma requirement.

- Security Officer

The program for the Unarmed “D” class is a 40 hour training program that allows students 18 years or older who successfully complete the program to apply for a State of Florida Unarmed “D” security license. Topics covered include: Responsibilities of a Security Officer, Client Regulations, Protection of Property, Relationship with Local Police, Arrests, Use of Force, Search, Questioning and more.

The Armed “G” class is for those 21 years or older and who wish to carry a weapon while on patrol. All persons who wish to obtain an Armed “G” license must also complete the Unarmed “D” class. Students can take the two security officer courses in any order as long as both classes are completed. The Armed “G” class is a 28 hour program that allows students who successfully complete the program to apply for a State of Florida Armed “G” security license.

- Culinary Arts

The Culinary Arts program is a hands on program that teaches students basic cooking, knife skills, safety, sanitation and nutritional information before moving into intensive culinary techniques and dishes. When students successfully complete the program they will leave with an Adult Education Career Certificate, a State of Florida Food Handler Certificate (valid for 3 years) and a State of Florida Food Managers Certificate (valid for 5 years). This program covers numerous aspects of the culinary field.

**Appendix B**  
**Recently Completed Improvements in Gifford Area Parks**

Following is a list of recently completed improvements in Gifford area parks.

**Gifford Park Improvements:**

- Football Field-  
Added 6" topsoil to entire field, graded and sprigged field w/Celebration Bermuda grass  
Added additional irrigation  
2-new 20' x 36' metal sheds for Recreation equipment storage
- Senior League Baseball Field-  
Added 12" topsoil to outfield graded and sprigged field w/Celebration Bermuda grass  
Added 12' Clay to infield  
Added 10' warning track of Coquina / clay mix  
Complete new irrigation installed  
2-new dugouts w/concrete floors  
2-new bubbler type drinking fountains  
Installed safety cap on fencing
- Gifford Little League Field-(Jackie Robinson Field)  
Graded infield clay to remove hump  
Installed new scoreboard  
New hot-water heater for concession stand  
Replaced wooden post in dugouts w/metal post  
Fabricated and installed 4 new benches for dugouts  
Installed new lock-set and deadbolt for concession stand  
Replaced broken glass in press-box  
Upgraded field lighting to current Little League standards
- General Areas-  
Installed 18 Street lights from Park entrance to Little League Field

**Hosie Schumann Park Improvements:**

- Installed swing-set east side
- Installed 2 new benches

## Gifford Neighborhood Plan 2014

---

Repainted picnic table  
Installed guard rail at North end of Park for safety  
Installed 4 large truck tires (buried) for kids to play on  
Installed 2 trash cans on post



