

COUNTYWIDE COMMUNITY REVITALIZATION TEAMS (CCRT) MEETING

Monday, October 5, 1998
Planning, Zoning & Building, 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Nancy Buckalew, PZ&B Planning
Whitney Carroll, PZ&B Zoning
Anne Cronyn, HCD
Elena Escovar, HCD
Michael Gauger, PBC Sheriff's Office
Tim Granowitz, Parks and Recreation
Jim Hightower, PBC Sheriff's Office
Amin Houry, HCD
Helen LaValley, PZ&B Zoning
Denise Malone, PZ&B Planning
Patrick A. Martin, Lake Worth Drainage District
Stephen McGrew, Water Utilities
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathleen Owens, Fire Rescue
Ronald Ross, LW Resident Group
Greta von Unruh Cross, PZ&B Planning
Allen Webb, Engineering

I. WELCOME AND INTRODUCTION

The meeting was called to order by *Ruth Moguillansky* at 10:00 A.M. *Jimmy Hightower* was the timekeeper and *Denise Malone* the note taker.

II. SAN CASTLE: *Ruth Moguillansky* distributed a handout outlining the process to be followed for the neighborhood revitalization effort in San Castle and explained what the process was to encompass.

Ms. Moguillansky indicated that assistance was required to complete the first phase of the process (Inventory and assessment of current conditions). *Ms. Moguillansky* reminded the group that she had distributed a preliminary report on San Castle at a previous meeting and requested the CCRT to review it and ascertain that the report contains the most current information.

Greta von Unruh Cross will present an analysis of her work in the San Castle area at the next CCRT meeting. After a list of issues is prepared, a CCRT Liaison Committee (focus

group) will be formed from the CCRT members. Another focus group may be formed for the Lake Worth Corridor, and then the entire group will need only two or three people for coordination purposes. The deadline for the CDBG application is January 8, 1999, not January 5 as was printed in the handout.

The first meeting to introduce the CCRT process will be held in the San Castle area on November 12. A community charrette - type meeting will be held in January to identify community concerns and desires. *Ms. Cross* is working on getting volunteers to support the ongoing work with the CCRT. She is looking for at least one volunteer from each street. After the charrette, *Ms. Cross* will conduct a survey project to ascertain that the entire community has been reached, as some people in the community may not attend this meeting.

Tentatively starting in March through August of 1999, the CCRT will develop recommendations on needed activities and/or programs. A Partnership Phase between the CCRT staff and the San Castle community will be implemented from April through June. Implementation and Monitoring will begin in July, ensuring that the public and private organizations coordinate their interagency efforts. The Planning Division will oversee the implementation of the community revitalization effort. *Ms. Cross* will provide technical assistance for an estimated 2-3 year time period. Annual reports will be provided to the Board of County Commissioners and to any community groups in the neighborhood, as needed.

Ms. Moguillansky asked the CCRT to review the report and verify that the report contains the most current information.

Michael Gauger reported that the San Castle Community Policing is up and running. Two officers are assigned and a third officer is often there on a swing program. This San Castle COP was up and running quicker than in any other neighborhood. *Ms. Cross* asked what the future plans of the officers are. *Mr. Gauger* replied that ideally, the Sheriff's Department comes in, organizes and coordinates the neighborhood, gets the neighborhood organizations going and involves some of the parents with the programs. The Sheriff's Department will then back out a little bit; reduce the manpower, but some neighborhoods will always need the maintenance of at least one person in the COP office.

III. PROGRESS REPORTS/ACTION ITEMS

Patrick Martin, Director of Engineering for the Lake Worth Drainage District, introduced himself.

Allen Webb complimented Mr. Martin and the Lake Worth Drainage District for all of the work that they have done in the past, including cleaning out canals when asked to. Mr. Martin graciously accepted the compliment.

