

COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, June 1, 1998
Planning, Zoning & Building, 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Michael Gauger, PBC Sheriff's Office
Donna Goldstein, PZ&B Information Services
Tim Granowitz, Parks and Recreation Department
Jim Hightower, PBC Sheriff's Office
Amin Houry, Housing and Community Development Department
Ray Loftin, L.W. West Pilot Area
Denise Malone, PZ&B Planning Division
Stephen McGrew, Water Utilities Department
Bob Mitchell, PBC Health Department
Ruth Moguillansky, PZ&B Planning Division
Richard Morley, PZ&B Planning Division
Linda Nguyen, Kenwood Estates Resident Group
Pam Nolan, Economic Development Office
Kathleen Owens, Fire Rescue Department
Kathy Ross, LW Resident Planning Group
Jim Tuttle, Traffic Engineering Division
Mercedes Vega, Kenwood Estates Resident Group
Greta von Unruh-Cross, PZ&B Planning Division
Allen Webb, Engineering Services Division

CALL TO ORDER

The meeting was called to order by *Mr. Stephen McGrew* at 10:00 a.m.

I. INTRODUCTION

Penny Anderson was the designated time keeper, and *Allen Webb* was the note taker. *Stephen McGrew* was the designated facilitator for the meeting. *Mr. McGrew* directed everyone's attention to the last item in the agenda packet: "Dirty Wonderful Work" Editorial from the Palm Beach Post on May 23rd acknowledging the work of the CCRT.

II. PROGRESS REPORTS/ACTION ITEMS

A. Park Improvements (Harris, Kenwood Estates, Neelan Property)

⇒ Harris Park: *Tim Granowitz* met with area residents and children last week to

review the conceptual plan. Residents were happy with it, and children gave their input on their color choices for the playground equipment. *Mr. Granowitz* is preparing the construction plans for the ground breaking ceremony on the 17th, which will be done in conjunction with the water ground breaking. The park is expected to be completed by the end of the summer. *Kathy Ross* was commended for her efforts in organizing the neighborhood turn-out for the discussion on the playground. *Mrs. Ross* provided ice cream for the kids.

Necessary action: None at this time.

- ⇒ Kenwood Estates: *Tim Granowitz* met with residents last week, trying to determine location. There are many concerns on having the park on Military Trail at Clinton. These concerns relate to: safety for area children having to walk or bike across or on Military Trail, potential use of the park by the homeless, and the cost of the site which is 2-3 times more than other sites because of its commercial zoning (this 4.45 acre site is appraised at \$135,000). *Mr. Granowitz* reminded the group, that Military Trail separates Kenwood Estates.

Representing the Kenwood Estates residents were *Mercedes Vega* and *Linda Nguyen*. *Ms. Vega* assured the CCRT that the community wants a park, an interior park is all right with them, and that their group supports the CCRT's decision not to go with the Military Trail site.

Mr. Granowitz explained that other sites being considered are approximately 1/4 - 1/3 acre by the L-11 canal to 10th Ave and Haverhill Road to Military Trail. These sites are appraised at approximately \$20,000. *Mr. Granowitz* recommended two separate parks to accommodate the residents' desire for more space. *Kathy Ross* volunteered to assist the Kenwood Estates residents through the process of obtaining a park in their area.

Necessary action: *Tim Granowitz* is to work with the residents and make a decision on the two or three most suitable sites. A cost estimate for site acquisition and development should be prepared prior to the next meeting. At that time, *Ruth Mougillansky* will schedule a meeting with Commissioner Roberts and *Mr. Granowitz* to discuss potential funding for the project.

- ⇒ Neelan Property: *Tim Granowitz* stated that the Neelan Property project is on hold pending funding and permitting concerns. Monies for this project are contingent on funding availability after doing the Kenwood project.

Necessary action: None at this time.

B. Water Improvements (Pilot Area/Sub Area 1)

- ⇒ Pilot Area: *Steve McGrew* stated that the construction contracts for the water mains on Vermont, Maine, Poinsettia, Cooley, Holden, Pine, and Herbert Streets will go to the BCC on June 2, 1998. There will be a pre-construction meeting on June 11th and a ground breaking at the Harris Park property on June 17th, beginning at 7:00 p.m. sharp. Commissioner Newell will do the ground breaking.

Necessary action: None at this time.

- ⇒ Sub Area 1: *Allen Webb* stated that the paving and drainage plans for the streets in Sub Area 1 are complete. The consultant contract has been awarded and the consultant is preparing the plans. The paving and drainage project will be coupled with the Intersection Improvement Project at Lakewood and Kirk Road. Improvements in Subarea 1 will be completed in phases and it is estimated that will take approximately 4 years to complete the entire area. *Mr. Webb* also mentioned that the paving and drainage on Vermont Avenue is moving forward. However, a few more signatures are needed to proceed with Maine Street.

Necessary action: None at this time.

- ⇒ Urquhart Street (Sewer/Paving & Drainage): *Stephen McGrew* reported that a petition has been sent out to property owners to assess the interest for sewer: 29% of the property owners have returned petitions in favor of installing sewer. 51% is needed for a consensus. 12% (11 of the 63 residents) are opposed.

