

Agenda Item # **2:00PM**  
**Time Certain**  
**5E-1**

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: June 18, 2019 [ ] Consent [X] Regular  
[ ] Ordinance [ ] Public Hearing

Department

Submitted By: Facilities Development & Operations (FDO)

Submitted For: Community Services

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) siting of the County's second Homeless Resource Center (HRC2) upon +/-5 acres of vacant County-owned property located at 3680 Lake Worth Road in western Lake Worth; and
- B) a Public Ownership (PO) Zoning District Deviation from the requirement that the HRC building structure be located at least 250 feet from the property line of residentially zoned parcels, to a distance of no less than 90 feet to the west and east to allow for construction of the HRC2 on the property.

**Summary:** On December 4, 2018, the BCC reviewed the estimated capital cost and projected operating cost of a HRC2 and directed Staff to move forward with the development process. Staff has since updated and completed its review of facility siting options and has concluded that using the undeveloped portion of the County-owned property at 3680 Lake Worth Road, and accessed from Coconut Road, as the site for the HRC2 is in the best interests of the County. Staff came to this conclusion after a preliminary evaluation of approximately 34 privately held properties. The seven (7) highest ranked were then evaluated against nine (9) pre-established criteria to determine if any of those would warrant a recommendation other than using vacant County-owned property. There were none that resulted from this evaluation and comparison against the subject property. Staff then began its community outreach efforts consistent with requirements of the Unified Land Development Code (ULDC) and the FDO PPM FDO-S-004 entitled "Public Outreach and Community Involvement for Homeless Resource Centers". That process resulted in 32 Operating Provisions. These Operating Provisions have been developed to closely replicate those development conditions applied to the Lewis Center given the proven success of that facility, and to memorialize representations made during meetings with municipal representatives and members of the public regarding both near- and long-term measures to protect the surrounding community against any undue impact from the siting and operation of the HRC2. While only a conceptual site plan has been developed at this time it is known to Staff that the design will not be able to satisfy a provision of the ULDC which requires 250 feet of separation for a HRC from residentially zoned property and as such Staff is recommending that the Board approve a PO Zoning District Deviation to allow not less than 90 feet of separation from residential properties to the west and east. Staff is recommending the BCC include the 32 Operating Provisions as conditions of approval for the requested deviation, which is authorized by the ULDC and will have the identical effect as development conditions applied to any other Development Order granted by the BCC. **The total project cost is estimated at \$8M and would be funded through a combination of Infrastructure Surtax (IST), Community Development Block Grant (CDBG) and Ad Valorem dollars.** (FDO) District 3/Countywide (LDC)

Background and Policy Issues: Continued on Page 3

Attachments:

- 1. Board Item December 4, 2018
- 2. Siting Options Evaluation Summary Matrix
- 3. PO Zoning District Deviation Staff Report with proposed Operating Provisions
- 4. PowerPoint Presentation from February 28, 2019 Meeting with Municipalities
- 5. PowerPoint Presentation from March 14, 2019 Public Meeting
- 6. PowerPoint Presentation from April 24, 2019 Public Meeting

Recommended by: Robert Eric McMillan for Audrey Wolf 5/21/2019  
Department Director Date

Approved by: VC Barker 6/3/19  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures					
Operating Costs					
External Revenue					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Proposed Budget: Yes \_\_\_\_\_ No \_\_\_\_\_  
 Does this item include the use of federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No.: Fund \_\_\_\_\_ Dept. \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

This item has no fiscal impact. Funding in the amount of \$7,575,000 toward delivery of the facility is immediately available from Infrastructure Surtax (IST) and Community Development Block Grant proceeds. An additional \$750,000 in Community Development Block Grant (CDBG) funding is recommended for FY 20. The pre-construction estimates that would be prepared as the design progresses would identify if additional construction funding is required in FY 21 or the previously allocated amount is sufficient.

The projected operating impact is reflected in Attachment 1 to this item.

**C. Departmental Fiscal Review:** *Karyn Sykes*  
 Karyn Sykes, Director of Financial and Support Services

**III. REVIEW COMMENTS**

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

*[Signature]* 5/23/19 OFMB  
*[Signature]* 5/30/19 Contract Development and Control

**B. Legal Sufficiency:**  
*[Signature]* 5/31/19  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

**Background and Policy Issues (Cont'd):** On September 23, 2008, the Board formally adopted the “Ten-Year Plan to End Homelessness in Palm Beach County”, which is now known as the “Community Plan to End Homelessness.” A goal of the Plan is to increase the number of interim housing beds and services for homeless individuals and families. Specifically, the Plan states to develop regionally located HRCs throughout the County, which will be equipped with interim beds for homeless individuals committed to ending their homelessness through continuous receipt of wrap-around services. Since the opening of the Lewis Center (HRC1) in July of 2012 and the end of the recession in recent years, the County is once again financially positioned to construct and operate a second HRC.

Based upon recent homeless counts and operational experience with the Lewis Center, Community Services has identified highest need for interim housing beds to accommodate 30 men, 10 women, 10 youth of each gender, and 14 law enforcement/recuperative beds. Further, annual results from recent Point in Time Counts indicate that the Lake Worth/Palm Springs/Greenacres area is second only to West Palm Beach/Mangonia Park/Riviera Beach in terms of the number of individuals experiencing homelessness, which establishes a logical service area for siting the facility. Facilities Development & Operations (FD&O) Staff have identified, and the Board endorsed, the opportunity to collocate a planned PBSO facility with the HRC to mutually accomplish both programs at a lower cost than if separately delivered and affording the capability to share a large common space for both programmatic functions and community serving purposes. A total of approximately 19,000 building square feet is required to jointly house all required spaces and improvements for both the HRC and PBSO. The facility is intended to be operated in a manner equivalent to the Lewis Center, including 24/7/365 operating hours, limitations on duration of stay in interim housing, service delivery by contracted entities, and referrals for entry being arranged through navigation, outreach and law enforcement representatives.

#### Site Selection

The subject property was purchased by the County in 2002 for purposes of delivering a Senior Center and Head Start facility. While the Senior Center was completed in 2006, Head Start programming is no longer a responsibility of the County. This leaves the +/-5 acre vacant portion of the property without any commitment to a future program, and therefore immediately available for use in delivering the HRC2 without any of the time, financial commitments, and potential to create future programmatic challenges arising from other siting options.

The subject site has been considered by Staff to have potential application for a HRC or other County social service facility since the time that Head Start programming was transferred from County responsibility. Other County-owned properties in the target area were also considered per standard practice, but produced no equally suited option. For instance, the former Tax Collector office at 3551 South Military Trail and 4521 Clemens Street in west Lake Worth is constrained by its size and the bisecting roadway, and is now programmed for the Cottage Homes project as part of the IST Housing Plan. Vacant property at 4220 Charleston Street in west Lake Worth (former water utility facility) is physically separated from Lake Worth Road by intervening properties and Clendenin Street, has no pedestrian infrastructure to serve the property, has potential environmental issues for a use of a residential nature stemming from its historic utility use, and would also not meet the 250 foot separation from residentially zoned property as required by the ULDC. The Lantana Park Airport is subject to the same FAA guidelines, restrictions and regulations as all other Department of Airports properties, and as such is not eligible for siting this use. John Prince Park is largely subject to deed restrictions limiting the property to public recreation use or is otherwise committed or planned for public recreation and support facilities toward satisfying the adopted level of service for public park and recreation facilities.

Although identification of a suitable County-owned property would typically preclude consideration of a property acquisition, due to the unique nature of this facility, a search of potential privately-owned real estate options for siting the HRC2 (both improved and unimproved sites) was undertaken by Staff to explore other opportunities. Based upon Point in Time Count data, the search area was bound by 10<sup>th</sup> Avenue to the north, US Highway 1 to the east, Linton Boulevard to the south, and Florida’s Turnpike to the west. Properties and buildings within this area were identified through review of County-owned real estate, private properties advertised for sale on LoopNet, field reconnaissance for

vacant land and structures, contact with brokers, and site visits. Approximately 34 privately held properties resulted for evaluation, which were shortlisted and ranked by staff representatives of FDO, Community Services and Administration. The seven (7) highest ranked were then evaluated against nine (9) pre-established criteria to determine if any of those would warrant a recommendation other than using vacant County-owned property. There were none that resulted from this evaluation and comparison against the subject property. A summary of the siting criteria utilized by Staff to arrive at its recommendation, and how well those criteria apply to the top ranked sites identified by Staff as prospects for siting the HRC2, is provided as Attachment 2.

Based upon community outreach meetings conducted on March 14 and April 24, 2019, Staff does acknowledge the presence of neighborhood opposition to Staff's recommendation to site the HRC2 at the subject property. Objections and concerns raised included, but were not limited to: incompatibility with the surrounding environment; dissimilarity with the environment surrounding the Lewis Center; enforceability of the Operating Provisions; cost of facility construction and operations, including alternative uses and improvements for those funds; the property's Lake Worth Road address despite frontage on Coconut Road; number of reported incidents and service refusals at the Lewis Center; residential character of Coconut Road; the width and dead-end terminus of Coconut Road; the lack of street lights on Coconut Road; absence of a sidewalk and speed bumps on Coconut Road; mental and physical conditions underlying homelessness; transportation of clients; destination upon being discharged; monitoring of clients; transient individuals; trespass of private property; loitering; traffic; Staff's site selection process; recidivism; protection of local children and seniors; impact on private property values; the number of existing homeless centers in the area; crimes against property and persons; operations not occurring as planned; current law enforcement response to the community; use of the property other than a park facility; compatibility with the Mid-County Senior Center; need for referendum to reach a siting decision; inability to prevent the arrival of individuals having no referral and sexual offenders; overnight stays on the property; introduction of drugs into the neighborhood; provision of security at this facility and for the neighborhood; spread of diseases; lack of betterment of the neighborhood; and uncertainty for future conditions.

Staff encountered similar reaction with the Lewis Center, which has since proven to be a good neighbor and responsible public operation. To achieve that same successful result, Staff intentionally proposes that there be very few operational differences between these respective facilities to the extent that tailoring to site-specific conditions is not necessary and/or appropriate. Staff would anticipate some local opposition to most any siting recommendation and decision based solely on the nature of the facility having potential for real and/or perceived impacts on its immediate surroundings, despite the proven success of the Lewis Center.

#### Public Ownership (PO) Zoning District Deviation

A single criteria of the ULDC that the subject property does not fully achieve is separation from residentially zoned property. ULDC Article 4.B.4.C.10.d.1) requires a distance of 250 feet from a HRC building to a property line of residentially zoned parcels, and only 90 feet of separation from residential properties to the west and east is attainable by this property based upon its depth and preliminary design evaluation. However, ULDC Article 4.B.4.C.10.d.3) does grant the BCC the authority to grant a Deviation from this regulation given the site's Public Ownership (PO) Zoning District designation.

The BCC holds meetings on Zoning matters separate from other County business as a normal practice. However, this PO Deviation is unique in that it is intimately related to the proprietary authority of the BCC on County facility siting decisions. The latter is customarily acted upon by the BCC at regularly scheduled (Tuesday) Board meetings rather than regular (Thursday) BCC Zoning meetings. While the BCC could opt to act upon item A (siting) of this agenda item alone, an entirely separate meeting would then be necessary to take action upon item B (PO Deviation), despite the direct association between these items. County Staff therefore coordinated and agreed to consolidate both items into a single agenda item and onto a single agenda for practical purposes, and as a convenience for interested members of the public to attend and the BCC to conduct a single meeting to reach closure. All ULDC requirements for filing of an application, noticing via newspaper and mailing, preparation of a report to address pertinent criteria and findings, and a result letter documenting the BCC's decision are being fulfilled, as well as other legal



requirements for public comment. The only difference from what otherwise would occur is the day of the week on which this companion item is being heard and acted upon by the BCC.

As indicated in the prior paragraph, the ULDC does require notice of this PO Deviation and public hearing for same be given by mail. Such notices are to be distributed to all property owners within a 500-foot radius of the subject site according to ownership information provided by the official tax roll. This same mailing campaign was performed for the March 14 and April 24 public outreach meetings on the proposed HRC2. Beyond that, and due to anticipated local interest in the facility, Staff also had notice distributed to all addresses and mailboxes along USPS carrier routes in the vicinity of the site using the USPS "Every Door Direct Mail" method. This resulted in notices being distributed as far as .9 mile from the subject site (approximately 5,000 feet, or 10 times the distance required of the ULDC) and to those who may not be the property owner. These outreach efforts equally satisfy procedures memorialized in FDO's Policy and Procedure Manual (PPM) FDO-S-004 entitled "Public Outreach and Community Involvement for Homeless Resource Centers," which is also memorialized in the ULDC Article 4 as part of the approval process for a HRC operated by a governmental entity being Permitted by Right in non-residential districts.

Importantly, this proposed Deviation would facilitate only the second facility of this type toward what is envisions as a limited network of regional facilities to serve individuals experiencing homelessness in Palm Beach County. As the only such existing facility, the Lewis Center has demonstrated the capability for harmonious coexistence with a mix of surrounding land uses when subject to appropriate operational controls and ongoing vigilance. Staff therefore recommends that this Deviation be granted and subject to Operating Provisions that are modeled after those applied to the Lewis Center as both a unique circumstance and response in siting this facility, and step toward a successful operating future within the community.

Staff sees a number of grounds for approval of the proposed Deviation. Amongst these are: 1) the established record of success with the County's Lewis Center, which also exists amongst both residential and non-residential uses in the immediate vicinity; 2) the 32 Operating Provisions that Staff recommends be applied to this particular Deviation as conditions of approval (as expressly allowed by the ULDC); 3) the physical and operational controls that would be employed at the facility on a continuous basis; 4) future accountability that accompanies any public facility and operation should any issue(s) arise at any time; and 5) the local commitment and dedication to homelessness preventative services while recognizing the importance for each facility in the network to succeed and thrive at no detriment to its surroundings, A full report is provided as Attachment 4. All together staff finds this Deviation to be backed by adequate findings and protections to justify its approval.

### Construction Funding

The preliminary cost estimate to construct the entire 19,000 square foot building including ancillary site improvements is \$8M based upon past construction experience. The IST Project Plan provides for \$6.9M, which leaves an estimated \$1.1M shortfall for the facility's construction. Of that amount, \$675,000 was previously secured through award of federal Community Development Block Grant (CDBG) funding, and an additional \$749,843 has been included in the County's FY2019-2020 Action Plan. This latest Plan was endorsed by the Board at its April 30, 2019 Workshop, and upon approval by the U.S. Department of Housing and Urban Development (HUD) and adoption by the Board, that funding would become available on October 1, 2019. The pre-construction cost estimates that would be prepared as progress is made toward the professional design products for the facility would identify if additional construction funding is required in FY 21 or the previously allocated amount is sufficient.

### Next Steps

If the Board approves moving forward with the HRC2 at this site, the next steps will be as follows and in the order presented:

- issue a Request for Proposals (RFP) for architectural/engineering services;
- issue a RFP for construction management services;

- formulate the Plan Review Panel comprised of representatives of the community in the vicinity of the site for purposes of participating in the development of facility construction drawings, as committed by Operating Provision 21; and,
- formulate the Neighborhood Oversight Panel comprised of neighborhood representatives, a representative of the County's Homeless Advisory Board, and County Staff that will oversee facility operations and adherence to the Operating Provisions, as committed by Operating Provision 25.



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures					
Operating Costs					
External Revenue					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT	*				

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Proposed Budget: Yes X No       
 Does this item include the use of federal funds? Yes      No X

Budget Account No.:  
 Fund 0001, Dept. 148, Unit Var., Obj. Var., Program Code Var., Program Period Var.

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**  
 \* This item has no funding impact, however, depending on direction provided, additional funding allocations, both capital and operating, would be required as outlined in this item.

**C. Departmental Fiscal Review:** \_\_\_\_\_  
 Julie Dowe, Director of Financial and Support Services

**III. REVIEW COMMENTS**

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

Lisa Pore 11/20/18  
 OFMB 11/20

Jan J. Janda 11/26/18  
 Contract Development and Control

**B. Legal Sufficiency:**  
Shelene C. Wright 11-27-18  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

This summary is not to be used as a basis for payment.

**Background and Policy Issues (Continued from Page 1)**

Proceeds derived from the one penny infrastructure surtax largely address the financial demands for the construction of a second HRC in Palm Beach County.

Based upon recent homeless counts and operational experience with the Lewis Center, Community Services has identified highest need for interim housing beds to accommodate 30 men, 10 women, 10 youth of each gender, and 14 law enforcement/recuperative beds. Facilities Development & Operations (FD&O) Staff have identified the opportunity to collocate planned PBSO facilities with the HRC to mutually accomplish both programs at a lower cost than if separately delivered and affording the capability to share a large common space for both programmatic functions and community serving purposes. A total of approximately 19,000 building square feet is required to jointly house all required spaces and improvements for both the HRC (Phase 1 and 2) and PBSO.

The facility is intended to be operated in a manner equivalent to the Lewis Center, including 24/7/365 operating hours, limitations on duration of stay in interim housing, service delivery by contracted entities, referrals for entry being arranged through navigation, outreach and law enforcement representatives. Using this model and based upon the years of past experience, Community Services estimates that the total annual expense to operate Phase 1 of the facility will be \$2,886,484 (Facilities cost included of \$649,976) and will house 296 homeless individuals yearly including youth and provide interim housing for 150 families and Rapid Rehousing for 75 families (\$817,500 which is included in the cost). Additional Phase 1 funding in the amount of \$1,080,000 will be used to support 120 individual and youth in rapid re-housing placements. The total cost of Phase 1 funding is \$3,966,484.

Phase 2 funding will add 34 individual beds (204 annually) to the HRC2 at a cost of \$734,697. In addition, Phase 2 will require \$595,000 for Rapid Re-Housing placements. The total cost of Phase 2 funding is \$1,329,697.

The total projected Operating Costs (which include operations, programming and rapid re-housing) of the HRC2 is \$5,296,181 annually. As operations are expected to be funded with Ad Valorem tax proceeds, a commitment to these ongoing costs is required beyond the cost for construction completion alone. Non-County Fundraising efforts may include The Annual Mayor's Ball; The Lewis Center Breakfast; contributions from the operator of the HRC2, commitments of funding from affected municipalities and hospitals and private philanthropic funding.

The total estimated cost to construct the entire 19,000 square foot building including ancillary site improvements is \$8,000,000, or \$1,100,000 greater than the funds allocated through the infrastructure surtax Approved Plan. The cost differential is a result of the \$5,700,000 HRC allocation being based upon an estimate for a smaller site-specific program that ultimately was not advanced. The proposed facility can be sized, designed, constructed and programmed to meet the combined \$6,900,000 FY 2019 construction funding for the HRC and PBSO facilities, such that a future phase to fully deliver the entire HRC program could be deferred until a future year when that additional funding can be committed. The Phase 1 population to be served was based upon the Point in Time Count as well as the data gathered from the HRC navigators and HMIS system. As a result, single males and females, law enforcement and/or medical recuperative beds, with families with children were identified. Phase 2 will provide 20 beds for homeless youth and provide 14 beds for adult males.

Alternatively, if the Board directs that the \$1,100,000 shortfall be allocated at this time construction of the facility could be fully accomplished as a single phase of development. Regardless, all improvements necessary to support the full program, other than the space required to house a portion of the interim housing beds, would be delivered as part of the initial construction to preserve future continuity of operations and for cost efficiency purposes. As a result construction commencement must be timed to and coordinated with funding for operations. Accounting for time to complete public outreach, concluded facility design, obtain all required permits and approvals, procure a Construction Manager and complete construction, Staff anticipates that operations would commence no earlier than FY 2021 regardless of the construction funding approach and assuming an immediate start to further planning and outreach.

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**ATTACHMENT 2**

**Siting Options Evaluation Summary Matrix**

<b>Criteria</b>	<b>Sites (Jurisdiction)</b>							
	<b>Seaglades (Lake Worth)</b>	<b>Prolacto (Palm Springs)</b>	<b>Bethel (Palm Springs)</b>	<b>Kloss (PBC)</b>	<b>4560 Lantana Road (PBC)</b>	<b>Prince Partners (Palm Springs)</b>	<b>Lantana Place (PBC)</b>	<b>Mid- County Center (PBC)</b>
<b>Size</b>	✓	✓	✓	X	✓	✓	X	✓
<b>Constructability</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Availability</b>	X	X	X	✓	✓	✓	✓	✓
<b>Financial</b>	✓	✓	X	X	X	✓	X	✓
<b>Regulatory</b>	✓	✓	✓	✓	✓	✓	✓	✓
<b>Accessibility</b>	✓	✓	✓	✓	X	X	✓	✓
<b>Visibility</b>	✓	✓	✓	✓	X	X	✓	✓
<b>Compatibility</b>	✓	✓	✓	✓	X	X	✓	✓
<b>Tax Roll Status</b>	X	X	✓	X	X	X	X	✓

**ATTACHMENT 3**



**PALM BEACH COUNTY  
FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT**

**DATE:** May 10, 2019

**TO:** The Honorable Mack Bernard, Mayor  
and the Board of County Commissioners

**FROM:** Audrey Wolf, Director, PBC FD&O *Audrey Wolf*

**RE:** **Public Ownership (PO) Zoning District Deviation  
PROPOSED HOMELESS RESOURCE CENTER 2 (HRC2)**

Code Section	Required	Proposed	Deviation
Article 4.B.4.C.10.d.1)	250 feet of separation from the building façade of a HRC to the property line of residentially zoned parcels	Not less than 90 feet of separation from the building façade of a HRC to residentially zoned parcels to the west and east	160 feet to the west and east
Situs Address	3680 Lake Worth Road (in part; address of subject property may be reassigned at time of permitting)		
General Location	Approximately 613 feet south of Lake Worth Road on the west side of Coconut Road (See Exhibit 1, Vicinity Sketch)		
PCN	00-43-44-30-01-011-0010 (in part)		
BCC District	2		
Zoning District	Public Ownership (PO)		
Future Land Use	Medium Residential 5 (MR-5)		
PZB Control No.	2004-00202		
Lot Area (Acres)	5.43 acres (portion of 12.88 acre overall site)		
Lot Dimensions (Approx.)	680 ft. wide (frontage of Coconut Road) x 317 ft. deep		
Construction Status	With BCC approval of siting the HRCs on the subject property, construction would immediately follow facility design and permitting		

**SUMMARY**

Palm Beach County's Facilities Development and Operations Department (FD&O) proposes a Deviation to accommodate the development of a second Homeless Resource Center (HRC2). As demonstrated by the attached Aerial (Exhibit 2), the +/-12.88-acre subject site is currently developed in part as the Mid-County Senior Center, with the balance of the property remaining undeveloped. The planned site construction would introduce: a +/-19,000 square foot, single-story building for intake and assessment, interim housing (74 beds), wrap-around services, a PBSO field station, and supportive interior improvements; a storm water management feature; and ancillary site improvements such as a small parking area for visitor parking and deliveries, landscaping, and unimproved surface area for purposes related or unrelated to the HRC2 program. Access to the site will be from a single vehicular driveway connection to Coconut Road, with the intent being to provide a pedestrian bridge to the Senior Center portion of the property for shared use of surplus parking facilities on that portion of the overall site. The Conceptual Site Plan (Exhibit 3) is provided herein to illustrate the general nature of the



proposed site development program as well as the location and nature of the Deviation hereby being requested.