A. Footbridge over the L-13 canal: *Allen Webb* reported that a pathway is not allowed along the canal; a crossing is allowed by using a 48-inch culvert rather than a bridge. The estimated cost is approximately \$30,000 including the culvert, a pathway from Vermont back to the canal, and the required fencing. The estimate and a location sketch have been submitted to Traffic Engineering. Although this project is on the proposed pathway list, it has not been recommended for this fiscal year. The proposed pathway list is under the direction of the Traffic Engineering Department. *Dan Weisberg* is the contact person. The proposed pathways are prioritized, with the highest priority ranking is given to

pathways affiliated with schools, then to pathways that connect existing sidewalks. *Mr. Webb* said that the project involves a crossing and pathway between the homes of the property owners that have donated their easement on the west side of the fence. The proposed pathway will be from Vermont Avenue to the end of Urquhart Street.

Ms. Moguillansky asked *Jimmy Hightower* to write a memo to her re: the importance of this project. She in turn will attach that memo to a letter to be written to *Dan Weisberg*. The letter will be a joint venture between the CCRT, *Commissioner Newell* and the Sheriff's Office. *Mr. Martin* interjected that in his opinion, the support of the PBSO would help this project's priority ranking with the Traffic Engineering Department. *Mr. Martin* said that he would cosign the letter. The letter is to be given to *Ms. Moguillansky*. *Deputy Hightower* invited *Mr. Martin* to come out and look at the site and perhaps suggest a better location for a crossing. The dimensions of the culvert crossing will be approximately 72 inches in width by 300 feet in length.

Michael Gauger stated that another project on the pathway list is a connection over the LWDD canal at Seminole Manor connecting with Santa Lucas Park and the High School. *Ms. Moguillansky* suggested that *Michael Gauger* contact *Commissioner Newell* Re: this project.

Necessary action: Mr. Hightower is to write a memo to Ms. Moguillansky, who will attach it to a letter she will write to Dan Weisberg.

B. Harris Park: *Tim Granowitz* stated that the Harris Park playground equipment is being installed and should be completed by the end of the week. Some fencing, siding and a more sidewalks are needed after the equipment is in. The Harris Park should be ready for public use in 3-4 weeks.

Necessary action: None at this time.

Nealon Property: *Tim Granowitz* mentioned that the proposal should be taken soon to the SFWMD for coordinating responsibility for the development of the Nealon Property. Mr. Granowitz will try to use a more expeditious permitting process. The remainder of the funds from the park bond of \$500,000 will be devoted to completing the Nealon property. *Mr. Granowitz* should have a better idea of a schedule for this item next month.

Necessary action: None at this time.

C. Kenwood Estates: *Tim Granowitz* stated Kenwood Estates will be presented to the BCC in November for a budget transfer to put \$60,000 from one of *Commissioner Carol Roberts* other projects. The resident group received a list of the properties that might be available and will check to see if any of those property owners are willing to sell. *Ruth Moguillansky* suggested that *Mr. Granowitz* talk with *Deputy Juan Oliva*.

Necessary action: *Mr. Granowitz*, along with members from the resident group will determine the willingness of targeted property owners to sell. The acquisition process will begin in November. The budget transfer is expected to occur at the November BCC meeting.

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

⇒ **Pilot Area:** *Stephen McGrew* said that water mains have been laid on Vermont Avenue and Maine Street. There were a few weather-related delays and some subcontractor problems regarding the crossing of Military Trail. Water will probably be ready and available for residents to connect to by the end of November. The next street that the contractor will work on is Poinsetta, and then Herndon, Herbertz, Pine, Holden and Cooley Court. The contractor should be mobilizing on Poinsetta in the next week or two. The problem with the subcontractor may be resolved with a change-order. Some of the drainage on Military Trail is at different elevations than the plans show.

Necessary action: None at this time.

⇒ **Kenwood Area:** The surveyor is dropping off the survey forms today (October 5). We will continue on locating the water services and begin preparing the design.

⇒ The design for the water main project on Kirk Road south of Melaleuca Lane is being finished, as well as one on Congress Avenue.

⇒ **Sub-Area 1:** Plans are 96% complete and it is expected that the job will be advertised later this month.

Necessary action: None at this time.

E. Urquhart Street /Sanders Street (Sewer/Paving & Drainage): *Steve McGrew* stated that the sanitary plans are finished. The project is now in the permitting stage. Plans are being submitted to the County Engineering Department, Health Department, and LWDD (as it will cross under the L-12 canal). The Permitting agencies usually take thirty days to review the submitted plans. 48% of the property owners already signed in favor of the sewer special assessment. However, 51% are needed for voluntary assessment. At this point, as the project is designed, it will have to go before the BCC as an involuntary assessment. Additional petitions are needed. Letters have been sent out to the property owners that are still undecided. There are some new homeowners that might not have been approached yet. *Greta von Unruh Cross* suggested that as the Community Liaison, her name and phone number should be included in the letters for a contact person. She also said that she will contact *Ray Loftin* to see if there is anything that she can help him with.

Allen Webb asked about the rental lot at the end of Fuller Street that *Mildred Bruno* is trying to donate. *Ms. Cross* said that *Whitney Carroll* from PZ&B Zoning Department helped figure out the setbacks and the lot size of that property. *Ms. Cross* also mentioned that Habitat for Humanity has been looking at the property. Approximately three weeks ago, Habitat for Humanity sent it to their architect to

ascertain if the Habitat for Humanity house design would fit on the lot. Some variances might be needed. *Mr. McGrew* stated that they would go out to bid before going before the BCC, and that January 1999 would be a good potential date for a public hearing on the item.

Necessary action: Letters are to be written to the undecided property owners and new homeowners are to be contacted regarding the special assessment.

F. Community Policing (Lake Worth Corridor/San Castle): *Jimmy Hightower* stated that the new Community Center is two-thirds complete. A grand opening will be planned when it is complete - *Kathy Ross* is in charge of the celebration. *Michael Gauger* mentioned that the San Castle Newsletter praised *Greta von Unruh Cross*. The residents in the San Castle area are holding a pre-CCRT meeting on October 8, gearing up for the CCRT meeting there on November 12.

Necessary action: None at this time.

B. Community Organizing Activities: *Greta von Unruh Cross* said that this month in the Lake Worth Corridor she mainly fielded calls from area residents regarding garbage problems and other issues. She also encouraged three different neighborhood groups to attend a "Planning approach to Community Health" (PATCH) meeting for the Lake Worth Corridor area.

Greta is continuing her work in San Castle this month, as she is interviewing residents about neighborhood issues and leadership. She will also be collecting data on needed social services. Both *Greta* and *Ruth* are trying to coordinate a innovative Data mapping project in San Castle. Since HCD has the best demographic data, *Greta* requested that someone involved in data collection from HCD be involved.

Michael Gauger mentioned that the Federal Cops Program has a regional training center in St. Petersburg and they sponsor free training. An Introduction to Community Policing course will be held on October 19 and 20. Government and Community representatives are invited to these free training sessions to teach them alongside the police officers. Another Introduction course is being offered on November 16 and 17. Any local residents interested in the COP program are welcome also. *Captain Gauger* will be teaching the class! Classes will be held at the Palm Beach Community College. The phone number to call is 439-8145.

A. Great Neighborhood Conference: *Greta von Unruh Cross* reported on the Great Neighborhood Conference in Jacksonville that she and *Ruth Moguillansky* attended. Jacksonville has created a Neighborhood Directory Resource Guide, Beautification and Matching Grant Programs, and other exciting projects around revitalization. Their matching grant programs range from \$500 to \$20,000 for neighborhoods that write proposals for neighborhood signs, plantings and parks: 150 grants were written. The community has to get the other half of the matching grant, and it is something that might be able to be developed here in Palm Beach County. *Ms. Moguillansky* and *Ms. Cross* gathered up all of the material from seminars that they attended and scurried around to the others for information from them.

Necessary action: A meeting between PZ&B GIS and the PZ&B Data Section will be planned to follow up on mapping needs and to discuss available data for the San Castle area, and an invitation to attend extended to HCD.

H. Update on 9/29 BCC Workshop Re: Recommendations for the Lake Worth Commercial Corridor: *Denise Malone*

Ruth Mogueillansky commended *Denise Malone and Steve McGrew* on their presentations to the BCC.

Ms. Malone reviewed that handout given to the CCRT members updating the Lake Worth Commercial Corridor Workshop recommendations that she presented to the Board of County Commissioners on September 29. Each County Department was sent a copy of the recommendations that dealt with their department. Currently, the Board accepted staff's recommendation to have the highest priority items be the infrastructure items of sewer and storm water retention drainage, business organization and also the financial incentive and funding sources. Accompanying that will be the zoning issues, which will be infused with the Community Organizing item. There is a recommendation for the LWDD Engineering Department (Item D) The Board asked for a type of barricade to eliminate access into the canal right of way and concerns were expressed re: the maintenance of overgrown weeds. Some adjacent property owners have stated that weeds from the canal area were growing into their backyards.

Patrick Martin asked about the limits of the area in question. *Ms. Malone* replied that the area is from Congress to Military Trail.

Steve McGrew was concerned about potential problems with Urquhart Street. *Allen Webb* with his Street Improvement Project is going to eliminate the connection of Fuller and Urquhart Streets. Urquhart will dead end eventually and then residents will try to cut through the L-12 canal right of way to get to Military Trail because their only entrance and exit off of Urquhart Street is going to be Lake Worth Road; essentially they will have to make an U-turn in order to go west.

Jimmy Hightower mentioned that a blue metal gate has been installed at the end of Urquhart Street. Urquhart and Military are still open. *Patrick Martin* asked to be informed of other problem areas. He added that the blue metal gates are expensive and intensive to build. The gates will not stop foot traffic if people are determined to get across the canal. *Mr. Martin* addressed the maintenance issue, blaming some of the problems on the residents that throw away white goods (refrigerators, etc.) into the L-12 canal and canal right of way. The vegetation is mowed on at least a quarterly basis, and more frequently if possible during rainy seasons.

Denise Malone requested a list of activities to figure out what is done next. The highest priority is the drainage issue. A meeting will be scheduled including the LWDD.

Necessary action: None at this time.

IV. QUESTIONS/COMMENTS:

⇒ *Allen Webb* asked about the landscaping on the Lake Worth Road median. Two of the three businesses have complied with the landscaping plans. The Salvation Army has not complied with the original landscape plan for their portion of the median.

⇒ *Steve McGrew* mentioned that he needs to get involved with the Lake Worth Park of Commerce because the application for the Commercial Corridor Sewer Project has to be included in the same time line as the application for the Park of Commerce.

⇒ *Mr. Webb* suggested that the CCRT invite a representative from FDOT to discuss the traffic issue.

⇒ *Pam Nolan* stated that the HCD Block Grant will be decided on October 7 at the overall Economic Development Program. There is a proposal for a business, and that business, in turn, is going to donate funds for Angel Square. It is an Economic Development Administration Grant for Public Works (infrastructure). It is a federal application. The block grant funds are 6% of the monies set aside for economic development, but the recipient has to be a job-creating business. *Ms. Nolan* explained that the EDA grant will be a long process

⇒ *Steve McGrew* explained the 40% and the direction that might be needed from the BCC. Input from a subgroup might be feasible.

Necessary action: None at this time.

V. NEXT MEETING DATE: The next CCRT meeting will be held on Monday, November 2, 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 11:30 A.M.

Minutes prepared by

Nancy Buckalew

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