

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

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

## MINUTES

### **Present at the Meeting:**

Ruth Moguillansky, CCRT Coordinator  
Joanna Aiken, Solid Waste Authority  
Jean Vigneault, Kenwood Citizens on Patrol  
Stephen McGrew, PBC Water Utilities  
Allen Webb, PBC Engineering  
Denise Malone, PBC Planning  
Jim Tuttle, PBC Traffic  
Richard Morley, PBC Planning  
Terry Verner, PBC Code Enforcement  
Elena Escovar, HCD  
Kathleen Owens, PBC Fire Rescue  
Susan Miller, PBC Planning  
Donna Goldstein, GIS  
Greta von Unruh-Cross, PBC Planning  
Malissa Booth, Beautiful Palm Beaches

### **CALL TO ORDER**

The meeting was called to order by *Ms. Ruth Moguillansky* at 10:05 a.m.

### **I. INTRODUCTION**

*Ms. Moguillansky* welcomed everyone to the meeting.

### **2. VIDEO PRESENTATION: THE TCI STORY**

*Ms. Moguillansky* presented a video on the Targeted Community Initiatives program; an Orange County Government program that is very similar to the CCRT. The video entitled "The TCI story", outlined the process and success of the program in creating local partnerships towards revitalization of deteriorated neighborhoods.

### **3. THE GREAT BEAUTIFUL PALM BEACHES CLEANUP**

*Ms. Moguillansky* introduced *Malissa Booth*, Executive Director of "Beautiful Palm Beaches". *Ms. Booth* explained that Beautiful Palm Beaches (BPB) is a non-profit

organization that has been very active in Palm Beach County for the last 10 years, and that it has been the local affiliate for the Keep America Beautiful and Keep Florida Beautiful organizations since 1994. She said that their annual cleanup is their largest project, although they do host a coastal cleanup in September. *Ms. Booth* stated that BPB provides countywide publicity for the cleanups through TV, radio, and newspaper advertisements, and posters, and that it also provides bags, latex gloves, T-shirts and certificates to the Solid Waste Authority (SWA) to distribute to volunteers. She described the SWA as BPB's main partner in unincorporated Palm Beach County, and that both organizations encourage the cleanups to be held from 8:00 to 12:00. *Ms. Booth* said the cleanups were an opportunity to get together with neighbors and engage in community building. She explained that SWA uses grant fund to waive disposal fees, and coordinates its tire amnesty program on the same day.

*Ms. Booth* also stated that this year, for the first time, BPB is using Florida Island Navigation funds to clean up the Lake Worth Lagoon, and is also participating in the "Glad bag-a-thon." She explained that First Brand Co., manufacturer of Glad products, is working through Keep Florida Beautiful for this special program. Bags of information on preserving our environment will be distributed at Florida Turnpike toll booths, and 25 cents from each box of glad bags sold at Publix during the last two weeks in April will be donated to Keep Florida Beautiful. *Ms. Booth* is working on having some of those proceeds spent locally. *Joanna Aiken* added that PBC Code Enforcement and the PBC Sheriff's Department have been great partners in BPB's effort as well, and that she would be participating in the Cinquez Park and Kennedy Estates cleanups.

*Ms. Booth* announced that the Lake Worth Lagoon cleanup pickup sites will be at the Riviera Beach Marina and the Southern Boulevard Causeway, and that BPB is in the process of identifying a Boynton Beach site. *Ruth Moguillansky* thanked Malissa, Joanna and PBC Code Enforcement for all of their hard work. Members were asked to call Joanna if they would like to register for the Cleanup.

#### 4. PROGRESS REPORTS/ACTION ITEMS

##### A. Lake Worth West Pilot Project



**Parks:** *Ms. Moguillansky* gave a brief update on Parks, as Tim Granowitz was participating in a Managed Growth workshop and could not attend. Sanders park should be complete by the 18th, as it is only lacking a basketball hoop. The play equipment has been installed. Mr. Granowitz will be presenting a conceptual design of the Harris park property for comment at the April 18th Sanders Park grand opening party.

*Ms. Moguillansky* introduced Jean Vigneault, the captain of the Citizens on Patrol program in the Kenwood Estates neighborhood. The neighborhood is south of 10th Avenue, just west of Military trail. *Ms. Moguillansky* informed the group that this neighborhood is a part of the Lake Worth Corridor, and that potential park sites had been identified by Parks & Recreation. She asked Jean whether or not an analysis

was done on the top three sites. *Mr. Vigneault* reported that PBC Parks & Recreation had not attended their last meeting and he had no update. *Greta von Unruh-Cross* added that there may be some confusion amongst residents over which three parcels were the top three choices, and what criteria was used for the prioritization.

**Necessary action:** *Ms. Moguillansky* will schedule a meeting with Jean, Ruth, Greta and PBC Parks & recreation to expedite the process, and address the funding issue.

*Steven McGrew* suggested that Jean look at the parks in the Lake Worth Pilot Area to get an idea of what a neighborhood park looks like.



**CDBG Applications:** *Ms. Moguillansky* informed the group that both Subarea 1 and Cinquez park are eligible for CDBG funds, and asked Allen Webb to report on the status of the CDBG applications. *Mr. Webb* reported that he had amended the original application for these areas in response to HCD's suggestion that the two projects be completed in more manageable phases. He has received feedback on the application, which included a request for additional information due this Friday. His main concern was that HCD calculated the benefit of the proposed activity based on the number of people in Cinquez, not the number of properties as the CCRT had done. This different way of calculating the benefit of the proposed activity could make the last two phases of the project ineligible. The survey done by HCD determined that there were 72 people in Cinquez. *Terry Verner* said that his officers did a survey in that area and it comprises approximately 5 single family homes, 2 or 3 duplexes, and a childcare center. He noted that 72 seemed like a high number. *Mr. Webb* explained that the survey number included an additional residential area on Carver Street and reminded Mr. Verner that the Cinquez Park area encompasses an area beyond that subdivision.

Discussion ensued around the question that if the Town of Jupiter was to change the zoning for part of this area in the future, would the County would be liable to pay back the CDBG funds.

**Necessary action:** *Ms. Moguillansky* requested Elena Escovar to schedule a meeting with Allen Webb, Remar Harvin, Ann Cronyn and herself to discuss these issues, and HCD's assistance to Mr. Webb in identifying what he needs to address these issues.



**Water Improvements:** *Steven McGrew* reported on the water main project for Maine, Vermont, Cooley, Poinsettia, Herndon, Holden, Herbert and Pine streets. The bids are currently under review, and all of them came in within the current budget for the project. If the project moves forward as planned, there will be a \$40,000.00 surplus. While no date has been set to go to the Board, *Mr. McGrew* estimates that it will be the last meeting in May or the first meeting in June. The lowest bidder, AKA Services, has not worked with the County before. Vermont and Maine street will be the first streets done, as the request for bids states that the contractor has 90 days to reach substantial completion on those streets. *Mr. McGrew* expects them to be complete by the end of summer.

**Necessary action:** *Ms. Moguillansky* requested Mr. McGrew to draft a memo to Remar Harvin outlining the schedule of the project, given his concern about the funds not being used yet. *Mr. McGrew* explained that he will send in a schedule at

the same time he sends in a budget availability request.

- **Sewer Improvements:** *Steven McGrew* reported that at the March 11th Urquhart Street meeting, residents requested that a formal petition be sent out for sewer improvements. The petitions will be sent out this week, with an information meeting being planned at a Palm Beach County Library. The improvement will be provided on an assessment basis, but the Hardship “A” fee program may still be used to pay the assessment on behalf of eligible property owners.

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

- **Urquhart Street Closure:** *Allen Webb* also reported that residents overwhelmingly supported the closing of Urquhart Street at its southern end. *Mr. Webb* has since found out that because the Lake Worth Drainage District’s mandatory Right- of -Way encroaches so far on Fuller street, there would not have been a way to pave that portion anyway. Additional right of way would have to be donated by property owners at the end of Urquhart. Because of the right of way issue, *Mr. Webb* will not have to bring the item to the Board. The next step is the permitting process which should take 4-8 weeks. The paving will take 100 days and could start at the end of May or beginning of June. If the sewer petitions are successful, the project will need to be delayed to incorporate the sewer lines.

*Mr. Webb* added that a sidewalk was being placed for access to the new park. *Greta von Unruh-Cross* asked where that sidewalk would be placed, as property owner Ray Loften had concerns about drainage for his property in that area. *Mr. Webb* said that the sidewalk would be placed in an existing PBC Right-of-Way in between *Mr. Loften’s* properties, and that a drainage pipe would be provided.

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

- **Footbridge:** *Allen Webb* has received a letter from property owners on Vermont Avenue, indicating their willingness to donate some of their property for a footbridge across the canal. He was concerned that as the proposed site for the bridge is only 900 feet from Military trail, that there would not be enough justification for the expense of the bridge.

**Necessary action:** *Mr. Webb* is to provide cost estimates to Traffic Engineering and schedule a meeting with Lake Worth Drainage District to investigate cost saving measures.

- **Community policing:** *Ruth Moguillansky* mentioned that while the CPU officer was not in attendance at the meeting, she had been informed by residents that a couple of violent crimes had occurred in the neighborhood that they were unaware of. The residents would like to be kept informed of such crimes in the neighborhood when they occur.

**Necessary action:** *Ms. Moguillansky* is to contact Deputy Hightower to address this issue.

- **Code Enforcement :** *Terry Verner* reported that the ordinance allowing officers to arrest anyone for trespassing in a building posted as “unsafe” passed at the BCC.

The ordinance originated from the efforts of the Blight Task Force Team. He applauded the ordinance as being one that will allow officers to be pro-active instead of reactive.

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

## **B. Lake Worth Road Corridor**

→ **Community Organizing:** *Ruth Moguillansky* announced that she had been made, together with Richard Morley, the Department Liaison to work with Langston (PBC Grants coordinator) to help identify programs in need of funding. She will be meeting with the consultant on April 13th to outline the CCRT program, and discuss various grant opportunities.

**Necessary action:** *Ms. Moguillansky* asked CCRT members to send her via E-mail programs that may need funding assistance. The deadline date is Friday, April 10th.

→ **Potential Annexation of Subarea 1:** *Richard Morley* said that he talked to Palm Springs last week. A workshop was to be scheduled with the village's council but the item was on hold; probably due to elections.

**Necessary action:** *Ms. Moguillansky* requested *Mr. Morley* to contact Palm Springs, and let them know that the CCRT has been approved for \$260,000 in CDBG funds for improving the area, and that we need to know if the discussions on a possible partnership are going to proceed.

→ **CDBG Funding:** *Terry Verner* revisited the issue about Cinquez Park and the possibility of the Town of Jupiter rezoning the area. He asked *Elena Escovar* whether or not it would be the County or the City liable to pay back the funds. *Ms. Escovar* responded that it would be the County. *Mr. Verner* said he felt the commissioners should be made aware of this issue, as it might affect their priority on the area. *Donna Goldstein* mirrored his concerns and added that the situation should be cleared up before moving forward. *Steven McGrew* suggested that the County make the necessary changes in Zoning before the project goes through. *Mr. Verner* responded that if the area could stay on the County rolls for another 5 years, it would alleviate the problem.

*Ms. Moguillansky* suggested that if the CCRT proceeds with improvements only to serve the existing residential neighborhood, what the Town of Jupiter decides to do with the surrounding vacant parcels in the future should not affect the projects eligibility. *Ms. Escovar* responded that future use of an area is taken into consideration, and that re-zoning of the area to commercial could change the applications eligibility. Limestone Creek had vacant parcels similar to Cinquez Park, but the future use was projected as residential and, therefore, did not impact HUD's goal of targeting residential neighborhoods. She would have to check with HUD in this situation to be sure.

**Necessary action:** *Ms. Moguillansky* asked that a meeting be set up between Ruth,

Remar Harvin, Elena Escovar and Alan Webb to see what the CCRT should be doing in terms of improvements in the area.

*Mr. Morley* asked if the \$260,000.00 already approved for the CCRT in subarea 1 had ties to the City or to the possible annexation of the area. *Mr. Webb* said that the project will be going through whether or not the City decides to enter into a partnership with the CCRT.

- **Special Reports:** *Ruth Moguillansky* thanked everyone who submitted information for the report on Cinquez Park. She gave the report to Pat Miller, and will be using it in her upcoming meeting with the Town of Jupiter. She also thanked those who pulled together information so quickly for Commissioner Newell's presentation. A special thank you went to Laurel Grim who prepared presentation boards and other materials on very short notice.

**Necessary action:** Not applicable.

- **Lake Worth Corridor Charrette:** *Denise Malone* distributed flyers on the upcoming Charrette. She thanked Jon McGillis, Ruth and Greta for their help with the door to door distribution of Charrette flyers to Lake Worth road business owners. She emphasized that it was important for all CCRT members to attend the Lake Worth Corridor Charrette, to answer the specific questions of area business owners and residents. If there are members who can not attend, they need to call Denise and let her know who will be attending from their Department. She explained that both sessions on Friday and Saturday were important. The consultant will be in town next Monday & Tuesday, and she will be E-mailing the appropriate parties as to additional information that is needed. She passed out information sheets on the Charrette, and announced that food would be provided throughout the event by Albertsons, Dunkin Donuts, McDonalds & Publix.

**Necessary action:** *Mrs. Malone* requested that members spread the word about the Charrette with any contacts they may have in the Lake Worth Corridor.

- **Newsletter & Publicity:** *Ms. Moguillansky* asked *Mrs. von Unruh-Cross* to explain the work being done to publicize the efforts of the CCRT. *Ms. von Unruh-Cross* responded that the newsletter was almost complete, and that Channel 20 was developing the 30 minute program on the CCRT Pilot Area as well as two video shorts on upcoming events.

**Necessary action:** *Ms. Moguillansky* requested that *Mrs. von Unruh-Cross* send a press release to Denise Coté regarding the April 18th cleanup and grand opening of Sanders Gardens park.

## 5. Other Items of Interest

- **Kirk Road Sidewalks:** *Mr. McGrew* let the group know that the State Department of Transportation is installing sidewalks on Kirk to south of Melaleuca Lane. *Mr. Webb* reported that the appraisal was in for the Vermont Avenue Freeman's right of way:

\$12,000.00. The cost could triple if the Freemans try to contest the acquisition.

- ➔ **Lake Worth Park of Commerce:** Ruth Moguillansky introduced Lisa Miller from Current Planning, who attended the CCRT meeting to inform the CCRT about the Lake Worth Park of Commerce. Ruth reminded the group on how the CCRT got involved with this project. Mike Tarlitz asked the Lake Worth Task Force (LWTF) for endorsement of the project a few years ago, citing the economic benefit to the area. The LWTF said it would endorse the project once an analysis of the area had been done. Now, the Planning Division, in coordination with Economic Development and the City of Lake Worth, will bring the item to the BCC on April 23 for direction. They are compiling all existing information on the area, and are requesting information from key departments.
  
- ➔ **Safety Fair:** Cathy Owens reminded the group about the Safety Fair on May 31st from 1-4 p.m. in Westgate. Fire rescue is still looking for funding for the Lake Worth Corridor for its smoke detector program.

#### **VI. NEXT MEETING DATE**

The next CCRT meeting will be held on Monday, May 4, 1998

#### **VII. ADJOURNMENT**

The meeting was adjourned at 11:45 PM

Minutes prepared by: Greta von Unruh-Cross, CCRT Community Liaison

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