

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of March 6, 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
Penny Anderson, Countywide GIS
Deputy Ken Bachman, PBSO
Nancy Buckalew, PZ&B Planning
Dan Dumas, San Castle Resident
Elena Escovar, Housing & Community Development
Captain Michael Gauger, PBSO
Tim Granowitz, Parks and Recreation
Laurel Grim, PZ&B GIS
Chris Gulam, Water Utilities Department
Helen LaValley, PZ&B Zoning
Tom Lefevre, Health Department
Sergeant Ron Mattino, PBSO
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathleen Owens, Fire Rescue Department
Juana Ramos, San Castle Resident
Damian Rivera, Lake Worth Resident
Loretta Rogers, San Castle Resident
Ron Ross, Lake Worth Resident
Mike Savidge, Lake Worth Road Property Owners & Merchants Association
Cathy & Don Tennell, San Castle Residents
Greta von Unruh Cross, PZ&B Planning
Gail Vorpapel, Solid Waste Authority
Brenda Warren, Royal Palm Estates Resident

I. WELCOME AND INTRODUCTION *Ruth Moguillansky* called the meeting to order at 10:05 a.m. *Brenda Warren* was the timekeeper and *Juana Ramos* was the note taker. *Ms. Moguillansky* thanked *Tim Granowitz* for today's refreshments and *Kathy Owens* volunteered to bring refreshments to the April meeting.

Ms. Moguillansky spoke briefly about the successful Urquhart Street ceremony on February 15 and presented a certificate of appreciation to *Joanna Aiken*, who was unable to attend the ceremony. Other certificates had been passed out at the ceremony.

II. CCRT SUBCOMMITTEE'S PROPOSALS: *Ruth Moguillansky* had sent an e-

mail requesting the subcommittees' chairpersons send their reports to the rest of the CCRT Team at least one week prior to the CCRT monthly meetings. This would enable team members to review the information ahead of time and take action on the proposals during the meeting.

A. Membership Responsibilities and Team Building: *Greta von Unruh Cross*, Chairperson, reported that *Brenda Warren* would be leaving the subcommittee as she has taken a full time job. *Ms. Cross* requested a volunteer from another subcommittee to take *Ms. Warren's* place. *Sergeant Ron Mattino* volunteered.

Ms. Cross proposed several motions: (After the proposals a brief discussion was held about having all of the subcommittee's proposals on one report for the next CCRT meeting).

1. Invite Commissioner's Aides to attend CCRT meetings via a memo from the Planning Division. *Ruth Moguillansky* motioned to approve; *Brenda Warren* seconded; carried unanimously.

2. Establish the following guidelines for community representation 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 meetings 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. *Ruth Moguillansky* motioned to approve; *Penny Anderson* seconded; carried unanimously.

3. Add more departmental, agency and municipal representatives on a monthly or on an "as needed" basis. *Deputy Ken Bachman* motioned to approve, *Juana Ramos* seconded. Discussion then ensued regarding this item and a decision was made to look at the criteria in more detail before a motion is made.

Tim Granowitz requested that all of the subcommittees proposals be combined on one sheet to be sent along with the minutes for review so they can be voted on at the next CCRT meeting. This will avoid possible overlaps of proposals. *Ms. Moguillansky* replied that, at the last meeting, some team members requested that the information be provided ahead of time and that is what was done, as the proposals from the Membership Responsibilities and Team Building Committee was mailed out along with the minutes of the last meeting. She also stressed the need for CCRT members to do their work between the CCRT meetings, and reminded them that this work is the result of what came out of the retreat. She also stressed the need of developing a full strategy, detailing the team's action plan and timelines. The idea is to take that strategy to the Department Directors and then to County Administration. *Ms. Cross* volunteered to call the other Subcommittee Chairpersons and have a Chair meeting.

Ms. Moguillansky requested that the subcommittees submit their proposals at least one and one half weeks (Wednesday, March 22) before the next meeting so that she will be able to coordinate the proposals, avoid overlap and prepare a

report for the next meeting.

