

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of February 7, 2000

10:00 a.m. - 11:45 a.m.

PZ&B - 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Deputy Ken Bachman, PBSO
Nancy Buckalew, PZ&B Planning
Jane Fetterly, Administrative Assistant to Commissioner Lee
Chris Gulam, Water Utilities Department
Tim Granowitz, Parks and Recreation
Corporal Jim Hightower, PBSO
Cara Jennings, PBC 4H Community Gardening
Tom Lefevre, Health Department
Sergeant Ron Mattino, PBSO
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathleen Owens, Fire Rescue Department
David Rafaidus, Community Service Department
Juana Ramos, San Castle Resident
Loretta Rogers, San Castle Resident
Kathy Ross, Lake Worth Resident
Ron Ross, Lake Worth Resident
Greta von Unruh Cross, PZ&B Planning
Gail Vorpapel, Solid Waste Authority
Allen Webb, Engineering Department

Absent Members:

Michael Gauger, PBC Sheriff's Office
Elena Escovar, Housing and Community Development
Helen LaValley, PZ&B Zoning Division

I. WELCOME AND INTRODUCTION *Ruth Moguillansky* called the meeting to order at 10:05 a.m. *Juana Ramos* was the timekeeper and *Kathy Ross* was the note taker. *Ms. Moguillansky* introduced *Jane Fetterly*, Administrative Assistant to *Commissioner Maude Ford Lee*. *Ms. Fetterly* said that she was impressed with what is occurring in San Castle.

II. CCRT SUBCOMMITTEE'S REPORTS

A. Support and Awareness of Team Efforts: *David Rafaidus* stated that this group

had met four times since the last CCRT meeting, and he circulated several items. A goldenrod handout was a survey to be filled out by the CCRT members regarding their role in the CCRT and their personal/agency's contributions to the same. A green handout explained what the Support and Awareness of Team Efforts Subcommittee is doing. *Mr. Rafaidus* explained that the Subcommittee needs direction from the other CCRT members. A purple handout displayed a flow chart depicting the process of how a CCRT Subcommittee may recommend an idea, the CCRT endorses it, Department Heads approve/provide advice on it, Administration supports it, and the BCC approves/adopts this idea. *Mr. Rafaidus* asked that the goldenrod paper be filled out during or immediately after the meeting and be turned in to him.

Ruth Moguillansky indicated that it is expected that the Subcommittees may find out that there is an overlap, and requested that the overlapping tasks be brought to the attention of the other group(s) so all groups will be working on different tasks.

B. Team Operation and Planning Process: *Tim Granowitz*, Chairperson, reported that his group met once and decided to look at the CCRT's past, present and future. *Mr. Granowitz* displayed a large chart in which the group is to depict what the CCRT has accomplished to date and where it plans to be in five years. A 3-5 year work plan along with a long range (15-20 years) plan are being planned. The charts are divided into planning, implementation and monitoring of CCRT tasks. *Mr. Granowitz* indicated that some of the accomplishments, such as capital improvements, will be easier to show than those related to community building which are hard to measure and not as visible to the public.

C. Funding for Revitalization Efforts: *Allen Webb*, Chairperson apologized that his group has not met yet, due to the holidays, vacations and other work commitments. They promised to meet soon. *Ms. Moguillansky* indicated that she has developed a concept paper for the Commissioners Grant Program and will forward it to that Subcommittee for its review.

D. Membership Responsibilities and Team Building: *Greta von Unruh Cross*, Chairperson reported that her group met twice in January and once just before this meeting. The group has refined its goals and assigned the goals to each Subcommittee member: expanding membership; developing skills; improving teamwork; clarifying individual roles; empowering the CCRT. *Ms. Cross* explained that most of the Subcommittee's tasks do not need to be brought before the BCC as the tasks are internal organization management items.

There may be a need for ongoing membership, as new CCRT members are assimilated, outreach to other departments, and coordinating skill training that this group proposes. *Ms. Cross* proposed several motions:

1. Invite Commissioner's Aides to attend CCRT meetings via a memo from the Planning Division.
2. Establish the following guidelines for community representation in the CCRT as they are written: One voting member and two alternates from each target area. These members are required to update their community group, take accurate notes at the CCRT meeting and update their own community groups regarding CCRT activities. The representatives will also update the CCRT regarding their respective groups. A representative must be an alternate before becoming a representative.
3. Develop an orientation packet for representatives that explains the benefits of attending CCRT meetings and how the CCRT can benefit their community.