Mr. McGrew said that the estimated cost for this improvement will be \$10,000. per household. The assessment would be paid over a twenty year period. *Mr. McGrew* also stated that if a resident qualifies for the Hardship Fee Program through the Commission on Affordable Housing, there are forgiving or conditional grants of up to \$10,000 that can be applied for. However, the costs between the water hook-up, paving and sewer are going to max out with the \$10,000. These grants are available on a first come-first served basis, and applicants need to own property and reside there in order to qualify. *Greta von Unruh-Cross* reported that approximately 12 applicants qualified for the water hook-up: some other residents opted not to go through the program for one reason or another.

Necessary action: None at this time.

- ⇒ Kenwood Area: *Steve McGrew* reported on Special Assessments being done on Clinton, Carver, Weymouth and Cambridge. About 2 weeks ago the contract was approved for the Surveyor. Drawings are expected to be completed by the end of October, and three months are needed to do design and permitting. It is anticipated that the project will be out for bid around February, 1999, with construction starting a year from now and completion is expected by December, 1999.

- ⇒ Footbridge: *Allen Webb* met with the Lake Worth Drainage District (LWDD) and minutes from that meeting are being typed up along with a revised cost estimate. As expected, the LWDD will not permit a pathway within its canal right-of-way. It will permit a crossing in lieu of the bridge, and allow a culvert crossing as small as 48". Estimates are being revised based on putting in a 48" culvert with head walls and a 6 foot high fence running from Vermont across the canal. There was a short discussion on the easements that are voluntarily being donated for this project.

Necessary action: Cost estimates for the culvert crossing are to be presented at the next CCRT meeting, and will be submitted to the Traffic Department.

- ⇒ Community Policing: *Michael Gauger* and *Jimmy Hightower* still have two problem properties on Urquhart Street. A Business Crime Watch program will be started in the area. "Reverse Stings" are being successfully run on prostitution. *Greta von*

Unruh-Cross said that she will provide the information for the next community newsletter. *Michael Gauger* also said that Community Policing is being expanded in District 4. *Mercedes Vega* stated that the Kenwood Estates residents are concerned about the lack of Community Policing in their area. A petition is being taken around to area residents. *Captain Gauger* suggested that the residents meet with Captain Bieluch.

Necessary action: *Ruth Moguillansky* is to schedule a meeting with Captains *Gauger* and *Bieluch* to discuss the situation in the Kenwood Estates area.

- ⇒ Community Organizing: *Greta von Unruh-Cross* reported that the Lake Worth West Resident Planning Group has formed a corporation. *Steve McGrew* asked what the official boundaries of the Planning Group were. *Mrs. von Unruh-Cross* responded that the boundaries will be discussed at the upcoming Workshop. The second edition of the CCRT newsletter is being prepared. Birthdays and articles are needed by Wednesday. *Mrs. von Unruh-Cross* reported that Kenwood Estates has an After School Arts and Drama program that the CCRT is seeking funding for.

Kathy Ross reported that residents are renovating an old crack house on Vermont Street for a Community Center. Donations are needed: i.e. wood or chain link fencing, computers to enhance literacy, landscape materials that don't require permitting, flooring, exterior doors, etc... Labor is needed for the Community Center: Community Service Hours are provided for help with the Center. Completion date for the Center is set for middle of June. *Kathy Ross'* phone number is 964-5425. *Mrs. Ross* said that any member of the CCRT can use her as a contact person.

Necessary action: None at this time.

- ⇒ LWRC Charrette: *Denise Malone* stated that the Consultants are to provide a first draft of their recommendations by the end of this week for staff review. Staff will present these recommendations to area residents and business owners at the June 25th workshop. *Ruth Moguillansky* had presented information and pictures of the Charrette to Commissioner Newell, and had talked with him about the possibility of the CCRT applying for an Economic Development Activity (EDA) Grant to complete the infrastructure, landscaping and other improvements along Lake Worth Road. It appears that there are \$2 million dollars available and a 50% matching fund is required. Commissioner Newell would like to keep the LWRC project separate from the Lake Worth Park of Commerce.

Stephen McGrew mentioned that matching funds for the EDA grant could come from either a Department or a Special Assessment. *Denise Malone* mentioned an article in the Forum that was published right after the Charrette and indicated that the Lake Worth Chamber of Commerce is very interested in getting together with the business association when it is formed. *Ms. Malone* will also network with *Jimmy Hightower*.

Necessary action: *Pam Nolan* is to pursue and assist in the completion of the application of the EDA grant to complete needed improvements along the LWRC. *Ms. Malone* will contact Lake Worth Chamber of Commerce.

C. Cinquez Park and Kennedy Estates

Ruth Moguillansky briefly discussed the proposal that was sent to the Town of Jupiter for providing infrastructure in Cinquez Park. She indicated that given that the area is not receiving funds, the following two methods of financing were proposed: the MSTU Special Assessment Program and the County's Annexation Incentive Program (AIP).

Ms Moguillansky also explained that staff sent, along with the proposal, an annexation information report for annexation by referendum. The report includes background information, a summary of the annexation law pertaining to the referendum, and a list of land owners and renters in the Kennedy Estates and Cinquez Park areas as previously requested by the Town. Finally, she indicated that the Town was requested to provide a letter indicating its interest in pursuing the Annexation Incentive Program. This will assist the Board to provide direction on the areas where CCRT efforts are to be focused.

III. UPCOMING BCC WORKSHOP

Ms. Moguillansky indicated that the CCRT will be presenting its annual report to the BCC at its July 14th workshop. The purpose of this workshop is to present a summary of progress made to date in the Lake Worth Road Corridor Area and in Cinquez Park/Kennedy Estates, provide the staff assessment on that progress, discuss some funding and annexation issues; and outline some recommendations for the upcoming year. *Ms. Moguillansky* stated that given the lack of funds and that the remaining alternatives to address infrastructure needs are the Annexation Incentive Program and the MSTU Special assessment, which do not require the full CCRT participation, it seems most appropriate that the CCRT not continue its efforts in the area. The infrastructure improvements and annexation could still be pursued independent of the CCRT, and the CCRT could then shift its efforts to an area that really requires a comprehensive approach and has a funding potential.

It appears that the San Castle Area is the most appropriate area for focusing CCRT efforts at this time. First, the area has funding potential since it is one of the HCD planning areas for CDBG funds. Second, the area has annexation potential given that it is completely surrounded by the City of Boynton Beach. Third, it has limited infrastructure needs which would allow the CCRT to address the area while continuing to focus on the Lake Worth Road Corridor. Fourth, the number of people that can be benefitted in San Castle is larger than that of the lower ranking areas. Finally, efforts have already started to converge there with the presence of Code Enforcement, Community Policing, and Solid Waste Authority. In addition, the area would greatly benefit from the assistance of Greta. *Ms Moguillansky* further stated that she will be soon meeting with the Planning Director and the PZB Executive Director to discuss how to better proceed with this items.

Ms. Moguillansky requested CCRT members to go through the Lake Worth Road Corridor Progress Report that was presented to Commissioner Newell a few months ago, and make sure that the information is accurate and up to date for both the Lake Worth Road Corridor and the Pilot Project. Any projects that have been completed or are in progress and are not part of the report should be provided. In addition, a list of projects that still need to be

undertaken in both areas should also be provided. *Ms. Moguillansky* indicated that *Greta von Unruh-Cross* had distributed a copy of that report during the meeting. *Ms. Moguillansky* also requested that members review the information that was provided on San Castle as part of the report entitled "CCRT Potential Target Areas for future CCRT Efforts" (page 39), and make sure that the information is up to date. The requested materials should be provided to *Ms. Moguillansky* no later than June 15th.

IV. OTHER ITEMS OF INTEREST

Stacey Street: *Michael Gauger* reported that Stacey Street is still a priority as far as a park is concerned. That neighborhood is in a tremendous stress and needs relief from the County for a park. *Captain Gauger* expressed his concerns regarding parks not being considered as a high priority. Due to lack of funds for neighborhood park development at this time, it appears that special assessments will be the best means for developing a park in Stacey Street, if the property owners are willing. A Block Grant is also an option.

Safety Fair: *Kathy Owens* reported that Palm Beach County Fire-Rescue held an educational Safety Fair at the Westgate Community Center on Sunday, May 31, from 1 - 4 P.M. About 100 residents of the Westgate area attended and received valuable information on fire safety and injury prevention. The firefighters from Station 24 cooked hot dogs and hamburgers and there were many pieces of apparatus and fire equipment on display. The Trauma Hawk helicopter even landed on the baseball field for young and old alike to see its capabilities.

The Westgate Safety Fair was the kick-off for a new Smoke Detector Give-Away Program for the CCRT Communities. Palm Beach County Fire-Rescue wants to assist residents in protecting their families and property against fire. Installing smoke detectors in every home is the best way to ensure family members will be able to get out in case there is a fire.

Smoke detectors will be installed in homes, as well as batteries tested or replaced, in the Westgate area during the month of June. *Ms. Owens* stated that a second Safety Fair is being planned in the Lake Worth Road Corridor area at a later date.

V. QUESTIONS/COMMENTS

Steve McGrew reminded everyone to provide *Ruth Moguillansky* with the requested information for the Lake Worth Road Corridor Pilot Project and San Castle, so that she can complete the progress report which will be presented to the BCC at its July 14th Workshop. *Mr. McGrew* also requested CCRT members to attend the Harris Property Ground breaking ceremony on June 17th, 6:30 P.M.

Nancy Buckalew, the new Secretary for Advanced Planning, was introduced.

Tim Granowitz volunteered to be the facilitator for the next meeting.

VI. NEXT MEETING DATE

The next CCRT meeting will be held on Monday, July 6, 1998

VII. ADJOURNMENT

The meeting was adjourned at 12:20 p.m.

Minutes prepared by:

Nancy Buckalew, CCRT Secretary

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