

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, July 6, 1998  
Planning, Zoning & Building, 2nd Floor Conference Room

## MINUTES

### Present at the Meeting:

Penny Anderson, Countywide GIS  
Lieutenant Bruce Barkdoll, PBSO  
Captain Ed Bieluch, PBSO  
Nancy Buckalew, PZ&B Planning  
Anne Cronyn, HCD  
Captain Michael Gauger, PBSO  
Tim Granowitz, Parks and Recreation  
Jim Hightower, PBC Sheriff's Department  
Denise Malone, PZ&B Planning  
Stephen McGrew, Water Utilities  
Ruth Moguillansky, PZ&B Planning  
Richard Morley, PZ&B Planning  
Pam Nolan, Economic Development  
Jim Tuttle, Traffic Engineering  
Greta von Unruh-Cross, PZ&B Planning

### CALL TO ORDER

The meeting was called to order by *Mr. Tim Granowitz* at 10:05 A.M.

### I. INTRODUCTION

*Captain Michael Gauger* was the designated time keeper, and *Greta von Unruh Cross* was the note taker.

### II. PROGRESS REPORTS/ACTION ITEMS

#### A. Park Improvements

⇒ Harris Park: *Tim Granowitz* thanked everyone that attended the Harris Park and Vermont/Maine Street water ground-breaking ceremony. It was a big success. Many County employees were there, including Commissioner Newell and representatives from the Sheriff's Department. Mr. Granowitz stated that it was one of our best events ever!

The dedication ceremony was held on June 17th. The location of park items was

staked out and rough grading is to begin next week. Playground equipment has been ordered and the contractor is going to visit the site and will give some bids for the concrete work. The estimated completion date for Harris Park is early September. Water main work will be coordinated with Stephen McGrew (discussed later in the meeting).

Kenwood Estates: *Mr. Granowitz* directed everyone's attention to a copy of a letter re: the Kenwood Estates Neighborhood Park. He stressed that sites have been identified and distributed to meeting participants some materials containing the proposed sites. These materials are to be taken to Commissioner Roberts to see if she can identify a funding source of roughly \$40,000. - \$50,000. for acquisition of up to one half-acre of land; and another \$50,000. - \$60,000. to develop a small playground. The total amount for park improvements would be approximately \$100,000.

*Ms. Moguillansky* suggested that the CCRT not go before the BCC on July 14th for park funding as was outlined in the memo/handout. *Ms. Moguillansky* said that she would be meeting with Commissioner Roberts at 2:30 P.M. to provide an update on what is going to happen at the upcoming workshop, and invited *Mr. Granowitz* to join her in that meeting to talk about the Kenwood Estates Park project. *Mr. Granowitz* accepted the offer.

*Stephen McGrew* mentioned that *Mr. Datesman*, a property owner, has been highly involved in a water petition process. He asked about Sites B & C on the handout. *Mr. Granowitz* responded that portions of A & B are with designated right of way already under County ownership, and would cut down on acquisition costs; it is a matter of finding a willing seller. *Mr. McGrew* further informed the group that a water main may be placed down the strip on the "B" parcel.

Neelan Property: Once the Harris Park is completed, the remaining funds from the Park Improvement Bond will be allocated to the Neelan Property Park.

**Necessary action:** Efforts are to continue to complete the planned parks. *Ruth Moguillansky* will meet with Commissioner Roberts to discuss the need of funding to develop a park in Kenwood Estates.

## **B. Infrastructure Improvements**

Pilot Area: *Stephen McGrew* stated that the week after the ground-breaking there was a pre-construction meeting with the contractor. Under the contract, they have 90 days to do the work on Vermont and Maine and 180 days to do the balance which is Poinsettia, Cooley, Herbertz and Pine. Work will start next week. They are coordinating on the Park site to run water through the park.

Kenwood Estates: The surveyor is currently doing the drawings and will be requested to do the actual design. The project is expected to go out to bid in February 1999.

Subarea 1: *Ms. Moguillansky* mentioned that *Allen Webb* would be providing a time schedule on the improvements and inquired about the status of HCD funding recommendations. *Anne Cronyn* stated that the HCD will present their final recommendations to the BCC at their meeting on July 21st. HCD is recommending that \$197,000.00 be allocated for paving and drainage.

**Necessary action:** *Ruth Moguillansky* will contact *Allen Webb* re: the time schedule for the improvements.

- ⇒ Vermont/Maine Street Paving: Design work has started on Vermont Street. Maine Street is still missing necessary right of way to proceed with improvements. Two or three rights of way are still needed.

**Necessary action:** None at this time.

- ⇒ Urquhart Street (Sewer/Paving & Drainage): *Mr. McGrew* indicated that road plans have been completed and that *Allen Webb* submitted them for permitting to the Lake Worth Drainage District. Water Utilities received enough petitions to start design of sewer. The area that was petitioned was the full extent of Urquhart Street over to Lake Worth Road, and Sanders Street. We are three petitions short of doing the whole project. The sewer line will stop approximately 500 feet south of the Northern half of Urquhart which is already paved. Design is approximately 95% complete and will go to CAD Graphics tomorrow. CAD should take four to six weeks, then the project will be submitted to permitting, and should be ready to go to bid in the Fall.

If the project was just a road, then the bid would probably go to a road contractor. However, given the planned sewer and drainage improvements, the bidding structure is being changed a little bit. Massive road restoration can be avoided if the new jobs are coordinated from the beginning.

**Necessary action:** None at this time.

- ⇒ Footbridge: *Ms. Moguillansky* pointed out that *Allen Webb* was absent and that actions needed to taken to follow up on this project and get it done.

**Necessary action:** *Ruth Moguillansky* is to contact *Allen Webb* and request a plan and specific schedule for completing this project. This project is not moving.

### **C. Community Policing**

- ⇒ Lake Worth Road Corridor: *Jimmy Hightower* stated that he would like to get all four of the communities in the Lake Worth Corridor “united.” Prostitution is down, and vagrants/homeless are not being tolerated. *Mr. Hightower* said that deputies are aggressively working in the Lake Worth Corridor. Over 40 phone calls are being answered daily.

*Ms. Moguillansky* stated the need of keeping residents informed about crime in the

area. *Mr. Granowitz* mentioned that the CCRT and residents' Newsletters should be used for that purpose. *Ms. von Unruh-Cross* further indicated that the residents' newsletter has a section for Crime Update.

*Mr. Hightower* indicated that people are starting to use the CPU hotline. The number is 688-4CPU. The calls are automatically forwarded to a voice mail. A response/follow-up call has been promised within 24 hours. Messages are read by sergeants, a lieutenant, and Mr. Hightower. There is a seven day coverage at every Community Policing Site from 11:30 A.M. to 2 A.M. Unfortunately, that means that there are not always two CP deputies working. Road deputies are encouraged to spend an hour or two each night with the CPU deputy either on bike patrol, foot patrol, riding in the car with them or whatever it takes to get them involved in Community Policing. They are down ten percent of their staff; originally they were allocated 69 staff members.

*Captain Michael Gauger* stated that neighborhood involvement is the key issue in making a community better. At least 9 or 10 crack houses have been identified by community policing members driving around. The local people are more likely to let them pass by in their vehicles, than the Sheriff's vehicles. Neighborhood deterioration is the number one social factor; the lack of enforcement by the Sheriff's Office; the lack of Code Enforcement, Utilities, etc... We put our money into Westward Ho! - now we need to look at rebuilding the neighborhoods that we jumped over and left in the dust; by improving those neighborhoods and giving them the type of services that we all should be given. People need to be educated so that they can support their families and eventually move out of a ghetto - type environment. Educating the children is important so that the children can get the chance to improve themselves. The CPU has been in with 12 separate search warrants over the last 8 years on one crack house on Urquhart Street.

*Mr. Gauger* also stated that while the nuisance abatement ordinance (to shut the residences down) used to work, current Federal Civil lawsuit now says that it is a violation of civil rights to take property away from people and to deny them the right to have the use of their property.

⇒ San Castle: *Captain Gauger* indicated that many areca palms have been planted along the railroad property. Deputies have formed a Citizen's Observer Patrol program which is up and running. *Captain Gauger* gave a copy of a request for grants, the *Neighborhood Justice Grant* to Ruth Mognuillansky, and indicated that it is slightly different from the grant that Greta was working on (the *Neighborhood Involvement Grant*). The three officers in San Castle are excited about it - it is now in Tallahassee going through the review process. The proposal includes taking COP juveniles and liasoning them with adults in a mentoring program. A big BBQ was held on the 4<sup>th</sup> of July.

**Necessary action:** None at this time.

#### **D. Community Organizing**

- ⇒ Hardship “A” Fee Program: *Greta von Unruh-Cross* mentioned that she is working with seven to ten families on Maine and Vermont Streets getting ready for the water improvement project by assisting them with the Commission on Affordable Housing Hardship “A” fee program. She expressed concerns regarding the coordination of efforts for improvements on Urquhart Street, taking into consideration the sewer going through, the paving and drainage, and the high cost of these improvements. All these things need to be put together. *Ms. von Unruh-Cross* will write a letter to the Commission on Affordable Housing re: everything that has been done and that will be done, so that they are kept informed and can be prepared for when the applications come in. She is concerned about a possible lack of funds in the program.
- ⇒ CCRT Newsletter: *Ms. Von Unruh-Cross* informed about the upcoming CCRT newsletter, which is on hold so that a good article can be included about the upcoming July 14 BCC Workshop. It is anticipated that the newsletter will be coming out in mid August. Any articles and/or pictures are welcome. *Ms. von Unruh-Cross* will work on the content of the newsletter and the GIS staff will be responsible for its layout.
- ⇒ Assistance to the Lake Worth West Planning Group: The Core group workshop went very well. Residents worked on everything that the group needs to structure itself appropriately, from the election of officers to how a person qualifies as a member. The group extended the neighborhood’s boundaries to meet the CCRT’s boundaries: Kirk Road to the east, Military Trail to the west, Lake Worth Road to the North, and Melaleuca Lane to the south. The group will be doing some outreach in that area, including the streets off of Melaleuca. *Ms. von Unruh-Cross* finished the bylaws this week and will be meeting with the lawyer. The Children’s Services Council (CSC) has identified the Lake Worth Corridor area as an under-served area for children’s activities and has set aside \$82,000.00 for an after-school program in the pilot area. Several agencies will give CSC proposals for after-school programs for the Pilot Area and residents will be involved via review committees to decide which proposals best fit their needs. Residents would like to have the program in their Community Center on Vermont Street. The building has to be licensable within a year, and funding is needed to improve the facility, or to look into new facilities. The group will be charging rent for any program that comes in and use that money for the upkeep of the building.
- ⇒ Kenwood Estates: *Ms. von Unruh-Cross* reported that in Kenwood Estates, an After-School Arts, Drama and a Karate program were all started with the area Community Policing effort. The CCRT is supporting that effort and connected residents with the Children’s Services Council again to obtain a special grant. The program will be funded for one year and at the end of which they will go through a regular process. The program is being run at the Community Center located on 10th Avenue North, in the Green Tree Plaza. *Captain Bieluch* reported that the paperwork on the program, with all of the children’s names, was misplaced. The Pilot program is still in existence. He is concerned about the charge that will be made to residents (\$8/person) since he doesn’t know where that money will come from.

**Necessary action:** Continue with current efforts.

**E. LWRC Charrette**

*Denise Malone* reported that the follow-up workshop was held on June 25<sup>th</sup> and thanked those who attended and who helped out. Staff is currently working with the consultant on finalizing the recommendations report and will be presenting it to the BCC at a workshop on September 29<sup>th</sup> to seek direction on what recommendations are to be implemented and where we go from there. *Ms. Malone* will be sending a letter to those Departments that will have a role in implementing the recommendations so that a financial analysis can be prepared. The analysis will consider both the monetary and personnel resources needed to implement the recommendations. This analysis will be presented to the BCC.

*Pam Nolan* provided information about applying for an EDA (Economical Development Administration) grant, linking the areas of the commercial corridor and the Lake Worth Park of Commerce. *Ms Nolan* indicated that since we are above the National unemployment rate in these areas, the County would qualify for a grant which could pay up to 50% of the project (infrastructure, traffic lights, signs, sidewalks, etc.). After *Ms. Nolan* receives a proposed budget from the involved parties for the two areas, she will work with the firm of Peacock and Lewis, consultants for the Park of Commerce, to apply for a grant. The grant application does not have a deadline but does require recipients to provide jobs. Belle Glade just applied, and they are earmarked to receive \$1.2 million. The Lake Worth Corridor includes some areas that are in the City of lake Worth thus, the City will need to be a coapplicant.

*Mr. McGrew* indicated that the County Attorney's office determined that the Water Utilities Department could not use their funds for redevelopment activity, so the 50% match would require the BCC to do either a voluntary or involuntary assessment for the match. *Mr. McGrew* is working on the cost estimates for both the commercial and neighborhood areas, and will be submitting them to Commissioner Newell in the near future.

*Mr. McGrew* then inquired about the recommendation from the charrette to rezone areas from CN, since it relates to the EDA grant and being able to bring in certain business to provide jobs. *Ms. Malone* indicated that the rezoning issue is one of the main topics being addressed. She further indicated that a rezoning would take place once the appropriate zoning district was decided upon and that it would be staff initiated so that individual property owners would not have to go through the rezoning process. *Mr. MacGillis* indicated that it takes approximately two to three months for the process once the application is complete. The tentative adoption date is sometime in 1999. *Mr. McGrew* suggested that a Zoning representative be involved in the meetings with himself and *Ms. Nolan* regarding the EDA grant.

**Necessary action:** *Ms Malone* will continue to work with the consultants to prepare for the workshop and finalize the report. *Ms. Nolan* will continue to coordinate with *Mr. McGrew* and other appropriate CCRT members to provide the cost estimates (budget) for the Park of Commerce and the commercial corridor improvements so that she can complete and submit the grant application.

## F. Cinquez Park and Kennedy Estates

⇒ Annexation Issues: *Richard Morley* reported on the coordination efforts. He is compiling an annual report on the annexation activities from July 1997 - June 1998 for the Commissioners. This will include the Cinquez park and Kennedy Estates, and the proposed annexations in Jupiter. He also contacted the Cities of Lake Worth and Greenacres regarding their programs on annexing areas along the Lake Worth Corridor. There is not really a program that they have; they are doing it piecemeal. The City of Greenacres has at least talked to a lobbyist to come in and lobby for a Special Act to annex those areas at a future date, next year. Lake Worth does not have any program, except that they are taking in annexations as they come in. Palm Springs does not have an annexation program in place, however, is aggressively pursuing annexations. The Village has annexed last year 14 areas within Sub Area 1 in a piecemeal fashion.

*Tim Granowitz* asked if there were any incentives for the outlying areas to annex. *Mr. Morley* stated that the only incentive available is the County's incentive program which has only been used once. He further explained that annexations are being undertaken based on the provisions of Chapter 171 - annexations have to be contiguous. He further explained that there are four types of annexations: voluntary, involuntary, interlocal and legislative. With the legislative type, the Governor needs to sign off on that. An interlocal agreement exists stating that areas of less than ten acres may be annexed if they are an enclave. Involuntary annexation involves a referendum, dual or single, and the community needs to support this type of activity.

⇒ Upcoming BCC Workshop: *Ruth Moguillansky* directed everyone's attention to the report that will be presented to the BCC at its upcoming July 14<sup>th</sup> Workshop. *Ms. Moguillansky* will be the presenter at the Workshop. She will present the CCRT annual report, which includes both a summary of progress made in the Lake Worth Road Corridor area and a summary of efforts in the Cinquez Park/Kennedy Estates area. In addition, we will share some observations about the CCRT function and conclude with some recommendations regarding future efforts.

The focus of the presentation will be to present a summary of efforts in Cinquez Park and Kennedy Estates and convey to the Board that efforts should be focused on San Castle. A summary of efforts in these areas will be presented, as follows: Staff met on few occasions with the Town's staff, and based on the outcome of the meetings, it became apparent that, with regards to Kennedy Estates, the Town would like to annex the area regardless of CCRT efforts, and with regards to Cinquez Park, the Town is interested in pursuing a joint planning effort prior to pursuing improvements or annexation of the area. The Town has some concerns regarding the existing residential land use designation on some properties. This task is outside of the scope of the CCRT, and will be discussed by Planning Division with the Board at the upcoming Annexation workshop in August.

To address the funding for needed infrastructure improvements, the CCRT applied for CDBG funds, but the application was unsuccessful, due to the area's limited

eligibility. Therefore, staff put forward a funding proposal, which basically outlined the two existing programs available: the *Municipal Service Taxing Unit (MSTU) Special Assessment Program* and the County's *Annexation Incentive Program*.

Staff considers that developing a future land use plan for the area, including consideration of alternative land uses for a portion of the area, could ultimately facilitate the annexation as well as a cost sharing program for infrastructure improvements.

So, in summary, given the lack of funds to address infrastructure deficiencies, the CCRT considers that improvements and annexation of the Cinquez Park/Kennedy Estates areas can more appropriately be accomplished either by the Town, in the case of Kennedy Estates, or by using the Annexation Incentive Program administered by the Planning Division, which do not require full CCRT participation. Using other tools such as joint planning and the Annexation Incentive Program would allow the CCRT to shift its efforts to an area that requires a comprehensive approach to revitalization, and have funding potential.

Now, if the BCC concurs that CCRT efforts be shifted to another area, the question becomes which area. Based on the analysis conducted to date, we now know that the next area to be targeted for revitalization should be an area that requires a comprehensive approach, where funding can be made available, and where annexation potential might exist, but is not necessarily the determining factor for selecting that area. Furthermore, taking into consideration the Team's ongoing work on the Pilot Project and expansion into the remaining portions of the corridor, the next area to be selected should be an area that has a limited need for infrastructure improvements.

Keeping these things in mind, she will explain that the CCRT looked again at the list of potential target areas, focusing on the two areas that were originally recommended to BCC consideration based on a need ranking without consideration to annexation (the Schall Circle/Old Military Trail area and the San Castle Area), and suggests that San Castle is the most appropriate area for focusing the CCRT efforts at this time. The reasons are the following:

1. The area is one of the two top ranking areas that were originally recommended to the BCC, and requires a comprehensive approach to revitalization.
2. The area has limited infrastructure needs which would allow the CCRT to address this area while completing commitments made in the Lake Worth Road Corridor area.
3. The area has some community organization activity, and efforts have already begun to converge with the presence of Community Policing, Code Enforcement, and the Solid Waste Authority.
4. The area has funding potential; it is one of the Housing and Community Development's Planning Areas for the Community Development Block Grant Program through the year 2003.
5. The area has annexation potential given that it is an enclave which is completely



surrounded by the City of Boynton Beach.

6. The number of people that can benefit from the revitalization effort is larger in this area than in the lower ranking areas that have similar problems.

Ms. Moguillansky reminded CCRT members about the letter that was sent to all participating departments requesting comments/input from the directors regarding the overall CCRT approach/function. These comments will also be provided to the BCC. *Ms. Moguillansky* stated that there is still time to send response letters; they should be addressed to Dominic Sims, with CC to her before July 10th.

*Ms. Moguillansky* asked if there were any other items that the CCRT members wanted her to mention to the BCC: there were none. A question was asked regarding the format for presentation of items to the BCC. The Workshop will begin at 10:30 a.m. and CCRT members were encouraged to participate to provide answers to specific questions the Board may have.

### III. OTHER ITEMS OF INTEREST

*Captain Gauger* stated that a professor from FAU (Florida Atlantic University) is working with the Delray Beach Police Department on a study of ethnicity and median incomes in the unincorporated areas from Lantana Road to Broward (County.) *Mr. Morley* stated that Steve Morales in the Planning Division should be contacted for this information. Data is available from the 1990 census, which is the latest census. *Mr. Morley* also mentioned that Gail Weathersbee is doing a special study of the Work Force Development - call Mark Buchanan at 659-5213 and see what kind of study they have.

The contact for the School Board is Anne Skakangy at 434-8928.

### IV. NEXT MEETING DATE

The next CCRT meeting will be held during the week of September 7th, 1998, or the week before, as the 7th is Labor Day. *Ms. Moguillansky* passed along an idea from *Mr. McGrew* about having the next CCRT meeting somewhere in the Lake Worth Corridor. An after-work meeting was suggested to allow more Community members to attend. Tim Granowitz offered a commitment to meet sometime in the San Castle area. *Ms. Moguillansky* will notify the CCRT members about the place and time of the next CCRT meeting. *Jon MacGillis* volunteered to be the facilitator for the next CCRT meeting.

### V. ADJOURNMENT

The meeting was adjourned at 11:20 A.M.

Minutes prepared by:

Nancy Buckalew, CCRT Secretary

T:\PLANNING\ADVANCED\CCRT\MEETINGS\JULY6-98.MIN.wpds