

COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, August 31, 1998
Green Tree Plaza Community Policing Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Kenneth Bachman, PBC Sheriff's Office
Nancy Buckalew, PZ&B Planning
Michael Gauger, PBC Sheriff's Office
Tim Granowitz, Parks and Recreation
Jim Hightower, PBC Sheriff's Office
Edwin Jack, PBC Engineering
Roberta Lawrence, PBC Code Enforcement
Denise Malone, PZ&B Planning
Stephen McGrew, Water Utilities
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Juan Oliva, PBC Sheriff's Department
Kathleen Owens, Fire Rescue
Kathy Ross, LW Resident Group
Barry Trombley, PBSO CP - San Castle
Greta von Unruh Cross, PZ&B Planning

I. WELCOME AND INTRODUCTION

Ruth Moguillansky welcomed everyone to the meeting, and announced that it was the first time that a CCRT meeting had been held in the Lake Worth Corridor area. The evening started with a short play by area children, followed by regular business.

II. DARE SAY NO TO DRUGS

Area children put on a special presentation as part of the Drug Awareness Resistance Education (DARE) program and the Kenwood Estates After School Drama Program.

CALL TO ORDER

The meeting was called to order by *Stephen McGrew* at 6:30 P.M. *Penny Anderson* was the timekeeper and *Greta von Unruh Cross* was the note taker.

III. PROGRESS REPORTS/ACTION ITEMS

- A. **Harris Park:** *Tim Granowitz* stated that the Harris Park is currently under construction. Concrete sidewalks and slabs have been poured; playground equipment should arrive and be installed next week, with the project completed by the end of September.

Necessary action: None at this time.

- B. **Kenwood Estates:** *Ruth Moguillansky* stated that *Commissioner Roberts* authorized the allocation of \$60,000 from her discretionary funds towards the development of a park in this area. *Tim Granowitz* passed around pictures of identified sites that are one quarter acre in size (all of the sites are west of Military Trail). Letters of inquiry are to be sent to property owners to determine their willingness to sell. (*Deputy Juan Oliva* informed *Mr. Granowitz* that some property owners are not willing to sell). Properties are appraised at approximately \$20,000 each. The appraisal process takes 60 - 90 days, and will be undertaken by the Property & Real Estate Management Division (PREM) once the funding is in place. PREM may not be needed for parcels of such a small size, and he will find that out. It will take approximately six months for property acquisition, and an additional six months for design and development. *Mr. Granowitz* mentioned that he will be working directly with PREM.

Mr. Granowitz indicated that he is not aware of any additional funds for the park. However, he may be able to add County-owned areas to the mix to create a larger parcel. *Ms. Moguillansky* reminded him that *Commissioner Roberts* had requested Parks and Recreation to find ways to come up with the monies needed to complete the park.

Necessary action: Parks & Recreation is to work with PREM to complete the appraisals of identified potential sites. Parks & Recreation should also send letters to property owners and identify funds for the acquisition and development of the park, as requested by *Commissioner Roberts*.

- C. **Neelan Property:** *Tim Granowitz* mentioned that the development of the Neelan Property will commence after the Harris Park is completed. Once the planning design is started, some permitting issues may arise.

Necessary action: None at this time.

- D. **Footbridge over the L-13 Canal:** *Allen Webb* was not present. *Steve McGrew* stated that the proposed footbridge is going to connect Urquhart St. to Vermont Ave. The next step is to secure funding and complete the design of the footbridge.

Necessary action: *Ruth Moguillansky* indicated that she is expecting to have a full plan and schedule for completion of this project at the next CCRT meeting.

- E. **Water Main Improvements in the Pilot Area, Kenwood Estates and Sub-Area**

⇒ **Pilot Area:** *Stephen McGrew* said that construction projects are underway

for eight streets: Vermont, Maine, Poinsetta, Herndon, Herbertz, Pine, Holden and Cooley Court. Water mains have been laid on Vermont & Maine, and the contractor is starting to lay the services. This week the mains will cross Military Trail. The contractor has until approximately October 10, to complete Vermont and Maine.

- ⇒ **Kenwood Area:** A Water Main Special Assessment Project is underway for Clinton, Carver, Weymouth and Cambridge, west of Military Trail. A survey will be completed by the end of September. In response to a question by an audience member, *Mr. McGrew* stated that 51% of property owners are in favor of the assessment. After the design is finished, the project will be sent out for bid. After the bid is awarded, staff will go back to the property owners and tell them exactly what their assessment costs will be. The project is not considered “approved” until it goes to the BCC and a Public Hearing is held. He also indicated that there is a small Water project on Kirk Road south of Melaleuca.

Ruth Moguillansky asked about the “Slow Down” construction signs for Maine and Vermont. *Mr. McGrew* replied that he had talked with the contractor earlier, and will be sending him a letter. He also talked with *Jimmy Hightower* about placing 15 MPH signs in the construction area, which will remain until the water main construction is completed

Necessary action: None at this time.

F. Urquhart Street /Sanders Street (Sewer/Paving & Drainage):

- ⇒ *Stephen McGrew* said that when completed, Urquhart Street will be the first assessment sewer project in Palm Beach County. 51% of the owners on 3/4's of Urquhart, Price Street and Sanders Streets approved the project. The design is 95% complete. It is anticipated that the project will be at the permitting stage by the week of September 15, 1998. The sewer plans will be overlaid to the road plans and they will be combined in a single bid for a final cost estimate.
- ⇒ Another sewer project is underway at the Northeast corner of 10th Ave and Military Trail, in the Lake Worth Corridor. This project is being constructed by the Village of Palm Springs.
- ⇒ *Mr. McGrew* stated that his staff has coordinated the water main plans with the road plans. By the end of September, they will have acquired the right-of-way from the corner piece on Military Trail and Vermont Ave. On Maine, several property owners still need to deed over the right-of-way. Property owners will have to deed their right of ways if they are required to connect to the water main (several apartment complexes on Maine have not deeded the required five feet of right-of-way) because of Health Department regulations.

Necessary action: None at this time.

F. Pilot Area paving/drainage: *Allen Webb* was not present.

G. **Community Policing**: *Jimmy Hightower* stated that the Problem Solving Unit started on September 24th. In their first week of operation, the 5 man unit arrested 25-30 suspects, and took four family members to jail from a crack house. A “Peeping Tom” on Vermont St. was also arrested. *Deputy Hightower* also stated that residents have done a great job with the Community Center on Vermont Ave and encouraged CCRT members to stop by the Center. *Deputy Hightower* mentioned that a Lake Worth Corridor company donated a trailer to Community Policing which may be used for a mobile unit. Other arrests include four youths from a car theft ring out of Boynton Beach, and the tenant of a crack house on Melaleuca (which was the supplying house for Urquhart St). *Deputy Hightower* met with the Hidden Hollow Association on Fuller/Urquhart Streets, who were unaware of the Community Policing program. The Association was given contact names and phone numbers from the Lake Worth West Resident Planning Group.

Deputy Juan Oliva announced that the Kenwood Estates neighborhood After School Program was awarded \$15,000 from Children Services Council for Arts & Crafts supplies, karate equipment and uniforms, field trips, and food. There is a new CPU office located within the area.

⇒ A resident from the Kenwood Estates area said that the County cleared some land, cut down trees, but left the tree stumps behind. He said that if the County removed the stumps and placed sod down, he would be willing to mow and maintain the piece of property as it is adjacent to his property. The parcel, which is a County right-of-way, is approximately 25 feet wide. *Roberta Lawrence* said that she will investigate this item.

⇒ *Kathy Owens* mentioned that there was a structural fire a few weeks ago, resulting in a fatality. Palm Beach County Fire Rescue wants to put in a smoke detector in any home that does not have one. Any residents that would like a free smoke detector are to see Kathy after the meeting. There is no eligibility criteria for this countywide program.

Necessary action: None at this time.

H. **Community Organizing Activities**: *Greta von Unruh Cross* stated that funding for the Commission on Affordable Housing Hardship “A” program will be coming through on October 1st. She has already processed applications for eight or nine families on Maine St. and Vermont Ave. She also stated that the Lake Worth West Resident Planning Group is three or four items short of applying for a 501-C (non-profit) status (this group has incorporated and completed their by-laws).

Kathy Ross, who lives on Vermont Ave, reported that the Children’s Services

Council (CSC) set aside \$83,000 for an after-school program for elementary school children in the Pilot Area. She also applied for an prevention grant to develop a sports-oriented program for teenagers. Since the neighborhoods within the Corridor are so close, it is part of the program's goals to have the children play basketball, etc. against each other. *Ms. Ross* is also trying to coordinate her neighborhood's COP program with the Lakewood Area's COP program. *Ms. Ross* stated that her group had been together for three years and while things were slow at the start, organizations such as CSC now recognize that it exists and want to encourage helping it to continue.

Ms. Cross mentioned that there is a resident in the Pilot Area who wants to donate a piece of land to the County. Area residents suggested that the donated land be used for affordable housing. Habitat for Humanity is looking into the possibility of a special project in the area .

Necessary action: None at this time.

I. Draft recommendations for the Lake Worth Commercial Corridor and upcoming BCC Workshop:

- ⇒ *Denise Malone* distributed a handout and summarized the Lake Worth Commercial Corridor Workshop recommendations that will be presented to the Board of County Commissioners in September (see attached). *Ms. Malone* said that she will be going before the BCC on September 29, at 9:30 A.M. to present the results of the Workshop and staff recommendations. The CCRT will seek input and direction from the BCC regarding the next steps to be undertaken towards the revitalization of the Lake Worth Corridor. *Ms. Moguillansky* reminded meeting attendees that they are welcome at the meeting; however, if they miss the meeting, the Government Channel (Television Channel 20) re-broadcasts the meeting at 6 P.M.
- ⇒ *Deputy Hightower* indicated that Home Depot is building mini substations for the PBCSO. There is a grand opening of their next substation on September 11th at State Road 80 and 441. *Ms. Malone* will speak with *Jimmy Hightower* on the new developments in Community Policing Unit activities, prior to making her presentation to the BCC.

Necessary action: None at this time.

IV. BCC Direction - Moving to San Castle: *Ruth Moguillansky* reported that on July 14th, the CCRT went to the BCC to present its annual report on progress that has occurred in the Lake Worth Corridor area, and recommended San Castle as the next area to be targeted for revitalization. The BCC agreed with and approved all of the CCRT's recommendations. The San Castle area is eligible for CDBG funds, and

there are some portions that need infrastructure improvements. Various County agencies are already present in San Castle: Code Enforcement, Community Policing and the Solid Waste Authority.

Ms. Moguillansky reported that some CCRT members met last week to come up with a planning process to follow in San Castle. As the planning process is reviewed by the Planning and Executive Directors of PZ & B, it will be refined and presented to the full team at its next meeting.

Greta von Unruh Cross briefly outlined what she will start doing next week in the San Castle area. First, *Ms. Cross* will contact the Code Enforcement and Community Policing officers that have been working in the area. She will get familiarized with the area, and learn about some of the issues that have been popping up. *Ms. Cross's* main goal is to see how the efforts of Code Enforcement, Community Policing and CCRT can work together. After that, *Ms. Cross* will get referrals of people to talk to, and meet with as many of the neighborhood residents as she can. This will enable her to get a feel for who lives there, what the issues are, what networks already exist, and what internal resources are available to fuel the effort. The CCRT comes in with no pre-conceived notion of what the community is going to look like, or whether or not a permanent community group will evolve. The goal is to develop leadership in the neighborhood and to work towards the holistic goals of the partnership: Health and Human Services, Infrastructure, Water, Sewer, Crime Prevention, Code Enforcement, etc. *Ruth Moguillansky* interjected that the residents need to get involved in order for the CCRT efforts to be sustained.

⇒ **Community Policing/ San Castle:** *Captain Michael Gauger* introduced two of the San Castle Community Policing Officers: *Barry Trombley* and *Ken Bachman*. A third officer, *Carol Verdigi*, was in class working on her doctorate at Barry University. Together these three have formed an exceptional team for over one year.

Deputy Bachman said that at the first COP meeting in San Castle, 10-15 people were expected to attend, but 150 showed up and the meeting was moved from a school cafeteria to a church. He said that the COP was initiated in January, with an anticipated start-up date of 4-5 months later; it was done in 5 weeks! There are approximately 45 members of the COP unit, which started in a hotel room donated by the Inns of America. *Aola Walden*, Code Enforcement Officer, allowed the COP to use an empty garage which had approximately six individuals living in it. The garage was completely rebuilt with help from neighborhood residents. *Deputy Bachman* invited CCRT members and residents to visit the COP office at 1115 Wilkinson Road.

Through PAL, there are baseball, football and swimming programs for the

children at different times of the year. 220 tons of garbage were picked up during the SWA/Beautiful Palm Beaches Clean-Up with 145 residents attending. Average attendance at COP meetings is 75 - 100 people. The COP unit also applied for a Juvenile Justice Grant.

- ⇒ *Deputy Trombley* stated that there are several County-owned acres in San Castle that the COP would like to see developed as a park. However, one parcel on Hypoluxo and Seacrest has a lot of traffic. *Tim Granowitz* suggested that the County might be willing to sell that area as surplus property, and then use the monies from the sale to buy property that can be used for a park. *Ruth Moguillansky* stated that *Commissioner Lee* would need to become involved in the process and that the development of parks will be addressed as part of the plans for revitalizing the area.
- ⇒ *Tim Granowitz* stated that while an FEC area parcel near Overlook Road might become an environmental site, Deputies heard rumors that a developer is intending to put in some warehouses and Affordable Housing units. He added that lower income housing may add to the problems that the COP has, so a park in that parcel might be a viable alternative.
- ⇒ *Ms. Pam Nolan* inquired about the demographics of the area. *Deputy Trombley* responded that the percentage of renters/homeowners is approximately 50/50. With a total of 1052 residents, 952 are single family residents. There are 100 rental units, including duplexes and single story apartment buildings. There is no public housing in the area.

Necessary action: None at this time.

V. QUESTIONS/COMMENTS: There were no questions or comments from the audience.

VI. NEXT MEETING DATE: The next CCRT meeting will be held on Monday, October 5, 1998 in the Second Floor Conference Room of the PZ&B Building from 10 A.M. to 11:45 A.M.

VII. ADJOURNMENT: The meeting was adjourned at 7:50 P.M.

Minutes prepared by:

Nancy Buckalew

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