B. Team Operation and Planning Process: *Tim Granowitz*, Chairperson, circulated a handout and directed staff's attention to items four and five. *Kathy Owens* talked about going into a community with a three-phase program that includes building leadership and developing needs assessments. Number 5 depicted how to approach all of the communities and what the CCRT could conceivably do in five years. An attached chart denotes where various county agencies are budgeting in the next five years. Blacked-out areas on the chart designate areas that are already being worked in or that is completed.

C. Funding for Revitalization Efforts: *Pam Nolan*, Chairperson stated that the projects need to be identified from a master plan. Sources are then identified: infrastructure, community development and economic development. The subcommittee brainstormed on a list of groups that have funds from sources other than the in-county budget. Then, an appropriate individual is assigned to coordinate the project with the departments, businesses and residents involved. Then, if required, the assigned or designated individual can be responsible for writing the grants and monitoring the process for the CCRT. The Public Affairs Department would then start lobbying at the State and Federal levels.

Another issue looked at was the Commissioner's Grant program for the CCRT. She indicated that there is a need to discuss or brainstorm the development of this program, and said that the funding committee will compile information for the CCRT to review, and the CCRT will finalize recommendations for BCC approval. *Ruth Moguillansky* mentioned that she has already prepared a draft of the program and will forward it to *Ms. Nolan*. *Ms. Nolan* stated that her subcommittee saw the need for grant writing training for community people so they could apply to foundations that have available funding.

D. Support and Awareness of Team Efforts: *Penny Anderson*, Chairperson, circulated a pink handout depicting her subcommittee's work plan. A summary of CCRT members' roles, based on a form that was filled out last month, was also circulated. *Ms. Anderson* hoped to work with the membership subcommittee on a Power Point presentation for all of the committees. Ultimately there would be a slide presentation that CCRT members could use, with appropriate slides from a master presentation, targeted to the audience that they are presenting to.

Necessary Action: *Greta von Unruh Cross* will contact the other Subcommittee Chairpersons and have a Chair meeting to ensure that the work of the Committees do not overlap and each subcommittee starts focusing on specific items.

Ruth Moguillansky will forward a draft of the Commissioner's Grant program to *Pam Nolan*. Subcommittees are requested to submit their work plans, with time-frames, to *Ruth Moguillansky* by March 22.

III. LAKE WORTH ROAD PROGRESSES REPORT AND ACTIONS NEEDED

A. Status Report on Parks Improvements: *Tim Granowitz* reported that the Parks and Recreation Department is moving forward with the acquisition of the property in Kenwood Estates, and expects that the park will be completed by the end of the year. There is also a site search continuing for a Lakewood Estates park, and residents submitted a petition regarding their choice of a park site. *Commissioner Warren Newell* has requested to look at the potential park sites.

Sergeant Ron Mattino invited *Mr. Granowitz* to come to a community meeting to discuss the park.

Necessary Action: *Sergeant Ron Mattino* will contact *Tim Granowitz* to arrange a presentation for the next community meeting.

B. Status Report on Infrastructure Improvements and CDBG Application: *Chris Gulam* reported that there was a Public Hearing on Kenwood on February 15, a contract is being signed, and construction will start in April. *Elena Escovar* stated that the Community Development Application consists of two phases, and Phase 1 is in effect. Before Phase 2 begins, each applicant will receive a letter with comments and a deadline to respond to those comments. These letters are expected to be sent out in March.

Necessary Action: *Ms. Escovar* will supply *Ruth Moguillansky* with a copy of the letters requesting any needed information for the applications for the Lake Worth, San Castle, and Schall Circle areas.

C. Community Policing: *Sergeant Ron Mattino* stated that the Sheriff's Department has the Lake Worth Road Corridor area Crime Intervention Team (CIT) divided into phases. Phase I included Organized Crime and drug arrests; Phase II included undercover tactical agents and resulted in 498 hours, 21 tickets, 77 field interviews, 44 arrests, and 210 assists. Phase III is currently in operation, and in their first week, the CIT wrote 130 tickets, made 67 arrests, and picked up 65 truants which were responsible for a number of area burglaries. The team has moved into Royal Palm Estates where they are in a new Phase I. After three more weeks, they will return to the Lake Worth Road Corridor and repeat the phases.

Necessary Action: *Sergeant Ron Mattino* will provide a copy of the CIT report to *Ruth Moguillansky*.

D. Code Enforcement/Solid Waste Authority Status Report: *Joanna Aiken* reminded CCRT members that the Great American Cleanup is scheduled for April. Flyers will be sent out for cleaning up Maine, Vermont and Urquhart Streets. Area residents and CCRT members are invited but not required to participate in the cleanup.

Necessary Action: *Joanna Aiken* will e-mail the dates for the cleanup to *Ruth Moguillansky*.

E. Community Organizing Activities: *Damien Rivera*, President of the Lake Worth West Resident Planning Group, said that he is happy that the Lake Worth Road community is being looked at as a good community. They have their own periodic cleanups and various agencies work together. The dumpsters are helpful in keeping the area clean, and crime has diminished. *Mr. Rivera* relayed residents' concerns regarding paving of area roads. *Ruth Moguillansky* indicated that she has been unable to get an specific timeframe for construction and will contact *Allen Webb* to follow up on this item.

Ron Ross reported that there are speeders on Maine Street from 6:00 a.m. - 8:00 a.m., and suggested that radar be used as a deterrent as well. *Mr. Ross* had circulated a petition for streetlights and the only responses obtained were verbal ones, with people not wanting to pay higher bills. *Mr. Ross* was also concerned about the trash on the AVM property. There are no Spanish speaking staff at AVM, and *Mr. Ross* suggested that a bilingual letter be sent explaining trash and garbage procedures. *Damien Rivera* and *Ruth Moguillansky* volunteered to help with the bilingual letter. *Joanna Aiken* stated that a dumpster could be put on the AVM property, but the large dumpster truck which empties the dumpster might damage the street. *Ms. Aiken* is willing to provide dumpster service for AVM, but proper curbside bagging is preferred.

Necessary Action: *Ruth Moguillansky* will contact *Allen Webb* to get a schedule for the street improvements on Vermont Avenue and Maine Streets and will relay that information to *Damien Rivera*. *Ron Ross* will forward a copy of the letter that needs translating to *Ruth Moguillansky*.

F. Status Report on the Lake Worth Road Commercial Corridor: *Helen LaValley* reported that the Zoning Division had come up with some redevelopment and draft regulations which were forwarded to the Lake Worth Road Property Owners and Merchants Association, and the next step is to take the regulations to the Citizen's Task Force. *Mr. Savidge* reported that the consensus of the Association was to prohibit certain uses such as Adult Entertainment in the Lake Worth Road Corridor. *Ms. LaValley* requested that *Mike Savidge* provide her a letter stating that the Association agrees with the proposed draft regulations and that they request that certain uses be prohibited. She will forward the letter to her boss.

Ms. LaValley spoke about two new projects in the Corridor. The Recycling Center across from Albertson's is now in for processing, and will be required to landscape, pave and provide parking. A Disability Day Care Center is planning to move into the Sons of Italy site, and will appear before the Zoning Commission in April. Any questionable use permit applications are forwarded to Code Enforcement, such as escort services, tattoo, piercing and massage parlors, to alleviate businesses that are fronts for prostitution.

Ruth Moguillansky mentioned two projects in the Corridor: First, *Commissioner Newell* was able to get the \$500,000 for the sewer improvement project. Second, there is a plan for providing improvements at the intersection of Lake Worth Road and Congress. They include the expansion of the pavement to allow for a second left turn lane, a new traffic signal, and street lights on Lake Worth from Congress

to Detroit Avenue. Planning & Zoning Division staff reviewed the plans for consistency with the overall vision of the corridor and suggested to Engineering that some elements be incorporated, like landscaping, decorative lighting, paver bricks for crosswalks, etc.).

Mike Savidge commended *Corporal Jimmy Hightower* for his efforts in the area, and particularly behind the Begor's area. Another problem area to check out is just east of the 3700 Building where crack paraphernalia has been found in several abandoned buildings. The illegal fruit/vegetable stand is still operating. The owner of Anthony's Produce complained that they needed a license, but the illegal business is still operating, and underselling Anthony's Produce. *Gail Vorpage* stated that the illegal operation was given 90 days to erect a building or vacate the area. *Mr. Savidge* also was concerned about the lack of opportunities to make a left hand turn to go east. Vehicles coming out of the Post Office, Home Depot or Albertson parking lot have to go to Military Trail before being able to make a left turn to head east. The left turn signal at Military Trail and Lake Worth Road only lasts six seconds, and it would help traffic flow if that length of time to turn would be extended. *Mr. Savidge* requested assistance with this issue.

