

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, September 13, 1999  
Planning, Zoning & Building, 2<sup>nd</sup> Floor Conference Room

## MINUTES

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

Joanna Aiken, Solid Waste Authority  
Nancy Buckalew, PZ&B Planning  
Tim Granowitz, Parks & Recreation  
Chris Gulam, Water Utilities Department  
Ann Cronyn, Housing & Community Development  
Stephen McGrew, Water Utilities  
Ruth Moguillansky, PZ&B Planning  
Juana Ramos, San Castle  
Ronald Ross, Lake Worth West Area  
Terry Verner, Code Enforcement Division  
Greta von Unruh Cross, PZ&B Planning  
Allen Webb, Engineering Department

### **I. WELCOME AND INTRODUCTION**

The meeting was called to order by *Ruth Moguillansky* at 10:00 A.M. Some members called ahead to say that they would not be attending because of the need to prepare for Hurricane Floyd.

**I CCRT BRAINSTORMING SESSION - FOLLOW UP** *Ruth Moguillansky* spoke briefly on the brainstorming session that was held on September 2 at the Clayton Hutcheson Agricultural Center. *Ms. Moguillansky* added that time ran out at the session and, therefore participants were unable to complete the list of items that the team wanted to focus on. *Ms. Moguillansky* further stated that several key items were brought up at the session for further consideration and that, in order to adequately plan for the retreat requested by CCRT members, she would need to get additional input from team members. CCRT members were asked to review items discussed at the session and let *Ms. Moguillansky* know, via e-mail, about the 4 or 5 items each of the members consider to be the ones that need to be addressed first. She will then compile the results and come up with an agenda for a future CCRT Member Retreat.

**Necessary Action:** CCRT members will individually review the items discussed at the brainstorming session, decide on what they think the top five items are that need to be addressed, and let *Ruth Moguillansky* know via e-mail. *Ms. Moguillansky* will then compile the results and prepare an agenda for a future CCRT Member Retreat.

### III. PROGRESS REPORTS - LAKE WORTH ROAD CORRIDOR

#### A. Status Report on Park Improvements:

**Neelan Property:** *Tim Granowitz* reported that the Parks and Recreation Department obtained an exotic vegetative removal permit for the property from ERM, and site cleanup will begin soon. The Department will be meeting with South Florida Water Management District regarding obtaining a Wetlands permit.

**Kenwood Park:** *Mr. Granowitz* stated that the Parks and Recreation Department is waiting to hear from PREM regarding property values. There is a discrepancy between the appraised value and the price that the owner(s) want to sell the property for. The County Property Appraiser is reviewing the values of other vacant lands for a cost comparison. The County is offering \$15,000 for the property, however it is appraised at \$20,000. Pete ---- is the PREM contact. *Ms. Moguillansky* shared her concern about this project moving forward too slowly.

**Necessary Action:** *Ruth Moguillansky* will contact PREM and the Property Appraiser's office to see what can be done to move forward with the project. *Ruth* will coordinate with *Tim Granowitz*.

#### B. Status Report on Water Main Improvements in the Pilot Area, Kenwood Estates and Sub-Area 1: *Stephen McGrew/Allen Webb*

*Ms. Moguillansky* welcomed *Chris Gulam*, who is an Engineer with the Water Utilities Department. *Mr. Gulam* is replacing *Stephen McGrew* in the CCRT.

**Kenwood Estates:** *Mr. Gulam* reported that the Kenwood Area Water Main Extensions are in the permitting phase, and should be advertised for bid in two weeks. **Kirk Road** south of Melaleuca will also be advertised for bid in two weeks. The **Congress Avenue Water Main** and the **City of Lake Worth Interconnect** have been awarded.

*Steve McGrew* is working on the sanitary sewer portions affected by the previously mentioned projects. *Mr. McGrew* will provide information of the two options on each affected parcel to *Ruth Moguillansky* later in the week.

*Allen Webb* reported that the **Urquhart Street** Improvement project was approved. A pre-work meeting was held and construction will commence tomorrow (September 14). Completion date will be within 100 days. A barricade will be erected. *Mr. Webb* will contact *Ruth Moguillansky* when this project is within two weeks of completion. The contractor also has *Greta von Unruh Cross's* phone number and a contact number for FPL. A brief discussion was held on streetlights on Urquhart Street.

**Sub Area 1 (Lakewood Gardens):** *Allen Webb* stated that the Phase 1 Water Main bids were coupled together with the street improvements on the Lakewood Gardens streets. The received bids were rejected as they were very unbalanced (good prices on water issues and very bad prices on street improvements). There will be a separate bid for each improvement. As there is grant money involved, the Engineering Department wants to keep the property owners from being assessed.

**Phase 2**, Kirk Road & three streets off of Kirk: Bid opening is September 14. The Village of Palm Springs will be funding some of the improvements in Phase 2. A large portion of Kirk Road will be widened, from the L-11 Canal to Lake Worth Road.

**Maine and Vermont Streets:** This project is going before the BCC at their next meeting to ask permission to obtain one more parcel along Maine Street. If the BCC approves the parcel acquisition, that parcel will be added to the Maine Street design to the Vermont Street design. Drainage easements are being obtained from property owners. These drainage easements run from Vermont Street to the canal and also from Maine Street to Vermont Street. The easement to the east will be the same area where the property owners had previously volunteered for the pedestrian easements.

Contracts have been awarded for a consultant to design 42<sup>nd</sup> Way south off of Lake Worth Road in the **Herndon Park** subdivision, and the Coconut Road from Melaleuca Lane north to the L-13 Canal.

**Necessary Action:** *Steve McGrew* will provide information on the two sanitary sewer options for each affected parcel along Lake Worth Road to *Ruth Moguillansky* later in the week. This information will include a summary of the two options proposed and the fact sheets, which will contain, for each affected parcel: the property control number of the parcel and the total cost of sewer improvements for each parcel (identifying how much for construction, connection, etc.). A brief description on the formula used for the calculation of the assessments should be also provided. *Allen Webb* will contact *Ruth Moguillansky* when the **Urquhart Street** Improvement Project is within two weeks of completion.

**C. Community Policing Status Report:** There were no representatives from the Sheriff's Office attending this meeting.

**C. Code Enforcement/Solid Waste Authority Status Report :** *Terry Verner/Joanna Aiken*

*Terry Verner* stated that Code Enforcement is recommending, via an agenda item for the BCC consideration, that a portion of the fines collected by the Code Enforcement Division be used for a designated CCRT funding source on an annual basis.

*Allen Webb* said that the 1 million dollars that each County Commissioner has for discretionary funds is from the Gas Tax and must be used for Transportation and related items, such as streetlights. Unfortunately, water and sewer are not included in this category. Funding sources for Water and Sewer include MSTU and Improvement Funds from Water Utilities.

*Joanna Aiken* mentioned that there were currently no garbage complaints. She also said that the Kenwood Addition Community Policing Unit's Gail Sutton suggested a home that has been selected for **Paint Your Heart Out** on October 23. The home belongs to Maria and Pablo Guardo. This is the only home in unincorporated Palm Beach County that was selected. The SWA is the sponsor of **P.Y.H.O.** and will be donating the paint. *Laurel Grim's* husband, a professional painter, has volunteered his services. *Ms. Aiken* asked for professional and or non-professional volunteers for this project. *Ms. Moguillansky*

volunteered.

**Necessary Action:** *Joanna Aiken* will forward information on **Paint Your Heart Out** to *Ruth Moguillansky* to see if additional volunteers could be recruited.

**D. Community Organizing Activities - *Greta von Unruh Cross***

*Greta von Unruh Cross* stated that there was not much to report, except for updates. *Ron Ross* mentioned that his wife *Kathy Ross* had made a documentary video, showing the before and after and offering a history of the Lake Worth area's projects, and the residents' willingness to continue improving their area. The general consensus was to see all or a portion of this hour long video at one of the upcoming CCRT meetings.

*Mr. Ross* asked *Joanna Aiken* about the AVM property. *Ms. Aiken* replied that Code Enforcement Officer *Roberta Lawrence* went to the AVM property, the vehicles are gone and it is now a garbage issue. The renters of the property complied for a while when asked to, then "backslided," leaving garbage out inappropriately. The Health Department has been contacted. *Ms. Aiken* suggested that *Mr. Ross* call her when he notices problems that Code Enforcement can handle, and she will be pro-active.

*Mr. Ross* mentioned that the water pressure is now wonderful on Vermont Street, and complimented the Water Utilities for their work. The Vermont Street park continues to be a popular place for families and there is no trash lying around.

*Allen Webb* reminded *Mr. Ross* that the construction on Maine Street is now tied to Vermont Street, and drainage easements are needed. The easements will involve underground concrete pipes, and areas disturbed by the construction will be restored to their original, or better, conditioned with sod.

*Mr. Ross* inquired about needed street lights. *Ruth Moguillansky* suggested that if streetlights are wanted, *Mr. Ross* should see what San Castle residents are doing and may want to consider circulating a petition. *Juana Ramos* stated that the streetlight petitions for San Castle were being circulated, and they included a brief statement on the need for streetlights as well as the cost each property owner would have to absorb for the amount of their ongoing maintenance. The cost is approximately \$3. per resident/month. This cost, however, will depend on the number of lights to be installed, which will be known after the street improvement plan for the area is completed. *Allen Webb* stated that Engineering can help approximate the cost of streetlights for Vermont and Maine Streets. After the petitions are signed, then they could be brought before the District Commissioner.

*Ms. Cross* suggested that *Jerry*, the owner of AVM properties, be invited to neighborhood meetings. This could provide an opportunity for other neighbors to inform him about the Community Center and the improvements that have been undertaken, and discuss ways to improve the entire area.

**Necessary Action:** *Mr. Ross* will confirm with *Ruth Moguillansky* when the Lake Worth West Video is completed to see if it could be placed on the agenda for the next CCRT meeting. *Mr. Ross* is also to conduct a neighborhood survey on the garbage and vehicles being left on the Community Center property for the purpose of tracking the degree of

compliance.

**F. Status Report on the Lake Worth Road Commercial Corridor Recommendations - Ruth Moguillansky/Helen LaValley/Stephen McGrew/Allen Webb/Mike Savidge.**

None of the other people involved with the Commercial Corridor were present, so there was no discussion on this item. *Ruth Moguillansky* mentioned that Zoning has prepared a draft for the Zoning Regulations for the Commercial Corridor. *Stephen McGrew* is preparing fact sheets for each of the affected properties for the Sewer Improvement project along Lake Worth Road, indicating the cost of sewer for each property owner based on the two options. Zoning will attach a fact sheet indicating the following: Land Use, Zoning, what current Zoning regulations allow, and what can be done with or without sewer. After the Zoning Regulations are completed, the regulations will be reviewed by *Commissioner Newell*, and then present them to the Business Organization. The Business Organization has agreed, upon receipt of the fact sheets, to contact each property owner to discuss the sewer issue and determine the willingness of all affected property owners to move forward with the improvements.

*Ms. Moguillansky* is planning to meet with *Malissa Booth* of Keep Palm Beach County Beautiful, a representative from FDOT, and Zoning Division staff to discuss the potential of obtaining a grant for providing landscaping improvements along Lake Worth Road. *Joanne Aiken* offered to send *Ms. Moguillansky* a copy of a survey of in-kind services for different programs that can be used for matching grant funds, and also a contact from FPL who wants to join the CCRT.

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

**G. CCRT Resident Representative's Comments:** None.

**H. Other Items:** None.

**IV. SAN CASTLE PROGRESS REPORT AND ACTIONS NEEDED:**

**A. Community Investment Grant and Proposed Action Plan - *Greta von Unruh Cross***

*Greta von Unruh Cross* reported that the Community Investment Grant that was received from the South Florida Regional Planning Council will lump together several items that resulted from the Visioning workshop that was held in January: traffic calming devices, streetlights, improved entryways into the neighborhood, and address other pedestrian safety issues such as bus stops and connecting sidewalks, among others. The next step is to prepare a Request For Proposal to seek consultant services to undertake Phase I of the project.

**Necessary Action:** *Ruth Moguillansky* will prepare an RFP and put together a selection committee which will be responsible for evaluating the proposals and making the final selection.

**B. Status Report of Community Organizing Activities** - *Greta von Unruh Cross* spoke briefly on the following items:

The Boynton Beach Community Development Corporation (BBCDC) is allowing the San Castle Resident Group to collaborate with them, the Group will be able to use the BBCDC's 501(c)-3 status, and they will have their own separate account.

The San Castle Neighborhood Block Party was a success.

An Executive Committee for the San Castle Resident Group is being formed this week.

*Juana Ramos* reported that she has known the president of the BBCDC for years. There is a garage sale planned for October; when the date is chosen, *Ms. Ramos* will notify *Ms. Cross* so that fliers can be made and distributed. *Ms. Ramos* also reported that a San Castle Teen Committee has been formed, and *Ms. Ramos'* daughter is involved with it. *Ms. Ramos* was pleased that the Block Party was a success.

**Necessary Action:** *Juana Ramos* will notify *Greta von Unruh Cross* so that fliers can be made and distributed.

**C. Status Report on Code Enforcement/Solid Waste** - *Joanna Aiken*

*Joanna Aiken* reported that the SWA now has a crane truck which is being tested in the San Castle area. She explained that Code Enforcement Officers are tagging the residents for non-conforming piles such as putting garbage in with vegetation or car parts. Those piles are not being picked up. The tags include a note in two languages and the resident has two weeks to correct the situation. After these two weeks, if the piles are still non-conforming, then the crane truck is sent to pick up the garbage, the resident is tagged again, and a note is sent to their home stating that this is a one-time-only courtesy cleanup. Their name and address are then entered into a computer database. SWA has proactively taken care of illegal dumping in vacant lots and over 50,000 pounds of debris of illegally dumped debris from non-conforming piles in the San Castle area have been picked up. Royal Palm Estates has also benefitted from this type of operation. *Juana Ramos* passed on kudos to *Ms. Aiken* from the Town of Hypoluxo's Town Council for the SWA's efforts in the area. *Ms. Aiken* thanked her, and asked *Ms. Ramos* to pass the information that SWA is pleased that the residents of San Castle demonstrate a willingness to conform to set policies.

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

**D. Status Report on Community Policing** - *Deputy Ken Bachman* was not present.

*Greta von Unruh Cross* stated that there is a drainage pond on the East side of San Castle Boulevard. Vines have pulled the fence down. The owner of the property is the Sunny Hills Home Owner's Association (HOA). There is a liability concern that a child could wander into the area and drown. *Allen Webb* reported that the County agreed on a contract with the Sunny Hills HOA, as there is some water from the road that goes into the HOA's drainage area, but the fence is the HOA's responsibility. *Terry Verner* mentioned that the area is not required to be fenced. The Sunny Hill's HOA could be sited for failure to maintain the fence,

but then the HOA could legally just tear the fence down. *Ms. Cross* said that the HOA is not active, and she has not been able to get phone calls returned from the HOA's president. The consensus was to send a letter to *Commissioner Chair Maude Ford Lee* informing her of the complaints, etc. about the fence.

**Necessary Action:** *Greta von Unruh Cross* will give the Sunny Hill's Home Owners Association's contact, address and telephone number to *Ruth Moguillansky*. *Ms. Moguillansky* will prepare and send a letter to *Commissioner Chair Maude Ford Lee* to see if she could help with this item.

#### **E. Formation of a Park Committee - *Tim Granowitz***

*Tim Granowitz* reported that ERM does not want any park in the Overlook Scrub Site so that the protected scrub jays would not be disturbed. ERM suggested that the Parks and Recreation Department buy commercial property on Hypoluxo Road. The issue is being reviewed. *Ms. Moguillansky* suggested that it would be a good idea to make a presentation to the San Castle community on the options available for parks. A GIS map could also be presented with all the vacant lots in the San Castle area that are suitable for park development. One of the Lake Worth resident representatives could be invited to attend the meeting to share residents' experiences in getting a park in the Lake Worth Road area.

**Necessary Action:** *Tim Granowitz* will contact GIS to request a map of vacant parcels in the San Castle area. A presentation will be made to the San Castle residents at their October community meeting to provide a status report on the Overlook Scrub site, the pros and cons of pursuing the development of a park on a portion of that site, and discuss alternative options.

#### **F. CCRT Resident Representative's Comments**

*Juana Ramos* was concerned about the streetlights and tall weeds in the area.

*Greta von Unruh Cross* stated that streetlights are going in at the end of September, but they need to go at the intersections, not in the middle of the street. The residents need to know the cost to put in an additional light pole to run the streetlights out to the corner.

*Ron Ross* needs to know the cost for the streetlights so that he can include it in the petition he is drawing up for the residents on Vermont and Maine Streets.

#### **G. Golden Palm Awards**

*Ms. Moguillansky* reminded CCRT members that all those who actively participated in the San Castle Visioning process were nominated for an award, and indicated that the Golden Palm was awarded. She also said that other staff within the CCRT are recipients for a Golden Palm Award, for projects within their Department. They include *Allen Webb*, *Tim Granowitz*, and *Tim Granowitz*. She finally said that she didn't know how much money was going to be given for the San Castle Visioning Process but she would like to use that money for a luncheon as a way of thank you and recognition of all the hard work CCRT members undertake on an ongoing basis.

## V. QUESTIONS/COMMENTS

*Tim Granowitz* said that the Kennedy Estates park will be completed at the end of September and a grand opening is tentatively scheduled for Saturday, October 9. Residents across from the park leave junk and trash out such as junk cars and appliances. *Joanna Aiken* offered to send a Code Enforcement Officer to the "orange and blue" house on the corner of Lincoln and Brewer.

*Mr. Granowitz* requested signs to enforce the "Drug Free Zone" around the Kennedy Estates Park.

*Mr. Granowitz* said that *Commissioner Masilotti* is interested in getting a park on Stacey Street and is willing to use some of his budgeted funds to develop it.

*Anne Cronyn* stated that the new CDBG application might be finished and available to the public at the end of October.

*Ruth Moguillansky* mentioned that the property owner of the U-Haul site on Lake Worth Road is planning to expand its building. They have gone through the Zoning Review process and, according to information provided by the property owner, the site plan was approved with conditions, one of which is that: the owner is required to move the septic tank. *Ms. Moguillansky* asked *Tom Lefevre* if he was aware of the situation as the property owner is looking at the possibility of getting an extension to put off the project until a decision is made on what is going to happen with the sewer improvements being planned for Lake Worth Road. He does not want to spend money to move the septic tank if he will then need to pay for the sewer. *Mr. Lefevre* responded that he was going to check on the item. *Ms. Moguillansky* also indicated that she has already contacted *John Pancoast* of the Monitoring Section and was informed that the property owner could get an administrative grant.

*Ruth Moguillansky* reminded CCRT members to e-mail her the five items from the brainstorming session that they feel are of top priority and should be the focus of the retreat.

Good luck with Hurricane Floyd!

## VI. ADJOURNMENT: The meeting adjourned at 11:15 p.m.

*Minutes prepared by*

*Nancy Buckalew, CCRT Secretary*

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