Appendix C

Gifford Paving Projects From 2004 - 2011

| Year      | Project #  | Segment Road From To                                              | Subdivision                                                    |
|-----------|------------|-------------------------------------------------------------------|----------------------------------------------------------------|
| 2010-11   | 08-014     | 45 <sup>th</sup> St, 43 <sup>rd</sup> Ave, 58 <sup>th</sup> Ave   |                                                                |
| 2008-09   | 09-021     | 47 <sup>th</sup> St., 47 <sup>th</sup> Ct., 50 <sup>th</sup> Ave. | Cavalier Estates                                               |
|           |            | 46 <sup>th</sup> St., 47 <sup>th</sup> Ct., 50 <sup>th</sup> Ave. | Cavalier Estates                                               |
|           |            | 47 <sup>th</sup> Ct., 45 <sup>th</sup> St., 47 <sup>th</sup> St.  | Cavalier Estates                                               |
|           |            | 48 <sup>th</sup> Ave, 45 <sup>th</sup> St., 47 <sup>th</sup> St.  | Cavalier Estates                                               |
|           |            | 49 <sup>th</sup> Ave, 45 <sup>th</sup> St., 47 <sup>th</sup> St.  | Cavalier Estates                                               |
| 2007-08   | 04-007     | 43 <sup>rd</sup> Ave, 41 <sup>st</sup> St., 45 <sup>th</sup> St.  |                                                                |
|           | 07-026A    | 43 <sup>rd</sup> Ave, 45 <sup>th</sup> St., 49 <sup>th</sup> St.  |                                                                |
|           | 07-032     | 41 <sup>st</sup> St., 43 <sup>rd</sup> Ave, 58 <sup>th</sup> Ave. |                                                                |
|           | 08-006     | Old Dixie Hwy, U.S. #1, 53 <sup>rd</sup> St.                      |                                                                |
| 2006-07   | 06-087     | 38 <sup>th</sup> Ave, 41 <sup>st</sup> St., 45 <sup>th</sup> St.  |                                                                |
|           | 06-064     | 44 <sup>th</sup> St., B36, 40 <sup>th</sup> Ave                   | Carver Colony                                                  |
|           |            | 44 <sup>th</sup> Pl, 38 <sup>th</sup> Ave, 40 <sup>th</sup> Ave   | Carver Colony                                                  |
|           |            | 40 <sup>th</sup> Ave, B44, 45 <sup>th</sup> St.                   | Carver Colony                                                  |
|           | 06-087     | 47 <sup>th</sup> St., 32 <sup>nd</sup> Ave, 35 <sup>th</sup> Ave. | Smith Plaza                                                    |
|           |            | 48 <sup>th</sup> St, 32 <sup>nd</sup> Ave, 35 <sup>th</sup> Ave.  | Smith Plaza                                                    |
|           |            | 34 <sup>th</sup> Ave, 47 <sup>th</sup> St., 49 <sup>th</sup> St.  | Smith Plaza                                                    |
|           |            | 35 <sup>th</sup> Ave, 47 <sup>th</sup> St., 49 <sup>th</sup> St.  | Smith Plaza                                                    |
|           | 06-087     | 30 <sup>th</sup> Ave, 45 <sup>th</sup> St., 47 <sup>th</sup> St.  | Garden of Eden                                                 |
|           | 06-087     | 47 <sup>th</sup> St., 28 <sup>th</sup> Ave, 30 <sup>th</sup> Ave. | Gifford School Park                                            |
|           |            | 47 <sup>th</sup> Pl., 28 <sup>th</sup> Ave, 30 <sup>th</sup> Ave. | Gifford School Park                                            |
|           | 06-087     | 44 <sup>th</sup> St., 34 <sup>th</sup> Ct., 35 <sup>th</sup> Ave  | N. Gifford Heights                                             |
|           |            | 34 <sup>th</sup> Ct., 44 <sup>th</sup> St., 45 <sup>th</sup> St.  | N. Gifford Heights                                             |
| 2005-06   | 06-063     | 41 <sup>st</sup> St., U.S. #1, 38 <sup>th</sup> Ave.              |                                                                |
|           | 06-020     | 45 <sup>th</sup> St., U.S. #1, 43 <sup>rd</sup> Ave.              |                                                                |
|           | 06-017     | 40 <sup>th</sup> Ave, 45 <sup>th</sup> St., 49 <sup>th</sup> St.  |                                                                |
|           | 06-071     | 33 <sup>rd</sup> Ave, 45 <sup>th</sup> St., 49 <sup>th</sup> St.  |                                                                |
|           | 06-070     | 28 <sup>th</sup> Ct., 45 <sup>th</sup> St., 49 <sup>th</sup> St.  |                                                                |
|           | 06-013-017 | 33 <sup>rd</sup> Ave, 43 <sup>rd</sup> St., 45 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford School, Gifford Heights |
|           |            | 31 <sup>st</sup> Ave, 41 <sup>st</sup> St., 45 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 30 <sup>th</sup> Ave, 41 <sup>st</sup> St., 45 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 30 <sup>th</sup> Ave, 41 <sup>st</sup> St., 44 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 29 <sup>th</sup> Ave, 41 <sup>st</sup> St., 43 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 28 <sup>th</sup> Ct., 42 <sup>nd</sup> St., 45 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 29 <sup>th</sup> Ave, 44 <sup>th</sup> St, 45 <sup>th</sup> St.   | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 42 <sup>nd</sup> St, 28 <sup>th</sup> Ave, 28 <sup>th</sup> Ct.   | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 44 <sup>th</sup> St., 28 <sup>th</sup> Ave, 31 <sup>st</sup> Ave. | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 44 <sup>th</sup> Pl. B29, 31 <sup>st</sup> Ave.                   | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 44 <sup>th</sup> Pl. 26 <sup>th</sup> Ave., 28 <sup>th</sup> Ave. | Lincoln Park, Cannon, Jackson, Gifford                         |
|           |            | 27 <sup>th</sup> Ave, 44 <sup>th</sup> Ln., 45 <sup>th</sup> St.  | Lincoln Park, Cannon, Jackson, Gifford                         |
| 2004-2005 |            | 45 <sup>th</sup> Ln, B40, 43 <sup>rd</sup> Ave                    | Treasure Coast Village                                         |
|           |            | 42 <sup>nd</sup> Cir., 45 <sup>th</sup> Ln, E45                   | Treasure Coast Village                                         |

## Gifford Neighborhood Plan 2014

---

| Year | Project # | Segment Road From To                                              | Subdivision            |
|------|-----------|-------------------------------------------------------------------|------------------------|
|      |           | 41 <sup>st</sup> Ct, 45 <sup>th</sup> Ln, 46 <sup>th</sup> Ln     | Treasure Coast Village |
|      |           | 46 <sup>th</sup> St., 40 <sup>th</sup> Ave, 41 <sup>st</sup> Ct.  | Treasure Coast Village |
|      |           | 46 <sup>th</sup> Pl., 41 <sup>st</sup> Ct., E42                   | Treasure Coast Village |
|      |           | 46 <sup>th</sup> Ln., B40, 43 <sup>rd</sup> Ave                   | Treasure Coast Village |
|      |           | 28 <sup>th</sup> Ave., 41 <sup>st</sup> St., 45 <sup>th</sup> St. |                        |
|      |           | 42 <sup>nd</sup> Pl., B23, 28 <sup>th</sup> Ave.                  | Hillcrest, Spruce Park |
|      |           | 43 <sup>rd</sup> St., B23, 28 <sup>th</sup> Ave.                  | Hillcrest, Spruce Park |
|      |           | 44 <sup>th</sup> St., 25 <sup>th</sup> Ave, 28 <sup>th</sup> Ave. | Hillcrest, Spruce Park |
|      |           | 27 <sup>th</sup> Ave., 42 <sup>nd</sup> St., 44 <sup>th</sup> Pl. | Hillcrest, Spruce Park |
|      |           | 26 <sup>th</sup> Ave, B42, 45 <sup>th</sup> St.                   | Hillcrest, Spruce Park |
|      |           | 25 <sup>th</sup> Ave, B42, 45 <sup>th</sup> St.                   | Hillcrest, Spruce Park |
|      |           | 24 <sup>th</sup> Ct., 42 <sup>nd</sup> Ave, 43 <sup>rd</sup> Pl.  | Hillcrest, Spruce Park |
|      |           | 14 <sup>th</sup> Ave, B42, 42 <sup>nd</sup> Pl.                   | Hillcrest, Spruce Park |

