

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

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

## MINUTES

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

Allen Webb, Engineering  
Amin Houry, PBC Housing & Community Development  
Ann Cronyn, Housing & Community Development  
Bob Mitchell, PBC Health Department  
Capt. Michael Gauger, Palm Beach County Sheriff's Office  
Cynthia Laramore, Communities in Schools  
Denise Malone, PZ&B Planning  
Elena Escovar, Housing & Community Development  
Greta von Unruh Cross, Neighborhood for Partnership Initiatives  
James Tuttle, PBC Traffic Engineering  
Jim Hightower, PBC Sheriff's Office, Community Policing Unit  
Jon MacGillis, PBC Zoning Division  
Kathleen Owens, Fire Rescue  
Laurel Grim, PZ&B GIS  
Madeline Hart, CCRT Secretary, PZ&B, Planning  
Pam Nolan, Economic Development  
Richard Morley, PZ&B Planning  
Ronald Ross, LWRC Resident  
Ruth Moguillansky, PZ&B, Planning  
Stephen McGrew, Water Utilities  
Terry Verner, Code Enforcement Division  
Tim Granowitz, Parks & Recreation

### **CALL TO ORDER**

The meeting was called to order by *Ms. Ruth Moguillansky* at 10:00 a.m.

### **I. INTRODUCTION**

*Ms. Moguillansky* welcomed everyone to the meeting. *Ms. Moguillansky* introduced Jim Hightower of the Sheriff's Department Community Policing Unit, as the deputy working in the Lake Worth West Pilot area and other portions of the Corridor. His duties are to keep the Team updated on any crime or other activities going on in the corridor area.

### **II. COMMUNITIES IN SCHOOLS INITIATIVES**

*Ms. Moguillansky* introduced the guest speaker, Ms. Cynthia Laramore, Community Liaison for Communities in Schools. *Ms. Moguillansky* invited Ms. Laramore to share with the team the work she is doing in the Kennedy Estates/Cinquez Park area. *Ms. Laramore* gave a brief summary of the Communities in Schools program. It has traditionally been a drop out prevention program, but today it's a nonprofit organization that has been in the County for approximately twelve years. The Countywide program has four initiatives: Traditional Classroom, Art and Education, Take Stock in Children and Collaborative for Children and

Families (CCF). The latter being the one Ms. Laramore is associated with. The CCF Program helps communities on a short term basis to identify their needs and to develop structure and leadership. Ms. Laramore is based at Jupiter Middle School and is assigned four communities: Pine Gardens/Jupiter Sites, Limestone Creek, Kennedy Estates and Riviera Beach. Ms. Laramore asked team members for their assistance to work together in the Kennedy Estates area to see what can be done to improve this community. Ms. Moguillansky asked Ms. Laramore if the main purpose of her organization is community organizing. Ms. Laramore responded no, it is more capacity building than community organizing. One of the first things she would like to see undertaken is an asset inventory, to identify what is in the community, rather than looking externally for some of the solutions/linkages. Ms. Moguillansky asked Ms. vonUnruh-Cross the potential of her working with Ms. Laramore in the Kennedy Estates area. Ms. vonUnruh-Cross sees a lot of linkages to the CCRT process, especially during community visioning. Ms. Moguillansky stated that after the Team develops a strategy on how to proceed with Cinquez Park and Kennedy Estates, and actually moves to the areas, she will be happy to have Ms. Laramore come to the Team meetings to discuss ways that the Team can assist her.

### III. PROGRESS REPORTS/ACTION ITEMS

Denise Malone volunteered to be the note taker with Steve McGrew as timekeeper.

#### A. Lake Worth West Pilot Project - Old Items

##### ⇒ Park Improvements:

- Sanders Gardens Park - Mr. Granowitz noted that the park is presently under construction, the playground equipment has been installed, landscaping has begun, and that they are in the process of obtaining a small part of the Right-of-Way, for a basketball court. Mr. Granowitz informed the team that the basketball court process is presently going through public hearing, therefore, it will not be completed for approximately sixty days, which will delay the installation of the basketball hoop. Ms. Moguillansky asked for a completion date. Mr. Granowitz responded that the park will be completed around April 18, in time for the ground breaking ceremony.

- Harris Property - Mr. Granowitz mentioned that they will be closing on the park property very shortly, they are in the process of doing the last inspection today. Ms. Moguillansky asked if a ground breaking ceremony is necessary? Mr. Granowitz did not feel it necessary to have one. He felt it is more important to work with Mrs. Ross and the Team to begin working on a design for the park. Ms. Moguillansky thought maybe the kick off for the park could be included in the ground breaking of the water improvements in May.

- Kenwood Estates - Mr. Granowitz stated that a site collection report has been put together and he is in the process of going back to the community group to review the sites and prioritize what the top two/three sites are. From there, the first step will be to complete an appraisal for acquisition, and next meet with Commissioner Robert's to identify the source of funding. Mr. Granowitz felt the completion date for the park would be somewhere at years' end, or early 1999.

**Necessary action:** Ms. Moguillansky asked Mr. Granowitz to complete Sanders and

Harris Parks and then go on to Kenwood Estates. She also asked Ms. vonUnruh-Cross to assist with any ground breaking ceremonies that might take place.

- ⇒ Speeding Problem - Ms. *Moguillansky* informed the team of the meeting held with Jimmy Hightower, Ron Ross, Charles Walker and Allan Webb, and presented the final decision; **Yes**, there will be speed bumps, **No**, to the 15 mph speed limit, **Yes**, to construction signs to help reduce speed and indicate that fines will be doubled. *Mr. McGrew* asked who will be responsible for supplying the signs (Fined will be Doubled). *Ms. Moguillansky* responded, the Traffic Division.

**Necessary action:** No action at this time. It is now a closed item.

- ⇒ Community Policing: *Ms. Moguillansky* thanked Capt. Michael Gauger for bringing Jimmy Hightower on board. *Mr. Hightower* indicated that the problems in the corridor area tend to be the same (prostitution, drugs). A Citizens on Patrol program (COP) has been started. The Sheriff's Department donated a vehicle and there is a total of fifty people involved. Ron's area has been included, adding two more vehicles and five or more people. Since the COP and the closing of Second Avenue, the crime rate and calls per night have dropped. *Mr. Hightower* noted that calls have been made to the owners of run down buildings and those that lie in poorly lighted areas to seek their assistance in helping to make the area safe. *Capt. Michael Gauger* talked about the Districts taking over the individual Community Policing Officers. He explained that each Captain will have community policing officers under their command. *Mr. Gauger* suggested that the CCRT maintain one liaison. *Mr. Ross* spoke on the placement of barricades on Urquhart Street. *Ms. Nolan* asked how the LWC area compares to the Westgate Community area, as far as crime is concerned. *Mr. Gauger* answered, it is very similar, the crime in the LWC is more spread out than in Westgate. The data on crime in the area is available, but has not been organized.

Mr. Verner reported that there is an ordinance going before the County Commission for final approval on March 17, which prohibits trespassing on properties that have been posted as unsafe. The **Good News** is that any open and abandoned structure is unsafe by code standards. The County will post the building as unsafe, and if the police find anyone in there, for any reason, they can then arrest them for trespassing.

**Necessary action:** On-going

- ⇒ 3/11 Meeting on Road Closure: *Mr. Webb* reported on the design of Urquhart Street, and whether or not it should be paved to Military Trail, or should it be a dead end street. A meeting will be held to discuss putting up a temporary barricade on the southern end of Urquhart to see how the residents feel. *Deputy Hightower* feels a dead end street more or less already has the residents approval. The design of the paving and drainage is approximately 75% complete. A meeting is being planned for March 11, with the property owners to obtain a resolution to finalize the plans. *Ms. Moguillansky* noted that Ms. vonUnruh-Cross has completed a flyer stating the options for the road. *Ms. Moguillansky* asked if Board approval was necessary to place a barricade. *Mr. Webb* stated that his intentions is to construct Urquhart

Street not Fuller, and when completed place a barricade at the end to prevent the joining of the two roads.

**Necessary action:** Ms. vonUnruh-Cross is to schedule a meeting for March 11, 6:00 p.m. at Sanders Park

- ⇒ Footbridge: *Ms. Moguillansky* asked about the footbridge and the status of same. Mr. Webb responded that Engineering has acquired legals to get the easements from the property owners. *Mr. Webb* also noted that Engineering is requesting that funds for a feasibility study be added to the new budget.

**Necessary action:** *Ms. Moguillansky* asked Mr. Webb to schedule a meeting with herself, Ron (LWDD), Engineering, Dan Weisburg and Commissioner Newell to discuss this item.

- ⇒ Water Improvements: *Stephen McGrew* reported that he had **GOOD NEWS**. The water main improvements for Vermont, Maine, Poinsettia, etc., were advertised for bid. The bids will be open on March 31, and go before the Board in May. He can not give a ground breaking date until receiving an actual Board action date. *Mr. McGrew* will need HCD to do some Board items, because it may be necessary to move monies around between the various projects. *Mr. McGrew* noted that if there is an interest in constructing sewers through a special assessment, to inform him before the roads are built, because the gravity sewer lines would go down in the center of the roads. A petition on this item may be necessary. *Mr. Ross* asked, what would the residents' cost be to have sewers put in. *Mr. McGrew* replied, approximately \$6,800 for an approximate 100 foot long lot.

**Necessary action:** *Ms. Moguillansky* asked Ms. vonUnruh-Cross to plan a ground breaking ceremony for the water main construction, as soon as Mr. McGrew has more information on a potential date.

- ⇒ CDBG Application: *Ms. Moguillansky* asked about the status of the three CDBG applications submitted to HCD especially, the application for funds of Subarea 1. *Mr. Webb* said a consultant was hired to prepare the proposal/plans for water. The intention is to include the MSTU, paving and drainage at the same time. In regards to the other two applications, per Amin Houry's direction, a letter was drafted prioritizing the projects for the individual streets in the corridor, and for Cinquez Park, which is being phased over a three year period. Between the two applications, the cost required is \$287,000 the first year, \$285,000 the second year and up to \$364,000 for the third year. These dollar amounts can be refined as the projects progress. *Mr. Webb* expressed his concerns about breaking up the LW corridor. *Ms. Escovar* asked for a clarification regarding the letter being drafted, indicating it should be addressed to Mr. Remar Harvin, Director of Housing & Community Development (HCD).

**Necessary action:** *Ms. Moguillansky* asked Mr. Webb to forward the letter with the phasing of the projects to HCD as soon as possible.

- ⇒ Community Organizing: *Ms. vonUnruh-Cross* reported that she has prepared a status report on her community organizing role in the pilot area. She stated that her function will be centered on helping the group become more structured around roles

and responsibilities; helping them obtain a nonprofit status; making sure that the group receives the resources that they are looking for; and assisting them in getting more resident participation. *Ms. vonUnruh-Cross* will continue to offer technical assistance, by attending meetings, recording minutes, and connecting residents to county resources. *Mr. Ross* stated that people are starting to listen more to what *Ms. vonUnruh-Cross* has to say now that she can only come to the neighborhood once or twice a month.

*Mr. Ross* reported that letters were sent to the residents regarding the right-of-way deeds. The Core group has met twice, and is still in need of *Ms. vonUnruh-Cross*' assistance to help with water hook ups. *Mr. Ross* handed out a draft proposal (from the Lake Worth West Resident's Planning Group), of upcoming & ongoing projects for 1998, and talked about a recent problem of people parking on the streets and preventing the graders and garbage trucks from getting through the area.

**Necessary action:** On-going

### Lake Worth Road Corridor - Old Items

- ⇒ Potential Annexation of Subarea 1: *Richard Morley* reported that he spoke with the Village of Palm Springs staff, regarding the annexation of Subarea 1. He noted that the workshop to be held in late February was postponed due to elections. At the present time, all matters regarding this project have been placed on-hold until after the election. *Mr. Morley* asked *Mr. McGrew* whether or not a property owner would be required to annex, with a City, if connected to water & sewer. *Mr. McGrew* indicated it depends on whether the person entered into an agreement, of such, with the city.

**Necessary action:** No action at this time.

- ⇒ LWRC Charrette: *Ms. Malone* reported that the charrette will be held at the Palm Beach Community College (PBCC) Presidential Conference Room on Friday, April 24, at 7-9 p.m., Saturday, April 25, at 8:30- Noon. *Ms. Malone* asked for volunteers to assist her throughout the charrette process.

*Ms. Malone* explained the working draft maps she presented to the TEAM. These maps are the results of the data gathered by the consultant and team members. *Ms. Malone* asked the TEAM to review the maps and provide additions and deletions. *Capt. Gauger* brought out the need for an ordinance in regards to adult recreation, in a location such as those zoned industrial. *Ms. Malone* responded that this issue was discussed at a meeting she and the consultant had with Commissioner Newell, and that this topic will be addressed as part of the charrette.

**Necessary action:** Continue working on the charrette planning and meet with the Charrette sub-committee. *Jon MacGillis* is to check the status of the Entertainment Ordinance, presently being reviewed in Zoning.

- ⇒ Kennedy Estates/Cinquez Park: *Ms. Moguillansky* indicated that today was the deadline for everyone to supply information, to her, regarding current conditions in

these areas and preliminary scope of actions needed to revitalize these areas. She informed the TEAM that the information received will be presented to Pat Miller when they meet on March 11. The information will give Mr. Miller a status report of what the CCRT is proposing, and will determine the direction the TEAM will proceed.

**Necessary action:** Ms. Moguillansky will indicate future actions needed, following the meeting.

### III. OTHER ITEMS OF INTEREST

⇒ Newsletter: Ms. Moguillansky announced that the CCRT will publish an Official Newsletter. She asked everyone to note their birthday on the form next to the sign in sheet and send in a short biography of themselves. Mrs. vonUnruh-Cross went through the main components of the newsletter and requested a pilot area update from Steven McGrew, a CCRT synopsis from Ms. Moguillansky, and a charrette article from Denise Malone. A deadline of March 13 was set to have all the requested information submitted. She also, suggested that members of the TEAM send in a brief article that might be of interest.

**Necessary action:** Ms. Moguillansky asked that everyone write a short biography and send it to Ms. vonUnruh. She also asked the team to think of ways to distribute the newsletter.

⇒ Ms. Kathy Owens informed the TEAM that she was asked by the Fire Rescue Department to do a comparison study based on the types of calls the Department received from the Lake Worth Corridor and the Westgate Community. In doing so she found them to be very similar. Ms. Owens created a departmental committee to see what could be done to minimize these calls. Few of the suggestions included: the installation of smoke detectors for homes that do not have them, testing detectors and replacing batteries where needed, and performing home safety review checks. Ms. Owens noted that the Department will do the Westgate area on May 31, which is a small area. She further indicated that they are looking for sponsors, funding and donations from other agencies for future areas (the Corridor area).

IV. **QUESTIONS/COMMENTS** : Ms. Moguillansky reminded everyone to review the materials provided and read the journal that is posted. She announced that she will provide a video for the next meeting. Ms. Moguillansky also, reminded the Team that a tour of the Central and North CCRT Target areas will take place on March 3, for those who had not been on the tour before.

**VI. NEXT MEETING DATE**

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

**VII. ADJOURNMENT**

The meeting was adjourned at 11:45 PM

Minutes prepared by:

Madeline Hart, CCRT Secretary