Ms. Cross also proposed that the Secretary highlight the CCRT agenda items that are sent each month.

Jane Fetterly informed the CCRT that the aides meet Monday mornings at 10:00 a.m. for agenda briefings regarding the next day's BCC meetings. *Ms. Fetterly* was able to attend today's meeting as there is no BCC meeting tomorrow. There was consensus among CCRT members to invite the Commissioner's Aides to the CCRT meeting via a memo from the Planning Division. The time of the CCRT meetings will also be discussed at the next CCRT meeting.

Tim Granowitz requested that the motions be put into a memo format and placed on next month's agenda as the Team should be given time to carefully review all the proposals being presented. *Ms. Cross* will attach her Subcommittee's report and proposals to the proposed agenda for the next CCRT meeting.

Ruth Moguillansky requested the Subcommittees submit their work plans, with time-frames, to her by February 22. This will enable the CCRT to coordinate the Subcommittees' efforts by the end of April 2000.

Necessary Action: *Nancy Buckalew*, CCRT Secretary, will contact each CCRT member and identify what day other than Monday mornings, the group could have its monthly meeting. After the date, time and location of the meetings are confirmed for the year, *Ruth Moguillansky* will write a memo from the Planning Division to invite the Commissioner's Aides to the CCRT meetings.

Subcommittees are requested to submit their work plans, with time-frames, to *Ms. Moguillansky* by February 22. *Greta von Unruh Cross* will attach her Subcommittee's proposals to the next draft agenda.

III. **SAN CASTLE PROGRESS REPORT**

A. Community Oriented Street Design Plan Update: *Ruth Moguillansky* announced that the selection committee selected *Mr. Corradino* of Miami as the project consultant. The Purchasing Department is working on a contract with the consultant. The first check for \$3,000 has been received from Treasure Coast Regional Planning Council (TCRPC) for this project. The work program is due to the TCRPC on February 28.

Necessary Action: None at this time.

B. Community Organizing Activities: *Juana Ramos* reported that last weekend's flea market netted \$1,588.00 and \$100.00 from the block party. She also indicated that at the last Community Board Meeting, the Board discussed the potential of obtaining a portion of the Overlook Scrub (on Hypoluxo) for park development, and there was an interest in this site. *Ms. Ramos* spoke briefly about the grant from the Housing Partnership. In January, she went to a Neighborhood Reinvestment conference and the San Castle community received \$5,000.00 to be split evenly among five communities. The San Castle Community group will use their money to paint larger house numbers in the community. *Ms. Ramos* will meet with *Katherine Murphy* next Monday regarding funding for a Community Center in the San Castle area.

Juana Ramos mentioned that the speed humps on Overlook Road have resulted in stopping Palm Tran service in the San Castle area. Many residents are upset by this and this issue will be on the agenda of the next community meeting. *Gail Vorpapel* spoke with *Kevin O'Sullivan* of Palm Tran. He mentioned that the humps scrape the bus bottoms. A differently sized bus might be used in that area. *Ms. Vorpapel* will give *Mr. Sullivan's* phone number to *Ms. Ramos* so she can invite him to the next community meeting. The consensus of the CCRT members was to put the speed hump project in the San Castle area (Summit Road) on hold until the street improvement design plan is completed for the area.

Greta von Unruh Cross stated that the San Castle Group is working on a calendar of events for the upcoming year. *Ms. Cross* suggested that key members of the group have access to training through the CCRT.

Necessary Action: *Juana Ramos* will invite *Kevin O'Sullivan* to the next San Castle Community meeting. *Allen Webb* is to request that the speed hump project in the San Castle area (Summit Road) be put on hold until the street improvement design plan is completed for the area.

