

COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, February 1, 1999
Planning, Zoning & Building, 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Penny Anderson, County Wide GIS
Joanna Aiken, Solid Waste Authority
Ken Bachman, PBC Sheriff's Office
B. Barkdoll, PBC Sheriff's Office
Nancy Buckalew, PZ&B Planning
Whitney Carroll, PZ&B Zoning
Anne Cronyn, HCD
Captain Michael Gauger, PBC Sheriff's Office
Peter Gausis, PZ&B Zoning
Don Grund, Parks & Recreation
Jim Hightower, PBC Sheriff's Office
Ray Loftin, Lake Worth West Pilot Area
Denise Malone, PZ&B Planning
Stephen McGrew, Water Utilities
Jeanne Mills, PZ&B Planning
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathy Owens, PBC Fire Rescue
Shervan Sardar, PZ&B Planning
Jim Tuttle, PBC Engineering
Terry Verner, Director, PZ&B Code Enforcement
Greta von Unruh Cross, PZ&B Planning
Allan Webb, Engineering
Brenda Warren, Royal Palm Estates Resident

I. WELCOME AND INTRODUCTION

The meeting was called to order by *Ruth Moguillansky* at 10:00 A.M. *Shervan Sardar* was the timekeeper.

II. SAN CASTLE

- A. **Update on January Community Workshop** - *Ruth Moguillansky* summarized the San Castle and surrounding area Community Workshop which was held on January 29 and 30th at the Rolling Green Elementary. The meeting was a success. The top priority items that residents came up with include: preserving the Overlook Scrub

area to develop as a park; providing necessary water and drainage improvements in the southern portion of the area as well as street lights throughout the entire area; addressing crime and code enforcement problems; and addressing the need for animal control. *Ms. Moguillansky* indicated that she will prepare a report to combine all the information from the meeting. Meetings will be held with the technical staff of the CCRT to evaluate the ideas generated at the meeting and then proceed with the development of a preliminary action plan to address identified needs in the community. In April, the CCRT will go back to the San Castle Area community to present and seek further input on the CCRT's recommendations and establish the expected outcomes of the revitalization process.

Ms. Moguillansky thanked the CCRT members, staff and everyone else that helped with the community meeting.

Deputy Bachman stated that animal control is practically nonexistent in the San Castle area. There are problems with dead animals, dogs on padlocked chains left outside, and animals running loose in the streets. *Ms. Moguillansky* mentioned that animal control was a priority item at the community meeting and the team will need to address this item as part of the overall plan for revitalizing the area.

Necessary Action: *Ms. Moguillansky* will prepare the summary report and then schedule a meeting with the appropriate CCRT members to evaluate it. The report should be completed by mid March.

- B. **Update on Community Organizing Activities** - *Ruth Moguillansky* read a draft report from *Greta von Unruh Cross* (who was attending a San Castle community meeting).

The Overlook Scrub is on the ballot for the March 9 election. A map of the site will be taken to the March 9 BCC meeting. *Ms. Moguillansky* will schedule a meeting with *Commissioner Maude Ford Lee* to discuss this item. *Denise Malone* stated that there is a contract on the Overlook Scrub property to put in low to medium income housing. ERM is to be invited to the meeting. *Ms. Cross* indicated in her report that petitions were pouring in from the community regarding stopping the development of housing on a large group of parcels on Overlook Road. These petitions will be mailed to the Florida Game & Wildlife Commission, the City of Hypoluxo, Commissioner Maude Ford Lee, ERM and anyone else who has a stake in its development.

In the next two to three months, an initial community board will be formed, and resident representation will be added to the CCRT.

The residents of San Castle will coordinate a community barbecue on April 24 as part of the Beautiful Palm Beaches Clean-up and the Christmas in April program. The purpose of the event is to gain more interest in the revitalization effort through volunteer opportunities and get some of the area children involved.

Necessary Action: The petition regarding the Overlook Scrub property is to be signed by San Castle residents ASAP and given to *Ms. Moguillansky*. *Frank Duke* and *Dominic Sims* will then review the issue and decide on the how it will be presented to the BCC.

- C. **Status Reports on Community Policing Efforts** - *Deputy Ken Bachman* stated that a letter was sent to *Amy Harris* regarding the 8 street lights that were recently approved, and one of the drug houses that was mentioned at the last meeting has been eliminated. Organized Crime/Narcotics methods have been modified, and the area may be saturated with another PBSO's team. Another team in the area would mean that five streets could be cleaned up from drugs, etc., instead of only one street at a time. 130 inoperative cars have been towed away in the last month and amnesty has been requested from some of the residents regarding additions made to their residences without proper permits.

Necessary Action: *Ruth Moguillansky* and *Greta von Unruh Cross* will compile the information gathered at the San Castle community meeting. An Action Plan will need to be developed to address this issue.

- D. **Status Reports on Code Enforcement and Solid Waste Authority** - *Joanna Aiken* said that she had received positive feedback from the residents regarding the PBSO ridding the area of some of their problems. The Code Enforcement Division has responded quickly to problems and requests from the SWA.

Necessary Action: None at this time.

III. Lake Worth Road Corridor

- A. **Status Report on Park Improvements** - Appraisals have been completed on the potential park sites in Kenwood Estates. Benches were put in Sanders Park last week, and the guard rail and basketball hoop should be in place by the end of February.

Necessary action: None at this time.

- B. **Status Report on Footbridge Construction** - *Ruth Moguillansky* is expecting a revised letter from *Captain Bieluch* regarding the footbridge. *Ms. Moguillansky* will forward this letter to *Commissioner Warren Newell* and seek funding to proceed with its construction.

Necessary action: *Captain Bieluch* is to send a revised letter regarding the footbridge to *Ruth Moguillansky*.

- C. **CDBG Application** - *Ruth Moguillansky* and *Allan Webb* submitted an application for Sub Area 1. *Anne Cronyn* reported that 54 applications had been submitted, and the first letter to be sent to applicants will state whether or not their project is eligible as per CDBG regulations. She also informed that the City of Atlantis has applied this year to provide water improvements in the Lake Worth Road Corridor as some of its water service area is in Corridor.

Necessary action: None at this time.

D. Status Report on Water Main Improvements in the Pilot Area, Kenwood Estates and Sub-Area 1:

Sub Area 1 - *Steve McGrew* reported that Sub Area 1's plans are complete for permitting; when they come back, the plans will be put out for bid. Phase II is along Kirk Road and three streets off of Kirk Road: Palm Springs' design forms are also complete. Phase I and Phase II are expected to be finished by the end of April of 1999.

Pilot Area - Water mains have been constructed on four streets in the Pilot Area: Vermont, Maine, Poinsetta and Cooley. An additional four streets outside of the Pilot Area are also being worked on: Herbertz, Herndon, Holden and Pine. Although the contractor has been late on the work, a milestone has been reached with the approval of the Health Department for Vermont and Maine. Letters went out on January 28 to all of the property owners on Maine telling them that they could connect to the water main. A release for Cooley and Poinsetta should be available from the Health Department and letters for property owners will be sent out on February 4. Release and letters for property owners on the remaining four streets are scheduled to be sent on February 9.

Mr. McGrew indicated that not all of the property owners on Vermont and Maine Streets have water services. *Mr. McGrew* sent a letter to the property owners, indicating that the people that did not donate a 5 foot right-of-way easement did not receive water services from SFWMD; they need to contact County Engineering Department to rectify the situation if desired. They will need to pay an additional \$1,300. in fees.

Ruth Moguillansky requested that any leftover monies from the Vermont and Main water improvements be kept aside for the CCRT to undertake any needed activities either in San Castle or the Lake Worth Road Corridor.

Kenwood Estates - No further progress to report at this time. *Mr. McGrew* anticipates completing the design layout in February, and sending it to the consultant for CAD work. It will go out to bid in the Spring.

Other Projects - The water main on Congress Ave from the L-12 canal south to 6th Ave, is to be bid on February 14. Another project in the Lake Worth Road Corridor is on Kirk Road and Melaleuca Lane, south to the L-14 canal. This latter project has been designed and permitted and is ready to go out to bid.

Ms. Moguillansky reported on a meeting that she had with *George Webb* on the use and prioritization of funds from the Roadway Improvement Program. This meeting was held as a result of a recent Board's direction. Possible uses discussed were: street lighting, beautification, and paving/drainage improvements on residential streets. *Mr. Webb* was concerned that the funds need to be equally distributed in all of the districts. Monies for some area improvements might need to come from an assessment of property owners, if no other funds are available. The Engineering Department has scheduled a workshop with the BCC in the second week of March to review their Five Year Program. The CCRT and the Planning Division may be called upon assisting in the preparation for this workshop.

Necessary action: *Allen Webb* is to write a memo to *Commissioner Warren Newell* regarding the estimate time of completion of paving and drainage improvements in the Pilot area as well as water improvements in Subarea 1. Stephen McGrew will forward information to *Ruth Moguillansky* regarding the amount of surplus monies from the water main improvement project on Vermont and Main. *Ruth Moguillansky* will then write a memo to Remar Harvin requesting that those funds be set aside for other CCRT projects.

- E. **Community Policing Status Report** - *Jim Hightower* reported that a minimum of two officers are being sent on calls, after threats on deputies' lives were received from hostile drug houses on Urquhart Street. *Ray Loftin* mentioned that two of his tenants are threatening to move out because they do not feel safe there. More gates along the canals are needed to cut off escape routes from people eluding law enforcers, and a new escape route needs to be blocked along Sanders Road up to Kirk Road. *Deputy Hightower* explained that the Community Policing units are not assigned to individual streets.

Captain Michael Gauger stated that the PBSO is sending two officers to a "Crime Prevention and Environmental Design" course.

Necessary action: *Ruth Moguillansky* will include this concern in her memo to *Commissioner Warren Newell*.

- F. **Status of Community Organizing Activities** - *Greta von Unruh Cross* was absent from the meeting. *Ruth Moguillansky* went over a summary report on those activities.

The Lake Worth West Group is going well. FAU, through the efforts of Robyn Turner, is creating a resource directory for the neighborhood. The Lake Worth community is pursuing an after-school activity program with the Children Services Council, for which they have \$80,000, but they are still trying to find an organization to provide the services. Efforts to link the Lake Worth West Resident group with Lakewood and Kenwood may occur with the Planned Approach to Community Health (PATCH) Group.

Lakewood: Lakewood residents are interested in getting another park north of Lakewood Road, between Military Trail and Congress Avenue. *Ms. Cross* will be attending a meeting on February 11, to give the residents information on funds that may be available for the park.

Kenwood Estates: The \$10,000 check is still unresolved. *Ms. Cross* attended the community meeting last month and gave them several suggestions on how to proceed with getting the funds drawn down from their grant. The group has succeeded in doing the first step, and *Ms. Cross'* top priority in the next weeks will be to assist the group in completing the tasks and in drawing down the money.

Necessary action: No action at this time.

- G. **Implementation of Recommendations for the Lake Worth Road Commercial Corridor** - *Denise Malone* reported that the Implementation Coordination Committee met again. The public meeting regarding the Sewer issue is set for February 11 at 8 A.M. at the Palm Beach Community College. *Steven McGrew* will present the cost to connect to sewers for 54 properties along the Commercial Corridor, including several adjacent properties. The properties in this area are essentially on the south side of Lake Worth Road from Kirk Road to Congress Avenue and the north side of Lake Worth Road from Congress Avenue to the E-4 Canal. Also included are some properties along Congress Avenue that do not have sewer, but are in the SFWMD service area.

Each property owner was sent a petition with information on forced-main sewer systems (property owners would need their own pumping station) and gravity sewer (more preferable, but has a higher cost associated with it). Another form was sent with the petition outlining what easements, if any, would be needed for each option. Petitions will be returned by the property owners and analyzed by the SFWMD before they take their recommendations to the BCC. *Pam Nolan* will also be at the meeting, explaining the opportunities available in applying for an Economic Development Administration Grant. If awarded, this grant will help to defray some of the costs of providing sewers. *Mr. McGrew* clarified that the petition letters were based on 50% of EDA Grant monies and 50% Special Assessments.

Ms. Malone said that Drainage is another high priority implementation item, and is on the Engineering Department's Capital Projects list for funding consideration during the budgeting process for the next fiscal year. It is hoped that monies will be allocated to fund a comprehensive drainage study.

Ms. Malone and *Greta von Unruh Cross* are working on an action plan to create a business owner's organization in the Lake Worth Commercial Corridor. A meeting of interested business owners will be set up. *Ms. Malone* is also working with the Zoning Division on how best to address and implement those zoning recommendations outlined in the report. *Ms. Malone* introduced *Jeanne Mills*, Senior Planner to the CCRT. *Ms. Mills* will be taking *Ms. Malone's* position on the CCRT team.

Necessary action: *Denise Malone* will send a letter to *Commissioner Warren Newell* requesting that the funding for landscaping improvements within the Lake Worth Road Commercial Corridor be taken into consideration when budget deliberations are held with the BCC for the upcoming fiscal year.

IV. OTHER AREAS

A. **Royal Palm Estates** - Resident *Brenda Warren* asked for assistance on setting up a Crime Watch group in Royal Palm Estates. The Sheriff's Department and the Code Enforcement Division will assist in the formation of such group. *Terry Verner* indicated that a target area will be started there soon. *Captain Gauger* said that the PBSO would start with Dyson Circle, drawing resources from there to where they would be needed.

Necessary action: None at this time.

B. Kennedy Estates - Don Grund indicated that an application has been submitted to HCD to obtain CDBG funds for the construction of neighborhood park in the area. Commissioner Marcus allocated \$50,000 and the application is for matching the same amount with CDBG funds. The contractor should be out by late Spring or early Summer, with the park scheduled to be open sometime in the Fall of 1999. *Ruth Mognillansky* commended the Parks and Recreation Department and the HCD for their efforts.

V. QUESTIONS/COMMENTS

Kathy Owens mentioned that the Fire/Rescue Department crews and volunteers finished canvassing the Westgate area and installed 170 smoke detectors there. They will be starting in the Lake Worth area later this month and in March. The next area to be targeted will be San Castle.

There was a small discussion on the drywells that were cleaned out in the Summit area. *Steve McGrew* stated that it is a closed catchment system that was built in the 1960's. The area has some standing water during heavy rain, but the waters dissipate after four hours into the ground. This area will be looked at for upgrading in the future.

VI. NEXT MEETING DATE - The next CCRT meeting will be held on Monday, March 1, 1999 in the Second Floor Conference Room of the PZ&B Building from 10:00 A.M. to 11:45 A.M.

VII. ADJOURNMENT - The meeting was adjourned at 12:00 Noon.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

T:\PLANNING\ADVANCED\CCRT\MEETINGS\Feb1-99min.wpds