Source: County Public Works Department

## Appendix D Gifford Street Light District Inventory

| FLORIDA POWER & LIGHT JURISDICTION |                                   |           |
|------------------------------------|-----------------------------------|-----------|
| STREET LOCATION (address)          | Location                          | Location  |
| 1. 4235 58 <sup>th</sup> Avenue    |                                   |           |
| 2. 4285 58 <sup>th</sup> Avenue    |                                   |           |
| 3. 3975 40 <sup>th</sup> Street    |                                   |           |
| 4. 58 <sup>th</sup> Avenue         | North of 41 <sup>st</sup> Street  | East side |
| 5. 4115 57 <sup>th</sup> Court     |                                   |           |
| 6. 4159 57 <sup>th</sup> Court     |                                   |           |
| 7. 4205 42 <sup>nd</sup> Court     |                                   |           |
| 8. 4225 57 <sup>th</sup> Court     |                                   |           |
| 9. 43 <sup>rd</sup> Street         | Corner of 57 <sup>th</sup> Court  |           |
| 10. 45 <sup>th</sup> Street        | West of 54 <sup>th</sup> Drive    |           |
| 11. 4156 57 <sup>th</sup> Avenue   |                                   |           |
| 12. 4236 57 <sup>th</sup> Avenue   |                                   |           |
| 13. 43 <sup>rd</sup> Street        | Corner of 57 <sup>th</sup> Avenue |           |
| 14. 45 <sup>th</sup> Street        | Corner of 56 <sup>th</sup> Avenue |           |
| 15. 5686 41 <sup>st</sup> Street   |                                   |           |
| 16. 57 <sup>th</sup> Avenue        | Corner of 42 <sup>nd</sup> Street |           |
| 17. 58 <sup>th</sup> Avenue        | Corner of 49 <sup>th</sup> Street |           |
| 18. 58 <sup>th</sup> Avenue        | Corner of 47 <sup>th</sup> Street |           |
| 19. 4730 58 <sup>th</sup> Avenue   |                                   |           |
| 20. 4590 58 <sup>th</sup> Avenue   |                                   |           |
| 21. 4650 58 <sup>th</sup> Avenue   |                                   |           |
| 22. 4720 58 <sup>th</sup> Avenue   |                                   |           |
| 23. 4550 57 <sup>th</sup> Avenue   |                                   |           |
| 24. 57 <sup>th</sup> Avenue        | Corner of 46 <sup>th</sup> Street |           |
| 25. 4650 57 <sup>th</sup> Avenue   |                                   |           |
| 26. 47 <sup>th</sup> Street        |                                   |           |
| 27. 4565 56 <sup>th</sup> Avenue   |                                   |           |
| 28. 4635 56 <sup>th</sup> Avenue   |                                   |           |
| 29. 4665 56 <sup>th</sup> Avenue   |                                   |           |
| 30. 56 <sup>th</sup> Avenue        | Corner of 57 <sup>th</sup> Street |           |
| 31. 45 <sup>th</sup> Street        | West of 54 <sup>th</sup> Terrace  |           |
| 32. 4125 56 <sup>th</sup> Avenue   |                                   |           |
| 33. 4145 56 <sup>th</sup> Avenue   |                                   |           |
| 34. 56 <sup>th</sup> Avenue        | Corner of 42 <sup>nd</sup> Street |           |
| 35. 5616 56 <sup>th</sup> Avenue   |                                   |           |
| 36. 41 <sup>st</sup> Street        | Corner of 47 <sup>th</sup> Avenue |           |
| 37. 5550 41 <sup>st</sup> Street   |                                   |           |
| 38. 45 <sup>th</sup> Street        | West of 52 <sup>nd</sup> Court    |           |
| 39. 45 <sup>th</sup> Street        | East of 52 <sup>nd</sup> Court    |           |
| 40. 5196 45 <sup>th</sup> Street   |                                   |           |
| 41. 45 <sup>th</sup> Street        | Corner of 50 <sup>th</sup> Avenue |           |
| 42. 49 <sup>th</sup> Avenue        | Corner of 42 <sup>nd</sup> Place  |           |
| 43. 45 <sup>th</sup> Street        | Corner of 48 <sup>th</sup> Avenue |           |

**Gifford Neighborhood Plan 2014**

| <b>FLORIDA POWER &amp; LIGHT JURISDICTION</b> |                                   |                 |
|-----------------------------------------------|-----------------------------------|-----------------|
| <b>STREET LOCATION (address)</b>              | <b>Location</b>                   | <b>Location</b> |
| 44. 4126 49 <sup>th</sup> Avenue              |                                   |                 |
| 45. 4230 49 <sup>th</sup> Avenue              |                                   |                 |
| 46. 4880 43 <sup>rd</sup> Street              |                                   |                 |
| 47. Gifford Dump Site                         |                                   |                 |
| 48. 41st                                      | Corner of 49 <sup>th</sup> Avenue |                 |
| 49. 49 <sup>th</sup> Avenue                   |                                   |                 |
| 50. 4135 48 <sup>th</sup> Avenue              |                                   |                 |
| 51. 4796 42 <sup>nd</sup> Avenue              |                                   |                 |
| 52. 4266 48 <sup>th</sup> Avenue              |                                   |                 |
| 53. 4286 48 <sup>th</sup> Avenue              |                                   |                 |
| 54. 45 <sup>th</sup> Street                   | Corner of 47 <sup>th</sup> Court  |                 |
| 55. 4555 47 <sup>th</sup> Court               |                                   |                 |
| 56. 45 <sup>th</sup> Street                   | Corner of 48 <sup>th</sup> Avenue |                 |
| 57. 45 <sup>th</sup> Street                   | Corner of 51 <sup>st</sup> Avenue |                 |
| 58. 4135 47 <sup>th</sup> Avenue              |                                   |                 |
| 59. 4250 47 <sup>th</sup> Avenue              |                                   |                 |
| 60. 4276 46 <sup>th</sup> Avenue              |                                   |                 |
| 61. 45 <sup>th</sup> Street                   | Corner of 57 <sup>th</sup> Avenue |                 |
| 62. 4630 45 <sup>th</sup> Street              |                                   |                 |
| 63. 47 <sup>th</sup> Avenue                   | Corner of 42 <sup>nd</sup> Street |                 |
| 64. 41st                                      | Corner of 48 <sup>th</sup> Avenue |                 |
| 65. 4310 45 <sup>th</sup> Street              |                                   |                 |
| 66. 43 <sup>rd</sup> Avenue                   | Corner of 45 <sup>th</sup> Street |                 |
| 67. 43 <sup>rd</sup> Court                    | Corner of 45 <sup>th</sup> Street |                 |
| 68. 4520 52 <sup>nd</sup> Avenue              |                                   |                 |
| 69. 4655 52 <sup>nd</sup> Avenue              |                                   |                 |
| 70. 50 <sup>th</sup> Avenue                   | North of 45 <sup>th</sup> Street  |                 |
| 71. 4687 51 <sup>st</sup> Avenue              |                                   |                 |
| 72. 49 <sup>th</sup> Street                   | Corner of 51 <sup>st</sup> Court  |                 |
| 73. 4545 51 <sup>st</sup> Avenue              |                                   |                 |
| 74. 4566 50 <sup>th</sup> Avenue              |                                   |                 |
| 75. 4686 50 <sup>th</sup> Avenue              |                                   |                 |
| 76. 50 <sup>th</sup> Avenue                   | Corner of 46 <sup>th</sup> Street |                 |
| 77. 4535 49 <sup>th</sup> Avenue              |                                   |                 |
| 78. 47 <sup>th</sup> Street                   | Corner of 49 <sup>th</sup> Avenue |                 |
| 79. 4556 49 <sup>th</sup> Avenue              |                                   |                 |
| 80. 49 <sup>th</sup> Avenue                   | Corner of 46 <sup>th</sup> Street |                 |
| 81. 49 <sup>th</sup> Street                   | Corner of 51 <sup>st</sup> Court  |                 |
| 82. 4546 48 <sup>th</sup> Avenue              |                                   |                 |
| 83. 4654 48 <sup>th</sup> Avenue              |                                   |                 |
| 84. 47 <sup>th</sup> Street                   | Corner of 48 <sup>th</sup> Avenue |                 |
| 85. 47 <sup>th</sup> Street                   | East of 49 <sup>th</sup> Avenue   |                 |
| 86. 48 <sup>th</sup> Avenue                   | Corner of 46 <sup>th</sup> Street |                 |
| 87. 4625 47 <sup>th</sup> Court               |                                   |                 |
| 88. 47 <sup>th</sup> Street                   | Corner of 47 <sup>th</sup> Court  |                 |
| 89. 47 <sup>th</sup> Court                    | Corner of 46 <sup>th</sup> Street |                 |
| 90. 4310 43 <sup>rd</sup> Court               |                                   |                 |
| 91. 4575 43 <sup>rd</sup> Court               |                                   |                 |

**Gifford Neighborhood Plan 2014**

| <b>FLORIDA POWER &amp; LIGHT JURISDICTION</b> |                                   |                 |
|-----------------------------------------------|-----------------------------------|-----------------|
| <b>STREET LOCATION (address)</b>              | <b>Location</b>                   | <b>Location</b> |
| 92. 4675 43 <sup>rd</sup> Court               |                                   |                 |
| 93. 43 <sup>rd</sup> Avenue                   | Corner of 45 <sup>th</sup> Lane   |                 |
| 94. 4295 46 <sup>th</sup> Lane                |                                   |                 |
| 95. 43 <sup>rd</sup> Avenue                   | Corner of 47 <sup>th</sup> Place  |                 |
| 96. 43 <sup>rd</sup> Avenue                   | Corner of 48 <sup>th</sup> Street |                 |
| 97. 43 <sup>rd</sup> Avenue                   | Corner of 48 <sup>th</sup> Place  |                 |
| 98. 43 <sup>rd</sup> Avenue                   | Corner of 49 <sup>th</sup> Street |                 |
| 99. 4225 45 <sup>th</sup> Lane                |                                   |                 |
| 100. 4175 46 <sup>th</sup> Place              |                                   |                 |
| 101. 4260 47 <sup>th</sup> Place              |                                   |                 |
| 102. 4242 48 <sup>th</sup> Street             |                                   |                 |
| 103. 459541 <sup>st</sup> Avenue              |                                   |                 |
| 104. 40 <sup>th</sup> Avenue                  | Gifford Road                      |                 |
| 105. 45 <sup>th</sup> Street                  | Corner of 40 <sup>th</sup> Avenue |                 |
| 106. 45 <sup>th</sup> Street                  | East of 40 <sup>th</sup> Avenue   |                 |
| 107. 45 <sup>th</sup> Street                  | Corner of 38 <sup>th</sup> Court  |                 |
| 108. 3790 45 <sup>th</sup> Street             |                                   |                 |
| 109. 3746 45 <sup>th</sup> Street             |                                   |                 |
| 110. 45 <sup>th</sup> Street                  | Corner of 35 <sup>th</sup> Avenue |                 |
| 111. 45 <sup>th</sup> Street                  | Corner of 34 <sup>th</sup> Avenue |                 |
| 112. 45 <sup>th</sup> Street                  | Corner of 33 <sup>rd</sup> Avenue |                 |
| 113. 4085 45 Lane                             |                                   |                 |
| 114. 4084 46 <sup>th</sup> Lane               |                                   |                 |
| 115. 4145 47 <sup>th</sup> Place              |                                   |                 |
| 116. 4180 48 <sup>th</sup> Place              |                                   |                 |
| 117. 4043 46 <sup>th</sup> Street             |                                   |                 |
| 118. 4043 45 <sup>th</sup> Lane               |                                   |                 |
| 119. 40 <sup>th</sup> Avenue                  | South of 46 <sup>th</sup> Street  |                 |
| 120.3995 45 <sup>th</sup> Place               |                                   |                 |
| 121. 46 <sup>th</sup> Street                  | 40 <sup>th</sup> Avenue           |                 |
| 122.40 <sup>th</sup> Avenue                   | Corner of Kennedy Court           |                 |
| 123. 3986 45 <sup>th</sup> Place              |                                   |                 |
| 124. 4981 46 <sup>th</sup> Street             |                                   |                 |
| 125. 3981 46 <sup>th</sup> Place              |                                   |                 |
| 126. 3986 47 <sup>th</sup> Street             |                                   |                 |
| 127. 3981 47 <sup>th</sup> Place              |                                   |                 |
| 128. 3971 45 <sup>th</sup> Place              |                                   |                 |
| 129. 3971 47 <sup>th</sup> Place              |                                   |                 |
| 130. 40 <sup>th</sup> Avenue                  | Corner of Washington Terrace      |                 |
| 131. 3966 46 <sup>th</sup> Place              |                                   |                 |
| 132. 3965 47 <sup>th</sup> Street             |                                   |                 |
| 133. 40 <sup>th</sup> Avenue                  | Corner of Lincoln Drive           |                 |
| 134. 40 <sup>th</sup> Avenue                  | Corner of 49 <sup>th</sup> Street |                 |
| 135. 47 <sup>th</sup> Street                  | West of 39 <sup>th</sup> Avenue   |                 |
| 136. 4525 38 <sup>th</sup> Court              |                                   |                 |
| 137. 4671 38 <sup>th</sup> Court              |                                   |                 |
| 138. 469638 <sup>th</sup> Court               |                                   |                 |
| 139. 4551 38 <sup>th</sup> Court              |                                   |                 |

**Gifford Neighborhood Plan 2014**

| <b>FLORIDA POWER &amp; LIGHT JURISDICTION</b>                         |                                   |                         |
|-----------------------------------------------------------------------|-----------------------------------|-------------------------|
| <b>STREET LOCATION (address)</b>                                      | <b>Location</b>                   | <b>Location</b>         |
| 140. 4645 38 <sup>th</sup> Avenue                                     |                                   |                         |
| 141. 3825 47 <sup>th</sup> Street                                     |                                   |                         |
| 142. 4556 38 <sup>th</sup> Avenue                                     |                                   |                         |
| 143. 38 <sup>th</sup> Avenue                                          | Corner of 46 <sup>th</sup> Street |                         |
| 144. 47 <sup>th</sup> Street                                          | West of 35 <sup>th</sup> Avenue   |                         |
| 145. 35 <sup>th</sup> Avenue                                          | Corner of 47 <sup>th</sup> Street |                         |
| 146. 35 <sup>th</sup> Court                                           | North of 49 <sup>th</sup> Street  |                         |
| 147. 4747 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 148. 4805 35 <sup>th</sup> Street                                     |                                   |                         |
| 149. 4855 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 150. 4893 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 151. 4545 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 152. 4546 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 153. 4560 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 154. 4675 35 <sup>th</sup> Avenue                                     |                                   |                         |
| 155. 4636 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 156. 4663 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 157. 4586 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 158. 4736 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 159. 4866 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 160. 47 <sup>th</sup> Street                                          | Corner of 34 <sup>th</sup> Avenue |                         |
| 161. 4806 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 162. 4895 34 <sup>th</sup> Avenue                                     |                                   |                         |
| 163. 4568 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 164. 4605 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 165. 4635 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 166. 33 <sup>rd</sup> Avenue                                          | Corner of 41 <sup>st</sup> Street |                         |
| 167. 4745 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 168. 4825 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 169. 4865 33 <sup>rd</sup> Avenue                                     |                                   |                         |
| 170. 33 <sup>rd</sup> Avenue                                          | Corner of 40 <sup>th</sup> Street |                         |
| 171. 40 <sup>th</sup> Avenue                                          | Corner of 46 <sup>th</sup> Place  |                         |
| 172. 4675 40 <sup>th</sup> Avenue                                     |                                   |                         |
| 173. 40 <sup>th</sup> Avenue                                          | South of 40 <sup>th</sup> Street  |                         |
| 174. 4755 40 <sup>th</sup> Avenue                                     |                                   |                         |
| 175. 4765 40 <sup>th</sup> Avenue                                     |                                   |                         |
| <b>PROPOSED ADDITIONAL LOCATIONS TO BE COMPLETED BY JULY 19, 2013</b> |                                   |                         |
| <b>STREET LOCATION</b>                                                | <b>FROM</b>                       | <b>TO</b>               |
| 176. 43 <sup>RD</sup> Avenue                                          | 41 <sup>st</sup> Street           | 45 <sup>th</sup> Street |
| 177. 49 <sup>th</sup> Street                                          | 34 <sup>th</sup> Avenue           | 43 <sup>rd</sup> Avenue |

| <b>CITY OF VERO BEACH ELECTRIC</b> |                         |                         |
|------------------------------------|-------------------------|-------------------------|
| <b>STREET LOCATION</b>             | <b>FROM</b>             | <b>TO</b>               |
| 178. 49 <sup>th</sup> Street       | 31 <sup>st</sup> Avenue | Old Dixie Highway       |
| 179. 47 <sup>th</sup> Street       | Corner of U.S. 1        | ---                     |
| 180. 20 <sup>th</sup> Avenue       | 42 <sup>nd</sup> Place  | 42 <sup>nd</sup> Street |
| 181. 24 <sup>th</sup> Court        | 42 <sup>nd</sup> Street | 42 <sup>nd</sup> Place  |