Necessary Action: *Mike Savidge* is to provide a letter from the Merchant Association to *Helen LaValley*, indicating the Property Owners and Merchant's Association agreement with the proposed draft regulations, and their request to ban certain uses along the corridor. *Mr. Savidge* will also provide a letter signed by property owners regarding the left turn lane issue on Lake Worth Road for *Ruth Moguillansky* to review and forward to the appropriate Department(s).

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

H. CCRT Resident Representatives' Comments: There were no comments.

IV. SAN CASTLE PROGRESS REPORT AND ACTIONS NEEDED

A. Community Oriented Street Design Plan Update: *Ruth Moguillansky* announced that a contract was signed with *Joseph Corradino* of South Miami as the project consultant. The deadline for this project is September 1, 2000. *Ms. Moguillansky* requested that *Ken Bachman* be active in the project and she asked *Nancy Buckalew* to schedule the first coordinating meeting with David Goodman, the project manager, *Melissa Lober*, *Joseph Corradino*, *Ken Bachman*, *Juana Ramos*, *Greta von Unruh Cross* and *Ruth Moguillansky*. *Ms. Moguillansky* mentioned the possibility of another community workshop for the San Castle area at the end of May or early June.

Necessary Action: *Nancy Buckalew* will schedule the first coordinating

B. Community Organizing Activities: *Juana Ramos* reported that the Community Group has raised \$2,400.00, they are determining a site for a community garden with the assistance of *Cara Jennings*, and another block party is planned for May. A furniture/garage sale is scheduled with outside help from another community. Four inch house numbers have been made with the San Castle area's share of the \$5,000.00 grant from the Housing Partnership. The group will also start doing their own community cleanups with the assistance of the SWA.

Juana Ramos stated that the street lights and street hump's projects are on hold until more input is received from the community. There have been no complaints at the community meetings regarding speed humps or residents paying \$1.50 extra for streetlights on the intersections. *Deputy Bachman* mentioned that the speed humps caused delays on the bus route. He suggested inviting a contact person from Palm Tran to a San Castle Community meeting to address this issue. *Ms. Ramos* had spoken with Palm Tran contact *Kevin O'Sullivan* who was interested in getting Palm Tran back on Overlook Road.

Loretta Rodgers explained a new program that the community group will operate with the COP: Five houses will be chosen for their home improvements, with a \$25. gift certificate from the Home Depot awarded to the most improved house, and four runners up.

Necessary Action: *Juana Ramos* will invite *Kevin O'Sullivan* to the next San Castle Community meeting.

C. Code Enforcement/Solid Waste Status Report: *Gail Vorpapel* reported that the fence was down in the Sunny Hills development and will be carted away. The weeds have been mowed. *Joanna Aiken* mentioned that the SWA will pick up the fence on March 9. *Ms. Vorpapel* stated that a communications gap exists between the COP, the Community Board and the Code Enforcement Community Involvement Team.

Lists of problems in the neighborhood have been called into the Code

Enforcement secretaries, which is a two-day turnaround to get to *Ms. Vorpapel*, and then are told that there will be a few more days before a problem can be resolved. The complaints should be going directly to the Community Involvement Team which consists of four people dedicated to the San Castle area, and who respond to a problem/complaint by the next day. Only one out of fifteen cars that were red tagged needs to be towed - the others were moved or made operable by their owners. *Ms. Vorpapel* reminded everyone that the Code Enforcement accepts e-mail complaints. *Joanna Aiken* reported that there is still some illegal dumping in the area, and that the Great American Cleanup is scheduled for April 1 in the San Castle area.

Necessary Action: *Joanna Aiken* will arrange for the SWA to remove the fence. *Ken Bachman* is to provide information to the community regarding the appropriate way to report complaints to Code Enforcement.

D. Community Policing Status Report: *Ken Bachman* reported that, in conjunction with the Health Department, Code Enforcement, Family Services, and the K-9 Unit, search warrant was made on a house at the corner of Ridge and Grove Roads, four arrests were made, and children were turned over to Children Services Council. *Deputy Bachman* will talk with *Helen LaValley* about a neighborhood recycling project.