The proposed Deviation pertains to regulations of the Palm Beach County Unified Land Development Code (ULDC) for separation distance between the façade of a HRC and residentially zoned property. The Deviation responds to the: 1) subject property itself being less 500 feet in depth to physically accomplish a 250 foot distance from the adjacent residential properties to the west and to the east (from the centerline of Coconut Road, a 30' wide right-of-way, where residential property lines are current established) regardless of building configuration or site design; 2) fact that numerous Operating Provisions are being self-imposed as conditions of approval to establish an operation that is appropriate to the facility's surroundings without providing a full 250 feet of physical separation from all adjacent residential properties; 3) the successful operational experience from siting the Lewis Center and other similar facilities across the nation in proximity to residential properties; 4) optimal location of the subject site in relation to the service area for the target population; and 5) multiple advantages of this particular site in comparison to other potential siting options considered through a comprehensive evaluation process.

The proposed HRC2 building would be required to meet or exceed a 250 foot separation distance from the south property line. No Deviation is necessary from the north of the subject property given its adjacency to a LWDD canal and balance of the overall site within the PO Zoning District (which is a non-residential designation).

Additional site-specific information and detail is provided throughout the remainder of this report.

### ***ANALYSIS***

Pursuant to ULDC Article 4.B.4.C.10.d.1), in combination with ULDC Article 4.B.4.C.10.d.3), a Deviation from the 250' separation distance between a proposed HRC and residentially zoned property is permitted for development of a HRC within the Public Ownership (PO) Zoning District, subject to approval by the BCC. Standards for granting a Deviation are enumerated within the ULDC to assist the review, evaluation, and rendering of a final determination upon a proposed Deviation. An assessment of the proposed HRC2 development program and operating model has been conducted and a response to each standard is provided below.

***A. THE PROPOSED DEVIATION(S) MAINTAINS COMPATIBILITY WITH THE USES AND CHARACTER OF LAND SURROUNDING AND IN THE VICINITY OF THE LAND PROPOSED FOR DEVELOPMENT.***

The subject site has for years been retained and planned as a location for local public service delivery. In fact, the subject property is approved for a 25,000 square foot building to support a 114 child daycare and additional public service functions. By comparison, the proposed program requires a building that is approximately 20 percent less in size, would generate only a fraction of the peak hour and daily traffic and parking demand, and would have no recurring outdoor activity as would a daycare program. The proposed Deviation would make this less intense use of the property compliant with ULDC regulations and therefore lawful to deliver.

As the department responsible for service delivery to homeless and seniors alike, Community Services anticipates no incompatibilities between the proposed HRC2 and existing Mid-County Senior Center immediately to the north, and retains the authority to ensure such throughout the course of operation of both facilities. Staff is recommending that the 32 Operating Provisions attached hereto as Exhibit 4 be applied to an approval of this Deviation to further compatibility with the properties and uses to the south, east and west of the subject site. This includes such requirements as: a physical barrier to supplement required landscaping along perimeter property lines to impede trespass and clearly establish boundaries; prohibiting the admission of individuals having no referral (i.e. advance passage of both a background check and limited assessment for program eligibility); prohibition on admission of sexual offenders; continuous operation and security presence to sustain supervision of the operation, premise and surroundings; transparency

during design, further planning and operations; continuous Staff participation and responsiveness throughout the course of facility operation; and so on to directly address the surrounding environment. Further, and unlike the Lewis Center (HRC1), the facility is planned to incorporate dedicated interior space to PBSO for use as a field station and training/meeting environment to further encourage a local law enforcement presence on the premise and its surroundings.

Given these considerations, compatibility is reasonably believed to be upheld upon less than 250 feet of separation being provided from residential property. The content in Exhibit 4 that would accompany an approval of this deviation offers guarantees, protections and predictability beyond what achieving 250 feet of separation could provide in advancing ongoing compatibility between land uses and facilities.

***B. ADVERSE EFFECTS ON ADJACENT USES AND LANDS, INCLUDING BUT NOT LIMITED TO VISUAL IMPACT, ARE DETERMINED TO BE MINIMAL OR OTHERWISE NEGLIGIBLE UPON REVIEW AND CONSIDERATION OF SURROUNDING LANDS, USES, ZONING, FUTURE LAND USE (FLU), CHARACTER, AND/OR OTHER PREEXISTING CONDITIONS.***

Subject to the Operating Provisions (Exhibit 4) prepared to accompany an approval, the proposed Deviation would have only minimal, negligible or no adverse effects on the adjacent uses and lands. Having been modeled after those provision in place for the Lewis Center, this is best demonstrated by the actual outcomes (or lack thereof) that have resulted in the past seven years from the introduction of the Lewis Center into an area with multiple different land uses. In fact, most of the individuals that have participated in outreach for this proposed facility to date have indicated having no prior awareness or familiarity with the Lewis Center, which speaks directly to absence of adverse effects that would otherwise rise to public attention.

The fact that the immediately adjacent use and land to the north are owned and operated by Palm Beach County and support a larger public service facility than the planned HRC2, no adverse effects are reasonably anticipated. The adjacent residential property to the south is located more than 250 feet from the proposed HRC2, and is therefore not relevant to this Deviation. These and all other properties in the immediate area are in fact a direct benefactor of the proposed Operating Provisions despite lying more than 250 feet from a façade of the proposed HRC2, which is the sole cause for this Deviation.

The remaining residential properties to the west and east that are located less than 250 feet from the proposed HRC2 are the key driving force behind this Deviation, although the Operating Provisions have been developed to equally protect all nearby uses and lands alike. These protections include, but are not limited to: 1) a perimeter barrier to supplement required landscaping along all property lines to clearly define the limits of welcome and intended client use; 2) prohibiting arrivals without referral to minimize if not prevent a presence of homeless individuals having no immediate accommodation; 3) multiple security measures and features to be incorporated into the facility design, construction and operation and memorialized into a Comprehensive Security Plan prior to commencement of operations; and 4) an operating intensity that corresponds to actual, relevant, equivalent, proven and successful experience with the Lewis Center, and reinforced by funding availability at all times into the future per Provision 3 of Exhibit 4.

Further, the fact that a PBSO field station and multi-purpose room are being integrated as part of the facility reinforces the provision of law enforcement service and visual surveillance to the entire surrounding community to deter potentially adverse effects (real or perceived) that would be associated with the HRC2. All combined, the site development program and Operating Provisions serve to minimize adverse effects to the same extent if not more than a siting decision where this same Deviation would not be required.

***C. SPECIAL OR UNIQUE CIRCUMSTANCES AND/OR FACTORS EXIST THAT ARE APPLICABLE TO THE PROPOSED USE, STRUCTURE, FEATURE, OR LAND PROPOSED FOR DEVELOPMENT.***

This proposed Deviation is associated with a specific-purpose facility that would be only the second of its type in Palm Beach County, and ultimately one of a limited number of such regional facilities to serve the entire County. While this alone is a unique factor for the proposed facility, so too is the fact that the Lewis Center has for years proven to harmoniously coexist within its surroundings of both residential and non-residential properties and uses. For that reason, Staff is voluntarily recommending that the 32 Operating Conditions attached hereto as Exhibit 4 be imposed as conditions of approval for this Deviation, as was done in support of siting the Lewis Center in the City of West Palm Beach and to replicate those same proven measures.

The imposition of conditions to a Deviation is itself a special circumstance. This would be the first time that conditions will have been imposed upon a Deviation to justify and support its approval. Establishing some immediate and ongoing proactive measures for upholding public welfare in the vicinity of land proposed for development, given the unique nature of service that would be delivered by the HRC2, is believed by Staff to be an appropriate yet unique approach to ensure good and responsible neighborly relations that is customary for County facilities, reasonably expected of public facility operations, and in the best interest of those County representatives that will be accountable for the facility into the future.

The outreach effect conducted in planning for this Deviation and facility is another unique consideration. The ULDC requires notice of this Deviation and public hearing for same be given by mail to all property owners within a 500-foot radius of the subject site according to ownership information provided by the official tax roll. This same mailing approach was performed to provide notice of the March 14 and April 24 public outreach meetings for the proposed HRC2. Beyond that, and due to anticipated local interest in the facility, Staff also had notice distributed to all addresses and mailboxes along USPS carrier routes in the vicinity of the site using the USPS "Every Door Direct Mail" method. This resulted in notices being distributed as far as .9 mile from the subject site (approximately 5,000 feet, or 10 times the distance required of the ULDC) and to those who may not be the property owner. These outreach efforts equally satisfy procedures memorialized in FDO's Policy and Procedure Manual (PPM) FDO-S-004 entitled "Public Outreach and Community Involvement for Homeless Resource Centers," which is also memorialized in the ULDC Article 4 as part of the approval process for a HRC operated by a governmental entity being Permitted by Right in non-residential districts. Hence, unprecedented opportunity was provided to participate in the initial planning for this facility and development of the Operating Provision contained in Exhibit 4 attached hereto.

Also unique is the fact that the County has ownership of an undeveloped property in the heart of a target service area for a specific-purpose facility, and which has no established commitment to a future development program. Combined with the immediate need for the services that would be delivered from this facility as demonstrated by the results of Point in Time Counts in recent years and the continuous waiting list maintained by the Lewis Center, as well as the availability of construction funding to coincide with construction readiness, siting the facility upon the subject property is a prudent measure that warrants the proposed Deviation and accompanying measures included in Exhibit 4.

*D. THE PROPOSED DEVIATION ALLOWS FOR REASONABLE AND/OR PRACTICAL USE OF THE LAND PROPOSED FOR DEVELOPMENT.*

The subject site has been owned by Palm Beach County since 2002 for purposes of delivering a public service facility. With the originally intended Head Start program no longer being a Palm Beach County responsibility to construct and/or operate, the site is immediately available for delivery of a HRC without the time, expense, uncertainty and potential tax roll implications of undertaking the acquisition of another property for this purpose.

Additionally, the site has been found to fulfill a host of siting criteria that are relevant to a HRC, and to an extent that was equal or greater than other options identified through research of the local real estate market and review of existing County ownership. For instance, the former Tax Collector office at 3551 South Military Trail and 4521 Clemens Street in west Lake Worth is constrained by its size and the bisecting roadway, and is now programmed for the Cottage Homes project as part of the IST Housing Plan. Vacant

property at 4220 Charleston Street in west Lake Worth (former water utility facility) is physically separated from Lake Worth Road by intervening properties and Clendenin Street, has no pedestrian infrastructure to serve the property, has potential environmental issues for a use of a residential nature stemming from its historic utility use, and would also not meet the 250 foot separation from residentially zoned property as required by the ULDC. The Lantana Park Airport is subject to the same FAA guidelines, restrictions and regulations as all other Department of Airports properties, and as such is not eligible for siting this use. John Prince Park is largely subject to deed restrictions limiting the property to public recreation use or is otherwise committed or planned for public recreation and support facilities toward satisfying the adopted level of service for public park and recreation facilities.

A search of privately-owned real estate options that could potentially be used for siting the HRC2 (both improved and unimproved sites) was undertaken by Staff to explore other opportunities. Based upon Point in Time Count data, the search area was bound by 10<sup>th</sup> Avenue to the north, US Highway 1 to the east, Linton Boulevard to the south, and Florida's Turnpike to the west. Properties and buildings within this area were identified through review of County-owned real estate, private properties advertised for sale on LoopNet, field reconnaissance for vacant land and structures, contact with brokers, and site visits. Approximately 34 privately held properties resulted for evaluation, which were shortlisted and ranked by staff representatives of FDO, Community Services and Administration. The seven (7) highest ranked were then evaluated against nine (9) pre-established criteria to determine if any of those would warrant a recommendation other than using vacant County-owned property. There were none that resulted from this evaluation and comparison against the subject site.

The site is also located in the heart of an area found to have the second highest number of individuals experiencing homeless in all of Palm Beach County except for the area in the vicinity of the Lewis Center. As compared to the building square footage and traffic generation/impact of the originally intended and approved Head Start facility, which was also to have direct vehicular access to/from Coconut Road, the HRC2 is actually significantly less in those respects to the benefit of the surrounding lands and uses. All of that, in conjunction with the human necessity for housing, same being key to local quality of life for the entire community and delivery of a collocated PBSO facility, this deviation upholds reasonable and practical use of the subject site for the intended HRC2 use and development program.

*E. APPROVAL OF THE DEVIATION IS CONSISTENT WITH THE PURPOSE, GOALS, POLICIES, AND OBJECTIVES OF THE PLAN AND THIS CODE.*

Housing is a basic human need, and core objective of the County's Comprehensive Plan and Strategic Policy Plan. The HRC that would be authorized by an approval of this Deviation is key to that being and thereafter becoming a reality for the individuals that would receive service from the facility. The Code requirement in question is intended to uphold compatibility and minimize the potential for adverse impacts as it relates to siting a HRC in proximity to residential property. However, the 250 feet of separation established by the Code is neither a scientific measurement nor a guarantee of the intended outcomes. For those very reasons Staff has developed the 32 Operating Provisions attached hereto as Exhibit 4 for application to an approval of this proposed Deviation and as alternatives to a separation distance alone to achieve the desired operational outcomes of a HRC being located in the vicinity of residential property.

ULDC Article 4.B.4.C.10.d.1) and 3) expressly authorize granting an approval for a lesser distance than 250 feet (west and east only in this instance) when demonstrated to be appropriate. This very purpose and intent is the reason for voluntarily self-imposing the 32 Operating Provisions (Exhibit 4) as conditions of an approval of this Deviation. On these accounts, consistency with the intentions underlying the County's applicable policies and regulations are retained upon approval of this Deviation and the resulting delivery of a facility for matching those most in need of assistance and support with critical housing and support resources.

**F. APPROVAL OF THE DEVIATION IS NOT INJURIOUS TO THE SURROUNDING AREA OR OTHERWISE DETRIMENTAL TO PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.**

Approval of this deviation from 250 feet of separation between a HRC and residentially zoned property to the west and east is reasonably anticipated to have no injurious or detrimental impacts. Rather, the facility related to this Deviation is intended to improve upon and protect public health, safety and welfare by serving as a vehicle for returning individuals experiencing homelessness to self-sufficiency and productive members of the community. To delay the delivery of this facility or do nothing at all to render service would itself be cause for injury given the systemic and societal cost of sheltering, crime, litter, loitering, trespass, and other undesirable conditions that can come to be associated with homelessness.

The 32 Operating Provisions attached hereto as Exhibit 4 are intended to directly counter any potential that an approval of this Deviation would cause injury or detriment by instituting both immediate and ongoing controls for the facility's design, construction and operation. Through such constant oversight and responsiveness to any unintended consequences that unexpectedly arise from operation of the HRC2, which could occur with any amount of separation distance and in any location regardless of the specific property upon which a facility of this nature is sited, the potential for the facility that would be authorized by this Deviation to cause any injury or detriment to the public is effectively eliminated. No siting decision can guarantee public protection from the real and/or perceived effects and visibility of homelessness. Rather, strategic siting with appropriate controls in place (such as those contained in Exhibit 4) delivers the best chance for advancing the welfare of the entire public, including those situated in closest proximity to the point of service.

**CONCLUSION**

For all of the foregoing reasons and findings of fact, Staff recommends and respectfully requests APPROVAL of the proposed deviations from ULDC Article 4.B.4.C.10.d.1) to allow for not less than 90 feet of separation between the proposed HRC2 and residentially zoned property to the west and east of the subject property. Furthermore, Staff recommends that the approval be subject to the 32 Operating Provisions attached hereto as Exhibit 4 for purposes of mitigating the potential for adverse impact to surrounding lands or harm to the general public, and to uphold the commitment to a responsibly operated facility that respects and responds to the surrounding environment into the future.

**Project Manager/Contact:**

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emcclellan@pbcgov.org  
(561) 233-0253

**Attachments:** Exhibit 1 – Vicinity Sketch  
Exhibit 2 – Aerial Photo  
Exhibit 3 – Conceptual Site Plan  
Exhibit 4 – Operating Understanding and Provisions

**EXHIBIT 1**  
**VICINITY SKETCH**

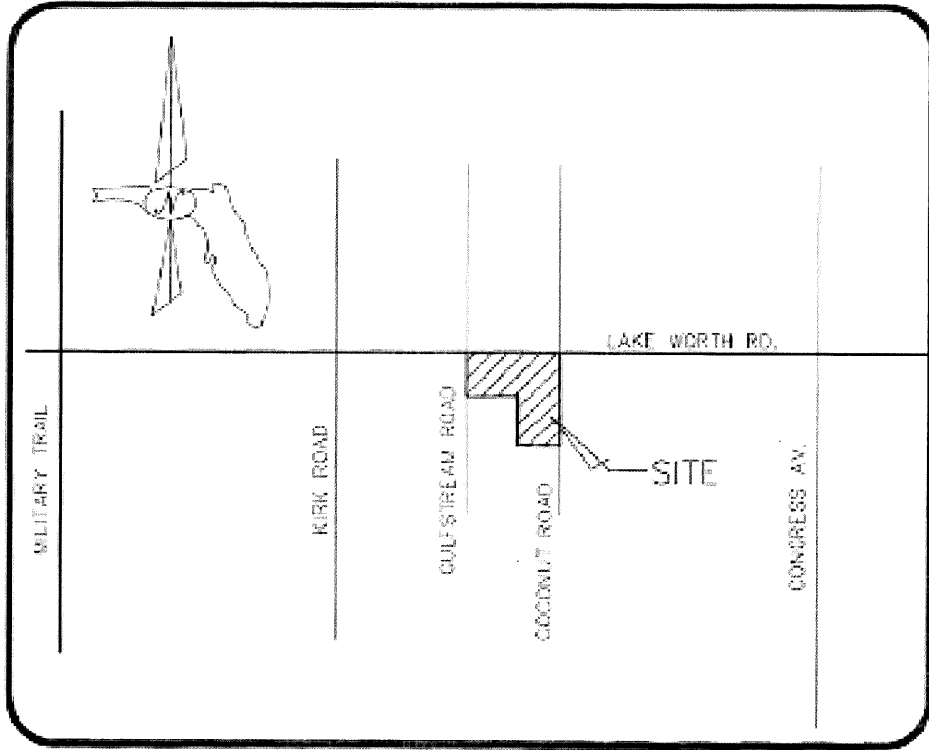
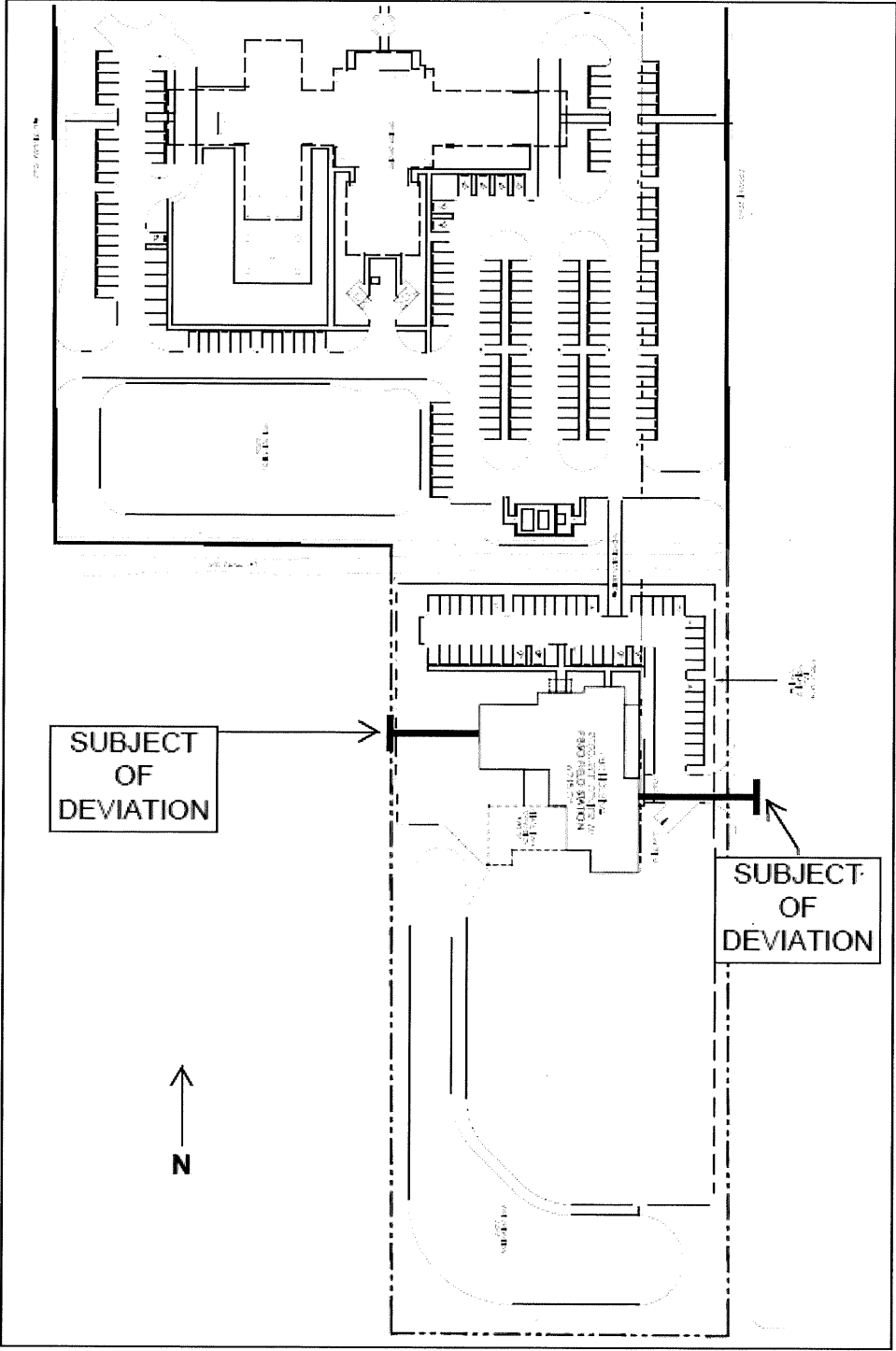


EXHIBIT 2  
AERIAL PHOTO





EXHIBIT 3  
CONCEPTUAL SITE PLAN



## EXHIBIT 4

### OPERATING UNDERSTANDING AND PROVISIONS

The following represents the public commitments made by the County with regard to the development and operation of the Homeless Resource Center 2 (HRC2) upon the County-owned Mid-County Center property, located on the west side of Coconut Road to the south of Lake Worth Road. The Homeless Resource Center 2 (hereinafter HRC2) shall be designed, developed and operated in accordance with the provisions set forth herein. Any amendment or modification to the provisions herein shall require approval by the Palm Beach County Board of County Commissioners (BCC) at an advertised public meeting. Nothing herein shall be construed to prohibit an alternative/permissible use of the site in place of or in conjunction with the HRC2, subject to compliance with the Palm Beach County Unified Land Development Code and/or all other applicable regulatory authority.