## Gifford Neighborhood Plan 2014

| CITY OF VERO BEACH ELECTRIC             |                                 |                         |
|-----------------------------------------|---------------------------------|-------------------------|
| STREET LOCATION                         | FROM                            | TO                      |
| 182. 24 <sup>th</sup> Court             | North of 42 <sup>nd</sup> Place | ---                     |
| 183. 25 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 42 <sup>nd</sup> Street |
| 184. 26 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 42 <sup>nd</sup> Street |
| 185. 27 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 42 <sup>nd</sup> Street |
| 186. 28 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 41 <sup>st</sup> Street |
| 187. 28 <sup>th</sup> Court             | 48 <sup>th</sup> Place          | 41 <sup>st</sup> Street |
| 188. 29 <sup>th</sup> Avenue            | 47 <sup>th</sup> Place          | 47 <sup>th</sup> Street |
| 189. 29 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 44 <sup>th</sup> Street |
| 190. 29 <sup>th</sup> Avenue            | 43 <sup>rd</sup> Street         | 41 <sup>st</sup> Street |
| 191. 30 <sup>th</sup> Avenue            | 47 <sup>th</sup> Street         | 45 <sup>th</sup> Street |
| 192. 30 <sup>th</sup> Avenue            | 44 <sup>th</sup> Street         | 41 <sup>st</sup> Street |
| 193. 31 <sup>st</sup> Avenue            | 45 <sup>th</sup> Street         | 41 <sup>st</sup> Street |
| 194. 32 <sup>nd</sup> Avenue            | 49 <sup>th</sup> Street         | 45 <sup>th</sup> Street |
| 195. 32 <sup>nd</sup> Avenue            | 44 <sup>th</sup> Street         | 41 <sup>st</sup> Street |
| 196. 33 <sup>rd</sup> Avenue            | 45 <sup>th</sup> Street         | 43 <sup>rd</sup> Street |
| 197. 35 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 43 <sup>rd</sup> Street |
| 198. 38 <sup>th</sup> Avenue            | 45 <sup>th</sup> Street         | 41 <sup>st</sup> Street |
| 199. 45 <sup>th</sup> Street            | 32 <sup>nd</sup> Avenue         | U.S. #1                 |
| 200. 44 <sup>th</sup> Manor             | 39 <sup>th</sup> Avenue         | 38 <sup>th</sup> Avenue |
| 201. 44 <sup>th</sup> Lane              | 31 <sup>st</sup> Avenue         | Canal                   |
| 202. 44 <sup>th</sup> Place             | 39 <sup>th</sup> Avenue         | 38 <sup>th</sup> Avenue |
| 203. 44 <sup>th</sup> Place             | 27 <sup>th</sup> Avenue         | 26 <sup>th</sup> Avenue |
| 204. 44 <sup>th</sup> Street            | 39 <sup>th</sup> Avenue         | 38 <sup>th</sup> Avenue |
| 205. 44 <sup>th</sup> Street            | 35 <sup>th</sup> Avenue         | 34 <sup>th</sup> Court  |
| 206. 44 <sup>th</sup> Street            | 34 <sup>th</sup> Court          | Dead End                |
| 207. 43 <sup>rd</sup> Street            | 28 <sup>th</sup> Avenue         | Old Dixie Hwy           |
| 208. 42 <sup>nd</sup> Place             | 28 <sup>th</sup> Avenue         | 27 <sup>th</sup> Avenue |
| 209. 42 <sup>nd</sup> Street            | 28 <sup>th</sup> Avenue         | 24 <sup>th</sup> Avenue |
| 210. 41 <sup>st</sup> Street            | 47 <sup>th</sup> Avenue         | Old Dixie Hwy           |
| PROPOSED ADDITIONAL COMPLETION DATE TBD |                                 |                         |
| 211. 47 <sup>th</sup> Place             | 28 <sup>th</sup> Court          | At Dead End             |

Source: Indian River County Public Works Department

## **Appendix E**

### **History of Gifford**

**By Milt Thomas**

**Edited by Ruth Stanbridge, Indian River County Historian, Freddie Woolfork and Joe Idlette II of the Gifford Progressive Civic League**

The history of African-Americans in Florida was quite apart from the rest of the South. Prior to 1819, when Spain turned over control of Florida to the U.S., the Spanish offered freedom to black slaves escaping the British southern colonies (as long as they converted to Catholicism). During the American Revolution, when the British controlled Florida, escaped slaves fought with the British in exchange for freedom. So did the Seminole Indians. Blacks and Seminoles also fought with the British in the War of 1812, incurring the wrath of General Andrew Jackson. He would take out his revenge in the Seminole Wars during the 1840s.

Around 1855, blacks began to settle in this area, sometimes as slaves to white landowners, but also as free settlers working land of their own or on white farms and groves. The Federal Homestead Act of 1862 guaranteed the right to own 160 acres of land as long as the homesteader cultivated at least five acres and continued to live on the land at least five years. Four black families were among the earliest homesteaders.

The end of the Civil War was also the end of slavery, technically. Although southern states, including Florida, could only be readmitted into the Union by banning slavery, many states enacted the so-called Jim Crow laws designed to restrict the rights of blacks. This and segregation of the races would exist well into the 20<sup>th</sup> century.

In spite of this, black people learned to live within the system and at times overcame injustice to flash a typically American entrepreneurial spirit.

William S. Brown, born on a cotton plantation in Savannah, Georgia, settled on land around modern day Gifford in November 1890 and received his homestead grant in 1896. Other black families came around that time including Alvin O. Espy, Willie E. Geoffrey and James T. Gray.\* Each received a federal homestead grant of 160 acres around 1901. All of them farmed their land, Brown also grew citrus.

William Brown was well respected by his neighbors and they all agreed to call their settlement Brownsville in his honor.

\* Note: There were actually two James T. Gray - one black and one white. James T. Gray (white) is reported to have named the area we now call Winter Beach - Woodley. Woodley was changed to Quay in the "teens" for Senator Matthew Quay, and finally changed again to Winter Beach.

During construction of the Flagler railroad between 1890-1896, many job opportunities existed for black workers as work progressed along the route. Railroad camps and workers quarters grew in what was then Brownsville and Wabasso as progress on the railway reached Sebastian in 1893.

Two years earlier, a white homesteader, Henry Gifford, opened the Vero post office on his land south of Brownsville. When Flagler needed right-of-way through his homestead, Gifford refused. So Flagler established a station just to the north and named it "Gifford." The black community then became known as Gifford.



## Gifford Neighborhood Plan 2014

---

NOTE: It is ironic that once the railroad was operating, Henry Gifford's son, F. Charles Gifford, worked at the Gifford station. In 1903, that station was replaced by one in Vero.

Alvin O. Espy grew citrus and vegetables on his land, built a family store and created the Espy subdivision. He was born in Dothan Alabama and was attracted here by opportunities with the railroad. In 1896 he quit the railroad and took out homestead papers on 160 acres. His property extended from the Atlantic Coastal Ridge just west of the railroad tracks to what is now 27<sup>th</sup> Avenue and in 1908 he purchased another 40 acre tract south of his homestead, an area known then as "The Hill," that extended to the northern boundary of the original Vero Beach airport.

However, during World War II, the airport was handed over to the Navy and the surrounding lands to the west and the Espy property to the north and east were annexed. The Hill was condemned along with Espy subdivision and the government moved out all the residents and businesses.

After the war, the government signed over all airport land to the City of Vero Beach, including what once belonged to entrepreneur, Alvin O. Espy. There was a lawsuit that was settled on the claims of the Espy family.

Like Espy, William Edward Geoffrey came here to work on the railroad in 1892 from a cotton plantation near Florence, South Carolina and homesteaded 160 acres. The area's first school was built in 1898, but for white children only. A few years later, William Geoffrey donated some of his land for the first black school and a park. A small building was constructed and classes were limited to first through sixth grades. It was initially operated by parents and the local church. The school year lasted three months, when there were no beans to pick. The school for black kids in the Wabasso area was an old Masonic Hall.

The historic Macedonia Baptist Church was built in 1908 on land in Sebastian donated by a white family, Murray and Sara Hall. It was built primarily by black workers who had worked on the railroad and lived in "quarters" along the tracks. Six kerosene lanterns lit the church. Other churches emerged to serve the black community because blacks were forbidden to worship at white churches. In 1994, the Macedonia Church was moved to its current location in Gifford and completely restored.

John Russ and his family arrived in 1922. They were known for their hospitality. Blacks couldn't stay in white hotels or go to white restaurants, so the Russ family welcomed them.

As the area developed, black men found work primarily in manual labor and women were limited primarily to domestic work. Thomas and Hattie Jackson homesteaded in Gifford after moving up from Deerfield Beach. He decided to grow citrus and his son, Walter, eventually owned 300 acres. In 1964, Walter Jackson became the first black man in Indian River County to hold elected office, on the school board.

Joe Nathan Idlette and wife Nancy Cookley came from Sumter County, Georgia in 1923. His son, Joe Idlette, Jr., said in a 2008 interview, "When my parents came to town, a bell would ring at sundown in downtown Vero Beach and that was the signal for all blacks to leave Vero."

Many Gifford old timers told of the infamous bell that would ring at sundown in Vero Beach, the signal for all blacks to leave town. Reverend Leon Young, long time Gifford resident, said, "In the evening downtown Vero was off limits to black folks. If you came down at six o'clock you

## Gifford Neighborhood Plan 2014

---

were questioned by law enforcement – why are you here? Who do you work for? They would let you buy what you needed, then escort you out of town. You could only walk on the sidewalk if no white men were around; otherwise you walked in the street. We were allowed to go to the movie theater at night, but we had to enter from a back alley and sit upstairs.”

The late J. Ralph Lundy, a well known and respected activist for the black community described some of the inconveniences for blacks in the years before desegregation. “We not only had separate schools, but blacks weren’t allowed on public beaches. We had separate water fountains and bathrooms, even a separate waiting room in the doctor’s office. Ladies could not try on clothes in Vero Beach stores and seating at Dodgertown was also segregated until 1963, years after Jackie Robinson broke the color barrier.”

Separate but equal did not apply to how the Indian River County Sheriff’s Department treated blacks, particularly during the term of Sheriff L.B. Osteen. According the many accounts, in the middle 1940s to 1950s blacks were often brutally beaten by Osteen and deputies for even minor traffic violations. Blacks were often sentenced to prison over minor violations. Most did not have legal representation facing an all white jury.

Anna Lane, 92, has lived in Gifford since 1929. “We were all poor but accepted our lives and made the best of them. However, we were all afraid of Sheriff Osteen. He was so mean to black folks. When he walked into a place, everyone got quiet. When he was killed in a car accident, people were so relieved.”

Victor Hart, Sr. is a well know Gifford community leader and civil rights activist. Now age 81, Hart moved to Gifford from the Bahamas in 1952. “I thought I was coming to live in Vero Beach, but I was told that colored people live in Gifford. Back in Nassau, we didn’t use terms like ‘black’ or ‘colored.’ I could go into any restaurant or hotel. I was Mr. Victor Hart. Here I was told where to live and eat, could only work as a laborer and at age 37 people called me ‘boy.’ I was not a boy – I was a man.

“One night I was driving along U.S. 1 in Winter Beach where the elementary school used to be. I saw a big fire and said to the guy I was with, ‘Let’s go see what’s going on.’ He said we shouldn’t go there because that’s where the Ku Klux Klan meets. I said what are they and he said, ‘If you are a negro and go there, they will lynch you.’”

Hart would soon start a local chapter of the NAACP. He led demonstrations in front of Vero Beach businesses. He, Ralph Lundy and others started the Gifford Progressive Civic League in 1961. Their efforts slowly paid off.

One example is that Gifford did not have water or sewer until the mid-70s, nor did they have paved streets, streetlights and stop signs. According to Victor Hart, he and Ralph Lundy took a jug of water to a county commission meeting and said to the commissioners, “Would you drink this?” They said of course not, nobody would. Hart said, “Yes sir, someone would – the people of Gifford.”

Another Gifford activist, Reverend Leon Young, said, “In 1974 I called CBS in New York and asked them to send someone down to do a documentary on our water situation. They did and put the report on *CBS Evening News*. It turns out that back in 1971 the state had offered Indian River County \$19 million to put in central water and sewer for the whole county and the county turned it down.”

## Gifford Neighborhood Plan 2014

---

The Gifford water situation was reported by Morton Dean on the *CBS Evening News* on Sunday, July 24, 1977 and county water became a reality within the next year.

In the early 20<sup>th</sup> century, the Gifford School only went through the sixth grade and they could not attend school in Vero or Fellsmere. They also did not have the resources to send kids as far away as Ft. Pierce or Melbourne. John Broxton, born a slave baby in pre-Civil War south, settled in the Wabasso area and after sixth grade, sent his kids to Bethune Cookman School in Daytona to complete high school. His daughter went on to earn her Master's Degree. To help alleviate the transportation problem, Broxton saved up his money to buy a used car and began transporting black students to Ft. Pierce for high school. In 1931, the Indian River County School Board agreed to pay him \$10 a month to take the students to Ft. Pierce. Then he purchased an old school bus and transported kids from Wabasso, Gifford, Oslo and St. Lucie to Ft. Pierce to attend school.

In 1938, the Gifford School expanded to include high school. Textbooks were donated to the school when they were too outdated and worn out by the white students. The same was true for furniture and equipment. The school had no heating (no school had air conditioning then), and on cold days the students would huddle around a fire on the outdoor basketball court. In 1952, a new high school was built, but students and teachers still dealt with a shortage of equipment. Teachers would spend hours raising money in the black community for materials and supplies. That school is now the integrated Gifford Middle School.

Joe Idlette, Jr. played a key role in our county's school integration. In 1954, the U.S. Supreme Court decision on *Brown vs the Board of Education*, declared separate but equal to be unconstitutional. According to Idlette, "In 1962 I wanted my kids to go to Vero Beach Elementary School and was told they had to attend a neighborhood school closest to home. I said you have white kids coming here from all over the county, but was still turned down. So I went to the NAACP for help. They sent a lawyer down from Jacksonville and it started a process that would take seven more years."

During the 1960s' civil rights struggles, reports of Ku Klux Klan activity in Indian River County were documented. According to an FBI report, "...Agents also opened an intensive investigation after receiving reports that Klansmen were plotting to kill several individuals active in the integration of the Indian River County school system."

That seems to coincide with comments by Joe Idlette, Jr.: "One day my wife and I were backing out of our driveway to go grocery shopping and a car pulled in behind me. A man came to my side of the car and told me he was from the FBI and needed to talk with us. He said they had an infiltrator inside the KKK and White Citizens Council and that my name had come up. He wanted to know if I had any identifying marks on my body in case something should happen to me.

"After that I told the sheriff I would arm myself since my life was threatened. For a long time my wife and I slept in the front bedroom, with kids in the back bedroom. But then I decided if you live by the sword you die by the sword and put my weapons away."

Idlette and many others are quick to point out that they had support in the white community, even if it was behind the scenes. The schools were integrated without any serious incidents in 1969 and the last vestige of legalized racism was eliminated in Indian River County. Joe Idlette, Jr. was elected to the school board in 1974 and served four consecutive terms.

## Gifford Neighborhood Plan 2014

---

But integration proved to be a double-edged sword. On the one hand black students would receive the same education as whites, but it meant decommissioning the Gifford High School. For a tight-knit community like Gifford, where family, church and school formed a single bond, losing their community school was to have an impact on their social fabric that is felt to this day, especially when it comes to education.

During the early 1900s, most blacks who came here were employed as railroad and sawmill laborers as well as cooks, dishwashers, bellhops and domestic workers. But many black entrepreneurs established businesses to serve their fellow African-Americans. In 1962, Deputy Sheriff Dallas Yates became the first black law officer in the county. By the 1970s, a few blacks were employed by county government and white-owned retail businesses. In the late 1970s, Thomas A. Jackson became the first black doctor to open a successful medical practice serving all residents. Blayne Jennings became the first black lawyer.

Dr. A Ronald Hudson, a well-respected teacher, principal and assistant superintendent in the Indian River County school system recalls an incident early in his career. “My wife and I were both teachers and went to the bank to borrow money and build a home. We were making a decent salary between us and had saved money for a down payment. The loan officer told me the bank didn’t normally loan colored folks that kind of money unless their boss came in to sign the note. I told him, ‘My boss is the Indian River County School Board and I don’t think they have the authority to sign for me.’ He called back several days later and we had the loan. Like this situation, I feel the good has overshadowed the bad and life has improved a great deal from those days.”

Piper Aircraft hired a number of blacks in general labor and skilled positions. One of them was Freddie Woolfork, now Director of Public Relations and Facilities Operations at the Gifford Youth Achievement Center. “After college I came back here and applied for a job at Piper. At first they said there weren’t any openings, but when they realized my father was already working there for ten years, they hired me on the spot.”

Woolfork’s father ended up working there for 30 years, son Freddie for 20 years and was able to advance to the position of Supervisor of Sheet Metal and Fabrication before changing careers.

These are but a few situations endured in the black communities of Gifford, Wabasso and the original Carter Hall Subdivision in Fellsmere. The first black settlers came to this area hard-working and hopeful for a share of the American dream. Thanks to them and the sacrifices of many after them, that dream is finally being realized.