

Countywide Community Revitalization Team

Meeting of July 10, 2007

10:00 a.m. – 11:30 a.m.

Clayton Hutcheson Building Room

Minutes

Present:

Joanna Aiken, Solid Waste Authority
Tina Buttermore, PBCHD
Robert Anderson, PBCHD
Jorceline Cadet, P.B.C. Housing Authority
Shirley Cantelo, Old Trail Resident
Tripp Cioci, P.B.C. Property & Real Estate Management (PREM)
Carol Clinton, Lake Worth West
Renee Deese, Kenwood Estates
Sgt. Rick Dempsey, P.B.C. Sheriff's Office
Ruth Moguillansky-De Rose, P.B.C. Office of Community Revitalization
Deputy John Delaura, P.B.C. Sheriff's Office
Margaret Doucett, Royal Palm Estates
Dan Dumas, San Castle Community Leadership, Inc.
Stacey Falise, Watergate Estates Resident
Ed Frazier, Old Trail Resident
Deputy Shawn Goddard, P.B.C. Sheriff's Office
Deputy Ken Gray, P.B.C. Sheriff's Office
Tim Granowitz, P.B.C. Parks and Recreation Department
Cpl. Hamilton, P.B.C. Sheriff's Office
Captain Ed Jablonski, P.B.C. Sheriff's Office
Sylvia Jackson-Hamilton, P.B.C. Water Utilities
Sgt. Jimmy Hightower, P.B.C. Sheriff's Office
Kai Jones, PACE EH (Watergate Estates)
Edward Kaye, Westgate/Golfview Heights Resident
Kathy King, Lake Worth West Resident Planning Group
Deputy Kirkham, P.B.C. Sheriff's Office
Dave Kouns, Roan Lane resident
Deputy Lois Lamm, P.B.C. Sheriff's Office
Joe Lombardi, Lake Worth Corridor
Ilene Long, Old Trail Resident
Michael Marquis, P.B.C. Engineering Department

Present: (Cont'd)

Tonda Masson, Lake Worth Corridor Resident
Chrystal Mathwes, P.B.C. Office of Community Revitalization
Sharon McConnell, Watergate Estates Resident
Roy M. McGinnis, PACE EH/DOH
Captain Paul Miles, PBSO Dist 1
Cpl. N. Mitchell, P.B.C. Sheriff's Office
Derrek A. Moore, City of Pahokee
Deputy R. Mugridge, PBSO
Bilal Mujahid, P.B.C. Water Utilities
Pam Nolan, P.B.C. Office of Economic Development
Satu Oksanen, P.B.C. Housing & Community Development (HCD)
Micheal Owens, P.B.C. School District
David Rafaidus, P.B.C. Community Services
LaToya Ricketts, P.B.C. Office of Community Revitalization
Rae Rose, Lake Worth Resident
Deputy J. Suarez, P.B.C. Sheriff's Office
Mary Tarr, Old Trail
Houston Tate, P.B.C. Office of Community Revitalization
Deputy Dwayne Thomas, P.B.C. Sheriff's Office (District 3)
Dean Wells, P.B.C Building Division
Deputy Brandon West, P.B.C. Sheriff's Office
Anthony Wint, Zoning Division
William Wynn, P.B.C. Office of Community Revitalization

CCRT Members Absent:

Ronald Hinkle, P.B.C. Criminal Justice Commission
Silvia Jackson-Hamilton, Water Utilities Department
Don Loutsch, Children Services Council
Lt. Ed Luty, P.B.C. Sheriff's Office
Courtney Shipecy, P.B.C. Health Department
Gail Vorpapel, P.B.C. Code Enforcement Division

I. WELCOME AND INTRODUCTION:

Duane Gainer introduced himself and asked meeting participants to introduce themselves. He then announced that the OCR secretary Joyce Harrell has retired after over 2 decades of service to Palm Beach County.

II. REVIEW OF MINUTES:

Mr. Gainer asked if anyone had any corrections, additions, or deletions to the June 19, 2007 CCRT minutes. There were none.

III. REVIEW OF FOLLOW-UPS:

Mr. Gainer stated that there were no follow-ups from the June 19, 2007 CCRT meeting.

IV. PRESENTATION: P.B.C. Planning Redevelopment- Bryan Davis, Principal Planner

Bryan Davis began stating that on February 17, 2004, a central portion of unincorporated Palm Beach County was designated as an Urban Redevelopment Area (URA). The boundaries for the URA are generally described as Community Drive to the north, Lake Worth Drainage District (LWDD) L-14 Canal to the south, Interstate Highway 1-95 to the east, and extend to some points as far west as Jog Road. In addition to the Village of Palm Springs, there are eight (8) other municipalities within or adjacent to the URA including West Palm Beach, Haverhill, Cloud Lake, Glen Ridge, Lake Clark Shores, Greenacres, Atlantis and Lake Worth. Mr. Davis then provided an overview of the URA

Some areas within the Central portion of the County exhibited a remarkable need for infill and redevelopment initiatives. This proposed area was chosen for the URA because:

1. Contains over half-of-the-designated (62 of 104) Countywide Community Revitalization Team (CCRT) areas. The CCRT areas are those areas in the unincorporated county that can be generally characterized as having a greater proportion of very low, low and moderate-income populations, and experience a range of problems associated with the decline of urban neighborhoods including lack of basic infrastructure components, such as roads and drainage in substandard conditions, lack of sidewalks and/or streetlights; higher incidence of code violations; varied condition and low value of housing stock and vacant lots or underutilized land;
2. Represents an older, urbanized development pattern;
3. Some areas exhibit physical deterioration of properties and poor condition of structures, and underused lands lacking crucial urban services such as sewer and drainage; have shell rock roads; lack adequate transit stops; and
4. Contains existing redevelopment initiatives such as the Westgate Community Redevelopment Area (CRA), the Lake Worth Road Commercial Corridor, and the unincorporated area of the Lake Worth Park of Commerce (LWPC).

In 2005, the Future Land Use Element of the County's Comprehensive Plan was amended to establish the URA in six policies under Sub-Objective 1.2.3 of the Revitalization Redevelopment & Infill Overlay (RRIO). The goal of the Urban Redevelopment Area is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;
- Provide a variety of housing options for persons and families of all income ranges;
- Support existing Plan and Managed Growth Tier System provisions for sustainable urban development;
- Fully utilize and enhance existing infrastructure facilities and services; and
- Attract new residents, businesses, and services to improve the quality of life for the current population in the URA.

In late-Spring 2006, the Treasure Coast Regional Planning Council (TCRPC) was retained to conduct a detailed planning study and master plan for the URA. The planning process began with a public involvement and information meeting, held on September 15, 2006. Immediately following, TCRPC and the Planning Division conducted a charrette to thoroughly study, analyze, and make recommendations for solutions within the URA. Interviews were conducted with involved stakeholders, interested members of the public, staff and elected officials from the various municipalities, and county agencies to solicit input and expertise in conducting the study and making recommendations. Further analysis and follow-up meetings continued into 2007.

The Draft URA Master Plan was submitted to PBC on February 20, 2007. TCRPC included analyses of the traffic and transportation along the arterial and collector roadways within the URA, existing Land Use and Zoning regulations, Public Schools, a Retail/Market analysis, and storm water management. Generally the recommendations of the Draft URA Master Plan can be summed up as follows:

- Institute a storm water utility for the Military and Congress Corridors
- Establish a Transportation Concurrency Exemption Area (TCEA) for both Military Trail and Congress Avenue
- Create a new Future Land Use category or Overlay for the URA corridors
- Utilize a "Form-Based" Code to implement the above incentives
- Intergovernmental coordination on new School sites and prototypes

Mr. Davis stated that on March 27, 2007, the findings and recommendations of the Draft URA Master Plan were presented to the BCC at a workshop and to solicit feedback, and in early July 2007, PBC received the finalized URA Master Plan from TCRPC. Further amendments to the Comprehensive Plan to implement the recommendations for the URA, were transmitted by the BCC at a hearing on July 23, 2007. Planning has also begun conducting monthly community involvement meetings on the second Wednesday of the month. These meetings are held at 6:30PM in Room 1E-60 at the Vista Center Building located at 2300 N. Jog Road in West Palm Beach.

Planning Staff along with the Water Utilities Department and County Administration have created an internal working group to pursue the feasibility and effectiveness of the recommendations regarding storm water management for the URA. The infrastructure and utilities improvements are anticipated to be the most significant obstacles to overcome in this process. Finally, the Planning Division, in conjunction with the Zoning Division, and TCRPC, will be coordinating to draft new form-based code regulations to implement the URA Master Plan.

Mr. Tate stated that the URA represents the future of redevelopment in PBC. This will impact CCRT areas and what OCR does. We will, to an extent, integrate our policies and programs to conform to the policies and projects within the URA.

Edward Kaye, Westgate/Belvedere Home CRA Resident, asked what controls can you exercise over the development of these parcels if the ULDC is not changed. Mr. Davis responded by saying that the Westgate/Belvedere Home CRA is doing something similar to the URA. He explained that the idea is to try to change the land use along the corridors and then change the zoning, accordingly, so that everything becomes conforming, that is, the only thing you can do is what the plan proposes.

Mr. Davis went on to say that Planning Division is bringing this URA presentation to different communities to make sure that everyone is informed and that everyone agrees with the concepts discussed. Dialogue enhances the legitimacy of the plan.

Dave Koons, Elmwood Estates resident, asked for more examples of what is envisioned to be done in the URA and where. Mr. Davis responded that an example could be Downtown Lake Worth (Lake Lucerne), where you see 5-6 story condo-type buildings but you can also see mixed type of uses with street level development.

Mr. Koons said that these type of developments seem sometimes unusual, even shocking when you think about it. Mr. Davis stated that the point of mixing uses is to avoid the need of having to drive to go where you want to go. The idea is to offer mobility options, and create development where you can mix housing, shopping, and other uses.

Ms. Shirley Cantelo, Old Military Trail resident, stated that if the idea is developing residential on top of businesses along corridors, and if the families that live in that residential development have children, where are these children going to play. Mr. Davis responded that this is a valid question. Some of these units are not going to be for everyone. Long-term trends suggest that we will be seeing fewer traditional (nuclear) families. In addition, according to some forecasters, there will be a surplus of single-family homes 30 years from now due to the changing makeup of American families. Some people choose to live in-town in good quality affordable places, instead of in the suburbs. This is an option we are planning to offer. Now, we do want public open spaces, and the challenge will be how to accommodate it. Public open spaces are sorely needed.

V. DEPARTMENT UPDATES:

None.

VI. RESIDENT UPDATES:

Shirley Cantelo and Ilene Long, Old Military Trail Residents, reported on the following:

There is a problem with the drainage system and would like to know what needs to be done so they can get some assistance to address it. It does not operate in some areas the way it should, and these problems we have today appear to be as a result of the paving and drainage improvements in the area. We have photos showing the problem.

Mrs. Moguillansky De-Rose mentioned that the issues brought up appear to be different to those related to the filling of the ditches in the area and, if that was the case, she asked Ms. Cantelo to please submit a letter to Mr. Houston Tate, OCR Manager, along with photos, explaining in detail the current situation. She also suggested that Ms. Cantelo provide specific addresses that have flooding problems. Ms. Cantelo did state that this was indeed the case, and that she will submit a letter to OCR.

Mr. Tate stated that if the drainage issue occurred following the work completed in the area, there may be something that we can look at in terms of cause and effect. Ms. Moguillansky-De Rose mentioned that Engineering could visit the area and assess the current situation, and determine what needs to be done and the estimated costs associated with addressing the problem. Mr. Tate suggested that the area be visited when it is raining. This would be helpful because you can really see the possible impact of this problem.

Mr. Marquis, from the Engineering Department, stated that he was out there several times during rains and has not seen the problem being pointed out.

Mrs. Long stated that the community has septic tanks except in Margarita Villas and one other complex. Most of the septic tanks sit on a hardpan layer so when that water perks it also perks a substance that is harmful. Mr. Tate stated that he would be happy to look into this issue.

VII. OCR STAFF UPDATES:

Mr. Tate, OCR Manager, reported on the following

Funding Recommendations for FY 07-08 - We have completed a preliminary list of projects to be recommended for funding, but nothing has been confirmed. The overall budget has been reduced to \$2,250,000. We tried to look at each project based on whether: 1) projects have been previously funded, have been designed, are ready to move forward and are in need of funding assistance (Tier 1); 2) projects whose design is currently underway, remaining funding is required, but are not ready to move forward (Tier 2); and new projects which have not been designed and/or approved by the Board (Tier 3).

In addition to the above projects, we are recommending the continuation of Putting Kids First and all OCR programs, including: the Neighborhood Partnership Grant (NPG) Program, the Resident Education to Action Program (REAP), the Neighborhood Home Beautification Program (NHBP) and Neighborhood Street Lighting (NSL) Program. The NPG, REAP and Putting Kids First, are receiving a reduced allocation. A table showing the preliminary list of projects and programs, along with the recommended funding allocations, was distributed and is attached.

Mr. Tate asked the group whether there was anything that they had a concern about or that the OCR staff has not yet addressed. There were no concerns reported.

Mrs. Moguillansky-DeRose asked Mr. Granowitz if any of the park projects previously approved by the board are in need of additional funding. Mr. Granowitz responded no. All are fully funded.

Captain Ed Jablonski thanked the OCR for the \$100,000 grant for Putting Kids First this year, as the money is being spent. The Sheriff's Office wants to serve 5000 kids total. He stated that he noted that the program needs to be cut in ½ the next year so, if some additional funding becomes available next year, it would be appreciated. Ms. Moguillansky-De Rose inquired about the potential of the PBSO allocating the other half of the money needed.

Mr. Tate asked Michael if he had any concerns from Engineering regarding the projects being recommended for funding and the allocated amounts. Mr. Marquis responded no.

Mr. Tate asked the general audience for comments on the budget and projects. Stacey Falise, from Watergate Estates, asked for an update on the neighborhood parks project. Mr. Granowitz responded that the contract is going to the BCC soon for acquisition of the site and that he has \$350,000 allocated for this project. This will be sufficient funding. This will take place in the next 90 to 120 days. Mr. Granowitz requested a phone number so he can keep Ms. Falise apprised on the progress.

VIII. ADJOURNMENT:

- The next GTAC meeting will be held on August 23 at Canal Point. The next CCRT meeting will be held on August 14, 2007, (Tuesday), from 10:00a.m. – 11:30a.m. at the Clayton Hutcheson Building (Exhibit “B”).
- The Office of Community Revitalization will be providing the refreshments for the next meeting.
- The meeting adjourned at 11:30 a.m.

Minutes prepared by

Natalie Fazio, OCR Temp Secretary

*** Note: In reference to the Activity Calendar for August & September, you may contact Duane Gainer at 233-5318 or make an announcement at the next CCRT Meeting. Thank You.**

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