Necessary Action: None at this time.

E. Status Report on Park Improvements: *Tim Granowitz* reported that the Parks Department did not want to pursue the Hypoluxo Road and Overlook Road site as it was out of the CCRT area and no funds are available for it. Two acres in the Overlook Scrub area were being reviewed across from the Hypoluxo Baptist Church.

Juana Ramos stated that originally the community wanted a park at Highview Avenue and at the Hypoluxo Baptist Church. However, when the possibility of getting a park on Hypoluxo Road surfaced, the community consensus was to drop the Church site and pursue one of the other two sites. *Ms. Ramos* had forwarded letters to *Commissioner Maude Ford Lee* and *Tim Granowitz*. *Greta von Unruh Cross* remarked that there was commitment from the community for the original two sites from the beginning. Discussion then ensued on what parks were priority for development. *Ms. Moguillansky* suggested that the park issue be put on hold until she met with *Tim Granowitz*, *Juana Ramos* and *Greta von Unruh Cross*. *Elena Escovar* stated that if any changes are made to the park project they need to be forwarded to her for the CDBG funds.

Necessary Action: *Nancy Buckalew* will schedule a meeting for *Ruth Moguillansky*, *Greta von Unruh Cross*, *Juana Ramos* and *Tim Granowitz* to discuss parks in the San Castle area.

F. CCRT Resident Representative's Comments: *Dan Dumas* spoke about the fence that was torn down in the Sunny Hills water retention pond area. *Cathy* and *Don Tennell* also voiced the following concerns: someone drowning in the pond; the removal of the fence may encourage more house break-ins (their house

was broken into 4-5 times already) and graffiti writing on house fences. Although the Sunny Hills Homeowners Association is defunct, their attorney advised them that they were liable for the pond area. *Gail Vorpapel* stated that a letter was sent to the last known address of the president of the Sunny Hills HOA. The president's ex-wife was still living in Sunny Hills and told *Ms. Vorpapel* that the HOA no longer exists and she did not know who would be responsible for anything; dues hadn't been collected in a long time. The fence was knocked down last summer with Hurricane Irene. Weeds were growing over it and pulling it down further. *Juana Ramos* added that the issue was discussed many times at the Community meetings, even *Commissioner Lee* tried to determine who the owner of the fence was in order to get it fixed.

Captain Michael Gauger pointed out that a fallen down fence will attract burglars as it signals an unkempt area. The crime problem will be reduced when the fence is hauled away. *Captain Gauger* suggested that the *Tennells* contact the HOA attorney and meet with *Gail Vorpapel* and the San Castle Community group. Once ownership is determined, "No Trespassing" signs can be posted and the COP can enforce the no trespassing rule. *Joanna Aiken* agreed to post some signs regarding illegal dumping on county property near the Sunny Hills pond area.

Necessary Action: Nothing at this time.

V. QUESTIONS/COMMENTS

Ruth Moguillansky circulated a brochure for Creative Partnerships for Renewed Hope in our Communities Summit sponsored by LISC, which will be held in Delray Beach on March 21. The registration cost is \$35.

Ruth Moguillansky stated that she will be attending the Neighborhood USA conference in Phoenix, Arizona from May 24-27, and asked if anyone wanted to attend and share a room. Conference registration is \$150 by the end of March.

Damien Rivera reported that the Lake Worth Road Residents group is holding a Strategic Planning Outreach Visioning Program this weekend at John Prince Park. Participants will be camping and working together Friday night, all day Saturday and Sunday morning. *Greta von Unruh Cross* will be assisting in the effort.

Pam Nolan stated that she had attended the business Merchant's meeting. The owner of Concraft has two projects - the major one being west of the Turnpike, the other one on Lake Worth Road that is looking to expand and create 6-8 new jobs.

Pam Nolan said that local businesses can send in applications for the 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.

Kathy Owens will bring refreshments in April.

The next CCRT meeting will be held on April 3, 2000.

Necessary Action: Nothing at this time.

VI. ADJOURNMENT:

The meeting adjourned at 12:10 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary