

COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, August 12, 1996
Planning Division, 5th Floor Conference Room

MINUTES

ATTENDANCE:

Ronald E. Ross (Pilot Area Resident)
Kathleen Hopkins (SWA)
Nancy Rowe (Engineering) - for Allen Webb
Donald Grund (Parks & Recs)
Bob Flanagan (PBC Econ. Dev. Office) - for Mike Tarlitz
Stephen McGrew (Water Utilities)
Dan Smith (PBC Sheriff's Dept.)
Greta von Unruh (PNI)
Terry Verner (Code Enforcement)
Penny Anderson (ISS)
Chauncey Taylor (Housing & Community Development)
Donna Goldstein (GIS)
Edwin Jack (Eng. & Pub. Works)
Kathie Collins (Children Services Council)
Amin Houry (HCD)
Raymond Loften (Pilot Area Resident)
Ruth Moguillansky (Planning Division)
Michael Howe (Planning Division)
Heather Hull (Planning Division)
Marilyn Kloo (Planning Division)

Absent Members:

Allen Webb (Engineering)
Rebecca Gregory (Human Services)
Beth Miller (Zoning Division)
Bob Mitchell (Health Department)
Michael Gauger (Sheriff's Department)
Valerie Wright (PNI)

MEETING SUMMARY

I. CALL TO ORDER

The meeting was called to order at 10:05 a.m.

II. INTRODUCTION

A. Welcome - *Ms. Moguillansky* welcomed *Kathleen Hopkins*, from SWA; *Nancy Rowe*, representing the Engineering Department; *Bob Flanagan*, PBC Economic Development Office; *Don Grund*, Parks & Recreation; and *Kathie Collins*, Children's Services Council. She also introduced *Marilyn Kloo*, Secretary for the CCRT.

B. LWRC vs Countywide Activities - *Ms. Moguillansky* addressed some residents' concerns regarding the CCRT moving out of the pilot project, given that the project is far from complete, and discussed what she sees as the role of the CCRT for the remainder of this year and for next year, as follows:

1. The CCRT must complete the activities planned for the pilot project and the Lake Worth Road Corridor. A work program, including a timetable for completion of activities, must be developed, and each member who has been assigned a particular project or activity must follow through and be responsible for its completion.

Ms. Moguillansky indicated that residents should not be concerned about the team moving out from the pilot area. The Board directed the team to move to the next level, that is countywide, but that does not mean that the team is going to move right away. The Team committed itself to undertake certain activities in the pilot project and the Lake Worth Corridor, and they will be completed. Residents, however, have to understand that the team will not be in the area forever, and they have to start working as a community. It is the community that will ensure that long term stabilization is achieved after government involvement is discontinued. In addition, residents have to do their part and share the load in the revitalization effort. As an example, planned infrastructure improvements on Vermont Ave. and Maine Street cannot proceed until the necessary right-of-way is obtained. It is the responsibility of the community to get everybody to sign the deeds. Only after the required signatures are obtained, will Water Utilities and Engineering be able to proceed with the projects.

2. At the same time, the CCRT needs to identify the next area(s) to be targeted for improvement. *Ms. Moguillansky* reiterated that the Board of County Commissioners (BCC) provided direction to the CCRT to move to the next level, that is, in fact, to identify those areas.

C. Objectives of the meeting - *Ms. Moguillansky* stated that four objectives were expected to be achieved at this meeting: (1) form subcommittees to focus work on specific team's responsibilities; (2) discuss the assignments for the next CCRT meeting; (3) continue to brainstorm on the criteria that needs to be developed to select the next area(s) to be targeted for improvement; and (4) get an update on current pilot project activities.

III. SUBCOMMITTEES

A. **Formation of Subcommittees** - *Ms. Moguillansky* indicated that given the scope of responsibilities, there is a need to create subcommittees. The purpose of creating these subcommittees is to distribute the workload, and ensure that the different activities and/or projects are adequately monitored and implemented. She recommended that the CCRT be divided into three subcommittees: the Criteria, the Pilot Project/LWRC and the Design Charrette Subcommittees.

• **Criteria Subcommittee** - This Subcommittee will focus on:

1. identifying all areas within unincorporated County that are in need of revitalization;
2. developing criteria for selecting/prioritizing those areas to be targeted;
3. identifying the next area where the team's efforts are to be focused;
4. conducting a preliminary analysis of the area; and
5. determining when and how the team will move into the targeted area.

A report consisting of a description of the area to be targeted, including the defined boundaries, the rationale for selecting the area, the anticipated issues to be addressed, and the scope of the planning efforts will also need to be prepared. This report will then be presented to the Board.

Mr. Chauncey Taylor stated his need to be a part of this subcommittee since he is in the process of developing the criteria for identifying distressed areas that can be eligible for Community Development Block Grant (CDBG) funds.

• **Pilot Project/LWRC Subcommittee** - This subcommittee will focus on the Lake Worth West Pilot Project and activities needed for its revitalization, as well as on commitments made for the Lake Worth Road Corridor as a whole. Preliminary responsibilities include:

1. Monitoring of all the tasks, projects, and/or activities that need to be undertaken in the pilot area through completion, pursuant to the Lake Worth West Pilot Project - Evaluation Report.

In order to monitor the activities, a work program will need to be prepared. This work program should include: the activities currently being undertaken and those planned or proposed, the scheduling for completion of work, and the assignment of responsibilities for each task (team and community responsibilities).

This subcommittee should also determine how long the community policing unit will operate in the area, and how often the Community Support Team should revisit the area to ensure that code enforcement efforts are maintained.

2. Developing a plan for expanding into the remaining portions of the corridor, as

indicated in the Lake Worth West Pilot Project - Evaluation Report. This subcommittees shall be responsible for monitoring the activities to be undertaken within the corridor. A work program will also need to be prepared for that purpose. The team's focus will be on:

- a. providing infrastructure improvements and recreational facilities within the corridor as funding and staff resources become available; and
- b. continuing to coordinate the efforts of the Community Support Team and the Community Policing Unit as new problem areas within the corridor are identified.

- **Design Charrette Subcommittee** - This subcommittee will concentrate on the planning of the Design Charrette for creating a vision to revitalize the major arterial roadways within the corridor. This subcommittee will be in charge of planning the charrette from beginning to end, and will need, among other things, to determine:

1. what is to be accomplished during and after the charrette process;
2. the format of the charrette;
3. its duration;
4. when and where it will take place;
5. who will facilitate the discussions and who will be the note takers and the recorders;
6. whether additional staff support will be needed (maybe some design professionals are needed)
7. what materials will be needed;
8. what type of media involvement will be necessary to achieve broad community participation in the process (and how that will be accomplished); and
9. what type of background information will be needed.

Ms. Moguillansky stated that she is planning to bring in a person, who has conducted several design charrettes throughout the County, to help this group start planning for the charrette, and provide some input on how to take care of the logistics, involve the community, etc.

Ms. Moguillansky stated that she will be on all the committees and will monitor their work, but that each subcommittee should have a chairperson. This person will be responsible for leading the group, assuring that all activities are completed, scheduling subcommittee meetings, contacting all team members for input when necessary, and finally, submitting progress reports to the full team. *Ms. Moguillansky* stated that if after two full months, the chairperson has failed in fulfilling his/her duties, a new one would have to be chosen.

After much discussion, the following subcommittees were formed:

Criteria Subcommittee

Chair: Chauncey Taylor, II - HCD
Terry Verner, Code Enforcement

Lt. Michael Gauger, Sheriff's Dept.
Penny Anderson, Countywide GIS
Donna Goldstein, GIS
Kathleen Hopkins, SWA
Bob Mitchell, Public Health
Kathie Collins, Children's Services Council
Mike Tarlitz, Economic Development Office
Valerie K. Wright, PNI
Ruth Moguillansky, Planning

Interested party: Allen Webb

Pilot Project/LWRC Subcommittee:

Chair: Stephen McGrew, Water Utilities
Allen Webb, Engineering
Amin Houry, HCD
Dan Smith, PBC Sheriff's Office
Greta von Unruh, PNI
Ronald Ross, Pilot Area Resident
Ruth Moguillansky, Planning
Interested Party: Raymond Loften

Design Charrette Subcommittee:

Chair: Raymond Loften, Pilot Area Resident
Bob Dovey, Commissioner Newell's Office
Rebecca Gregory, Human Services
Tim Granowitz, Parks & Recreation
Elizabeth Miller, Zoning
Edwin Jack, Engineering
Donna Goldstein, GIS
Ruth Moguillansky, Planning
Interested Parties: Amin Houry, Kathy Hopkins

After the subcommittees were formed, *Ms. Moguillansky* handed out congratulatory certificates to each of the chairpersons. She emphasized the need for each subcommittee to keep track of, and document their work. Written progress reports will be used at a later date for future reports to the Board.

B. Subcommittee Assignments for Next Meeting - *Ms. Moguillansky* stated that each subcommittee chair should schedule a meeting with their group to start working on their respective assignments. She then provided some suggestions on the work to be undertaken.

⇒ The CRITERIA Subcommittee could start its work by identifying the areas in need of assistance. First, GIS should generate several copies of maps of the entire County with secondary roads. These copies can then be distributed to appropriate team members so that they can identify, with specific boundaries, the areas that lack water and/or sewer, those in need of road improvements, areas with crime and code enforcement problems, areas that lack recreational facilities, etc. Team members should also highlight on those maps the areas that are already a part of their Department's plans. After all the information is compiled, GIS could do a query to identify the areas that share common problems, and thus determine which are of greatest concern. This subcommittee could then start working on the criteria for selecting and prioritizing the areas to be targeted for improvements. Look at the problems/constraints as well as the assets of an area, and which areas would benefit the most from the team's work.

- ⇒ The PILOT PROJECT/LWRC Subcommittee could prepare a list of what needs to be done in the pilot project in terms of water, paving, drainage improvements - and begin to discuss how often the CST will revisit the area. The subcommittee could also begin to brainstorm on how long the Community Policing Unit should be in the area, and what the community responsibilities in the long term stabilization of the area should be. The group may want to consider the use of a table or a chart depicting all the activities being undertaken or those planned, the schedule for completion, etc.

- ⇒ The DESIGN CHARRETTE Subcommittee could start brainstorming on what should be accomplished during the charrette. *Ms. Moguillansky* will invite Mike Busha, from Treasure Coast Regional Planning Council, to share his "charrette" experiences with this group.

Ms. Moguillansky indicated that, for the next meeting, each committee will need to provide a written progress report on their accomplishments, and present it to the full team. She also stated that, beginning next month, the meeting format will be changed. The first half of the meeting will be devoted to the subcommittees' work; during the second half the full team will get together and the chairperson from each group will present a progress report. At this time, there will be opportunity to discuss any problems encountered in performing a particular task, and/or obtain input from other team members. *Ms. Moguillansky* further stated that attempts will be made to hold the meeting in a different conference room (maybe on the 2nd floor), one that would allow the subcommittees to work separately.

IV. EVALUATION CRITERIA

Ms. Moguillansky proceeded with the discussion of a preliminary list of criteria she started to work on, that could be used for prioritizing areas to be targeted for improvement. She indicated that developing that criteria and selecting an area are not easy tasks, and that the knowledge and expertise of all team members will be required that purpose. She indicated that, at the last meeting, each team member was to provide and submit on August 22nd, a preliminary list of criteria. However, only two members provided such information. In addition, team members were also asked to request maps from GIS and start identifying problem areas within unincorporated County. That was not done, except for a couple of people. *Ms. Moguillansky* stressed the need for working as a team, and indicated that whatever recommendation is presented to the Board, it has to be the team's recommendation, and not that of an individual member.

Ms. Moguillansky then shared with the group the preliminary list of evaluation criteria, which can be summarized as follows:

URGENCY OF NEED - based on:

- Lack of basic infrastructure components (water/sewer)
- Health hazards
- Great need for paved roads
- Traffic congestion and related problems
- Flooding problems

- Lack of physical safety and security
- Lack of adequate recreational facilities
- Poor image of the area
- Poorly maintained public areas (uncollected garbage littering the streets)
- Other code enforcement problems

GEOGRAPHIC ISSUES

- Neighborhood size
- Cohesiveness Factors
 - Neighborhood definition
 - Neighborhood identity/name?
 - Is there an existing community organization?
 - Is the community unified?

ECONOMIC ISSUES

- Income levels? does the area qualify as a pocket of poverty? - the lower the income, the higher the eligibility.

DEMOGRAPHIC ISSUES (emphasis on lagging regions)

- Is the neighborhood within a Development Region?
- What is the density of the residential development of the neighborhood? (higher density means that a greater number of people per square mile will benefit from a revitalization effort by the County.

OTHER

- Are there a number of streets requiring improvements that can be combined to form one project?
- Are multiple infrastructure improvements required?
- Does the area share common problems?

TEAM COMMENTS:

Mr. Bob Flanagan, representing the Economic Development Office, asked whether the economic development potential of an area is being taken into consideration. *Ms. Moguillansky* responded that the team has been focusing on physical (water, paving, drainage, parks) improvements, code enforcement and crime related issues, which when addressed all together, start to create a positive climate for investment and reinvestment; thus bringing economic development into an area. She also stated, however, that the team will need to decide whether to focus on economic development or other issues. In this particular case, the Office of Economic Development may focus on economic development and coordinate its work with the CCRT. The team has to make sure that whatever it commits to do, is something the team can deliver. As an example, the team has decided not to do redevelopment because that requires almost 100% of government involvement. The team does not have the resources to undertake that type of activity.

Ms. Greta von Unruh indicated that it takes time to find the true boundaries of a neighborhood. It takes time talking to people, because an area may be called "the pilot project", or "Stacey Street," but the people that live there have certain streets they won't walk beyond, or where their kids won't play. She also stated that it is important to find out what the people who live there see as their community.

Mr. Stephen McGrew stated that one item that was discussed a little bit at the last meeting was the

Haverhill Overlay area. One of the common problems of that area is the airport. But that type of problem is not being addressed in the proposed list.

Mr. Terry Verner proposed that under "other" the team may want to consider whether there is some common denominator that contributes to the problems of, or creates an effect on the whole community. As an example, the airport creates a negative effect on the Haverhill Overlay area.

Ms. Moguillansky interjected, stating that a decision has to be made on whether airport noise, or any other problems brought to the table, are issues that the team can do something about. If not, they should not be addressed.

V. FOLLOW UP REPORTS ON PILOT PROJECT ACTIVITIES

A. Infrastructure - *Mr. McGrew* indicated that the construction of water mains on Urquhart Street, Price, and Sanders Gardens Streets, has been completed. Testing and restoration is being undertaken at this time, and water mains will probably be released in the next 2 or 3 weeks.

Ms. Moguillansky asked whether anything could be done on Vermont Ave. and Maine Street area until the necessary right-of-way is acquired. *Mr. McGrew* responded that he is monitoring that situation closely. He is anticipating to start working on the water main design in October for Cooley Ct. a Poinsettia, given that those roads do not have problems with rights-of-way. He also stated that he will monitor Vermont and Maine, and would like to start the design early next year.

Ms. von Unruh indicated that almost 100% of the signatures have been obtained for Vermont Avenue, but some property owners still need to be contacted. Maine street, however, may be a problem. She further indicated that the community group and residents need to know exactly, from Allen Webb and Stephen McGrew, what parcels are critical to the project. She suggested that this item be addressed before the next meeting.

Ms. Moguillansky asked if all the signatures for both streets, Vermont and Maine, had to be obtained in order to proceed with the planned improvements. She further asked if water and paving improvement projects could proceed on one of these streets, if all the signatures are obtained. *Mr. McGrew* responded that the intention of Water Utilities and Engineering is to do all the streets south of the canal under one project, and that he expects to go out to bid sometime in the spring of next year. He also reminded the group that, based upon conversations with HCD, water main construction cannot be undertaken in conjunction with paving and drainage. That is something that can be discussed in the subcommittee to determine how the contract can be worked out.

Ms. von Unruh asked whether the project could be split up in the case that the required 90% can be achieved on Vermont but not on Maine. *Mr. McGrew* responded that he understands that Allen Webb is considering the two streets as one project; not each street individually. *Ms. von Unruh* indicated that Allen said perhaps the project could be split up, if there was no way it could go forward.

- B. Parks - Don Ground**, from Parks and Recreation, indicated that the play equipment for Ixora Park Site has already been ordered. He also indicated that the two parks proposed within the pilot area are going to be done under a combination of contracting, which will expedite the process.

Ms. Moguillansky indicated that despite Tim Granowitz' efforts of working very closely with the community planning group, and keeping residents informed, there is some confusion among residents regarding the location of the planned parks. Some residents think that the proposed park is to be developed outside the pilot area. She indicated that there may be a need to prepare some type of flyer describing what is being done in terms of parks, when they are going to be developed, and in which area of the pilot project they will be built. Furthermore, she suggested to the team, to consider developing a newsletter to inform residents about activities being undertaken or planned within the area.

- C. Community Policing - Mr. Dan Smith** indicated that the CPU's focus is to continue displacing drug dealers - the community has helped a lot by telling deputies who they are and where they are located. He also indicated that the CPU is trying to get the kids involved a little more, but it is a difficult task because the older kids (12-15 year old) are not really motivated. Attempts have been made to involve kids in basketball but that did not work out. A sign up sheet was prepared for soccer and 14 or 15 kids are involved, mainly Hispanics. Games are held once a week over by Prince Drive on a field that was given to the CPU for its use. PAL has provided the equipment.

The CPU is also focusing on street lighting, working with the landlords to try to have them purchase the lights, and show them that it is more effective to get poles strategically located on property than locating them on the buildings. Identifying the location of safety and security lighting is now a responsibility of the CPU.

- D. Code Enforcement - Mr. Terry Verner** stated that the Community Support Team (CST) is moving back to the Lake Worth Corridor area this week. There are about four other "mini" areas within the Corridor that the CST is going to address with the CPU. They are about the same size as the pilot area, and they are located on the north side of Lake Worth. He also stated that the pilot area will be revisited when the CST is in the corridor.

Ms. Moguillansky asked Mr. Verner if he knew how often the CST would revisit the pilot area. *Mr. Verner* responded that he did not know because he is lacking resources. The CST has been reduced to 2 code officers.

- E. PNI/Community Planning Group - Kathy Collins**, representing the Children's Services Council (a funder of PNI), stated that the community group in this area has succeeded in coming up with a Mission Statement, and she considers that to be one of the first steps in working together as a group, and not a collection of individuals.

VI. WRAPPING UP

Ms. Moguillansky provided a summary of the assignments for the next meeting and reminded subcommittee chairs to schedule a first working meeting with their groups.

VII. NEXT MEETING DATE

Ms. Moguillansky announced that the next meeting of the CCRT will be tentatively held on Monday, September 9, 1996 at 10:00 a.m. Information regarding the location of the meeting will be provided at a later date.

There being no further business the meeting was adjourned at 11:30 a.m.

Minutes Prepared By:

Marilyn Kloo, CCRT Secretary
PBC Planning Division

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