

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of September 11, 2000
10:00 a.m. - 11:35 a.m.

PZ&B - 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Danna Ackerman-White, LWDD Director of Community Affairs
Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Nancy Buckalew, PZ&B Planning
Bob Dovey, Administrative Assistant to Commissioner Newell
Captain Michael Gauger, PBSO
Tim Granowitz, Parks & Recreation Department
Jimmy Hightower, PBSO
Kathy King, Lake Worth West Representative
John F. Lund, San Castle Resident
Paul Y. Nau, Health Department
Sargent Ron Mattino, PBSO
Ruth Moguillansky, PZ&B Planning
Bilal Mujahid, Water Utilities
Pam Nolan, Economic Development
Kathy Owens, Fire and Rescue Department
Juana Ramos, San Castle Representative
Michael Savidge, Lake Worth Road Business & Merchants' Association
Fred Stubbs, Palm Tran
Jo Thomas, Housing & Community Development
Gail Vorpapel, PZ&B Code Enforcement
Brenda Warren, Royal Palm Estates Representative
Allen Webb, Engineering

Members Absent:

Elena Escovar, Housing and Community Development (sent a representative)
Laurel Grim, PZ&B GIS
Helen LaValley, PZ&B Zoning Division
Tom Lefevre, Health Department (sent a representative)
Stephen McGrew, Water Utilities Department (sent a representative)
David Rafaidus, Community Services Department

- I. **WELCOME AND INTRODUCTION:** *Ruth Moguillansky* called the meeting to order at 10:05 a.m. Everyone introduced themselves. *Fred Stubbs* was the timekeeper and *Penny Anderson* brought in the delicious pastries.

Ms. Moguillansky asked for two CCRT members to make a presentation of the CCRT program at the Florida Neighborhood Conference in Fort Lauderdale on Saturday, October 7, as she will not be able to attend. The speech and Corel Presentation are done. The registration needs to be postmarked by September 14. *David Rafaidus* had volunteered previously. *Tim Granowitz* and *Ron Mattino* also volunteered. *Ms.*

Moguillansky will confirm the speakers and contact them by noon today. The volunteer will also need to meet with *Ms. Moguillansky* and *Commissioner Warren Newell* on Wednesday at 8:30 a.m. to go through the presentation.

- II. CCRT SUBCOMMITTEE'S REPORT:** *Penny Anderson* thanked the CCRT members who gave her their comments on last month's slide presentation, and *Kathy Owens* for providing additional slides of the smoke detector installation program. *Ms. Anderson* urged the other members to e-mail or send their comments to her as soon as possible. *Ruth Moguillansky* suggested showing the presentation to the Department Directors in late November or early December. *Ms. Anderson* requested that another run-through be done with the CCRT members.

Necessary Action: *CCRT Members* are to provide their comments on last month's slide presentation to *Penny Anderson*. A practice presentation will be held in November at the next CCRT meeting. *Ruth Moguillansky* will contact *Dominic Sims* and *Verdenia Baker* regarding the appropriate time to present the program to the Department Directors.

III. PROGRESS REPORTS AND ACTIONS NEEDED:

A. Park Improvements: *Tim Granowitz* stated that the closing on the park property in Kenwood Estates is scheduled for this month. After the closing is approved by the BCC, a meeting will be held with the community group to start designing the park. Construction is expected to begin at the end of this year or beginning of 2001. With regards to San Castle, *Mr. Granowitz* said that he had sent a letter and a draft lease to the Hypoluxo Baptist Church for review. The Church officials were receptive to providing a one acre parcel. Details to be negotiated are the lease's length and the dollar amount to be charged for the term of the lease. Acquisition of the park site is scheduled from December through February, and the construction is expected to begin in March of 2001. *John Lund*, San Castle resident and a deacon of the Hypoluxo Baptist Church, remarked that the Church was receptive to the proposed park.

Mr. Granowitz circulated a handout with a schedule of design, acquisition and development of parks that his Department is currently working on. There are six parks in line, and two or three more will be added to the list. Additional staff for Design or Project Management may be needed for the Parks and Recreation Department. The Engineering Department has surplus property that might be available in the Lakewood Road area. The second park for the San Castle area and parks for Stacy Street and Schall Circle are subject to the Board's approval of the CCRT recommendations which will be presented on October 24th.

Necessary Action: *Ruth Moguillansky* requested *Tim Granowitz* to please see what could be done to speed up the San Castle park and report back to her on a more defined schedule for finalizing the lease agreement, design, and development of the park.

B. Infrastructure Improvements: *Allen Webb* provided a status report on projects in Sub Area 1, within the Lake Worth Corridor. The Phase I Water Main Project is complete; Phase II is nearly completed, and plans are 65% complete for Phase III and Phase III should go out to bid in October. It is anticipated that the Sub Area 1 Project will be completed by the end of 2001. *Mr. Webb* stated that the Lake Worth Garden Street Improvement Project was approved at the Public Hearing and was given a notice

to proceed last July. The contractor has been delayed but is expected to start the project next week, and he anticipates completion by the end of October. Bids were received for Sierra Drive, but assessment prices are high in that area and the Engineering Department recommended using supplemental funding from Commissioner Newell's reserves and the CCRT to "buy down" some of the assessments for street improvement projects. *Mr. Webb* added that supplemental funding will bring down the assessments to \$25/front foot. Nine other projects that involve thirteen streets in the Lake Worth Road Corridor are scheduled for the next fiscal year (2000 - 01) and *Commissioner Newell* agreed to supplement the assessment so that it would cost property owners only \$25./front foot.

Mr. Webb also said that the drainage is being designed in the San Castle area. *Ken Bachman* stated that there were low levels on Ridge and Highland Roads towards the east, with several houses built below the crest of the road. *Mr. Webb* will tour the neighborhood on September 13 with *Deputy Bachman* and *Ray Marcinkoski* to determine the scope of the project and what size excavation trench will be needed. *Deputy Bachman* mentioned that there is a hole in Overlook Road that needs fixing. *Mr. Webb* will contact *Dennis Hendershott* to fix the hole. It was also agreed upon to reverse the angle of the berm to the road.

Mr. Webb reminded the team that the San Castle area is one of the areas Engineering recommends utilizing CCRT funds for needed water improvements, and that a CDBG is also recommended to be able to complete those improvements.

Bilal Mujahid reported that petitions were sent out for Gulfstream Road, and there was an informational meeting with area residents on September 6. Gulfstream Road runs South off of Melaleuca Road. Property easement assessments were listed as \$73/front foot, and may rise to \$80/front foot, as one of the properties may be excluded due to a problem with Unity of Title. *Mr. Mujahid* suggested that the Gulfstream Road project would be a prime candidate for funding assistance as additional funds may become available. *Mr. Mujahid* expects that the water connections of the large Kenwood project will be completed by the end of November. Another project, dubbed "Kenwood Junior," encompasses approximately fifteen properties that originally excluded themselves from the larger project. Letters to the "Kenwood Junior" property owners will be sent today, and a meeting is scheduled for September 25 to discuss the project with the property owners, with the assessment being \$39./front foot - the same price as the rest of the Kenwood project. *Steve McGrew* had informed *Mr. Mujahid* that the property owners in the proposed Atlantis project did not vote favorably, and the \$300,000 CDBG monies that were originally been approved for this project were returned to HCD.

Mr. Mujahid stated that there are some problems with the force main project on Lake Worth Road. A proposed gas line was submitted to FDOT and, if approved, will use the easements that the Water Utilities Department had intended for the sewer lines. Additional easements will be needed from property owners to accommodate a ten foot horizontal separation of the gas and sewer lines. *Mike Savidge* stated that sewer was priority for property owners. *Ruth Moguillansky* suggested him to get letters of support from the affected property owners and send them to Water Utilities.

Mr. Mujahid said that packets are to be mailed to the Coconut Grove area

residents next week, including information about the assessment process and petitions for residents to circulate. *Ms. Moguillansky* suggested that the packets be mailed after the BCC workshop on October 24 as, if the CCRT recommendations are approved, he could provide property owners with a more accurate assessment amount. *Corporal Jimmy Hightower* suggested that *Mr. Mujahid* contact him regarding future meetings with the residents and he will be happy to attend and offer support to the CCRT.

Necessary Action: *Mr. Webb* will tour San Castle on September 13 with *Deputy Bachman* and *Ray Marcinkoski* to determine the scope of the project and what size excavation trench will be needed.

C. Community Organizing Activities/ CCRT Resident Representatives' Comments: *Kathy King* reported that the Lake Worth residents are excited about getting the funds for the Community Center started and having a location for the After-School program already in place. The YMCA received a bid for \$1,300 for mulch for the backyard. At last month's Lake Worth Resident Group's meeting, officers were elected: *Damian Rivera* was reelected President, *Kathy King*, Secretary, *Mary Garcia*, Treasurer and *Ray Rose* replaced *Ron Ross*.

Ruth Moguillansky met with *Tana Ebbole*, Executive Director of the Children's Services Council, to discuss the potential of working together to establish a Family Resource/Neighborhood Center in the Lake Worth Road Corridor and San Castle. *Ms. Ebbole* is writing a letter of support for the CCRT to present along with the recommendation of allocating \$100,000 for the Lake Worth Road Area Family Resource Center. Four communities are proposed for a Family resource Center: Lake Worth Corridor, San Castle Area, Delrey Beach and Riviera Beach. *Ms. Moguillansky* is meeting today with other funding organizations and hopes that the various organizations will agree to form a partnership to move forward with this initiative.

Juana Ramos reported that the numbering system will begin soon, as the numbers were ordered from Ace Hardware. A bazaar with food and games is planned for November 4, and *Ray Marcinkoski* is coordinating a tractor and hay to use for a hay ride. A small community cleanup with the youth of San Castle was held on August 26. The youngsters were taken for pizza afterwards. *Ms. Ramos* was pleased that residents are cleaning up the area more: several residents pick up trash and cans, bag them and take them home to put out with their own trash.

Ruth Moguillansky had contacted the Governor's office in Tallahassee regarding the Front Porch application. A decision will be made in December regarding which of the fifty eligible neighborhoods will be designated as Front Porch communities. *Ms. Moguillansky* talked with *Susan Bucher*, from the State House of Representatives, to seek help with lobbying for Front Porch. She kindly agree to contact *Governor Jeb Bush*. The Palm Beach County's lobbyist is also working on this program.

Brenda Warren stated that she, *Tim Granowitz* and *Ms. Moguillansky* met with *Commissioner Tony Masilotti* on August 23. *Commissioner Masilotti* agreed to spend some of his Road Tax money to put sidewalks and streetlights on Papaya and

Wallis Roads from Pine Avenue to Haverhill Road. This is the main route in the Royal Palm Estates area for school bus stops, so sidewalks will get the schoolchildren off of the road while waiting for their busses. Last fall, *Commissioner Masilotti* also had committed \$50,000 for a community park. A park site is yet to be determined, but \$2,000 has been allocated for it. The Fire and Rescue Department finished installing smoke detectors in the community. *Kathy Owens* added that Lowe's Heroes also went along and helped with the installations. *Ms Moguillansky* added that, at that meeting, *Tim Granowitz* presented the CCRT's proposal of allocating \$60,000 toward the development of a park in Stacy Street. *Commissioner Masilotti* was supportive of this proposal and agreed to allocate fund, if needed, to complete this project.

Necessary Action: Nothing at this time.

D. Code Enforcement: *Gail Vorpapel* reported that there were no real problems with either of the areas, as the Lake Worth Road Corridor and San Castle area residents are mostly complying with the Codes. *Ms. Vorpapel* was pleased that these CCRT areas have turned into "maintenance" areas.

Necessary Action: Nothing at this time.

E. Solid Waste Authority: *Joanna Aiken* stated that *Gail Vorpapel* found two houses in the San Castle area that are eligible for the Paint Your Heart Out! program on October 21. *Ms. Aiken* received a request from Code Enforcement about several elderly people needing help: One elderly gentleman in Seminole Manor has a roof that is falling apart, and several others need help in moving things from the back of their property to the front. *Ms. Aiken* reported that a recycle bin project was started in the Schall Circle area. Residents were thrilled to have a place to put their recyclables and are making good use of them. The recycle bins are free and any other areas that need them can contact the SWA. *Juana Ramos* asked if Code Enforcement could send a letter to the San Castle residents to fix up their mailboxes so that the numbers can be placed on them. *Ms. Aiken* replied that the local Postmaster should be contacted if mail is undeliverable because of a mailbox.

Necessary Action: Nothing at this time.

F. Community Policing Status Report: *Ken Bachman* reported on the numbering project for both sides of the mailboxes in the San Castle area. The first six hundred numbers were ordered from Ace Hardware and the project will be done in phases, based on the availability of the numbers. *Rita Yandrasevich* contacted the Post Office regarding the mailbox numbering program. *Gail Vorpapel* had provided a list of absentee landlords for the COP to contact. The numbers cost 68 cents each, have a fluorescent background and will be placed on both sides of each mailbox. *Kathy Owens* stated that the Fire Rescue Department would have preferred numbers for the house structures, as mailboxes get knocked down. *Deputy Bachman* replied that the problem with the houses is the varying construction materials that the numbers don't always adhere to, and the mailbox is the first thing that emergency vehicles see from the road. *Deputy Bachman* stated that drug operations are continuing in the neighborhood, with five arrests made during a search warrant. The CPU is working with the youth and using Community Service people to clean up the area. The PAL

football is starting again and will be held twice a week in conjunction with the Lake Worth City's PAL program.

Sergeant Ron Mattino reported that there was a homeless sweep in the Lake Worth Road Commercial Corridor area. There will be a full time CPU site at Congress Park starting September 18. *Sergeant Mattino* will get a second deputy and another deputy is scheduled to start soon in Royal Palm Estates. The Auto Mall donated \$25,000 to the PAL program. PAL is sponsoring a dance on October 14 and a golf tournament on October 21.

Corporal Jimmy Hightower reported that there were 120 arrests last month and several sting operations.

Necessary Action: Nothing at this time

G. Zoning Report: *Ruth Moguillansky* reported that *Helen LaValley* was leaving the Zoning Division. *Aimee Craig* has taken over the responsibility of the Infill Regulations and Development that *Ms. LaValley* was working on. The Regulations are scheduled to go to the Citizen Task Force in September or October.

Necessary Action: Nothing at this time.

H. Lake Worth Road Commercial Corridor Activities: *Mike Savidge* reported that the Merchants are asking about the sewer. *Mr. Savidge* asked about the illegal vegetable stand. *Gail Vorpagel* replied that a permit was obtained through Code Enforcement for the stand operator to erect a permanent building and he is allowed to continue operating at his present location until the other building is built. *Mr. Savidge* said that the Merchants' Association has not met since last May, but a meeting is scheduled for September 27. *Jimmy Hightower* mentioned that fourteen of the properties in the Corridor are posted with "no trespassing" signs, and prostitution is diminishing.

Necessary Action: Nothing at this time.

IV. Streetscape Design Masterplan Update: *Ruth Moguillansky* reported that the Streetscape Improvement Design was completed by Carr Smith Corradino. The plan will probably be presented to the BCC at the time that the team presents its annual report, which is not anticipated to occur until next year. The CCRT is proposing to allocate \$100,000 for the installation and 10 year maintenance of approximately 40 streetlights. Additional funds will be required to implement the plan. She also mentioned that 200 palm trees are available, free of charge, if the community wants them. They need to be dug up and transported, which is the community's responsibility. *Ken Bachman* inquired about the trees and the proposed location of the trees. *Ms. Moguillansky* suggested that *Ken Bachman* contact *David Goodman* regarding the Streetscape design.

Necessary Action: Community groups that want palm trees in their neighborhood are to contact *George Galle*, Landscape Inspector at 233-5283 to coordinate digging,

transporting and transplanting of the palms by November 1.

- V. Upcoming BCC Workshop:** *Ruth Moguillansky* reminded the team about the upcoming BCC workshop on October 24th. The CCRT will present to the BCC its recommendations on priority projects for funding. The workshop will start at 9:30 a.m., and it will be held in the 6th floor BCC Chambers in the Governmental Center.

Necessary Action: Nothing at this time.

VI. NEW BUSINESS:

Financially Assisted Agencies Evaluation Process and Program Funding: *David Rafaidus* was not present and his presentation will be given at the next CCRT meeting on November 6.

Necessary Action: Nothing at this time.

VII. QUESTIONS/COMMENTS:

- **There will be no CCRT meeting in October as *Ms. Moguillansky* will be on vacation. The next CCRT meeting will be held on November 6.**
- *Mike Savidge* asked about financial assistance to low income property owners for connection fees. *Ms. Moguillansky* mentioned that they need to contact *Edward Lowery* of HCD, and this is something that the new Community Liaison can help with.
- The Planning Division has reorganized and there is a new “Revitalization Section” The new Community Liaison, *Rachel Waterman*, is scheduled to start working on October 10, and an additional community organizer will be hired in January, 2001.
- *Kathy Owens* mentioned that the Fire Rescue Department and Lowe’s Heroes would like to install smoke detectors in the Schall Circle area next.
- *Nancy Buckalew* will include copies of the CCRT report with this month’s minutes.
- *Captain Michael Gauger* stated that the City of Boynton Beach has a Mutual Aid Agreement with the PBSO and has committed three officers to work with the PBSO in the San Castle area. *Captain Gauger* noted that, thanks to the CCRT’s efforts, the San Castle area looks nicer than the City of Boynton Beach!
- *Gail Vorpapel* mentioned that two Creole-speaking officers from Boynton Beach will be working with the County team in the San Castle area.
- *Ms. Moguillansky* mentioned that PREM is recommending that the BCC designates a 2.79 acre site on the northern section of the Overlook Scrub as surplus land. This item was postponed. *Ken Bachman* stated that the Town of Hypoluxo is interested in acquiring this property and originally wanted a mini park

for Hypoluxo residents only. The San Castle community proposed the park to be a regional park and this has *Commissioner Maude Ford Lee's* support. *Ms. Moguillansky* mentioned that the Overlook Scrub property is financially out of reach at this time. *Juana Ramos* has 700 petition signatures for *Commissioner Lee*.

VIII. ADJOURNMENT: The meeting adjourned at 11:35 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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