C. Code Enforcement/Solid Waste Status Report: *Gail Vorpapel* had talked to several homeowners in the Sunny Hills development. No one has paid dues in the past five years to the Sunny Hills HOA, and the association appears to be defunct. The fence is on the ground covered with overgrown weeds. The area is not being mowed or maintained. *Corporal Jim Hightower* volunteered to arrange to gather the fence in one spot and to call the SWA or a scrap metal company to remove the fence.

Joanna Aiken mentioned the "Adopt a Spot" program which is endorsed by the SWA. Areas with chronic litter are chosen to be maintained by individuals or groups, with the SWA providing free tee shirts, garbage bags and signs of acknowledgment for the participants. *Ms. Aiken* suggested that the San Castle Community Group might be interested in "Adopting a Spot." *Juana Ramos* will mention it at the next community meeting. *Cara Jennings* of the Cooperative Extension Service stated that the pond area sounded like a good place for a community garden. The Community Garden Program works with the community group, does soil testing, and if there are no contaminants, will work with the community on a community garden. The program also gets area youths involved. *Ms. Jennings'* phone number is 233-1793.

Ms. Vorpapel spoke about cleaning up a drug house on Highview Road. Code Enforcement brought in various other agencies, inspections were done, and the drug dealers are gone. The house was boarded up and possibly sold. *Corporal Hightower* thanked the Health Department and the SWA for their help in cleaning the house. This was the house that was being looked at as a potential site for a community center. *Ms. Vorpapel* will contact *Lance McLellan* in Code Enforcement to determine if the house is still on the market and if the asking price is still \$35,000. *Corporal Hightower* mentioned that the Housing Partnership will fix up the house for a community center. *Ms. Cross* stated that if the four properties in that area are developed into a County pocket park, then it would make sense for the Community Group to move forward to purchase the house.

Joanna Aiken mentioned that the SWA sent their clam truck into San Castle and came out with only one truckload of litter and non-conforming items. The community is responding to the proper trash and dumping procedures.

Necessary Action: *Corporal Jim Hightower* will arrange to gather the fence and call the SWA or a scrap metal company to remove the fence. *Gail Vorpapel* will contact the Mowing Division of the Roads and Bridges Department regarding mowing of the Sunny Hills Pond area. *Juana Ramos* is to contact *Cara Jennings* and invite her to speak about community gardening at a San Castle Community meeting. *Ms. Vorpapel* will contact *Lance McLellan* in Code Enforcement to determine if the house on Highview Road is still on the market and what the asking price is.

D. Community Policing Status Report: *Ken Bachman* stated that crime reports are up, but crime rates are down. Residents are calling into the CPU if there is a problem. Everyone is invited to attend the community meetings: the San Castle Community Board meets on the first Thursday of each month, the San Castle Community Meeting is on the second Thursday and the COP meets on the third Thursday. All of the meetings are held in the Hypoluxo Baptist Church and begin at 7 p.m. The COP has 55 members and patrol hours have been extended. *Deputy Bachman* added that the COP is working with the Agricultural Board to raise funds for their activities - last year over \$1,000 was raised by selling fruits and vegetables at the County Fair. It is expected that the same amount of money will be raised this year. The two community fund raising groups (COP/CPU and the Community Board) might merge soon.

Necessary Action: None at this time.

E. Drainage Improvements: *Ruth Moguillansky* stated that \$300,000 was approved by the BCC for drainage. *Commissioner Lee* is getting calls from the residents wondering when the improvements will be made. *Allen Webb* replied that the improvements are planned to be completed by May 1, 2000.

Necessary Action: None at this time.

F. Status Report on Park Improvements: *Tim Granowitz* reported that the grant was completed and ready to go. There are two sites: the Church site and the Highview Road site. There may be a problem with the church site as that property is not owned by the County. According to him, the County prefers to develop property that the County owns. Initial discussions with ERM on the Overlook Scrub was a definite "no". The Overlook Site will be revisited and if a portion can be developed as a park, then the Church site may be dropped from the list. The Peak/Highview site looks favorable for acquisition.

Ruth Moguillansky spoke with *Rich Walesky* who stated that the portion of the site facing Hypoluxo Road, which is already disturbed, may now be available for \$90,000, a significant drop in price from the original \$600,000. The Community was interested in pursuing that site with the understanding that the County could purchase the park and develop it as they have developed other community parks. If additional development is desired, it would be the responsibility of the community, but the County could offer technical assistance. *Juana Ramos* agreed that the community is interested. *Ms. Moguillansky* indicated the need to contact the Town of Hypoluxo and the City of Lantana to ascertain that they agree with the proposed development. *Mr. Walesky* committed to get another appraisal from PREM. *Mr. Granowitz* pointed out that a park on Hypoluxo Road would be outside of the San Castle community and it would serve a larger area. *Ms. Ramos* spoke with *Karen Miller* of Hypoluxo's Town Council and *Ms. Miller* supports the project 100%.

Mr. Granowitz mentioned that the property appraisal on the Highview Road sites was approximately \$7,000/each, which adds up to approximately \$28,000 for all

four sites, and might cost as much as \$35,000. One property owner owns all four sites. A portion of *Commissioner Maude Ford Lee's* monies could be used for the acquisition. *Ms. Cross* cautioned that the community group needs to be made aware of the site on Hypoluxo Road and that if the Hypoluxo Road site is pursued, then either the Highview Road or the Hypoluxo Baptist Church sites need to be dropped. The decision needs to come from the community.

Ms. Moguillansky spoke with *Elena Escovar* who had indicated that there would be a response on the application by March.

Necessary Action: *Juana Ramos* will obtain a letter from the Community Board stating that they are interested in the County pursuing a park on Hypoluxo Road. *Nancy Buckalew* will schedule a meeting for *Ruth Moguillansky, Greta von Unruh Cross* and *Tim Granowitz* to discuss the Overlook site.

G. Fire Rescue Report: *Kathy Owens* reported that her department is almost done installing smoke detectors in the San Castle area.

Necessary Action: None at this time.

H. CCRT Resident Representative's Comments: No additional comments were provided.

Necessary Action: None at this time.

IV. LAKE WORTH ROAD PROGRESS REPORT AND ACTIONS NEEDED

A. Status Report on Parks Improvements: *Tim Granowitz* had requested PRM to purchase the Gonzales property in the Kenwood area for \$20,000. *Mr. Granowitz* also said that the Lakewood residents are interested in getting a park. *Greta von Unruh Cross* stressed the importance of petition gathering in order to get the community's support for a park. \$240,000 has been budgeted for parks in the CCRT areas, with the funds used to be matched by the district Commissioner. The Lakewood Citizens on Patrol group is meeting on February 10, which *Ruth Moguillansky, Greta von Unruh Cross* and *Steve McGrew* or *Chris Gulam* will attend. The group will be presented with information regarding the completed projects and the park topic will be brought up, as well as the suggestion for petitions to show community support.

Necessary Action: Nothing at this time.

B. Water Main Improvements in the Pilot Area, Kenwood Estates, and Sub Area 1 (CDBG Application): *Allen Webb* reported that there are three new projects. Phase I and Phase II of the water mains for Lake Worth Road are going to the BCC in March for a contract award. Bids have been received for the paving and drainage for the Lakewood Gardens project, and there will be a public

hearing in April. There is a guard rail at the end of Urquhart Street, and the paving is nearly complete and will be ready for the Urquhart Street Ceremony on February 15.

Ruth Moguillansky mentioned that the Planning Division had received a National American Planning Association award for their Managed Growth Program. The CCRT program is one of the strategies that the Managed Growth Program refers to for addressing the needs in the Revitalization and Redevelopment Tier. As such, the staff from National APA will be doing a video coverage of the Urquhart Street Ceremony. *Greta von Unruh Cross* mentioned that the Public Affairs Department is coordinating the festivities, which will include a potluck dinner after the ceremony. Activities will begin at 4:30 p.m., with *Commissioner Warren Newell* cutting a ribbon at 5:30 p.m.

Mr. Webb stated that the design phase for Maine Street has started and will take approximately six months to complete. It is estimated that paving of Maine Street will be completed by October 2000.

Mr. Webb had provided *Commissioner Warren Newell* with a list of roads that need paving and drainage improvements in the Lake Worth Road Corridor. *Commissioner Newell* will review the list and will determine how much of the \$1 million dollars that he can make available to complete some of these improvements.

Chris Gulam reported that bids were received on December 21 for the Kenwood water mains and road improvements, a consultant was chosen and the Public Hearing will be held on February 15. This is a six-month project, costing approximately \$667,000. The affected people will be assessed \$39.89 per front foot over twenty years. The construction will begin in March and be completed by October 2000. *Ms. Moguillansky* mentioned that a response from Housing and Community Development on the CDBG application for Subarea 1 is expected by mid March.

Necessary Action: None at this time. Members of the CCRT were invited to the Urquhart Street Ceremony on February 15.

C. Community Policing: *Jim Hightower* introduced his new boss *Sergeant Ron Mattino*, who took over *Captain Ed Bieluch's* position. *Corporal Hightower* was pleased with the progress on Urquhart Street. A barricade is at the end of the street.

He will meet next Saturday with *Kathy* and *Ron Ross* and make sure that Urquhart, Vermont and Maine Streets are cleaned up. The canal was cleared out. Two of the drug houses on Urquhart Street were knocked down.

Sergeant Mattino spoke about the Organized Crime Bureau (OCB) and its work in the Corridor area. The OCB teams spent over 960 hours investigating the Lake Worth Road Corridor since October, which resulted in 59 arrests, 10 search warrants, 4 kilos of cocaine, and the seizing of 9 vehicles. He also indicated that today is the first day for a full time CPU officer *Tim Sherrell* in Royal Palm

Estates. There is a full time Reserve in Royal Palm Estates, and one more slot is allocated and budgeted, and will be filled as soon as there is someone to fill the position. Another officer has been assigned to the Lake Worth CPU.

Sergeant Mattino took over *Captain Bieluch's* position on the board of directors for the Homeless Coalition. There are fewer homeless people that panhandle on the medians - if they step into the road, they are arrested for obstructing traffic. Unincorporated Palm Beach County does not have an anti-soliciting ordinance. *Sergeant Mattino* stated that the homeless that he deals with do not want any help. For the last hurricane, he contacted 46 homeless people, and suggested that they go to a hurricane shelter; only six went.

Ms. Moguillansky thanked *Jimmy Hightower* and *Sergeant Mattino* for their efforts in the Lake Worth Road Corridor area and indicated the need to continue to patrol the area on an ongoing basis.

Necessary Action: Nothing at this time.

D. Code Enforcement/Solid Waste Authority Status Report: *Joanna Aiken* had picked up some debris from a contractor, but generally the residents are complying with the SWA guidelines.

Necessary Action: Nothing at this time.

E. Community Organizing Activities: *Mike Savidge* and *Helen LaValley* were not present and this item was not discussed.

Necessary Action: None at this time.

F. Status Report on the Lake Worth Road Commercial Corridor: This item was not discussed.

Necessary Action: Nothing at this time.

G. Fire Rescue Report: *Kathy Owens* had nothing to report.

Necessary Action: None at this time.

H. CCRT Resident Representatives' Comments: *Ron Ross* will circulate a petition for streetlights on Maine and Vermont Streets.

VI. QUESTIONS/COMMENTS:

Ruth Moguillansky spoke with *Commissioner Newell* to request assistance in obtaining a site for the Lake Worth West Planning Group's After School Program. The program has been funded by the Children's Services Council for the last 3 years and the group may lose the funding if it does not find a licensable site to run the program. He also indicated that *Commissioner Newell* has spoken with the Parks and Recreation Department regarding this item. No additional information has been received.

Ruth Moguillansky informed CCRT members that there is a BCC Retreat on February 10 for the Commissioners to discuss priorities for the coming year.

Pam Nolan said that local businesses can send in applications for Development Regions Grant Program, from March 20 through May 1, 2000 at 3:00 p.m. Monies from the grant may be used for startup and expanding businesses. The businesses must create jobs in order to qualify for the funds.

Ms. Moguillansky said that she has submitted the San Castle Visioning Process for a NACO Award.

Tim Granowitz volunteered to bring refreshments in March.

The next CCRT meeting will be held on March 6, 2000.

VII. ADJOURNMENT: The meeting adjourned at 11:55 a.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary