

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

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

## MINUTES

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

Joanna Aiken, Solid Waste Authority  
Penny Anderson, Countywide GIS  
Whitney Carroll, PZ&B Zoning  
Ann Cronyn, Housing and Community Development  
Tim Granowitz, Parks and Recreation  
Jim Hightower, PBC Sheriff's Department  
Helen Lavalley, PZ&B Zoning  
Ray Loften, L.W. West Pilot Area  
Denise Malone, PZ&B Planning  
Stephen McGrew, Water Utilities  
Bob Mitchell, PBC Health Department  
Ruth Moguillansky, PZ&B Planning  
Richard Morley, PZ&B Planning  
Pam Nolan, Economic Development  
Kathleen Owens, Fire Rescue  
Ronald Ross, LWRC Resident  
Jim Tuttle, Traffic Engineering  
Greta von Unruh Cross, PZ&B Planning  
Terry Verner, PZ&B Code Enforcement  
Allen Webb, Engineering Services

### **CALL TO ORDER**

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

### **I. INTRODUCTION**

Richard Morley was the designated time keeper, and Penny Anderson the note taker.

### **II. PROGRESS REPORTS/ACTION ITEMS**

#### **A. Lake Worth West Pilot Area/Lake Worth Road Corridor**

⇒ Sanders & Maine/Vermont Parks : Ruth Moguillansky congratulated Tim Granowitz on the successful grand opening of Sanders Park. Mr. Granowitz reported that while the community was going to provide input for the design of the Maine/Vermont park at that event, there was not enough time to accomplish the task. Mr. Granowitz provided preliminary plans for the Maine/Vermont park to Ron Ross, so

that the community could provide feedback on the design.

**Necessary action:** Ron Ross is to take the preliminary park plans to the upcoming Lake Worth West Resident Planning Group meeting, so that the group can review them and provide input.

- ⇒ Kenwood Estates: Ms. Moguillansky asked Mr. Granowitz to describe how the potential sites were selected for the Kenwood Estates neighborhood Park. Mr. Granowitz reported that residents gave the Parks Department a list of seven or eight parcels available in the neighborhood, and the Parks Department narrowed that list down to three or four sites. He explained that some sites in the original list were zoned commercial, too expensive, too close to Military Trail, or the residents adjacent to the site did not want a park. Mr. Granowitz also emphasized that residents are welcome to review the sites again and make more recommendations, but they should be aware that funding has not been identified for the project yet.

Ms. Moguillansky asked Ann Cronyn whether the \$40,000.00 surplus in CDBG funds could be used for the Kenwood Estates park, as suggested by Mr. McGrew at a previous meeting. Mrs. Cronyn responded that the CCRT should write a letter to Remar Harvin requesting a change in use for the funds, as it is usually up to him to identify the next priority area where surplus funds should be used. Stephen McGrew reminded Ms. Moguillansky that those funds would not be available until the project was complete in the fall. He also reminded the team that the Parks Department would need funds for both site acquisition and park development. Tim Granowitz added that based on property appraisers data, some of the lots in the area could run as high as \$40,000.00.

**Necessary action:** Ms. Moguillansky asked Mr. Granowitz to please attend the next Kenwood Estates meeting to help the residents come to a consensus on which sites they would like to pursue. Residents have been contacting her regarding this item. She also requested that some information about the cost of site acquisition and development for those sites be provided at the next CCRT meeting. Ms. Moguillansky will take that information to Commissioner Roberts and discuss the potential funding sources to be used.

- ⇒ CDBG Applications: Ruth Moguillansky reported that the \$260,000.00 in FY 97/98 CDBG funds that were applied for on behalf of the Lake Worth Corridor Sub-area 1, was approved. Ms. Moguillansky also reported that of the two CDBG applications for FY 98/99, only the one for water improvements in Sub-area 1 is recommended for approval (\$197,000.00). Housing and Community Development is not recommending the allocation of funds to Cinquez Park. While this area is CDBG eligible, HCD has some valid concerns regarding the proposed project.

Ms. Moguillansky asked Ann Cronyn when HCD is planning to go to the Board with this item, and requested her to share with the group the reasons for HCD's decision not to recommend the Cinquez Park project. Mrs. Cronyn responded that there will be an upcoming public meeting on May 20, 1998, at building 509, and the BCC meeting to present a draft of the funding recommendations will be held on June 2, 1998.

Ann Cronyn explained that while the project was found eligible, as indicated in HCD's first round of letters in response to the applications, this eligibility has nothing to do with the funding recommendation. Mrs. Cronyn said that in that eligibility letter, HCD provided a list of additional information that was needed to help in the evaluation process, and that several of the items listed in that letter were not provided in any follow-up documentation.

Ann Cronyn stated that from the beginning, staff had voiced their concerns about Jupiter's problem with the existing land use and zoning of the Cinquez Park area. She stated that if that zoning should change to anything but residential serving at least 51% low/mod income people before five years after the completion of the project, the County will have to pay that money back to the Federal government. She explained that with the phasing of the project, completion would not occur until four years from now, making no zoning changes possible for a total of nine years. Mrs. Cronyn also stated that newer buildings in the area, while still residential, may not be targeted for low/mod residents, and that this pattern may wind up changing the area's current eligibility. Mrs. Cronyn informed the group that the Department of Housing and Urban Development was very sensitive about this issue.

Ruth Moguillansky reported that further discussions with the Town of Jupiter's staff on 4/14/98, indicated that the Town is not interested in pursuing a change of land use for any of the properties in the residential area, with the exception of those parcels fronting Indiantown Road which may have the potential to be converted to a commercial use. She also indicated that the Town of Jupiter is very much aware of how changes in zoning, land use, and/or residential income of this area may affect CDBG eligibility and the repayment of funds. Ann further stated that the existing residential area was under built and future development may affect its income eligibility.

Allen Webb indicated, as discussed in previous meetings, that the phasing was set up to ensure that the very first phase would not be subject to questions of future zoning or changes in income eligibility. He stated that the first phase of the project is for a small part of the total area where a majority of the property owners reside. Ann Cronyn responded that HCD needed that type of information in writing during the review process. Mrs. Cronyn also informed the group that based on the BCC's request, HCD put 10% of their grant aside this year (almost \$600,000.00) for economic development activities. She reported that if the zoning of the Cinquez park area was to change before the time limits, HCD might be able to qualify it as an economic development activity, provided it created one low/mod job per \$10,000.00 spent. Ann Cronyn also stated that they had questioned in the letter how the population of the area was ascertained.

Allen Webb stated that he felt the phasing of the project reflected the answers needed, but that he could not predict what will happen in the future. Mr. Webb informed the group that he used Engineering maps to ascertain the population. Terry Verner stated he thought that there was a lot of vacant land in the area prime for development. Ann Cronyn agreed and said those conditions will encourage HUD to scrutinize the project. Mrs. Cronyn stated that because HCD has a letter from the Town of Jupiter stating their desire to change the zoning, HCD would have to provide a plan to HUD as to how they would deal with the situation should the zoning change in the future before the project could move forward.

Allen Webb said that perhaps a better idea than phasing the project would have been to reduce the projects scope to the existing residential development area, so that the question of future land use would not be applicable. Ms. Moguillansky stated that focusing on the existing residential area was always the recommended course of action, as indicated in the report presented to the Town of Jupiter.

Ruth Moguillansky stated that as a team, the CCRT always recognized that Cinquez Park was not the highest priority area based on need, but reminded the group that the team got a direction from the Board to direct their resources to that area. If no funds are available, the CCRT may want to go to the Board and recommend that resources be allocated to another area. Stephen McGrew suggested that the team ask the BCC to allocate another source of funding if they agree with HCD's recommendation not to fund Cinquez. Terry Verner suggested that the team request a change in direction from Cinquez Park to another area. Ruth Moguillansky indicated that while it may be difficult to obtain any commitments from the Town of Jupiter, the proposal for funding the improvements and the information regarding annexations requested by the Town's staff, will need to be provided.

Ann Cronyn stated that she thought the project could be done, but it would take a lot of planning and documentation. She reiterated that HCD has to select the most feasible and viable applications.

**Necessary action:** Ruth Moguillansky requested Ann Cronyn to please see if Remar could be made available to discuss these items, and requested Allen Webb to proceed with the preparation of the proposal for funding improvements in the Cinquez Park area. In addition, Ruth is to discuss these issues with Frank Duke and seek further direction.

⇒ Water Improvements: Stephen McGrew reported that Water Utilities has issued a notice of intent to award to AKA Services the contract for construction, and that the item will be on the June 2 or June 16 BCC agenda. Mr. McGrew gave Ann Cronyn a budget availability request to forward to Remar Harvin. Stephen McGrew reported that he will give the CCRT a ground breaking date at the next meeting.

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

⇒ Urquhart Sewer: Stephen McGrew reported that a petition had been sent out to property owners to assess the interest for sewer: 13% of the property owners have returned petitions in favor of installing sewer, with 12% against the installation of sewer. Mr. McGrew stated that this 25% response was not very good, and that hopefully there are residents who will go door to door to get folks to send the petitions in. Mr. McGrew said he would prefer that the project doesn't go through because of neighborhood consensus, but not because of lack of response. He also reported that each property owner gets one vote regardless of how many parcels he or she owns. Mr. McGrew is planning to send a follow up letter encouraging property owners to respond by the end of the month so that paving and drainage improvements are not delayed, and has given extra petitions to Ray Loften and Greta vonUnruh-Cross.

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

- ⇒ Paving & Drainage: Allen Webb reported that plans for Urquhart Street are near completion. He also indicated that a sidewalk will be placed between Urquhart Street and the new park, as well as a barricade at the southern end of the street. Mr. Webb reported that permit applications for the Lake Worth Drainage District should be going to the district by the end of the week, and he will advertise a bid for construction upon approval.

Ray Loften asked if the sewer petitions will hold up the paving and drainage project. Allen Webb responded that it takes four to eight weeks to get permits back from LWDD. He then stated that from the day that he advertises to the day of the public hearing is approximately one month, then another month before construction starts which will only take 100 days (Completion October/November). Stephen McGrew stated that if the sewer petitions go through, it would be a three month delay to accomplish the design and permitting process; pushing the completion date for all improvements into January/February 1999.

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

- ⇒ Footbridge: Allen Webb reported that he has scheduled a meeting with the LWDD for May 7, 1998 to discuss whether or not a culvert or bridge would be most appropriate. Mr. Webb expressed concern that the bridge would give more access to pedestrians outside the neighborhood coming in to buy drugs or commit other crimes and asked Deputy Jim Hightower his opinion. Deputy Hightower said that he did not think that crime would occur. He told Mr. Webb that the gate that Engineering installed across the canal access road was very effective and people are not using it as a cut through anymore. Ron Ross requested that Mr. Webb ask LWDD if the footbridge could be moved further east near the future community center site. Ruth Moguillansky agreed that building it further east would be more appropriate, since the proposed site is too close to Military Trail. Mr. Webb responded that the CCRT already discussed that idea, but purchasing right of way from LWDD became an issue. He reported that the County is already in the process of getting the Right-of-Way from two property owners on the existing proposed site.

**Necessary action:** Ruth Moguillansky requested Allen Webb to provide her the minutes from his May 7th meeting and keep her informed on this item.

- ⇒ Community Policing: Ruth Moguillansky let Deputy Jim Hightower know that residents had expressed concerns at the last meeting regarding not being informed about the various crimes going on in the neighborhood (two crimes in particular), and that they would like to be informed about them. Ron Ross elaborated that residents would like a report from the police about what is going on around the neighborhood.

Deputy Jim Hightower stated that he just saw a report listing 90,140 crimes that have occurred in the area. Dpt. Hightower said he is out in the Corridor area seven days a week, and that if he is asked for specific information he will be glad to provide it. He said what is going on is the same dope dealing, prostitution, and armed robberies. Dpt. Hightower reported that District 1 is doing its best to put a stop to it,

and that they are working very hard. He noted that there is an apartment and a house on Urquhart street that are dealing crack, but they are trying to get the folks who are coming there to buy. He reported that the thirty deputies in District 1 plus himself are arresting as many people as they can. He further said that he is working the area with Deputy Steven Kavachanski, but that they are not on duty at the same time.

Greta vonUnruh-Cross said that a simple solution to the issue of informing residents about the crime in the area may be just for Deputy Jim Hightower to give her a list of the crime activities that occur in the Pilot Area at the CCRT meetings. That information could then be listed in the community newsletter.

Deputy Hightower explained that he regularly contacts area business owners but he was off when the armed robbery took place. He also said that once he does the initial call to a crime like that, the case is transferred to a detective. Dpt. Hightower described the process in detail. Greta vonUnruh-Cross responded that residents are really just interested in being informed about the crime, and if they want details they can get in touch with the detective or officer assigned to the crime.

Ruth Moguillansky asked Deputy Hightower if he needed any assistance from the residents. Dpt. Hightower responded that the residents are doing fine, and that the area really is a success story if you look at the crime that was there in the beginning. He said he used to be called 20 times to go to Urquhart street, and now he only goes there twice. Dpt. Hightower also reminded the group that when gang problems surfaced on Maine and Vermont Avenue, the residents jumped on the situation and the gang members are in jail. He stated that success will take time.

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

⇒ Community Organizing: Greta vonUnruh-Cross reported that the Lake Worth West Resident Planning Group is well on its way to becoming an incorporated organization. She said that residents Kathy King and Kathy Ross met with a lawyer the previous week and were expecting to sign the necessary forms soon. Mrs. vonUnruh-Cross will be holding a workshop for residents in the area to help them decide on what kind of structure they want to create for their group, and get started on creating by-laws. Stephen McGrew asked about the geographical boundary for the group's area. Mrs. vonUnruh-Cross responded that at this time it included the five streets that residents initially defined as their neighborhood: Maine Street, Vermont Avenue, Urquhart Street, Sanders Drive and Price Street. She also reported that the group may decide to rethink those boundaries and eventually become a resource for other grass roots efforts in the area that do not want to incorporate. Mrs. vonUnruh-Cross emphasized that those decisions would have to be made by the resident group so that they could grow at a sustainable rate.

Ron Ross mentioned that the Christmas in April program was in the neighborhood last week and that the resident group was able to connect with some great businesses that are interested in supporting the development of a community center.

Mr. Ross also reported that the group had contacted AVM properties about an abandoned home they own on Vermont Avenue, and AVM properties agreed to allow the group to use the building for 5 years with no rent. He reported that at the April 18th Clean-up they stripped the building, and he thanked the Sheriff's

Department for bringing out the prisoners because they didn't stop working the whole day. Ron said that it will be a multi-purpose community center with a police sub-station. Ruth Moguillansky added that seeing all of the children out doing a mural and playing in the new park, the volley-ball game and the delicious food made it an exciting event for everyone.

Deputy Jim Hightower asked Tim Granowitz if the shed on the Maine/Vermont Park Property could be used by the community group for storage. Mr. Granowitz responded that he does not see any reason why the Sheriff's Department couldn't take it over as a storage facility. Dpt. Hightower mentioned that the shed could be moved over to the community center.

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

⇒ LWRC Charrette: Denise Malone let everyone know that she had been out due to a family emergency and was unable to attend the Charrette. Mrs. Malone thanked everyone who worked on the Charrette in her absence. Ruth Moguillansky asked those who participated in the Charrette to share their thoughts on the event. Kathy Owens said she found it to be a very interesting process, and felt it was very empowering. Allen Webb stated that he was very impressed by the consultants and the material they used to bring folks ideas out. He also thought it was interesting that everyone at the different tables had similar ideas. Stephen McGrew thought that there was a lot of energy at the meeting and the consultants were good, even though he was challenged about installing sewer in the area! He reported that Water Utilities will be doing some studies on the possibility of installing sewer, and that he thought that having meetings in the community and hearing directly from the community was a valuable tool. Mr. McGrew also mentioned that he would ask Ann Cronyn more about the economic development money. Whitney Carroll thought the Charrette was organized very well, and that the community provided some great ideas. Ray Loftan felt the Charrette was very well organized, but that he wished that the group had been larger to avoid folks with individual issues dominating some of the group discussions.

Ms. Moguillansky thought the charrette was great because it gave the community the opportunity to develop a vision for the area, and then identify the opportunities and constraints towards achieving that vision. She reported that the major issues that came out of the Charrette had to do with stopping the proliferation of adult entertainment facilities/massage parlors, the need of addressing safety issues and the provision of sewer to attract new neighborhood type business into the area, dealing with the traffic flow, provide for flexible zoning, and improving the overall appearance and image of the corridor. Ms. Moguillansky estimated the attendance at 60 people. She reported that on Thursday, June 25th, a follow-up meeting will be held at Palm Beach Community College.

Greta vonUnruh-Cross mentioned that one of Ray Loftan's suggestions at the Charrette, that business in the corridor form an association, was a key element in ensuring the success of the plans that were made. Mrs. vonUnruh-Cross also suggested that the CCRT play a key role in coming up with funding strategies to ensure that some short term successes, based on comments provided by the community, occur.

Deputy Jim Hightower reported that District 1 started a business Crime Watch, and many businesses on Lake Worth Road are participating. He suggested contacting that group to become more involved. Ruth Moguillansky responded that staff went door to door to inform area businesses about the Charrette, and that they did see some stickers.

Ray Loften reported that the area businesses represented at the Charrette included Begors Auto Parts, Chillemi Apartments, John's Saw Shop, Con-Craft, and the property owner of the Racket Club. Mr. Loften also stated that there were some owners of vacant properties among the participants.

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

## **B. Cinquez Park and Kennedy Estates**

⇒ Annexation Issues: Richard Morley reported that he and Ruth Moguillansky met with the Town of Jupiter on April 14th, and that while Jupiter wants to annex Kennedy Estates and Cinquez Park, money is a factor. Mr. Morley stated that the next step is to provide a proposal on how the CCRT intends to provide infrastructure improvements in Cinquez Park. He reported that initially, using the annexation incentive program was thought to be an option. However, since that program requires investment from the municipality, it does not seem to be an option at this time.

Mr. Morley shared his concern with the CCRT regarding residents not having any incentive to annex if the County improves the areas before the annexation occurs. Ruth Moguillansky agreed with that statement and indicated that, for that reason, no improvements should be made until an agreement is made with the Town and an assessment is made on the level of interest residents have in annexation. She further stated that Pat Miller agreed with staff's position that unless there is a true commitment by the Town to annex the areas, the County will not put resources in the area. Ms. Moguillansky asked Allen Webb if he had followed up on the development of that proposal. Mr. Webb responded that he has all of the cost figures, but would need to meet with her to set up the framework.

Penny Anderson informed the group that Countywide GIS has formed a partnership with the Town of Jupiter to do a mapping project, and said that she thought it would be a great way to connect with the CCRT's work in the area. She reminded the group that mapping is considered infrastructure as well. Ruth Moguillansky mentioned that Greta vonUnruh-Cross had been looking for maps at the parcel level and she may want to discuss with Penny the possibility of obtaining them.

Ruth Moguillansky briefly mentioned that all improvements in Sub-area 1 were going to move forward whether or not the Village of Palm Springs decides to annex the area. She stated that this decision was based on the fact that the application for CDBG funds was made before the BCC directed the CCRT to focus resources on this area with the goal of annexing it into the Village's jurisdiction. She further indicated that residents already know that they are getting the improvements and, therefore, we need to move forward.

Stephen McGrew mentioned that the Village of Palm Springs may want to consider

making signing an annexation petition in order to hook up to the water supply. Richard Morley mentioned that the Village may charge a sur-tax on water bills from properties that have not annexed in.

**Necessary action:** Greta vonUnruh-Cross will set up a meeting with Allen Webb and Ruth Moguillansky to discuss the development of a proposal for the Town of Jupiter. Richard Morley will check into whether or not the Village of Palm Springs is intending to pursue any incentives to annex with the provision of water.

### III. OTHER ITEMS OF INTEREST

- ⇒ LW Park of Commerce: Ruth Moguillansky reported that the Planning Division, the Economic Development Office and the City of Lake Worth presented to the BCC a proposal regarding the development of the Park of Commerce at its 4/23 workshop. Ms. Moguillansky also stated that the BCC directed staff to follow through with the project and develop an implementation plan.
- ⇒ Upcoming Meeting with Commissioner Newell: Ruth Moguillansky stated that on May 14th, Denise Malone, Kathy Girard and she will have a meeting with Commissioner Newell to provide a summary on the Charrette and discuss the Sasso property on Lake Worth Road. Ms. Moguillansky also stated that she met with Michael Langton, the County's Grant Development Consultant, on April 13, and discussed the CCRT program and the needs for funding.
- ⇒ Florida APA Conference: Ruth Moguillansky informed the group that there is a potential for the CCRT to make a presentation at the upcoming State Planning Conference in October.
- ⇒ Guide to Neighborhood Revitalization: Ruth Moguillansky directed the group's attention to the booklet on neighborhood revitalization prepared by the Department of Community Affairs. Ms. Moguillansky stated that Greta vonUnruh-Cross will be working on producing a similar booklet for the CCRT.

### IV. QUESTIONS/COMMENTS

- ⇒ Stephen McGrew asked about the criteria for receiving the Economic Development funds set aside by HCD. Pam Nolan explained that the activity had to be located in a lagging development region, have 10% or more poverty level (with preference given to 20% or more), and at least one job per \$10,000.00 should be created. Ms. Nolan further explained that the City of Lake Worth is looking at using the funds for the Park of Commerce, and that the funds would be available October 1, 1998. Ann Cronyn added that the RFP for these monies would be a separate, competitive cycle. Ms. Nolan reported that Remar Harvin would probably be looking for a couple of big projects to fund instead of a lot of little ones. Stephen McGrew reminded the group that based on the Charrette, the number 2 issue behind crime was that the lack of sewer on the South side of the road, which is limiting the development potential of the area.
- ⇒ Ruth Moguillansky asked the group for a volunteer to facilitate the next meeting, so

that each Team member can experience that role and build up the group's teamwork. Ms. Moguillansky also mentioned that she is looking into the possibility of some team training to help further develop the team. The group decided to draw names, and Stephen McGrew was selected as the facilitator for the next meeting.

**V. NEXT MEETING DATE**

The next CCRT meeting will be held on Monday, June 1, 1998

**VI. ADJOURNMENT**

The meeting was adjourned at 12:00 Noon

Minutes prepared by: Greta vonUnruh Cross

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