1. The HRC2 shall be subject to all ordinances and regulations, as may be modified from time to time, to the fullest extent applicable. The terms and stipulations herein shall not be construed to extend any exemption or preferential treatment to the HRC2, or to minimize the effect of any applicable code requirement.
2. The facility shall be limited to a single-story building with ancillary site improvements and structures only. No expansion of the building, or construction of a new building(s) intended for use and occupancy as an HRC, shall be permitted following initial construction completion without the prior authorization of the BCC sitting in its proprietary capacity at an advertised public meeting. This shall not be construed to prohibit repairs, maintenance, renovation, and/or replacement to equivalent intensities and physical conditions in the event of a casualty loss.
3. The HRC shall be limited to a maximum of seventy-four (74) interim housing beds at any given time. In the event of any future reduction in committed operating funds for the facility, the available bed count shall be reduced proportionately unless a sustained level of operation is agreed to by the Neighborhood Oversight Panel or directed by the BCC.
4. In addition to the clients which are assigned to interim housing, the engagement center shall be limited to a maximum of thirty (30) clients at any given time. Palm Beach County shall employ a standard operating procedure for the admission of clients from referral sources that responds to, and effectively communicates, availability of facility capacity in advance of client delivery to or arrival at the HRC.
5. The goal of the HRC shall be to place clients in permanent housing facilities not more than sixty (60) days following admission. The maximum permissible duration of stay by a client of the HRC shall be ninety (90) consecutive days. Palm Beach County shall employ a standard operating protocol for placement of clients that remain without a permanent housing accommodation upon a stay of ninety (90) consecutive days.
6. The HRC shall remain open and operational twenty-four (24) hours per day, seven days per week, including holidays except in circumstances reasonably beyond the control of the County such as emergencies, acts of god, war or terrorism.

7. Client admissions shall be by referral only. Admission of walk-ups (ie. clients arriving without referral) shall be prohibited, unless and/or until otherwise agreed to by the BCC via written amendment. Individuals arriving without referral during any prohibition period shall be directed to a designated interior space within the HRC and evaluated for placement outside of the HRC or otherwise returned to a place of origin unless and/or until such time as admission to the HRC can be accommodated. Upon completion of the first (1<sup>st</sup>) year of the HRC operations, and as part of the status report required herein, County shall review performance and consult the Neighborhood Oversight Panel for purposes of evaluating any proposed change to the prohibition on walk-ups and consideration of the written amendment referenced above. Nothing contained within the provision shall be construed to prohibit clients from arriving and departing the facility as a pedestrian.
8. Admission of any individual that is registered as a sexual predator, sexually violent predator or sexual offender shall be prohibited. Client screenings conducted during the initial client intake and evaluation or referral process shall include appropriate measures and methods to identify such individual registration status. Registered individuals shall be referred to a temporary shelter or other alternative accommodation that is specifically designated for use by sexual predators and sexual offenders. The HRC shall retain a list of temporary shelters or other alternative accommodations to appropriately refer registered individuals from the HRC. PBSO will be called to respond to the HRC to handle any individual whose intake and evaluation process reveals an offense that requires registration, but is not registered.
9. Client admissions shall be coordinated with local social, medical and health service providers such as, but not limited to John F. Kennedy Medical Center, homeless housing and/or care facilities, etc., to the extent practical and feasible, in order to capture opportunities for placement upon homeless client discharge from such facilities. This provision shall not be misconstrued to establish any prioritization or preferential treatment for client admissions, or to create conflict with any adopted protocols for the HRC or of any other relevant facility.
10. Palm Beach County shall develop and enforce a standard operating protocol to address both authorized and unauthorized client arrivals and departures from the HRC. This protocol shall be provided to the Neighborhood Oversight Panel for review and input prior to implementation. Sample protocols include, but are not necessarily limited to, a mandatory client admission contact; an admission prohibition period following unauthorized departure; mandate for advance notice of tardy returns following an authorized departure; permissible circumstances and scenarios for routine departures; etc.
11. Palm Beach County shall develop and enforce a standard operating protocol to divert any discharged clients and/or unauthorized individuals away from the facility and to an appropriate final destination. This protocol shall be provided to the Neighborhood Oversight Panel for review and input prior to implementation.
12. Security personnel shall be in attendance and on duty twenty-four (24) hours per day, seven days per week. No exceptions shall be permitted for holidays or weekends, but shall apply to any times of facility inoperability caused by a local state of emergency or other circumstance beyond the control of the County. Security duties shall include, but not be limited to, surveillance of the grounds and

interior spaces; vehicular and pedestrian access and departure management; and assignments in support of routine daily operations. Requests for assistance to any event that requires a law enforcement or other emergency response will be submitted through 9-1-1 dispatch or equivalent emergency communication system. Requests for law enforcement response to support the efforts of the security officer shall be directed to the Palm Beach County Sheriff's Office (PBSO) as opposed to a municipal police department.

13. Reasonable security measures including, but not limited to client screenings upon entry to the HRC; client curfew imposition and enforcement; no tolerance response to illegal behavior, use of alcohol, and possession/use of illegal substances or personal property; designated client areas; intrusion prevention devices; door monitoring equipment; sufficient exterior lighting; and the like shall be employed on an ongoing basis to maintain satisfactory security throughout the course of routine daily operations. Palm Beach County shall prepare a Comprehensive Security Plan and provide same to the Plan Review Panel and Neighborhood Oversight Panel for review and input prior to the issuance of a Certificate of Occupancy (CO). This plan shall include, but not be limited to measures for securing the buildings and grounds, patrol of the buildings and grounds, and screening of client history.
14. The HRC shall provide on-site health services on a routine/recurring basis to deliver not less than first aid, personal evaluations, primary care and basic medical services to the HRC clientele.
15. Except for deliveries and use of designated outdoor client areas and recreation facilities, all recurring daily operations, programs and activities shall be conducted indoors. This shall not prohibit delivery of on-site services through use of fully enclosed mobile units operated by public and/or private service providers for the provision of services to the general public.
16. Provision of services shall be limited to clients of the HRC only. At no time shall the HRC be utilized for food distribution or to deliver similar or related services to the general homeless population at large. Such services include primary healthcare services, or provisional accommodation for intermittent overnight stays.
17. At no time shall the HRC be utilized in whole or in part, direct or indirectly, as a day labor employment service establishment or otherwise engage in job placement activities that are intended to provide temporary day or manual labor services. This shall not be construed to prohibit any activity or service that is related to the ongoing permanent employment of a HRC client or active employment placement assistance rendered at the HRC.
18. Palm Beach County shall employ a standard operating procedure for the transportation of HRC clients to places of employment and services located beyond a reasonable and/or customary walking distance from the HRC. This shall not preclude HRC clients from accessing mass transit facilities and vehicles, local employment opportunities and/or engaging in other sanctioned activities that do not require motorized transportation services. To maintain motorized transportation services, Palm Beach County shall retain the existing public bus stops located in the immediate vicinity of the HRC or otherwise provide for equivalent public bus stops or service for the duration of the HRC operations.

19. References to “homeless”, “transitional”, “transient”, “shelter”, or other similar terminology that is intended to characterize or otherwise identify the HRC clientele and/or use shall be prohibited on all exterior signage and surfaces.
20. Palm Beach County shall establish and enforce a “no loitering” policy to prohibit the HRC clients from loitering on and/or surrounding the premises. Additionally, signage intended to discourage and prohibit loitering shall be strategically posted throughout the site. Activity that violates the intent of such policy and signage shall be handled first by the on-site case management and/or security personnel with response from law enforcement personnel as necessary.
21. The County shall develop the plans for construction of the facility after considering the requests and concerns of representatives of the public. A Plan Review Panel comprised of not more than five (5) interested participants from the adjacent residential communities and non-residential facilities shall be assembled by the County’s Office of Community Revitalization (OCR) and utilized for this purpose. Preference shall be given for panelists having education, training, experience and/or employment in architecture, building construction, urban planning, landscape architecture, and/or other equivalent skills that lend to review and comprehension of construction drawings. As part of the building permit submittal (to the Palm Beach County Building Division) the County shall provide a narrative summary to the Plan Review Panel identifying the types and dates of communication with the public, the items which were included or modified as a result of such input, and any items that remain unresolved. To the extent that the design is consistent with the terms of this agreement, but unresolved issues with the public remain, the County will not use its building code review process as the vehicle to cause or force the County to modify its design to address the issues of the public, but will schedule an agenda item for BCC consideration and direction should interest or circumstances for doing so prevail at time of application for building permit.
22. Prior to the County submitting a building permit application, the Plan Review Panel shall consider whether the address for the HRC shall remain as a Lake Worth Road address or change to Coconut Rd. Providing that the County remains compliant with applicable regulations, the County will implement the Plan Review Panel’s direction.
23. Except for the driveway opening on Coconut Road, the facility shall be designed, constructed and maintained to include a minimum six (6) foot tall continuous barrier and landscaping along all perimeter property lines.
24. Palm Beach County Staff shall lend technical support in favor of any local neighborhood initiatives related to: 1) the privatization and/or gating of minor streets; 2) extension of public sewer service; 3) installation of street lights within a corresponding right-of-way; 4) installation of sidewalks within a corresponding right-of-way; and 5) installation of recreation improvements on County-owned land that is not programmed (in whole or part) for any other future use.
25. A Neighborhood Oversight Panel shall be formed by the County’s Office of Community Revitalization (OCR) and supported by staff of the County’s Community Services and Facilities Development and Operations Departments to monitor HRC operations and adherence to the provisions herein. OCR shall

appoint not less than six (6) neighborhood representatives to this Panel, for a total minimum Panel composition consisting of not less than seven (7) representatives inclusive of a Chairperson. The Chairperson of this Panel shall be appointed by the Chairperson of the Palm Beach County Homeless Advisory Board. The Panel shall meet as it deems necessary and provide input for incorporation into status reports as required herein.

26. A representative(s) of Palm Beach County or appropriate designee(s) shall voluntarily accept periodic request(s) for participation at neighborhood meetings or other organized community meetings involving local citizens, business representatives, or other special interests with reasonable cause for interest in the HRC (i.e. neighborhood watch, property owners association, and/or equivalent).
27. A representative(s) of Palm Beach County or appropriate designee(s) shall sustain coordination with PBSO to employ policies and law enforcement training materials, including requests for appearance at the Palm Beach County Law Enforcement Planning Council, for the purpose of adopting standard operating protocol for law enforcement personnel's interaction with the homeless population and endorsing a countywide policy that is intended to minimize or prevent the unwarranted referral of homeless individuals to the HRC. The standard protocol will also include training on the identification of nuisance or criminal behavior which could occur on properties leading to and surrounding the HRC which may be specifically related to the issue of homelessness and/or the operation of the HRC. Through a countywide effort to be coordinated by Palm Beach County, law enforcement agencies and personnel will be instructed on how to report any such identified behavior through Palm Beach County Sheriff's Office (PBSO) and municipal law enforcement personnel. Palm Beach County will proceed in good faith to conclude this effort through execution of a Memorandum of Understanding with each law enforcement agency.
28. Palm Beach County shall retain responsibility for oversight, management and control of daily HRC operations at all times. This shall not be construed to prohibit the utilization of contracted professionals, providers and/or operators to administer programs and deliver services to the clientele of the HRC.
29. For purposes of this exhibit, the Director of Palm Beach County Facilities Development & Operations Department (FD&O) or designee shall serve as the primary point of contact for any questions, concerns and/or complaints related to the operation, maintenance and/or ancillary impacts of the HRC.
30. At no time and under no circumstance shall Palm Beach County advertise or otherwise promote the HRC to any homeless population located outside of Palm Beach County.
31. The HRC2 is the second HRC to be developed as part of an eventual system of HRCs located throughout Palm Beach County. Upon complete implementation of the "Community Plan to End Homelessness in Palm Beach County" and operation of the multiple HRC facilities envisioned therein, homeless individuals shall be directed or referred to the HRC located nearest to their point of collection to the greatest extent possible and practical given prevailing facility operational capacities and vacancies, individual situations and circumstances, and/or other

reasonable considerations that directly influence a logical placement of homeless clientele.

32. Palm Beach County shall provide the Neighborhood Oversight Panel with a status report of HRC operations, accomplishments, countywide HRC facility planning efforts, and other information regarding the HRC that is available to Palm Beach County. Such reports shall be provided upon completion of the first six (6) months of the HRC operations, upon completion of the first (1<sup>st</sup>) year of the HRC operations, and upon completion of the second (2<sup>nd</sup>) year of the HRC operations. Thereafter, Palm Beach County shall respond to Panel requests for a status report on an as-needed basis as determined by the Panel.



PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County  
COMMUNITY  
SERVICES**

**Helping People Build Better Communities**

*in collaboration with*

**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**

and

**COUNTY ADMINISTRATION**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PRESENTATION OUTLINE

***James Green, Director  
PBC Community Services Dept.***

1. Facts about Homelessness in PBC
2. False Perceptions about HRCs
3. Facility Description and Philosophies
4. Facility Programming
5. Client Services
6. Typical Client Progression

***Eric McClellan, Director  
PBC FD&O Strategic Planning***

7. HRC2 Search Area and Siting
8. Site Introduction, Background and Concept
9. Lewis Center Impacts: Property Value and Crime
10. Facility Security Measures
11. Senator Philip D. Lewis Center Interlocal Agreement
12. Tentative Project Timeline
13. Community Champions Against Homelessness
14. Questions & Answers

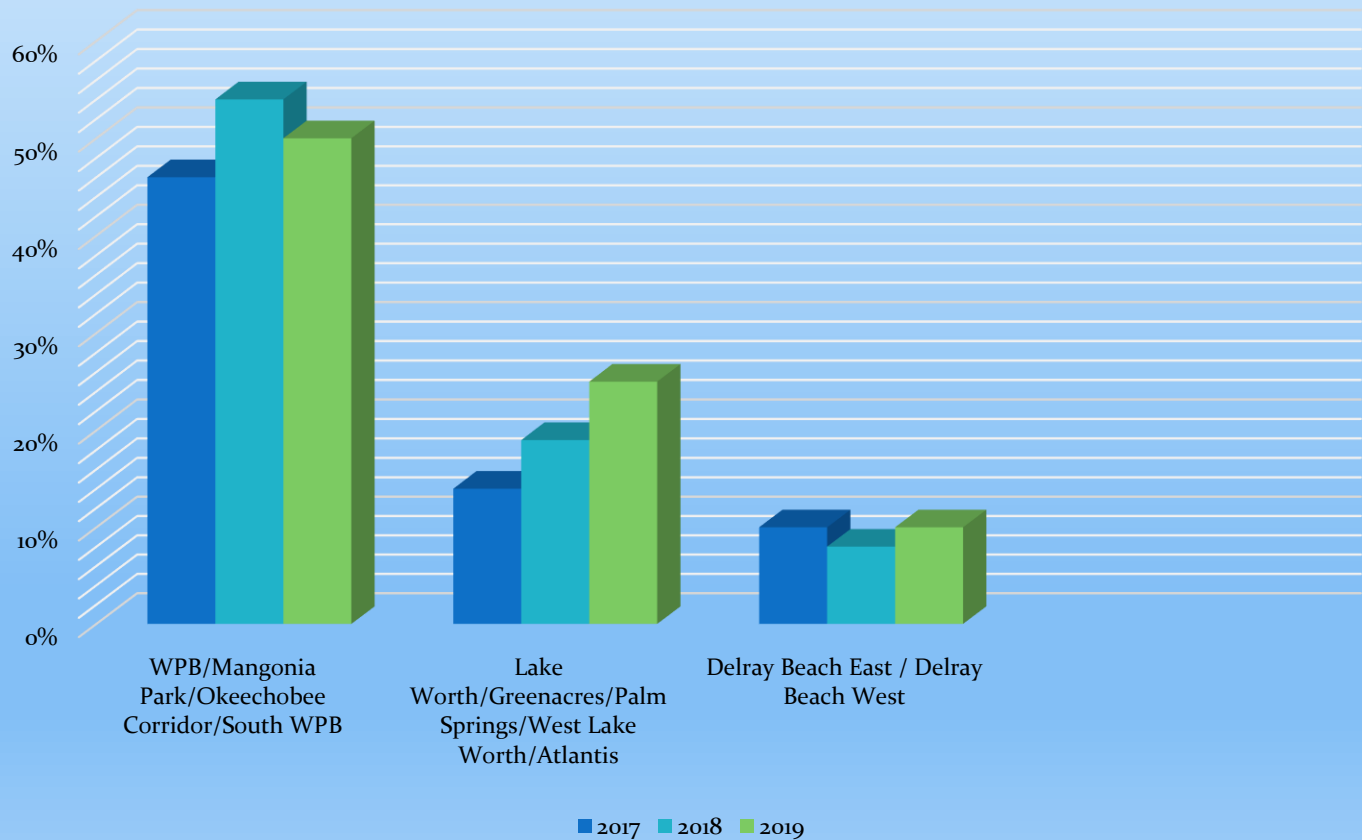
Adjournment

# FACTS about Homelessness in Palm Beach County

- **Counts continue a steady rise**
    - ❖ **Current homeless population > 1,300**
  
  - **Most often results from a complex set of circumstances**
    - ❖ **Lack of affordable housing**
    - ❖ **Increase in poverty**
  
  - **Homeless Advisory Board**
  
  - ***Ten-Year Plan to End Homelessness***
    - ❖ **Approach: Prevention and Termination vs. Management**
    - ❖ **Continuum of Care model to self-sufficiency**
    - ❖ **Centralize response system**
- ✓ HOMELESS RESOURCE CENTERS!**

# GEOGRAPHY of Homelessness in Palm Beach County

Top Three Areas of Homeless in Palm Beach County



# **FALSE PERCEPTIONS**

**about**

## **Homeless Resource Centers**

- **NOT merely a shelter**
- **NOT a permanent housing solution**
- **NOT a “soup kitchen” or “day labor center”**
- **NOT a jail, prison, penitentiary or detention center**
- **NOT a convalescent, psychiatric or detoxification facility**
- **NOT an emergency medical care facility**
- **NOT a new practice to address homelessness**
- **NOT tolerable to illegal activity and inappropriate behavior**
- **NOT proven to increase crime or decrease property values**
- **DO NOT OPERATE IN ISOLATION**
  - ✓ *Extensive network of support and services*

# Homeless and Housing Alliance

- The Homeless and Housing Alliance (HHA) of Palm Beach County (formerly the Continuum of Care) is intended to deliver a comprehensive and coordinated continuum of services for homeless individuals and families.
- The system's fundamental components include homeless prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, permanent housing, and permanent supportive housing.
- The HHA includes community-based membership with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing service providers, faith groups, education, veterans, health care, and concerned individuals.

# **Municipalities with an Interlocal Agreement for Law Enforcement (LE) Referrals to the Lewis Center**

**Belle Glade**

**Boynton Beach**

**Delray Beach**

**Juno Beach**

**Jupiter**

**Jupiter Inlet Colony**

**Lake Clarke Shores**

**Lake Park**

***Lake Worth***

**Palm Beach**

***Palm Springs***

**Riviera Beach**

**Wellington**

**West Palm Beach**



## PROPOSED

# HOMELESS RESOURCE CENTER 2

### Description:

A facility providing homeless clients with 24-hour daily access to supportive services including, but not limited to, a universal intake and assessment process; beds for use as an interim housing option when permanent housing is not immediately available; engagement centers; prepared meals; as well as medical, psychiatric, educational and job placement services.

### Philosophies:

- A homeless individual will spend less time roaming the streets when provided with easy access and delivery of the services provided by a Homeless Resource Center and the extensive support network.
- When homeless individuals are surrounded by clean, safe and supportive environments, increases in self-esteem and feelings of self-worth lead to more rapid progress on their path to self-sufficiency.
- A Homeless Resource Center is both an alternative AND a solution to homeless loitering.

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING

### ADULT Engagement

#### Intake

- Screening
  - ❖ Medical
  - ❖ Background
  - ❖ Possessions
- Counseling
- Housing assessment
  - ❖ Intake beds (~14)
- 24 hour daily operation
  - ✓ Service prohibited without advance referral/coordinated arrival

#### Assessment

- Social Service Providers
- Economic Service Providers
- Mental Health and Substance Abuse Service Providers
- Medical Service Providers

Restrooms, Lounge, Laundry, Storage

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### FAMILY Engagement

*Intake and Assessment for families will occur at the HRC2 but families will not be sheltered at HRC2.*

- Same services as Adult Engagement
- 24 hour daily operation
  - ❖ Shelter and case management provided off-site
  - ❖ Transportation to off-site facility provided by contracted service provider

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### Health Services

Future Agreement w/ Health Care District of PBC

Limited Services

- First Aid
- Physical / Mental Screening

Potential Advanced Services

- Dental
- Vision
- Nutrition

Mobile coach

Initial clearance thru Lewis Center Clinic or remotely

Potential semi-private overnight rooms

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### Interim Housing

Separate M/F sleeping areas

Maximum of 74 beds at any given time

- ~30 M
- ~10 W
- ~14 Transitional/LE
- ~10 F Youth (18-24 Years)
- ~10 M Youth

Typical stay of <30 days

Common Lounge

Outdoor Recreation

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### Food Service

Client service only (no take-out meal services)

No full-service kitchen on site

- Kitchen for final food preparation
- Food delivery:
  - ❖ Existing PBC kitchen facility
- 3 daily deliveries

Appliances for heating/cooling meals

Limited dishwashing capabilities

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### **Laundry Room**

Limited on-site service

Linen storage

Private vendor or existing PBC service facility

### **Donation Storage**

Clothing, Household Goods, Furniture, Etc.

Client use only (“Client Closet”)

### **Food Pantry**

Storage of donated food goods

Client use only (“Client Closet”)

### **Client Mail Facilities**

- ✓ Employment
- ✓ Housing
- ✓ Identification

PROPOSED

# HOMELESS RESOURCE CENTER 2

## CLIENT SERVICES

### **Community Voice Mail System**

- Personal telephone number
  - ✓ Employment
  - ✓ Housing

### **Case Management**

- Causes
- Barriers
- Individualized Plan

### **Life Skills Classes**

- Daily offerings
- Educational model
  - Communication
  - Finance / Budgeting
  - Employment
  - Health / Wellness
  - Anger / Stress Management

### **Employment Placement**



PROPOSED

# HOMELESS RESOURCE CENTER 2

## TYPICAL ADULT PROGRESSION

DAY 1

### Intake

- Medical Screening
- Background Screening
- Universal Intake
- Housing Assignment
- Orientation
- Case Manager and Job Coach Assigned

DAYS 2-3

### Engagement

- Initial Meetings w/ Staff
- Initiation of ID and Public Assistance Services
- Transportation Arrangements
- Technology Support
- Assessment Scheduling
- Class Assignments
- Daily Schedule Created

DAYS 4-5

### Engagement / Assessment

- Implement Individualized Plan
- Employment Services
- Class Assignments
- Reevaluate Schedule

DAYS 6-30

### Ongoing Engagement / Assessment

- Follow Individualized Plan and Daily Schedule
- Regular Progress Meetings
- Routine Reviews of Personal Plan
- Pursue Employment
- Housing Placement

DAYS 31- 90  
*(if applicable)*

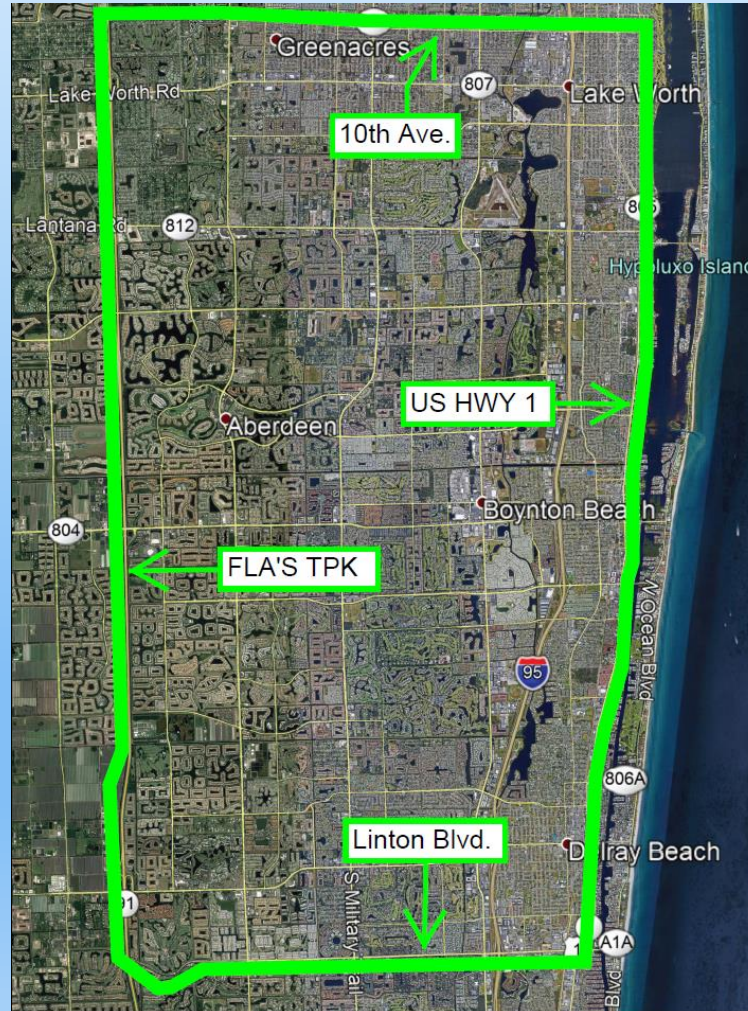
### Ongoing Engagement / Assessment

- Follow Individualized Plan and Daily Schedule
- Weekly Extension of Stay (pending permanent housing placement)

PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH AREA



PROPOSED

# **HOMELESS RESOURCE CENTER 2**

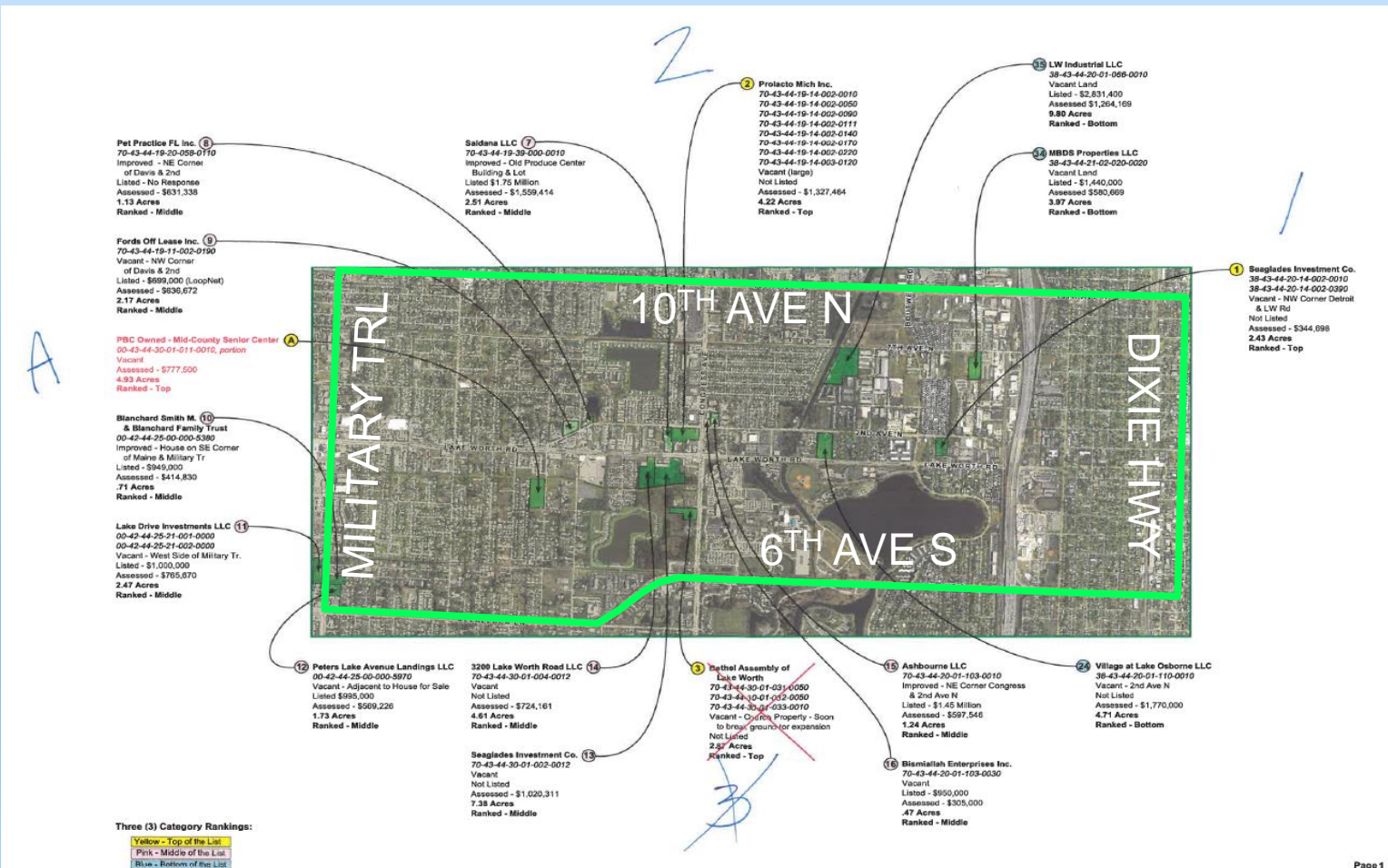
## **SITE IDENTIFICATION PROCESS**

- 1. County Owned Land/Buildings**
- 2. LoopNet**
- 3. Field Reconnaissance**
- 4. Contract w/ Broker/Owner**
- 5. Site Visit (as applicable)**
- 6. Shortlist**
- 7. Rank Order**

# PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 1

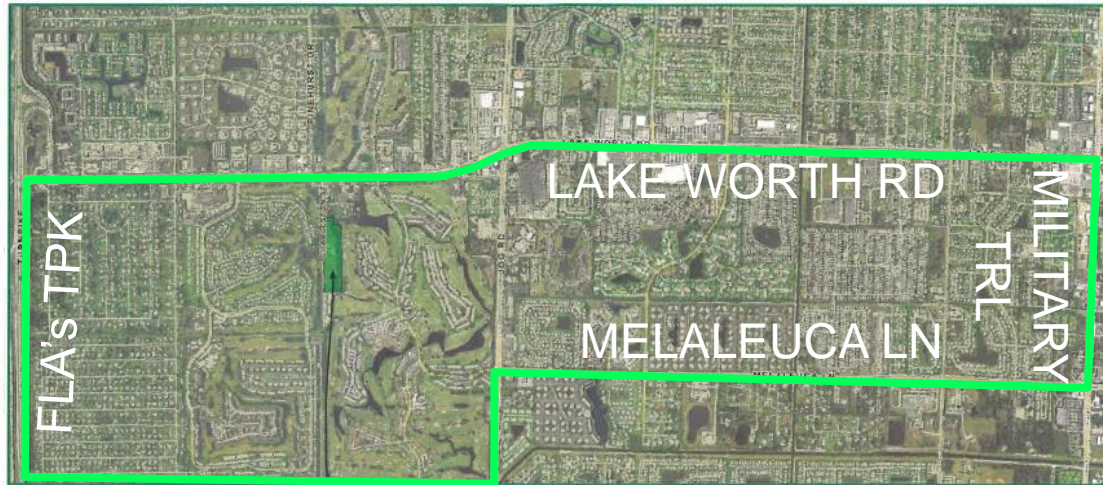




PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 2



32 PBC Owned - Charleston St  
00-42-44-27-02-000-0040  
Vacant  
Assessed - \$1,147,107  
9.68 Acres  
Ranked - Bottom

Three (3) Category Rankings:

- Yellow - Top of the List
- Pink - Middle of the List
- Blue - Bottom of the List

# PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 3

**6**

**Prince Partners (6)**  
 70-43-44-30-01-098-0003  
 70-43-44-30-01-098-0030  
 70-43-44-30-01-098-0040  
 Vacant  
 Listed - \$895,000  
 1.61 Acres  
 Ranked - High

**ECS Bristol (7)**  
 Lake Worth LLC (17)  
 02-42-44-25-00-000-0370  
 Vacant  
 Listed - \$995,000 (Loopnet)  
 Assessed - \$711,672  
 2.65 Acres  
 Ranked - Middle

**Gino Matrondola (18)**  
 02-42-44-36-10-014-0030  
 02-42-44-36-10-014-0040  
 Vacant  
 Not Listed  
 Assessed - \$917,121  
 4.3 Acres  
 Ranked - Middle

**Midland Commons (19)**  
 00-42-44-36-38-001-0050  
 Vacant  
 Not Listed - Stalled Office  
 Assessed - \$1,536,235  
 5.6193 Acres  
 Ranked - Middle

**Williams & Sons (20)**  
 Realty 28th St.  
 00-42-44-37-02-001-0030  
 Improved - 13756 SF Vacated  
 Walgreens Building  
 Listed - \$4.5 Million  
 Assessed - \$2,705,052  
 2.13 Acres  
 Ranked - Middle

**4560 Lantana Road LLC (5)**  
 00-42-44-37-02-001-0020  
 00-42-44-37-02-001-0060  
 Improved - 19,530 SF  
 Unfinished Shell  
 Listed - \$3.0 Million  
 Assessed - \$1,183,336  
 2.0642 Acres  
 Ranked - Top

**Edward J. Kloss (4)**  
 00-43-44-38-00-000-0037  
 Improved - 26,800 SF  
 14,400 SF Unfinished  
 14,400 SF Finished  
 Listed - \$4.5 Million  
 Assessed - \$2,507,173  
 2.4 Acres  
 Ranked - Top

**4**

**Palm Beach Prosperity (21)**  
 Ltd Partnership  
 00-42-44-37-00-037-0017  
 (Schawne Learning Center, Inc.)  
 00-42-44-37-00-037-0019  
 00-42-44-37-00-037-1321  
 Vacant - Adjacent Library  
 Not Listed - Being Developed as  
 Child Care Nursery  
 2.7 Acres  
 Ranked - Middle

**Three (3) Category Rankings:**  
 Yellow - Top of the List  
 Pink - Middle of the List  
 Blue - Bottom of the List

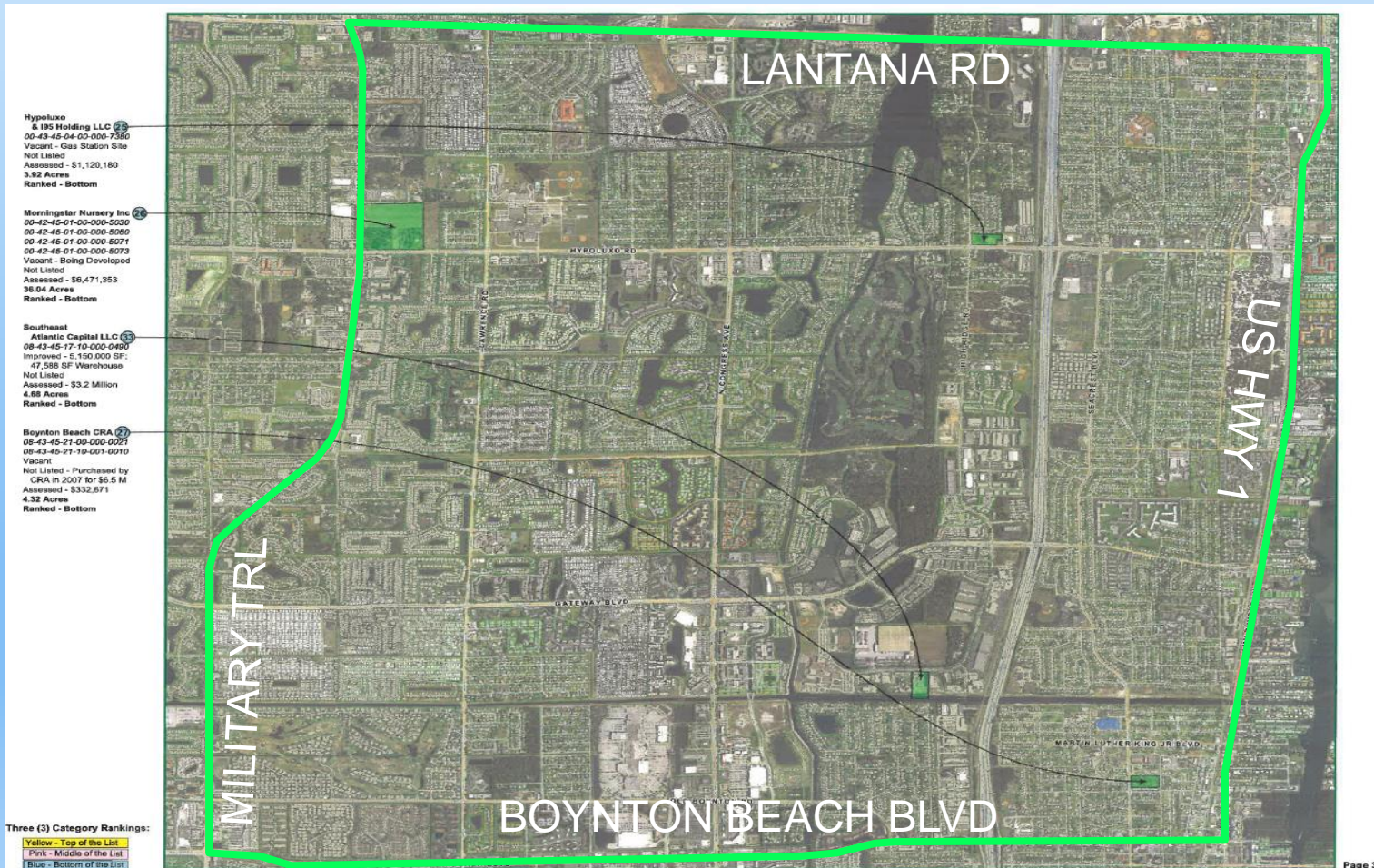
**Page 2**



PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 4

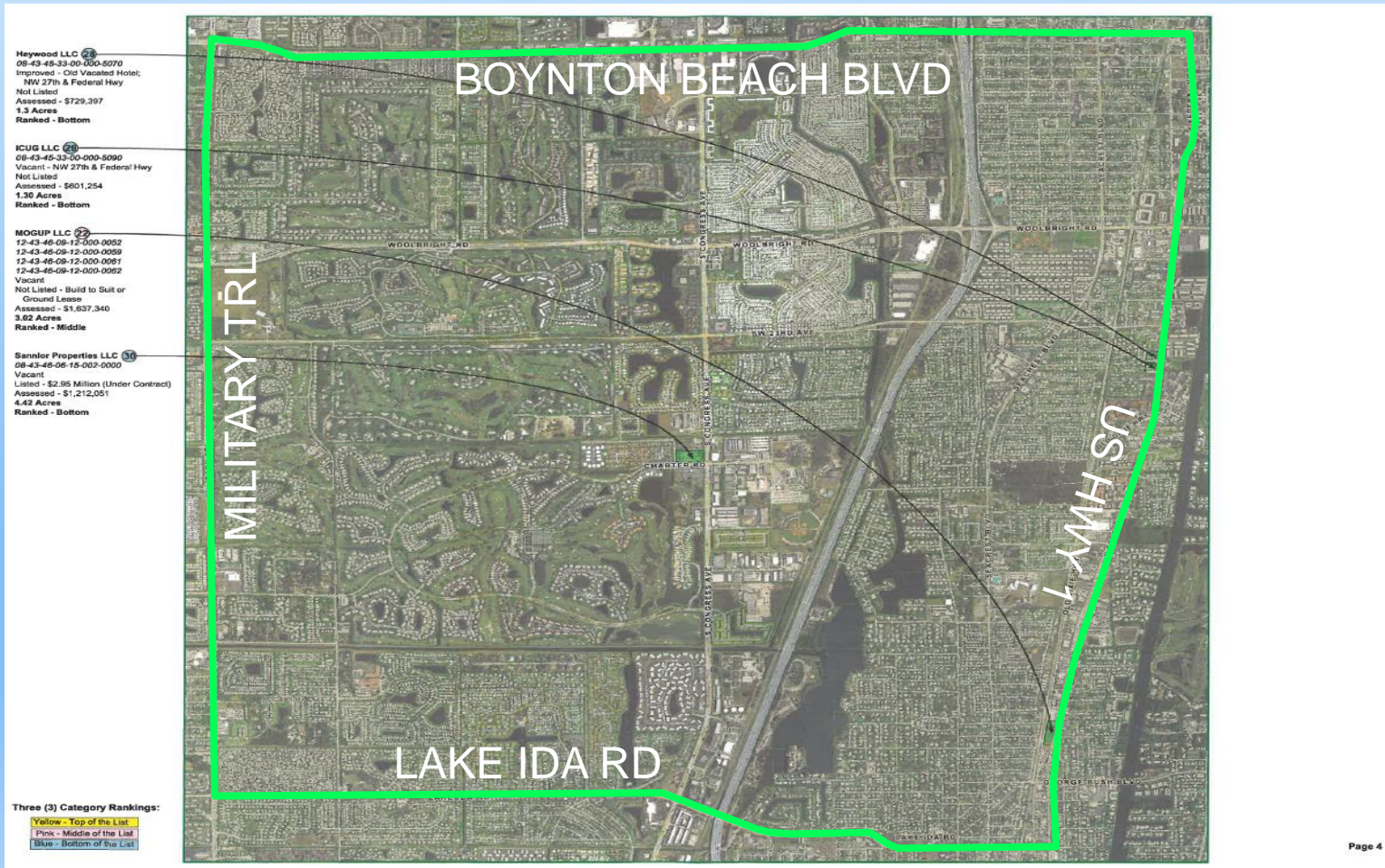




PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 5





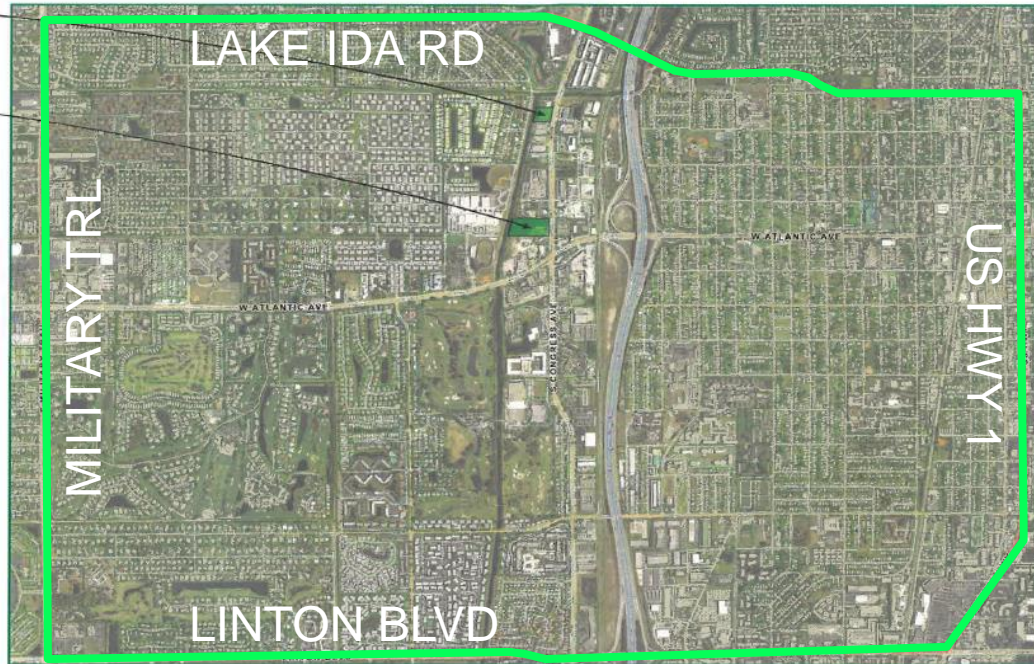
PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH SUBAREA 6

Virginia Cary ①  
12-43-46-16-00-000-1340  
Vacant  
Not Listed  
Assessed - \$523,479  
1.96 Acres  
Ranked - Bottom

Marion Trustee ②  
12-43-46-16-00-000-1190  
Vacant  
Listed - \$3,950,000  
(\$714,285 per Acre)  
Assessed - \$241,289  
5.5339 Acre  
Ranked - Middle



Three (3) Category Rankings:

- Yellow - Top of the List
- Pink - Middle of the List
- Blue - Bottom of the List

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **KEY SITING CONSIDERATIONS**

- ✓ **Sufficient Land Area (~2 AC) / Building Square Footage (~16K SF)**
- ✓ **Construction / Renovation Capability**
- ✓ **Availability**
- ✓ **Financial Feasibility**
- ✓ **Regulatory Feasibility**
- ✓ **Accessibility**
- ✓ **Visibility**
- ✓ **Compatibility / Suitability of Surroundings**
- ✓ **Tax Roll Status**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## HIGHEST RANKED SITES

1. Seaglades Investment Co., SWC Lake Worth Road and Detroit Street, Lake Worth  
➤ **Under contract**
2. Prolacto Mich, Inc., SWC 2<sup>nd</sup> Ave. N and Congress Ave., Palm Springs  
➤ **Owner not a willing seller**
3. Bethel Assembly of Lake Worth, Congress Ave. across from PB State College, Palm Springs  
➤ **Not for sale; Expansion planned**
4. Edward Kloss, SWC of Lantana Road and and Old Congress Ave., Unincorporated  
➤ **Not cost feasible (\$4.5M + renovation); Space far exceeds need**
5. 4560 Lantana Road, LLC, SWC of Lantana Road and Military Trail, Unincorporated  
➤ **Component of commercial complex; No visibility; Asking 3x assessed value**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## HIGHEST RANKED SITES (Cont.)

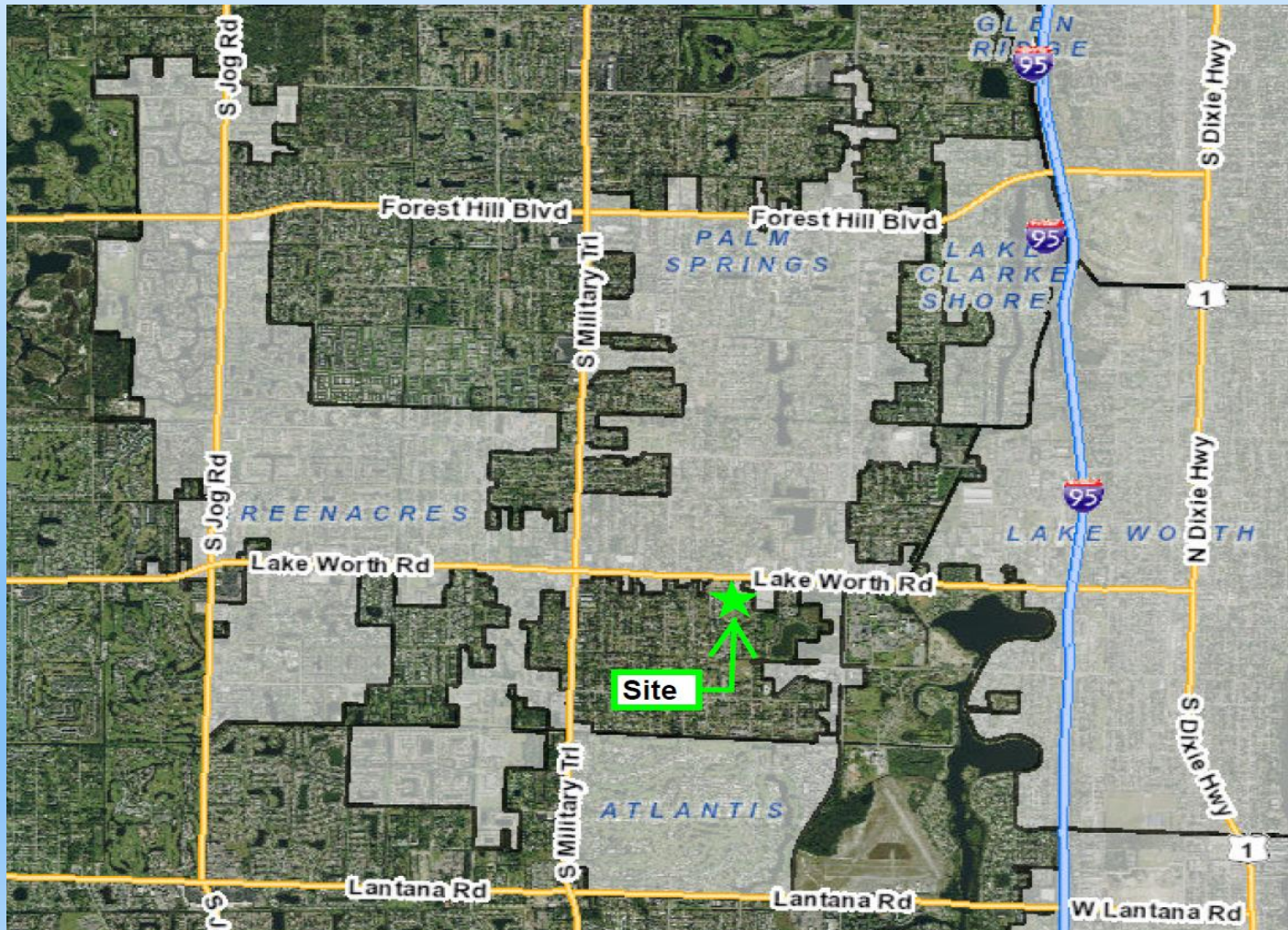
6. Prince Partners, West side of Congress Ave. between Ferrell Dr. and Prince Dr., Palm Springs
  - Residential roads/use on 3 sides; No visibility; Proximate to John Prince Park
7. Lantana Place, NEC Lantana Road and Haverhill Road, Unincorporated
  - \$3.45M purchase price; 9.65 acres far exceeds need
- A. PBC Mid-County Center Property, 3680 Lake Worth Road, Unincorporated**
  - No real estate transaction (time, expense, uncertainty)
  - Not programmed for other purpose (immediately available)
  - Adequate land area and infrastructure for HRC2 program
  - Co-located with existing County facility/operations
  - Surroundings comparable to Philip D. Lewis Center
  - Compatibility accomplished through design and operation
  - Centrality to targeted service area
  - Site served by Palm Tran stop
  - No tax roll implication



PROPOSED

# HOMELESS RESOURCE CENTER 2

## PBC MID-COUNTY CENTER PROPERTY





PROPOSED

# HOMELESS RESOURCE CENTER 2

SITE



PROPOSED

# HOMELESS RESOURCE CENTER 2

## *SITE BACKGROUND*

- Purchased by PBC in October 2002
- ~12.88 acre site (~5.43 acres undeveloped)
- 635' fronting Lake Worth Rd (120' ROW) x 1,293' fronting Coconut Rd (60-80' ROW) (679.5' undeveloped) x 545' fronting Gulfstream Rd (60' ROW)
- Public Ownership (PO) Zoning and CH/5 Future Land Use
- 26,538 square foot Senior Center completed December 2007
- 25,000 square foot Head Start Admin./114 Child Daycare approved
- Vehicular access to Coconut Road and Gulfstream Road
- 165 parking spaces; 6 drop-off spaces



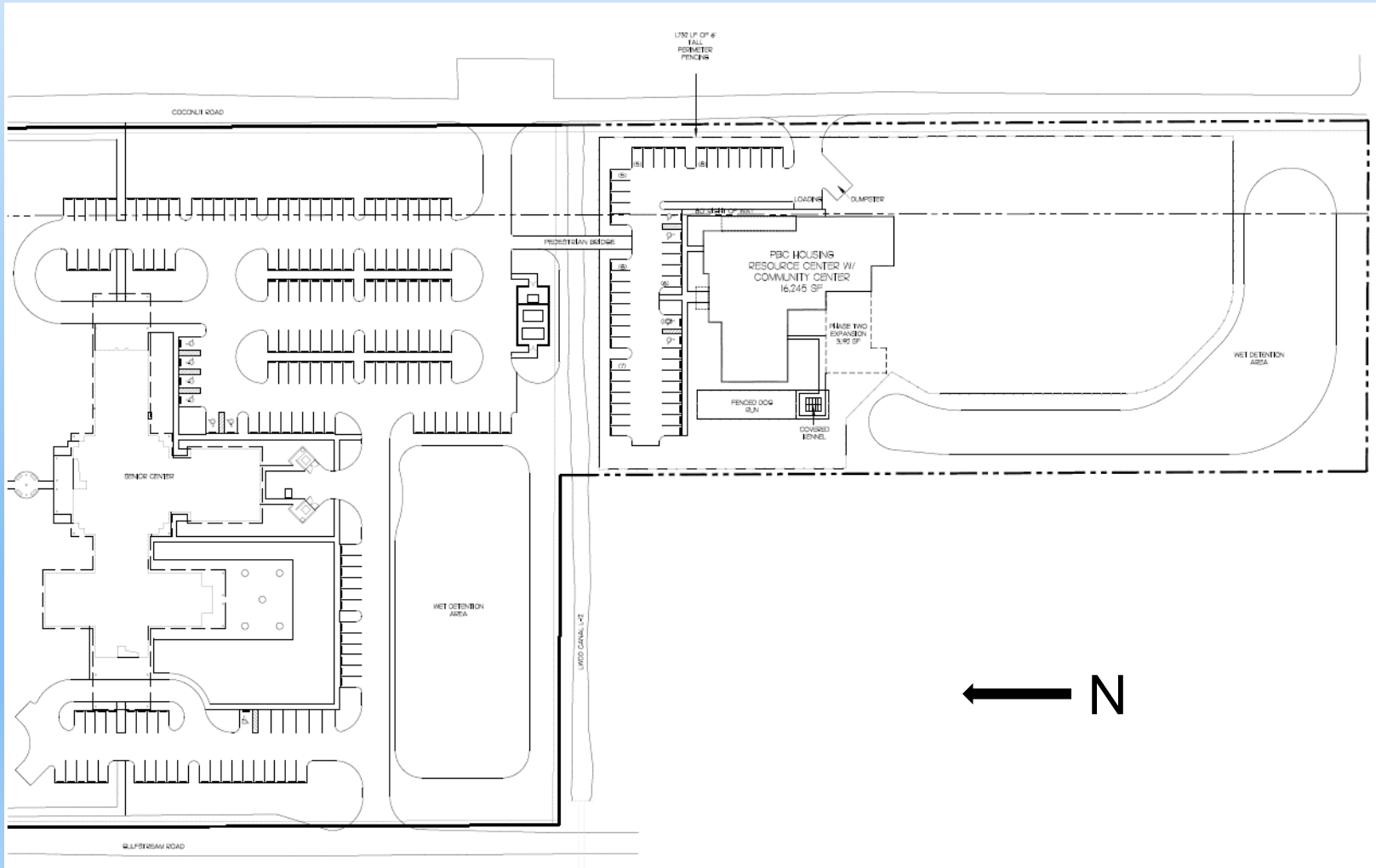




PROPOSED

# HOMELESS RESOURCE CENTER 2

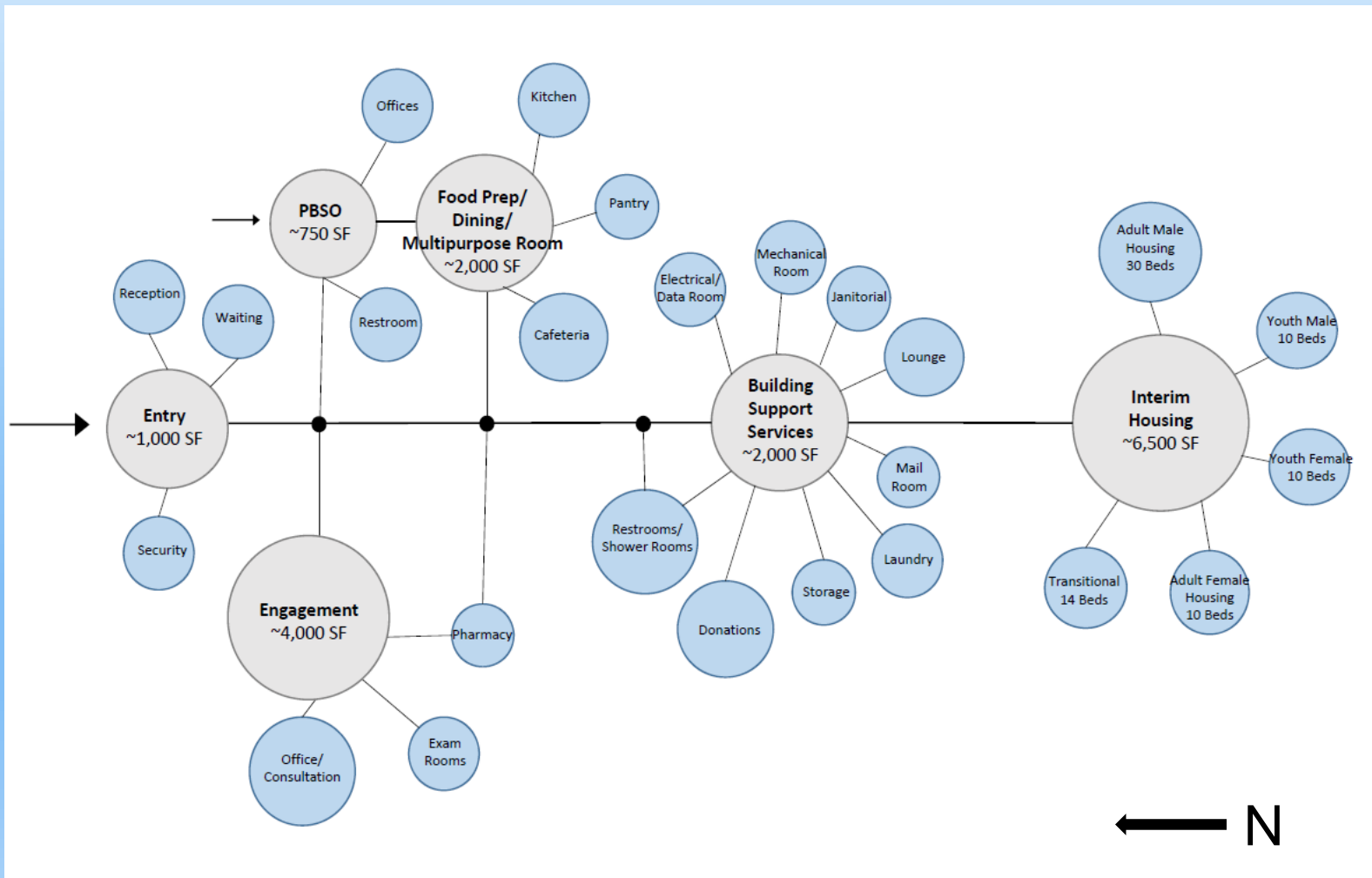
## CONCEPTUAL SITE PLAN



PROPOSED

# HOMELESS RESOURCE CENTER 2

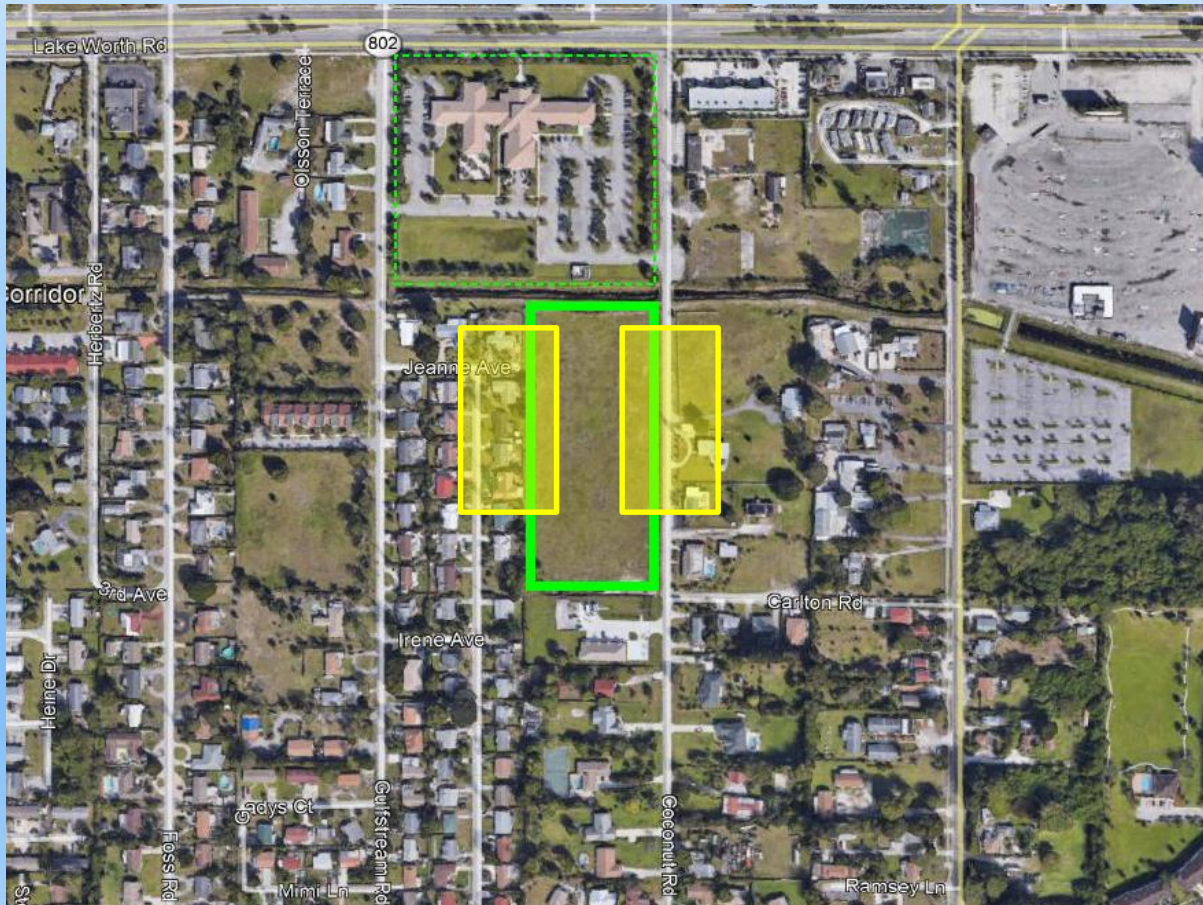
## INTERIOR ORGANIZATION / FLOW



PROPOSED

# HOMELESS RESOURCE CENTER 2

250' SEPARATION FROM  
RESIDENTIAL PROPERTY



# PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROPERTY VALUE ASSESSMENT\*

### Market Value w/in 1/2 Mile

Lewis Center Nearby Assessments of Single Family Homes			
Tax Year	Median Market Value	Count	Change
2009	\$106,793	514	
2010	\$83,442	496	-22%
2011	\$67,537	498	-19%
2012	\$57,750	503	-14%
2013	\$62,991	507	9%
2014	\$79,052	508	25%
2015	\$83,202	507	5%
2016	\$92,864	509	12%
2017	\$107,127	508	15%
2018	\$129,745	507	21%

### Sales of Single Family Residences

Within 1 mile of Lewis Center				Countywide			
Sale Year	Median Price	Count	Change	Sale Year	Median Price	Count	Change
2009	\$102,500	36		2009	\$245,650	6,232	
2010	\$64,000	27	-38%	2010	\$260,000	5,892	6%
2011	\$70,750	48	11%	2011	\$240,000	6,935	-8%
2012	\$61,266	72	-13%	2012	\$245,000	8,292	2%
2013	\$66,000	125	8%	2013	\$296,000	10,089	21%
2014	\$75,000	131	14%	2014	\$317,400	10,727	7%
2015	\$90,000	156	20%	2015	\$325,000	11,808	2%
2016	\$100,000	228	11%	2016	\$322,000	12,227	-1%
2017	\$120,000	263	20%	2017	\$340,000	12,595	6%
2018	\$139,000	251	16%	2018	\$350,000	12,815	3%

**Year over year value increases since opening of Senator Philip D. Lewis Center!**

**= Market factors > Presence of HRC**

\*Source: PBC Property Appraiser

PROPOSED

# HOMELESS RESOURCE CENTER 2

## LEWIS CENTER YEAR 6 STATISTICS

- 386 LE referrals
- 5,845 individuals/families refused service
- 5,078 arrivals without referral
- 2,209 individuals utilized interim housing
- 324 security incidents (emergency and non-emergency)
- 45 unauthorized departures
- 6 unauthorized arrivals
- 355 discharges (voluntary and involuntary)
- 71 WPBPD responses



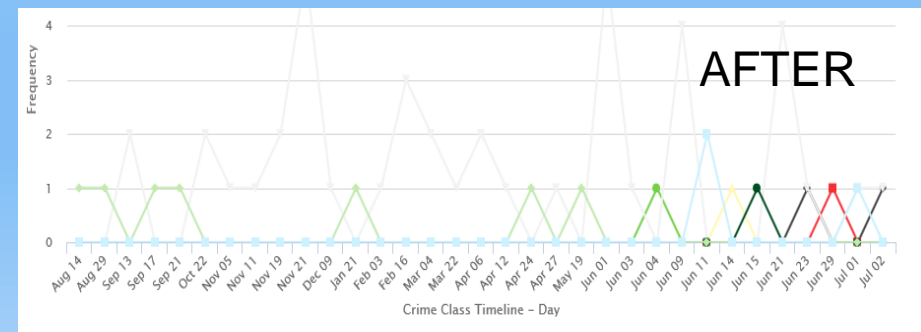
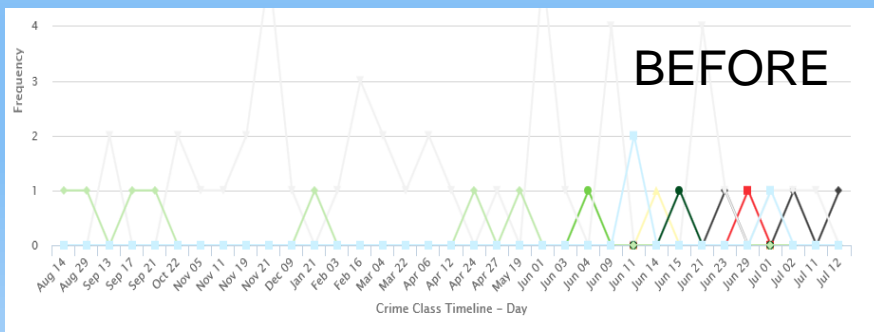
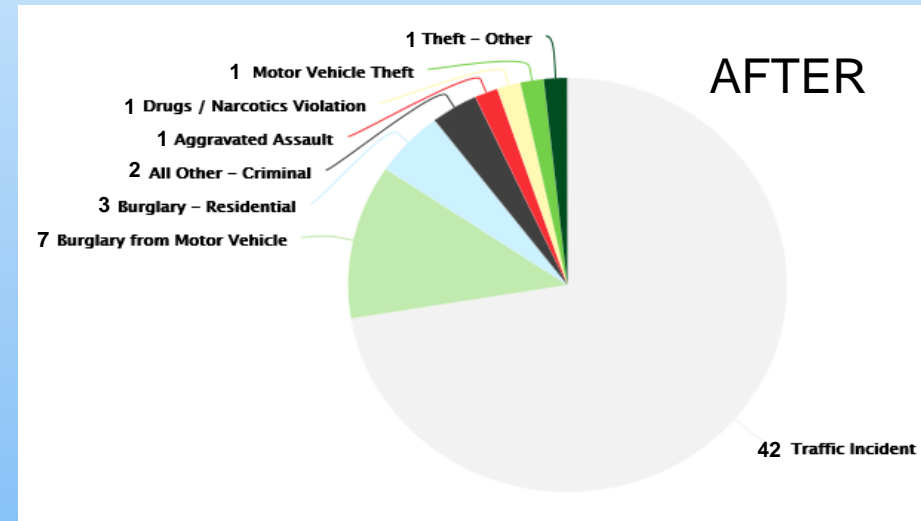
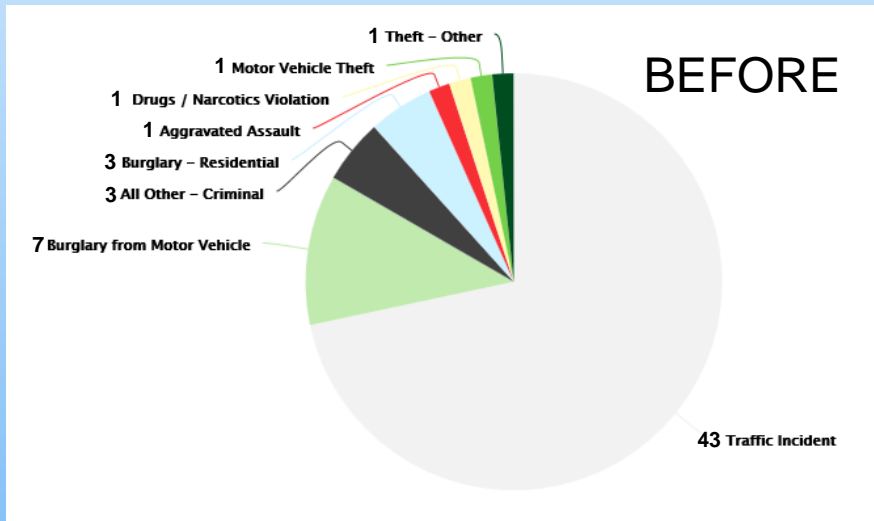
PROPOSED

# HOMELESS RESOURCE CENTER 2

## LEWIS CENTER LOCAL CRIME STATISTICS\*

ONE YEAR BEFORE AND AFTER OPERATIONS

ALL RECORDED EVENTS, 1/4 MILE



\*Source: West Palm Beach Police Dept.

PROPOSED

# HOMELESS RESOURCE CENTER 2

## **FACILITY SECURITY MEASURES**

### **Programmatic Controls**

- Client Screening (background, possessions, referrals, etc.)
- Client Curfew
- Designated Client Areas (parking, smoking, etc.)

### **Private Security Contractor**

- 24 hour presence on a daily basis
  - Site Patrol
  - Access Control
  - Program Support

### **Perimeter Barriers**

- Physical Control / Access Limitation
- Psychological Boundary / Barrier

### **Electronic Systems**

- Entry / Departure Management

### **Exterior Lighting**

### **Comprehensive Security Plan**

### **Co-located PBSO facilities and multi-purpose room**

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT**

3. No further building expansion or construction without prior authorization
4. Maximum of six intake beds and 60 interim housing beds at any given time
5. Maximum of 30 additional clients in engagement center at any given time
6. Goal for external housing placement = 60 days; Maximum = 90 consecutive days
7. 24/7/365 operations, excluding only circumstances beyond control
8. Admission by referral only; “Walk-ups” prohibited w/o supermajority vote after 1 year
9. Admission of registered sexual predator, sexually violent predator or sexual offender is prohibited; PBSO to handle unregistered offenders
11. Protocol for authorized and unauthorized clients arrivals and departures



PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT (CONT.)**

12. Security personnel on duty 24/7/365
13. Security measures employed on an ongoing basis; Comprehensive Security Plan prior to CO
17. All recurring daily operations, programs and actions shall be conducted indoors except for deliveries and designated outdoor clients areas and recreation features
18. Provision of services limited to clients of the HRC only
19. No utilization as a day labor employment service establishment
20. Policy for client transportation to employment and services; Retain bus stop/service
21. Freestanding identification signage limitations (size, number, style, content)
23. Exterior references to “homeless”, “transitional”, “transient”, “shelter” prohibited

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT (CONT.)**

24. Establish and enforce a no loitering policy, including on-site signage
25. Develop construction plans with the involvement of a panel of interested participants from adjacent communities and facilities; Document meetings, changes incorporated and any unresolved items at time of building permit submittal
26. A representative of PBC or designee shall be appointed to any corridor committee to address issues, concerns and/or collective interests
27. A neighborhood committee shall be formed to monitor HRC operations and adherence to provisions; meetings on as-needed basis
28. A representative of PBC or designee shall accept any request(s) for participation at neighborhood/community meetings reasonably related to the HRC
29. Coordinate w/ PBSO to develop policies and LE training materials for presentation to LEPC; MOU w/ LE agencies

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT (CONT.)**

30. PBC shall retain responsibility for oversight, management and control of daily HRC operations at all time
31. Director of FD&O or designee shall serve as the primary point of contact
32. At no time and under no circumstance shall PBC advertise or promote the HRC to any homeless population located outside of PBC
33. WPB HRC is first of an eventual system of HRCs located throughout PBC; Direct/refer individuals experiencing homelessness to nearest HRC to extent possible and practical
34. Status report of HRC operations, accomplishments, countywide HRC planning, etc. at 6 months, 1 year, 2 years, then as-needed

PROPOSED

# HOMELESS RESOURCE CENTER 2

## TENTATIVE PROJECT TIMELINE

*March 14 and April 24, 2019: Public information meetings*

*June 18, 2019: BCC direction (siting, provisions and funding)*

*May – October 2019: Design services solicitation*

*November 2019 – January 2021: Design; CM and Operator solicitations*

*January 2021 – April 2021: Permitting*

*June 2021 – August 2022: Construction*

*September 2022 – November 2022: Occupancy*

*November 2022: GRAND OPENING!*

PROPOSED

# HOMELESS RESOURCE CENTER 2

## *SPEAKERS LIST*

**Katherine Hammer**, Assistant VP, Homeless Services, Gulfstream Goodwill and Senior Director, Senator Philip D. Lewis Center

**Sophia Eccleston**, President, The Homeless Coalition of PBC

**Matthew Constantine**, CEO, Adopt-A-Family of the Palm Beaches

**Tony Spatara**, Assistant Chief, West Palm Beach Police Department

**Armando Fana**, Director, Housing and Community Development, City of West Palm Beach

**Leo Abdella**, Inaugural Member, PBC Homeless Advisory Board and Chair, Senator Philip D. Lewis Center Neighborhood Oversight Committee

PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County**  
**COMMUNITY**  
**SERVICES**

**Helping People Build Better Communities**

*in collaboration with*  
**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**  
and  
**COUNTY ADMINISTRATION**



ATTACHMENT 5

PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County  
COMMUNITY  
SERVICES**

**Helping People Build Better Communities**

*in collaboration with*

**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**

and

**COUNTY ADMINISTRATION**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PRESENTATION OUTLINE

Introduction by *Nancy Bolton, Assistant County Administrator, PBC Administration*

*James Green, Director  
PBC Community Services Dept.*

1. Facts about Homelessness in PBC
2. False Perceptions about HRCs
3. Facility Programming
4. Client Services
5. Typical Client Progression

*Eric McClellan, Director  
PBC FD&O Strategic Planning*

6. HRC2 Search Area and Siting
7. Site Introduction and Concept
8. Lewis Center Impacts: Property Value and Crime
9. Facility Security Measures
10. Senator Philip D. Lewis Center Interlocal Agreement
11. *Prospective* Project Timeline

**12. Questions & Answers**

Adjournment

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

**Video on Lewis Center**

# FACTS about Homelessness in Palm Beach County

- **Counts continue a steady rise**
    - ❖ **Current homeless population > 1,300**
  
  - **Most often results from a complex set of circumstances**
    - ❖ **Lack of affordable housing**
    - ❖ **Increase in poverty**
  
  - **Homeless Advisory Board**
  
  - ***Ten-Year Plan to End Homelessness***
    - ❖ **Approach: Prevention and Termination vs. Management**
    - ❖ **Continuum of Care model to self-sufficiency**
    - ❖ **Centralize response system**
- ✓ HOMELESS RESOURCE CENTERS!**

# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach



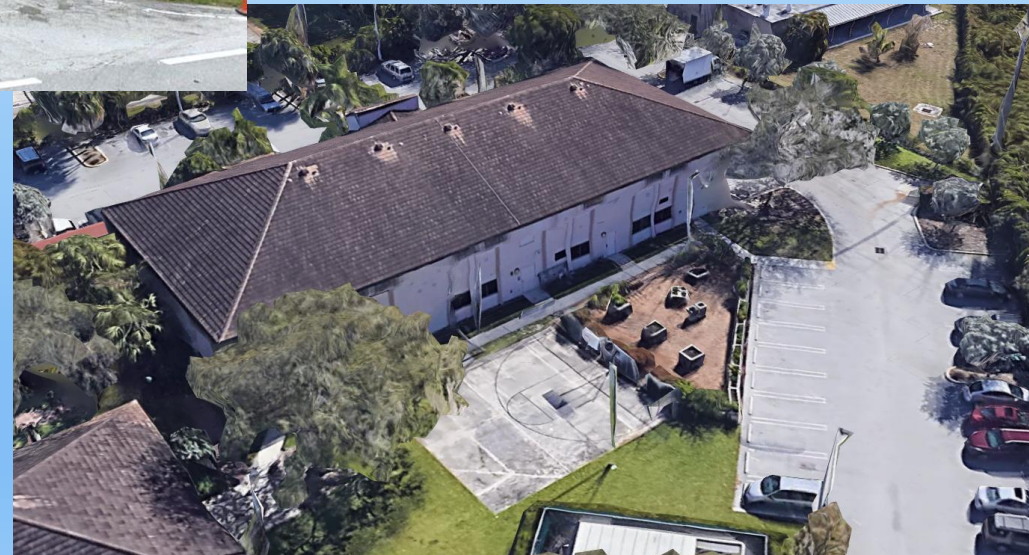
Street View  
Front Entry  
2019



Entrance  
Sign  
2019



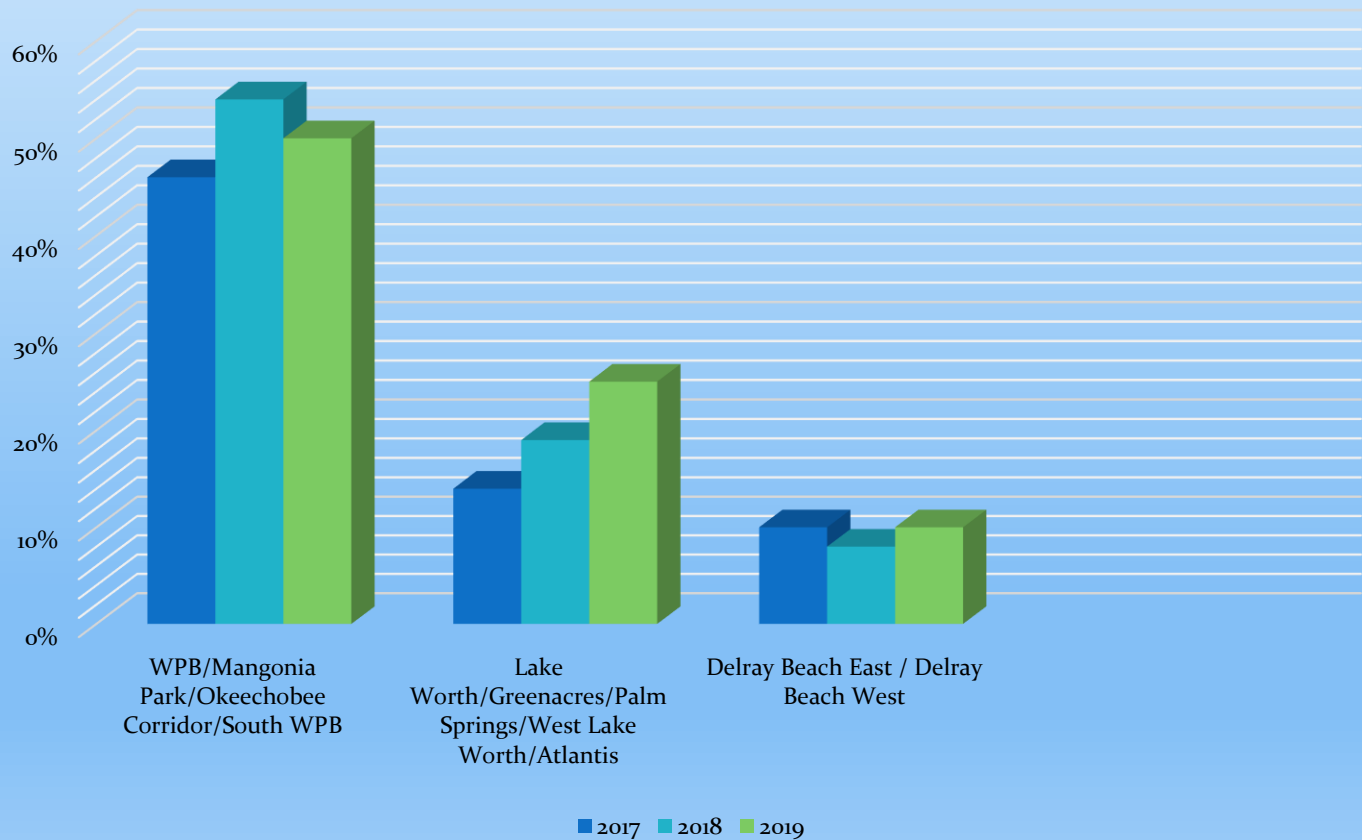
Courtyard  
2019



Aerial View  
Recreation Court and Vegetable Garden  
2019

# GEOGRAPHY of Homelessness in Palm Beach County

Top Three Areas of Homeless in Palm Beach County





# **FALSE PERCEPTIONS**

**about**

## **Homeless Resource Centers**

- **NOT merely a shelter**
- **NOT a permanent housing solution**
- **NOT a “soup kitchen” or “day labor center”**
- **NOT a jail, prison, penitentiary or detention center**
- **NOT a convalescent, psychiatric or detoxification facility**
- **NOT an emergency medical care facility**
- **NOT a new practice to address homelessness**
- **NOT tolerable to illegal activity and inappropriate behavior**
- **NOT proven to increase crime or decrease property values**
- **DO NOT OPERATE IN ISOLATION**
  - ✓ *Extensive network of support and services*

# **Municipalities\* with an Active Interlocal Agreement for Law Enforcement (LE) Referrals to the Lewis Center**

**Belle Glade**

**Boynton Beach**

**Delray Beach**

**Juno Beach**

**Jupiter**

**Jupiter Inlet Colony**

**Lake Clarke Shores**

**Lake Park**

***Lake Worth***

**Palm Beach**

***Palm Springs***

**Riviera Beach**

**Wellington**

**West Palm Beach**

\*Jurisdictions served by PBSO are automatically eligible without an Interlocal Agreement

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING

### Engagement

#### Intake

- Screening
  - ❖ Medical
  - ❖ Background
  - ❖ Possessions
- Counseling
- Housing assessment
- 24 hour daily operation
  - ✓ Service prohibited without advance referral/coordinated arrival

#### Assessment

- Social Service Providers
- Economic Service Providers
- Mental Health and Substance Abuse Service Providers
- Medical Service Providers

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### Interim Housing

Separate M/F sleeping areas

Maximum of 74 beds at any given time

- ~30 M
- ~10 W
- ~14 Transitional/LE
- ~10 F Youth (18-24 Years)
- ~10 M Youth

Typical stay of >30 days

Separate M/F Restroom/Showers

Common Lounge

Outdoor Recreation

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROGRAMMING (Cont.)

### Health Services

Future Agreement w/ Health Care District of PBC

Limited Services

- First Aid / Physical / Mental Screening

Potential Advanced Services

- Dental / Vision / Nutrition

### Food Service

Client service only (no take-out meal services)

No full-service kitchen on site

**Laundry Room**

**Food Pantry**

**Donation Storage**

**Client Mail Facilities**

**PBSO Field Station w/ Multi-Purpose Room**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## CLIENT WRAP-AROUND SERVICES

### Community Voice Mail System

- Personal telephone number
  - ✓ Employment
  - ✓ Housing

### Case Management

- Causes
- Barriers
- Individualized Plan

### Life Skills Classes

- Daily offerings
- Educational model
  - Communication
  - Finance / Budgeting
  - Employment
  - Health / Wellness
  - Anger / Stress Management

### Employment Placement



PROPOSED

# HOMELESS RESOURCE CENTER 2

## TYPICAL ADULT PROGRESSION

DAY 1

### **Intake**

- Medical Screening
- Background Screening
- Universal Intake
- Housing Assignment
- Orientation
- Case Manager and Job Coach Assigned

DAYS 2-3

### **Engagement**

- Initial Meetings w/ Staff
- Initiation of ID and Public Assistance Services
- Transportation Arrangements
- Technology Support
- Assessment Scheduling
- Class Assignments
- Daily Schedule Created

DAYS 4-5

### **Engagement / Assessment**

- Implement Individualized Plan
- Employment Services
- Class Assignments
- Reevaluate Schedule

DAYS 6-30

### **Ongoing Engagement / Assessment**

- Follow Individualized Plan and Daily Schedule
- Regular Progress Meetings
- Routine Reviews of Personal Plan
- Pursue Employment
- Housing Placement

DAYS 31- 90  
*(if applicable)*

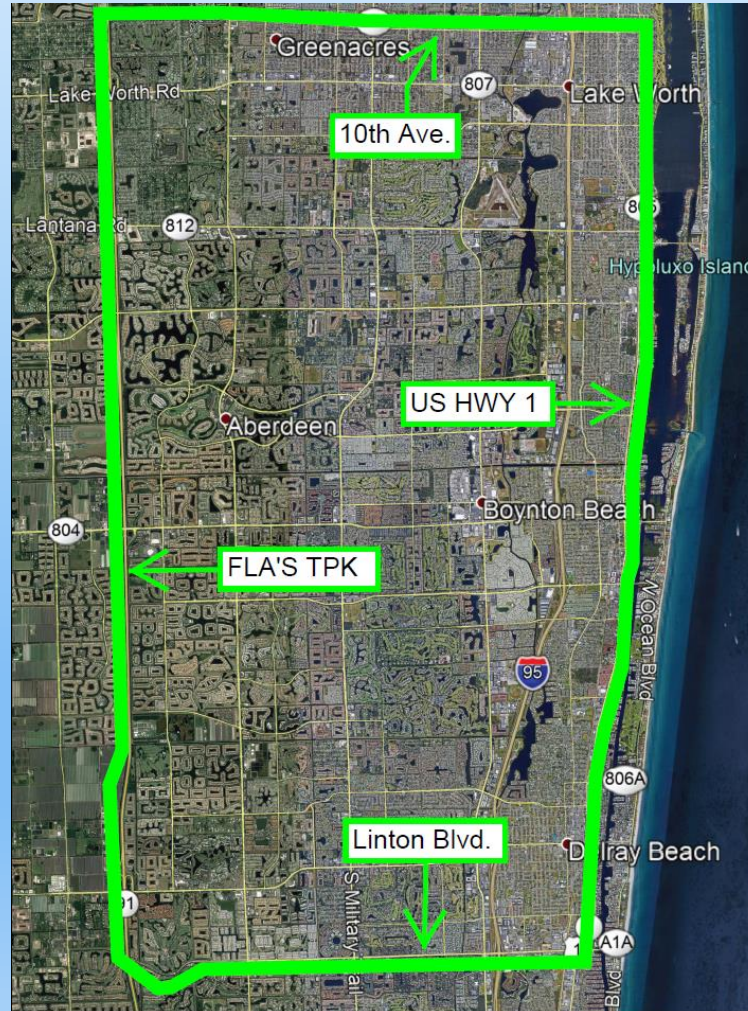
### **Ongoing Engagement / Assessment**

- Follow Individualized Plan and Daily Schedule
- Weekly Extension of Stay (pending permanent housing placement)

PROPOSED

# HOMELESS RESOURCE CENTER 2

## SEARCH AREA



PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **SITE IDENTIFICATION PROCESS**

- 1. County Owned Land/Buildings**
- 2. LoopNet**
- 3. Field Reconnaissance**
- 4. Contract w/ Broker/Owner**
- 5. Site Visit (as applicable)**
- 6. Shortlist**
- 7. Rank Order**

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **KEY SITING CONSIDERATIONS**

- ✓ **Sufficient Land Area (~2 AC) / Building Square Footage (~16K SF)**
- ✓ **Construction / Renovation Capability**
- ✓ **Availability**
- ✓ **Financial Feasibility**
- ✓ **Regulatory Feasibility**
- ✓ **Accessibility**
- ✓ **Visibility**
- ✓ **Compatibility / Suitability of Surroundings**
- ✓ **Tax Roll Status**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PBC Mid-County Center Property

*3680 Lake Worth Road, Unincorporated PBC*

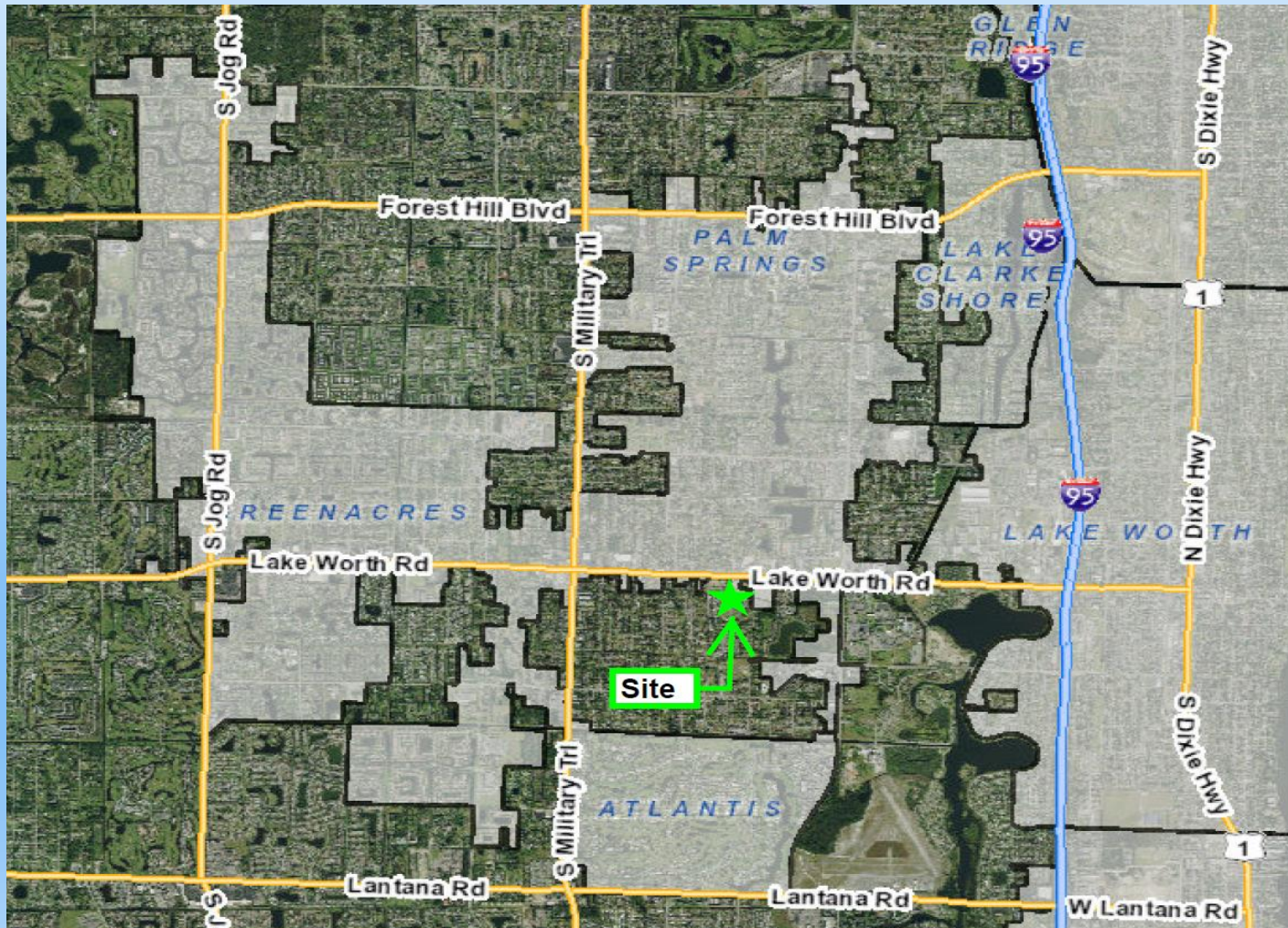
- ✓ Sufficient land area (+5 acres)
- ✓ Existing infrastructure
- ✓ No real estate transaction (time, expense, uncertainty)
- ✓ Not programmed for other purpose (immediately available)
- ✓ Co-located with existing County facility/operations
- ✓ Financially feasible
- ✓ Permitted by zoning regulations
- ✓ Surroundings comparable to Philip D. Lewis Center
- ✓ Compatibility accomplished through design and operations
- ✓ Centrality to targeted service area
- ✓ Site served by Palm Tran stop
- ✓ No tax roll implication



PROPOSED

# HOMELESS RESOURCE CENTER 2

## *PBC MID-COUNTY CENTER PROPERTY*

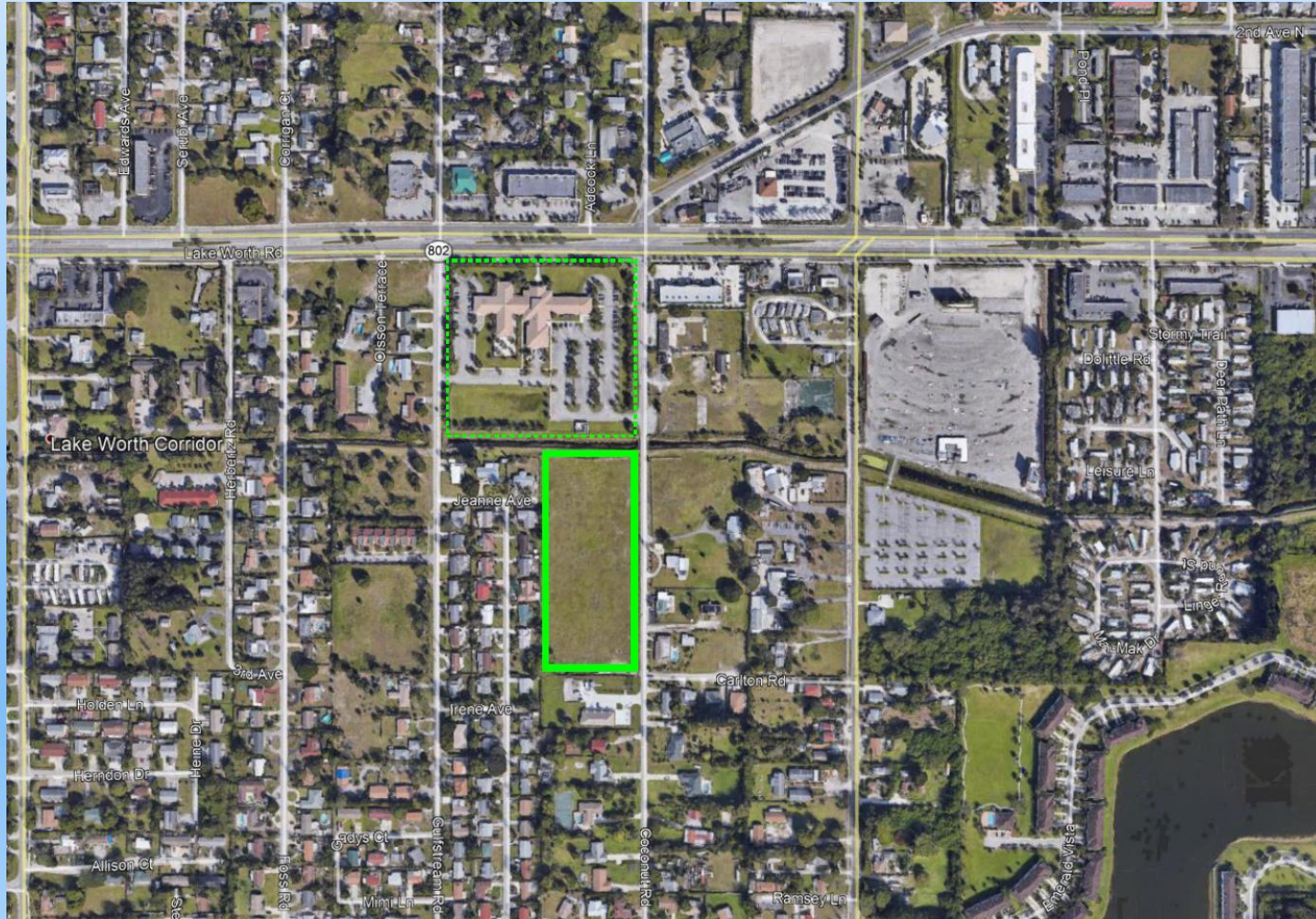




PROPOSED

# HOMELESS RESOURCE CENTER 2

*SITE*





PROPOSED

# HOMELESS RESOURCE CENTER 2

## APPROVED SITE PLAN



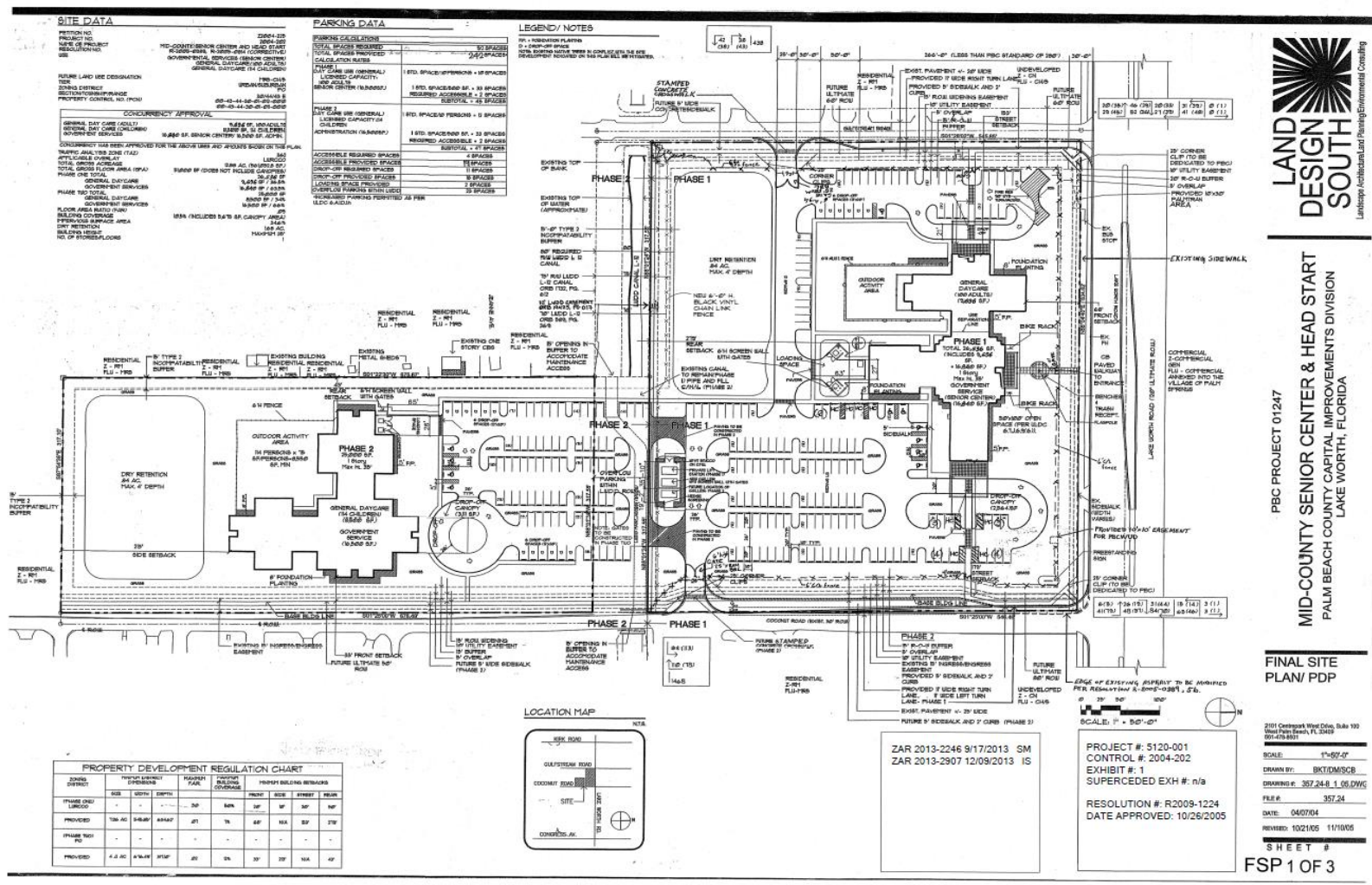
PBC PROJECT 01247  
 MID-COUNTY SENIOR CENTER & HEAD START  
 PALM BEACH COUNTY CAPITAL IMPROVEMENTS DIVISION  
 LAKE WORTH, FLORIDA

FINAL SITE PLAN/ PDP

2011 Centex West Oaks, Suite 100  
 1000 Palm Beach, FL 33480  
 561-978-8931

SCALE: 1"=60'-0"

DRAWN BY: BKTD/MS/GB  
 DRAWING #: 357-24-B-1-06.DWG  
 FILE #: 357-24  
 DATE: 04/07/04  
 REVISION: 1021/05 11/10/05



**SITE DATA**

PROVISIONAL PROJECT NO. 2004-001  
 NAME OF PROJECT HOMELESS RESOURCE CENTER 2  
 REGULATIONS 10-10-01

OWNER LAND USE DESIGNATION COMMERCIAL  
 TYPE OF DEVELOPMENT HOMELESS RESOURCE CENTER 2  
 SECTION/COMPARISON PROPERTY CONTROL NO. 100-01-01-01-01-01

CONCURRENCE APPROVAL  
 GENERAL DAY CARE (ADULT) 100-01-01-01-01-01-01  
 GENERAL DAY CARE (CHILD) 100-01-01-01-01-01-01  
 HOMELESS RESOURCE CENTER 100-01-01-01-01-01-01

CONCURRENCE HAS BEEN APPROVED FOR THE 2004-001 AND 2004-002 ON THE PLAN.

**PARKING DATA**

**PARKING CALCULATION**

TOTAL SPACES REQUIRED 100 SPACES  
 TOTAL SPACES PROVIDED 100 SPACES  
 CALCULATION METHOD 100 SPACES

1ST. SPACES (PER PERSON) 10 SPACES  
 2ND. SPACES (PER PERSON) 10 SPACES  
 3RD. SPACES (PER PERSON) 10 SPACES  
 4TH. SPACES (PER PERSON) 10 SPACES

**LEGEND/NOTES**

1" = 100' HORIZONTAL PLANS  
 1" = 10' VERTICAL PLANS  
 DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

EXISTING TOP OF MASON (APPROPRIATE)

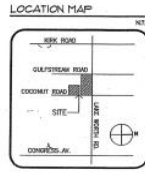
1" = 10' TYPE 3 IMPERMEABILITY SURFACE

1" = 10' TYPE 2 IMPERMEABILITY SURFACE

1" = 10' TYPE 1 IMPERMEABILITY SURFACE

**PROPERTY DEVELOPMENT REGULATION CHART**

ZONE	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
PHASE ONE PDP	5	5	5	5	5	5	5	5	5
PHASE TWO PDP	5	5	5	5	5	5	5	5	5
PHASE THREE PDP	5	5	5	5	5	5	5	5	5



ZAR 2013-2246 9/17/2013 SM  
 ZAR 2013-2907 10/09/2013 IS

PROJECT #: 5120-001  
 CONTROL #: 2004-202  
 EXHIBIT #: 1  
 SUPERCEDED EXH #: n/a

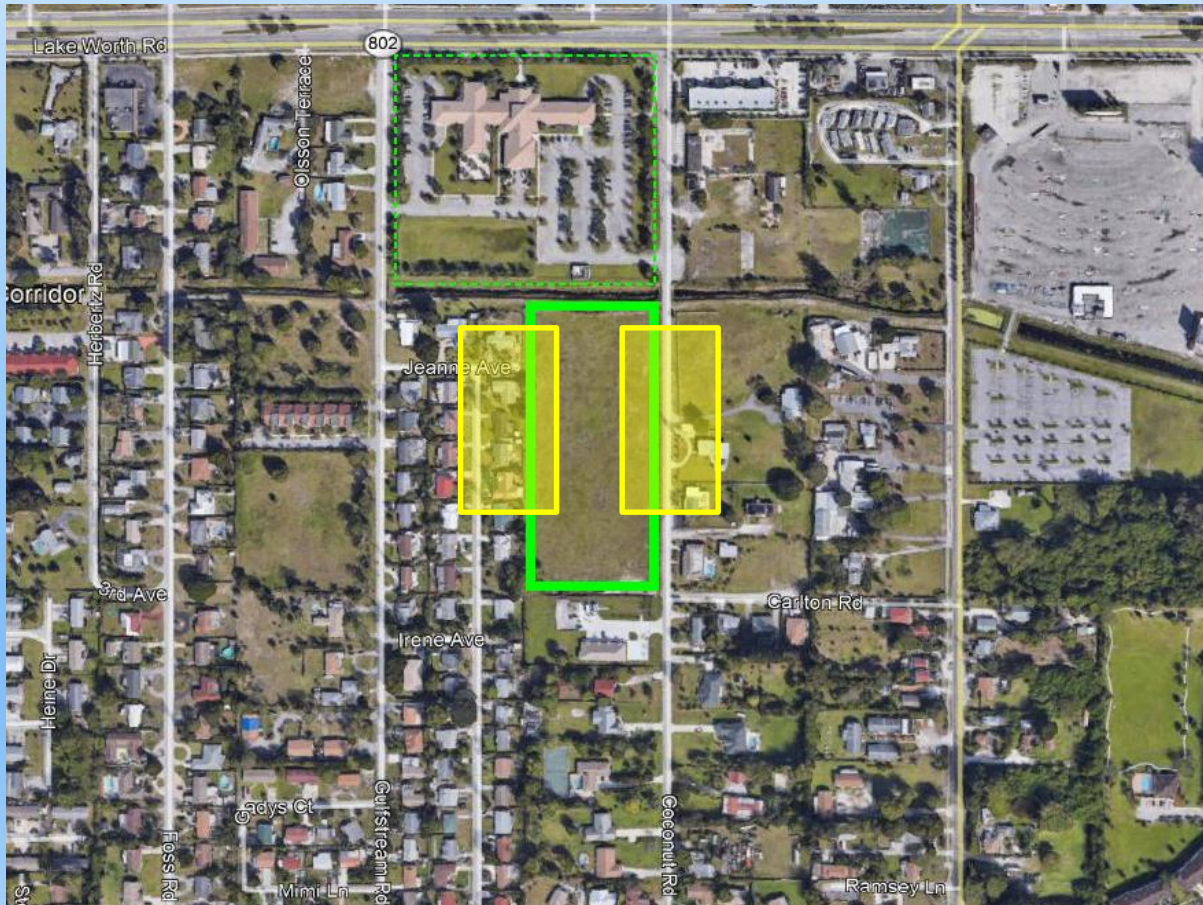
RESOLUTION #: R2009-1224  
 DATE APPROVED: 10/26/2005



PROPOSED

# HOMELESS RESOURCE CENTER 2

250' SEPARATION FROM  
RESIDENTIAL PROPERTY





# Senator Philip D. Lewis Center

## 1000 45<sup>th</sup> Street, West Palm Beach





# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach

## PROPERTY VALUE ASSESSMENT\*

### Market Value w/in ½ Mile

Lewis Center Nearby Assessments of Single Family Homes			
Tax Year	Median Market Value	Count	Change
2009	\$106,793	514	
2010	\$83,442	496	-22%
2011	\$67,537	498	-19%
2012	\$57,750	503	-14%
2013	\$62,991	507	9%
2014	\$79,052	508	25%
2015	\$83,202	507	5%
2016	\$92,864	509	12%
2017	\$107,127	508	15%
2018	\$129,745	507	21%

### Sales of Single Family Residences

Within 1 mile of Lewis Center				Countywide			
Sale Year	Median Price	Count	Change	Sale Year	Median Price	Count	Change
2009	\$102,500	36		2009	\$245,650	6,232	
2010	\$64,000	27	-38%	2010	\$260,000	5,892	6%
2011	\$70,750	48	11%	2011	\$240,000	6,935	-8%
2012	\$61,266	72	-13%	2012	\$245,000	8,292	2%
2013	\$66,000	125	8%	2013	\$296,000	10,089	21%
2014	\$75,000	131	14%	2014	\$317,400	10,727	7%
2015	\$90,000	156	20%	2015	\$325,000	11,808	2%
2016	\$100,000	228	11%	2016	\$322,000	12,227	-1%
2017	\$120,000	263	20%	2017	\$340,000	12,595	6%
2018	\$139,000	251	16%	2018	\$350,000	12,815	3%

**Year over year value increases since opening of Senator Philip D. Lewis Center!**

**= Market factors > Presence of HRC**

\*Source: PBC Property Appraiser



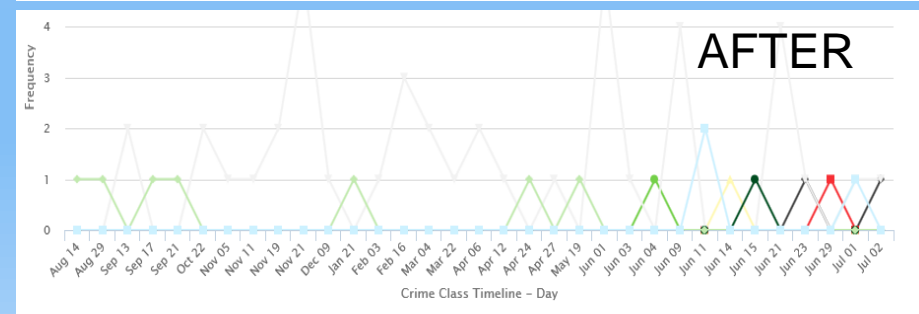
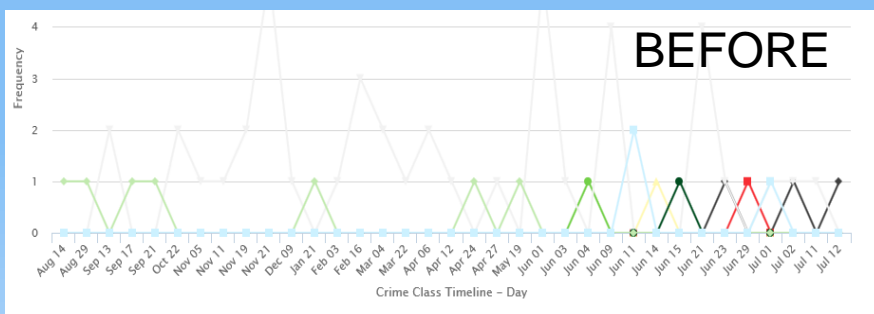
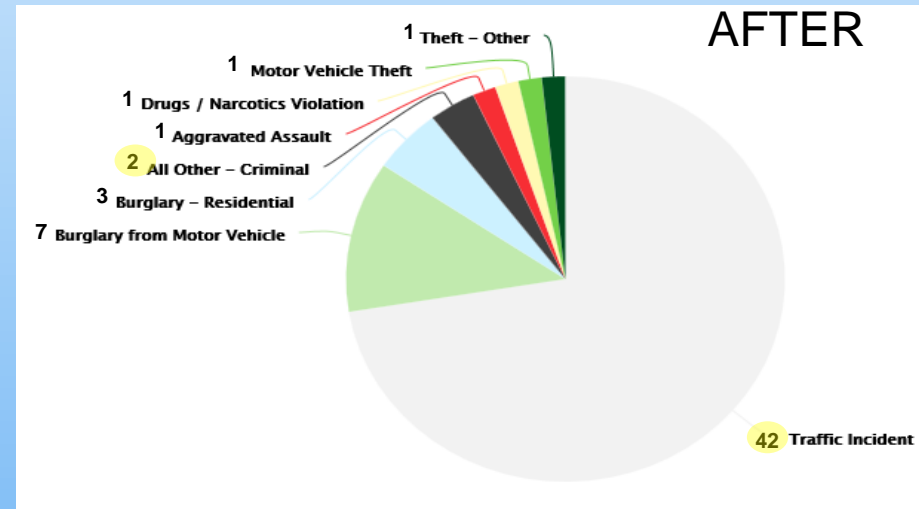
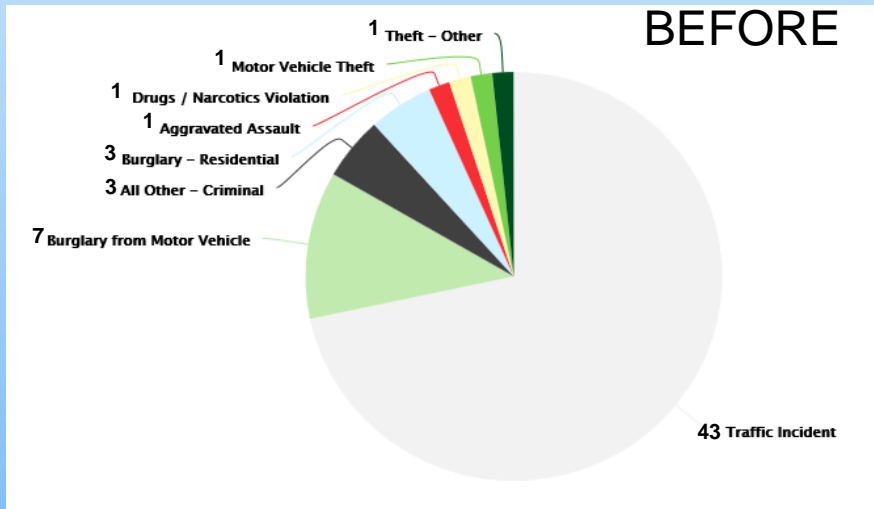
# Senator Philip D. Lewis Center

1000 45<sup>th</sup> Street, West Palm Beach

## LOCAL CRIME STATISTICS\*

ONE YEAR BEFORE AND AFTER OPERATIONS

ALL RECORDED EVENTS, 1/4 MILE



\*Source: West Palm Beach Police Dept.

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **FACILITY SECURITY MEASURES**

### **Programmatic Controls**

- Client Screening / Curfew / Designated Areas

### **Private Security Contractor**

- 24 hour presence on a daily basis

### **Perimeter Barriers**

### **Electronic Systems / Devices**

### **Exterior Lighting**

### **Comprehensive Security Plan**

### **Co-located PBSO facilities and multi-purpose room**

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT**

3. No further building expansion or construction without prior authorization
4. Maximum of six intake beds and 60 interim housing beds at any given time
6. 24/7/365 operations, excluding only circumstances beyond control
7. Admission by referral only; “Walk-ups” prohibited w/o supermajority vote after 1 year
8. Admission of registered sexual predator, sexually violent predator or sexual offender is prohibited
12. Security personnel on duty 24/7/365
17. All recurring daily operations, programs and actions shall be conducted indoors except for deliveries and designated outdoor clients areas and recreation features
18. Provision of services limited to clients of the HRC only

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER**

### **PBC/WPB INTERLOCAL AGREEMENT (CONT.)**

20. Policy for client transportation to employment and services; Retain bus stop/service
21. Freestanding identification signage limitations (size, number, style, content)
23. Exterior references to “homeless”, “transitional”, “transient”, “shelter” prohibited
24. Establish and enforce a no loitering policy, including on-site signage
25. Develop construction plans with the involvement of a panel of interested participants from adjacent communities and facilities
27. A neighborhood committee shall be formed to monitor HRC operations and adherence to provisions; meetings on as-needed basis
32. At no time and under no circumstance shall PBC advertise or promote the HRC to any homeless population located outside of PBC

PROPOSED

# HOMELESS RESOURCE CENTER 2

## TESTIMONIAL

Re: Homeless Resource Center

To whom it may concern:

The Philip D Lewis Center is located on 45<sup>th</sup> St. in West Palm Beach across the street from St. Mary's Medical Center and the Palm Beach Children's Hospital. An occasional patient needs a higher level of care than can be provided by the Health Care District nurse at the Lewis Center and is transferred to St. Mary's. Other than that, the facility has had no impact on St. Mary's. Anecdotally you could say that the Lewis Center has reduced Emergency Room visits because clients have access to regular primary care at the Center.

The City of West Palm Beach and Palm Beach County formed a Oversight Committee to review Lewis Center operations and any complaints from the neighborhood. There were a few minor complaints when the center first opened. They were immediately addressed. The committee originally met monthly. After a year it was decided we only needed to meet quarterly because there were no issues. Several months later the committee decided it did not need to meet unless an important issue needed to be addressed. The committee has not had a meeting since making that decision.

In my opinion, the Philip D. Lewis Center has been a invaluable asset to the community.

Sincerely,



Don Chester

Assistant Administrator  
St. Mary's Medical Center and  
The Palm Beach Children's Hospital

PROPOSED

# HOMELESS RESOURCE CENTER 2

## PROSPECTIVE PROJECT TIMELINE

***March 14 and April 24, 2019: Public information meetings***

***June 18, 2019: BCC direction (siting, provisions and funding)***

*May – October 2019: Design services solicitation*

*November 2019 – January 2021: Design; CM and Operator solicitations*

*January 2021 – April 2021: Permitting*

*June 2021 – August 2022: Construction*

*September 2022 – November 2022: Occupancy*

**No earlier than *November 2022*: GRAND OPENING!**



PROPOSED

# HOMELESS RESOURCE CENTER 2

## SUBJECT MATTER EXPERTS

**Katherine Hammer**, Assistant VP, Homeless Services, Gulfstream Goodwill and Senior Director, Senator Philip D. Lewis Center

**Matthew Constantine**, CEO, Adopt-A-Family of the Palm Beaches

**Chief Sarah Mooney**, West Palm Beach Police Department (WPBPD)

**Sergeant Daniel Dudek**, Palm Beach County Sheriff's Office (PBSO)

## ADDITIONAL PBC STAFF

**Faye Johnson**, Assistant County Administrator, Administration

**Danna Ackerman-White**, Senior County Commission Admin. Assistant, District 3

**Audrey Wolf**, Director, Facilities Development & Operations (FD&O)

**Taruna Malhotra**, Assistant Director, Community Services

**Wendy Tippett**, Director of Human and Veteran Services, Community Services

**Daniel Ramos**, Senior Program Manager, Community Services

**Eric Call**, Director, Parks and Recreation

**Jennifer Cirillo**, Assistant Director, Parks and Recreation

PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County**  
**COMMUNITY**  
**SERVICES**

**Helping People Build Better Communities**

*in collaboration with*  
**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**  
and  
**COUNTY ADMINISTRATION**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## *SITE BACKGROUND*

- Purchased by PBC in October 2002
- ~12.88 acre site (~5.43 acres undeveloped)
- 635' fronting Lake Worth Rd (120' ROW) x 1,293' fronting Coconut Rd (60-80' ROW) (679.5' undeveloped) x 545' fronting Gulfstream Rd (60' ROW)
- Public Ownership (PO) Zoning and CH/5 Future Land Use
- 26,538 square foot Senior Center completed December 2007
- 25,000 square foot Head Start Admin./114 Child Daycare approved
- Vehicular access to Coconut Road and Gulfstream Road
- 165 parking spaces; 6 drop-off spaces

PROPOSED

# **HOMELESS RESOURCE CENTER 2**

## **LEWIS CENTER YEAR 6 STATISTICS**

- 386 LE referrals
- 5,845 individuals/families refused service
- 5,078 arrivals without referral
- 2,209 individuals utilized interim housing
- 324 security incidents (emergency and non-emergency)
- 45 unauthorized departures
- 6 unauthorized arrivals
- 355 discharges (voluntary and involuntary)
- 71 WPBPD responses

PROPOSED

# HOMELESS RESOURCE CENTER 2

## HIGHEST RANKED SITES

1. Seaglades Investment Co., SWC Lake Worth Road and Detroit Street, Lake Worth  
➤ **Under contract**
2. Prolacto Mich, Inc., SWC 2<sup>nd</sup> Ave. N and Congress Ave., Palm Springs  
➤ **Owner not a willing seller**
3. Bethel Assembly of Lake Worth, Congress Ave. across from PB State College, Palm Springs  
➤ **Not for sale; Expansion planned**
4. Edward Kloss, SWC of Lantana Road and and Old Congress Ave., Unincorporated  
➤ **Not cost feasible (\$4.5M + renovation); Space far exceeds need**
5. 4560 Lantana Road, LLC, SWC of Lantana Road and Military Trail, Unincorporated  
➤ **Component of commercial complex; No visibility; Asking 3x assessed value**

PROPOSED

# HOMELESS RESOURCE CENTER 2

## HIGHEST RANKED SITES (Cont.)

6. Prince Partners, West side of Congress Ave. between Ferrell Dr. and Prince Dr., Palm Springs
  - Residential roads/use on 3 sides; No visibility; Proximate to John Prince Park
7. Lantana Place, NEC Lantana Road and Haverhill Road, Unincorporated
  - \$3.45M purchase price; 9.65 acres far exceeds need
- A. PBC Mid-County Center Property, 3680 Lake Worth Road, Unincorporated**
  - Sufficient land area (+5 acres)
  - Existing infrastructure
  - No real estate transaction (time, expense, uncertainty)
  - Not programmed for other purpose (immediately available)
  - Co-located with existing County facility/operations
  - Financially feasible
  - Permitted by zoning regulations
  - Surroundings comparable to Philip D. Lewis Center
  - Compatibility accomplished through design and operations
  - Centrality to targeted service area
  - Site served by Palm Tran stop
  - No tax roll implication



PROPOSED  
**HOMELESS RESOURCE CENTER 2**



**Palm Beach County  
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and  
**COUNTY ADMINISTRATION**

# Responses to Meeting 1

## Key Questions and Comments

### ➤ **Lessons Learned**

- ✓ HRC is a **nationally** accepted model and best practice for homelessness prevention and service delivery using a housing focused approach
- ✓ **Coordinated Entry** to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs
- ✓ **Extensive pre-design community input** plays an important role in the success of the HRC

# Responses to Meeting 1

## Key Questions and Comments

### ➤ Walk-Ups

- ✓ Are NOT accepted!
- ✓ Walk-ups are defined as *persons that do not have an advance referral, active enrollment or prior permission to be accessing the facility*
- ✓ Persons coming without an appointment are given referrals to community resources (“navigators”), receive diversion services such as relocation locally or out of area with family, or are given an appointment time after an initial assessment

# Responses to Meeting 1

## Key Questions and Comments

### ➤ Individuals/Families “Refused” Service

- ✓ **Refused** many times mean that the client refused services.
- ✓ **Not qualified** for services through the Lewis Center for a variety of reasons
  - ✓ 85% were not homeless or only seeking homeless prevention services.
  - ✓ 7% refused to separate from their pet
  - ✓ 5% has a criminal warrant
  - ✓ 3% sexual offenders

# Responses to Meeting 1

## Key Questions and Comments

### ➤ Security Incidents

- ✓ *Any situation that requires an emergency or non-emergency law enforcement response, emergency medical response, security assistance, and/or other formal attention by HRC security personnel*
- ✓ Only about 10 instances in 6 years posed a direct safety and/or security threat such as a physical altercation, verbal intimidation, or entry by an unauthorized individual

# Responses to Meeting 1

## Key Questions and Comments

### ➤ Departures

- ✓ 66% of persons leaving the Lewis Center are entering **permanent housing** programs in the community (affordable housing assistance combined with wrap-around supportive services)
- ✓ 31% either voluntarily returned to homelessness or refused to report their living condition (and approximately 20% of this 31% ultimately returned to the Lewis Center for additional services and to access permanent housing)
- ✓ 3% exited to a treatment center or hospital for further care



# Responses to Meeting 1

## Key Questions and Comments

### ➤ Neighborhood Benefit

- ✓ Ending homelessness benefits the **entire** community, as individuals experiencing homelessness are otherwise left to public encounters and exposure in public areas (like the commercial establishments, roadways, and sidewalks that were identified by residents)

# Responses to Meeting 1

## Key Questions and Comments

### ➤ West Palm Beach Police Chief Mooney

- City's and/or neighborhood experience as it relates to the Lewis Center
- adherence to the Operating Provisions of Interlocal Agreement
- Staff's commitment to the facility being a good neighbor
- HRC from a law enforcement perspective

# Responses to Meeting 1

## Key Questions and Comments

### ➤ Law Enforcement

- ✓ The proposed HRC2 is planned to **incorporate a PBSO field station** providing offices and facility support services for patrolling deputies, as well as a multi-purpose room for various types of PBSO sponsored community programs
- ✓ Heightened presence of law enforcement personnel on the street is key to reducing existing crime and upholding safe and secure conditions
- ✓ PBSO field station was identified in the Infrastructure Sales Tax Plan for this area and the HRC2 will bring this great improvement for the community **to your neighborhood**

PROPOSED

# HOMELESS RESOURCE CENTER 2



**Palm Beach County**  
**COMMUNITY**  
**SERVICES**

**Helping People Build Better Communities**

*in collaboration with*  
**FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT (FD&O)**  
and  
**COUNTY ADMINISTRATION**

## EXHIBIT \_\_\_\_

### OPERATING UNDERSTANDING AND PROVISIONS

The following represents the public commitments made by the County with regard to the development and operation of the Homeless Resource Center 2 (HRC2) upon the County-owned Mid-County Center property, located on the west side of Coconut Road to the south of Lake Worth Road. The Homeless Resource Center 2 (hereinafter HRC2) shall be designed, developed and operated in accordance with the provisions set forth herein. Any amendment or modification to the provisions herein shall require approval by the Palm Beach County Board of County Commissioners (BCC) at an advertised public meeting. Nothing herein shall be construed to prohibit an alternative/permissible use of the site in place of or in conjunction with the HRC2, subject to compliance with the Palm Beach County Unified Land Development Code and/or all other applicable regulatory authority.

1. The HRC2 shall be subject to all ordinances and regulations, as may be modified from time to time, to the fullest extent applicable. The terms and stipulations herein shall not be construed to extend any exemption or preferential treatment to the HRC2, or to minimize the effect of any applicable code requirement.
2. The facility shall be limited to a single-story building with ancillary site improvements and structures only. No expansion of the building, or construction of a new building(s) intended for use and occupancy as an HRC, shall be permitted following initial construction completion without the prior authorization of the BCC sitting in its proprietary capacity at an advertised public meeting. This shall not be construed to prohibit repairs, maintenance, renovation, and/or replacement to equivalent intensities and physical conditions in the event of a casualty loss.
3. The HRC shall be limited to a maximum of seventy-four (74) interim housing beds at any given time. In the event of any future reduction in committed operating funds for the facility, the available bed count shall be reduced proportionately unless a sustained level of operation is agreed to by the Neighborhood Oversight Panel or directed by the BCC.
4. In addition to the clients which are assigned to interim housing, the engagement center shall be limited to a maximum of thirty (30) clients at any given time. Palm Beach County shall employ a standard operating procedure for the admission of clients from referral sources that responds to, and effectively communicates, availability of facility capacity in advance of client delivery to or arrival at the HRC.

5. The goal of the HRC shall be to place clients in permanent housing facilities not more than sixty (60) days following admission. The maximum permissible duration of stay by a client of the HRC shall be ninety (90) consecutive days. Palm Beach County shall employ a standard operating protocol for placement of clients that remain without a permanent housing accommodation upon a stay of ninety (90) consecutive days.
6. The HRC shall remain open and operational twenty-four (24) hours per day, seven days per week, including holidays except in circumstances reasonably beyond the control of the County such as emergencies, acts of god, war or terrorism.
7. Client admissions shall be by referral only. Admission of walk-ups (ie. clients arriving without referral) shall be prohibited, unless and/or until otherwise agreed to by the BCC via written amendment. Individuals arriving without referral during any prohibition period shall be directed to a designated interior space within the HRC and evaluated for placement outside of the HRC or otherwise returned to a place of origin unless and/or until such time as admission to the HRC can be accommodated. Upon completion of the first (1<sup>st</sup>) year of the HRC operations, and as part of the status report required herein, County shall review performance and consult the HRC Oversight Panel for purposes of evaluating any proposed change to the prohibition on walk-ups and consideration of the written amendment referenced above. Nothing contained within the provision shall be construed to prohibit clients from arriving and departing the facility as a pedestrian.
8. Admission of any individual that is registered as a sexual predator, sexually violent predator or sexual offender shall be prohibited. Client screenings conducted during the initial client intake and evaluation or referral process shall include appropriate measures and methods to identify such individual registration status. Registered individuals shall be referred to a temporary shelter or other alternative accommodation that is specifically designated for use by sexual predators and sexual offenders. The HRC shall retain a list of temporary shelters or other alternative accommodations to appropriately refer registered individuals from the HRC. PBSO will be called to respond to the HRC to handle any individual whose intake and evaluation process reveals an offense that requires registration, but is not registered.
9. Client admissions shall be coordinated with local social, medical and health service providers such as, but not limited to John F. Kennedy Medical Center, homeless housing and/or care facilities, etc., to the extent practical and feasible, in order to capture opportunities for placement upon homeless client discharge



from such facilities. This provision shall not be misconstrued to establish any prioritization or preferential treatment for client admissions, or to create conflict with any adopted protocols for the HRC or of any other relevant facility.

10. Palm Beach County shall develop and enforce a standard operating protocol to address both authorized and unauthorized client arrivals and departures from the HRC. This protocol shall be provided to the Neighborhood Oversight Panel for review and input prior to implementation. Sample protocols include, but are not necessarily limited to, a mandatory client admission contact; an admission prohibition period following unauthorized departure; mandate for advance notice of tardy returns following an authorized departure; permissible circumstances and scenarios for routine departures; etc.
11. Palm Beach County shall develop and enforce a standard operating protocol to divert any discharged clients and/or unauthorized individuals away from the facility and to an appropriate final destination. This protocol shall be provided to the Neighborhood Oversight Panel for review and input prior to implementation.
12. Security personnel shall be in attendance and on duty twenty-four (24) hours per day, seven days per week. No exceptions shall be permitted for holidays or weekends, but shall apply to any times of facility inoperability caused by a local state of emergency or other circumstance beyond the control of the County. Security duties shall include, but not be limited to, surveillance of the grounds and interior spaces; vehicular and pedestrian access and departure management; and assignments in support of routine daily operations. Requests for assistance to any event that requires a law enforcement or other emergency response will be submitted through 9-1-1 dispatch or equivalent emergency communication system. Requests for law enforcement response to support the efforts of the security officer shall be directed to the Palm Beach County Sheriff's Office (PBSO) as opposed to a municipal police department.
13. Reasonable security measures including, but not limited to client screenings upon entry to the HRC; client curfew imposition and enforcement; no tolerance response to illegal behavior, use of alcohol, and possession/use of illegal substances or personal property; designated client areas; intrusion prevention devices; door monitoring equipment; sufficient exterior lighting; and the like shall be employed on an ongoing basis to maintain satisfactory security throughout the course of routine daily operations. Palm Beach County shall prepare a Comprehensive Security Plan and provide same to the Plan Review Panel and Neighborhood Oversight Panel for review and input prior to the issuance of a Certificate of Occupancy (CO). This plan shall include, but not be limited to

measures for securing the buildings and grounds, patrol of the buildings and grounds, and screening of client history.

14. The HRC shall provide on-site health services on a routine/recurring basis to deliver not less than first aid, personal evaluations, primary care and basic medical services to the HRC clientele.
15. Except for deliveries and use of designated outdoor client areas and recreation facilities, all recurring daily operations, programs and activities shall be conducted indoors. This shall not prohibit delivery of on-site services through use of fully enclosed mobile units operated by public and/or private service providers for the provision of services to the general public.
16. Provision of services shall be limited to clients of the HRC only. At no time shall the HRC be utilized for food distribution or to deliver similar or related services to the general homeless population at large. Such services include primary healthcare services, or provisional accommodation for intermittent overnight stays.
17. At no time shall the HRC be utilized in whole or in part, direct or indirectly, as a day labor employment service establishment or otherwise engage in job placement activities that are intended to provide temporary day or manual labor services. This shall not be construed to prohibit any activity or service that is related to the ongoing permanent employment of a HRC client or active employment placement assistance rendered at the HRC.
18. Palm Beach County shall employ a standard operating procedure for the transportation of HRC clients to places of employment and services located beyond a reasonable and/or customary walking distance from the HRC. This shall not preclude HRC clients from accessing mass transit facilities and vehicles, local employment opportunities and/or engaging in other sanctioned activities that do not require motorized transportation services. To maintain motorized transportation services, Palm Beach County shall retain the existing public bus stops located in the immediate vicinity of the HRC or otherwise provide for equivalent public bus stops or service for the duration of the HRC operations.
19. References to “homeless”, “transitional”, “transient”, “shelter”, or other similar terminology that is intended to characterize or otherwise identify the HRC clientele and/or use shall be prohibited on all exterior signage and surfaces.
20. Palm Beach County shall establish and enforce a “no loitering” policy to prohibit the HRC clients from loitering on and/or surrounding the premises. Additionally,

signage intended to discourage and prohibit loitering shall be strategically posted throughout the site. Activity that violates the intent of such policy and signage shall be handled first by the on-site case management and/or security personnel with response from law enforcement personnel as necessary.

21. The County shall develop the plans for construction of the facility after considering the requests and concerns of representatives of the public. A Plan Review Panel comprised of not more than five (5) interested participants from the adjacent residential communities and non-residential facilities shall be assembled by the County's Office of Community Revitalization (OCR) and utilized for this purpose. Preference shall be given for panelists having education, training, experience and/or employment in architecture, building construction, urban planning, landscape architecture, and/or other equivalent skills that lend to review and comprehension of construction drawings. As part of the building permit submittal (to the Palm Beach County Building Division) the County shall provide a narrative summary to the Plan Review Panel identifying the types and dates of communication with the public, the items which were included or modified as a result of such input, and any items that remain unresolved. To the extent that the design is consistent with the terms of this agreement, but unresolved issues with the public remain, the County will not use its building code review process as the vehicle to cause or force the County to modify its design to address the issues of the public, but will schedule an agenda item for BCC consideration and direction should interest or circumstances for doing so prevail at time of application for building permit.
22. Prior to the County submitting a building permit application, the Plan Review Panel shall consider whether the address for the HRC shall remain as a Lake Worth Road address or change to Coconut Rd. Providing that the County remains compliant with applicable regulations, the County will implement the Plan Review Panel's direction.
23. Except for the driveway opening on Coconut Road, the facility shall be designed, constructed and maintained to include a minimum six (6) foot tall continuous barrier and landscaping along all perimeter property lines.
24. Palm Beach County Staff shall lend technical support in favor of any local neighborhood initiatives related to: 1) the privatization and/or gating of minor streets; 2) extension of public sewer service; 3) installation of street lights within a corresponding right-of-way; 4) installation of sidewalks within a corresponding right-of-way; and 5) installation of recreation improvements on County-owned land that is not programmed (in whole or part) for any other future use.

25. A Neighborhood Oversight Panel shall be formed by the County's Office of Community Revitalization (OCR) and supported by staff of the County's Community Services and Facilities Development and Operations Departments to monitor HRC operations and adherence to the provisions herein. OCR shall appoint not less than six (6) neighborhood representatives to this Panel, for a total minimum Panel composition consisting of not less than seven (7) representatives inclusive of a Chairperson. The Chairperson of this Panel shall be appointed by the Chairperson of the Palm Beach County Homeless Advisory Board. The Panel shall meet as it deems necessary and provide input for incorporation into status reports as required herein.
26. A representative(s) of Palm Beach County or appropriate designee(s) shall voluntarily accept periodic request(s) for participation at neighborhood meetings or other organized community meetings involving local citizens, business representatives, or other special interests with reasonable cause for interest in the HRC (i.e. neighborhood watch, property owners association, and/or equivalent).
27. A representative(s) of Palm Beach County or appropriate designee(s) shall sustain coordination with PBSO to employ policies and law enforcement training materials, including requests for appearance at the Palm Beach County Law Enforcement Planning Council, for the purpose of adopting standard operating protocol for law enforcement personnel's interaction with the homeless population and endorsing a countywide policy that is intended to minimize or prevent the unwarranted referral of homeless individuals to the HRC. The standard protocol will also include training on the identification of nuisance or criminal behavior which could occur on properties leading to and surrounding the HRC which may be specifically related to the issue of homelessness and/or the operation of the HRC. Through a countywide effort to be coordinated by Palm Beach County, law enforcement agencies and personnel will be instructed on how to report any such identified behavior through Palm Beach County Sheriff's Office (PBSO) and municipal law enforcement personnel. Palm Beach County will proceed in good faith to conclude this effort through execution of a Memorandum of Understanding with each law enforcement agency.
28. Palm Beach County shall retain responsibility for oversight, management and control of daily HRC operations at all times. This shall not be construed to prohibit the utilization of contracted professionals, providers and/or operators to administer programs and deliver services to the clientele of the HRC.
29. For purposes of this exhibit, the Director of Palm Beach County Facilities Development & Operations Department (FD&O) or designee shall serve as the

primary point of contact for any questions, concerns and/or complaints related to the operation, maintenance and/or ancillary impacts of the HRC.

30. At no time and under no circumstance shall Palm Beach County advertise or otherwise promote the HRC to any homeless population located outside of Palm Beach County.
31. The HRC2 is the second HRC to be developed as part of an eventual system of HRCs located throughout Palm Beach County. Upon complete implementation of the “Community Plan to End Homelessness in Palm Beach County” and operation of the multiple HRC facilities envisioned therein, homeless individuals shall be directed or referred to the HRC located nearest to their point of collection to the greatest extent possible and practical given prevailing facility operational capacities and vacancies, individual situations and circumstances, and/or other reasonable considerations that directly influence a logical placement of homeless clientele.
32. Palm Beach County shall provide the Neighborhood Oversight Panel with a status report of HRC operations, accomplishments, countywide HRC facility planning efforts, and other information regarding the HRC that is available to Palm Beach County. Such reports shall be provided upon completion of the first six (6) months of the HRC operations, upon completion of the first (1<sup>st</sup>) year of the HRC operations, and upon completion of the second (2<sup>nd</sup>) year of the HRC operations. Thereafter, Palm Beach County shall respond to Panel requests for a status report on an as-needed basis as determined by the Panel.