

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of April 2, 2001  
10:00 a.m. - 11:34 a.m.

PZ&B - 2nd Floor Conference Room

## MINUTES

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

Danna Ackerman-White, Lake Worth Drainage District  
Joanna Aiken, Solid Waste Authority  
Captain Simon Barnes, PBSO District 3  
Annette Berry, Country Club Acres, Delray Beach Resident  
Audrey Blanchard, Lake Worth West  
Tina Boumans, Royal Palm Estates Representative  
Nancy Buckalew, PZ&B Planning  
Mary F. Castle, Lakewood COP  
Norman Castle, Lakewood COP  
Bob Dovey, Administrative Assistant to Commissioner Warren E. Newell  
Captain Michael Gauger, PBSO  
Lady Hereford, Neighborhood Post  
Anna Howard, Solid Waste Authority  
David Hoyt, LWW  
Kathy King, Lake Worth West Representative  
Tom Lefevre, Health Department  
Beth McCall, PZ&B Zoning  
Stephen McGrew, Water Utilities Department  
Pam Nolan, Economic Development  
Kathleen Owens, Fire/Rescue  
Juana Ramos, San Castle Representative  
Jody Rivers, Neighborhood Coordinator, Community Development, Town of Jupiter  
Loretta Rogers, San Castle Representative  
Mike Savidge, Lake Worth Road Merchant's Association  
Sergeant Jeffery Swank, PBSO  
Gail Vorpapel, PZ&B Code Enforcement  
Rachel Waterman, Community Liaison  
Allen Webb, Engineering  
Michael Whitten, PZ&B Building  
Steve Williams, The Home Depot

### **Members Absent:**

Penny Anderson, Countywide GIS  
Elena Escovar, Housing & Community Development (sent representative)  
Laurel Grim, PZ&B GIS  
Tim Granowitz, Parks & Recreation Department  
Corporal Jim Hightower, PBSO  
Ruth Mogueillansky, PZ&B Planning  
David Rafaidus, Community Services

I. **WELCOME AND INTRODUCTION:** *Steve McGrew* called the meeting to order at 10:005

a.m., and explained that *Ruth Moguillansky* was in Argentina. *Mr. McGrew* thanked *Kathy King* for the delicious refreshments and asked everyone to introduce themselves. *Allen Webb* was the timekeeper and *Rachel Waterman* was the note taker.

- II. NEIGHBORHOOD ENHANCEMENT PROGRAM:** *Jody Rivers*, from the Town of Jupiter, explained that their Neighborhood Enhancement Program began approximately eighteen months ago. The program's purpose is to stimulate and facilitate the improvement of Jupiter's older neighborhoods and charter neighborhoods. The process involves three things: 1) enable/empower citizens to work with government; 2) how government works and 3) create a government that is more responsive to citizen's needs, wants and desires. Areas in need of urban reassessment were chosen by three criteria: social infrastructure (crime and code statistics, community organizations, schools...); physical infrastructure (roads, sidewalks, drainage); economic infrastructure (property values, housing stock, commercial properties that contribute positively to the neighborhood. Neighborhoods were reviewed by a Strategic Planning Process determined that these three elements were balanced. The Strategic Planning Process is a disciplined effort to produce fundamental decisions and actions that would affect the future of a neighborhood. This process took a look at where the neighborhood was currently, and what they wanted to accomplish in five years. All neighborhood residents and town staff are invited to a Community Forum. The town staff just listens as the residents discuss issues, problems and possible solutions. Items are then prioritized with the residents voting on them. Volunteers are asked to join a Core Planning Team. The Core Planning Team does an asset map walk-through in the neighborhood, marking down "the good, the bad and the ugly." A "SWOT" (Strengths, Weaknesses, Opportunities and Threats) is used as a brainstorming activity. A professional telephone survey firm is used to determine people's perceptions of safety and or other "warm and fuzzy" perceptions of their neighborhoods, and if they plan to stay in the neighborhood. The phone survey also reaches the people that did not attend the community meeting. The results from the information gathering is used to facilitate the Visioning Process through which the neighborhood defines a "Neighborhood Vision Statement," Goals and an Action Plan. *Ms. Rivers* stated that the Action Plan is the most important component of the process as it establishes what will be done to reach the vision, who will do it, when it is going to be done, how much it will cost and identifies potential funding sources. The end product is a partnership plan that tells the Town Council what they are going to need to fund over the next five years, and tells the community what they need to do. After the Strategic Plan is approved by the residents and taken to Town Council for their approval and adoption, the funding starts and the plan is implemented. The plan is monitored, evaluated and adjusted by the Town Council. *Ms. Rivers* distributed a handout of the first draft plan used by the Town of Jupiter. To ensure that the plan is comprehensive, a team was developed from departmental representatives from Code Enforcement, Police, Parks and Recreation, Administration, Engineering, Water and Storm Water and Community Development. A partnership has developed with the neighborhood and there is mutual understanding of needs by both sides.

*Ms. Rivers* stated that her department is also involved, through the neighborhood program, with matching grant programs, Adopt-A-Spot, Clean-ups with the Solid Waste Authority, tree give-aways, Crime Watch, SEPTED, and traffic calming. The Community Development Department has an outreach program to teach organization and leadership skills to neighborhoods that are not necessarily target areas. As more neighborhoods get involved with the program, the Town of Jupiter will become a stronger and more cohesive town. The work of preserving and improving of a neighborhood involves the consideration of people, places and processes, commitment, consensus and collaboration, job perseverance, patience, hard work and a sense of humor.

*Rachel Waterman* asked *Ms. Rivers* to address how her grant program is going and the kinds of projects that have been funded. *Ms. Rivers* replied that the program funding was set up with a wide base; communities could use funds for almost anything that resulted in public benefit such as landscaping, entryways, setting up a neighborhood organization, or enhancing an established neighborhood organization. This year the funds will exclude gated communities as they have assessment opportunities. Funds will be targeted to communities that have no other means of helping themselves. Monies are given on a 50/50 matching funds basis. The match can be made with cash, materials, professional services or sweat equity at \$10/hour. The funding cap is \$5,000. *Ms. Rivers* offered some examples for the program. The Pine Gardens neighborhood requested funding to beautify front yards. Through a lottery process, eight front yards were selected for landscaping. The town will use the monies to buy the materials and the residents will plant these yards. One neighborhood plans to build two small common areas, and another neighborhood beautified their front entry. One neighborhood used the money to have a landscape plan done in order to qualify for a Keep Palm Beach County Beautiful grant.

**Necessary Action:** Nothing at this time.

### III. PROGRESS REPORTS AND ACTIONS NEEDED:

**A. Zoning Report:** *Beth McCall* reported that Max Auto on Lake Worth Road is going in for Auto Service Approval. Development Review Committee pre-hearing which determined the project is sufficient to go before the Zoning Commission and the BCC. Results are expected back this afternoon or tomorrow regarding the certification. The Congress Lakes PUD at Melaleuca Road and Congress Avenue is getting some minor redesign prior to final site plan review by the Development Review Committee. This project is proposing fewer, but larger, buildings, which might result in having more parks and recreation space. *Captain Michael Gauger* suggested that PUD's put in basketball courts rather than tennis courts, as local children do not use tennis courts.

**Necessary Action:** *Ms. McCall* will relay the information about installing basketball courts instead of tennis courts to the Congress Lakes PUD developer.

**B. Infrastructure Improvements:** *Allen Webb* reported that the Sub Area 1 Phase 3 water main project will be advertised on Sunday and bids are expected to be received on May 8, with the bid opening in July, work commencing in September and is expected to be finished by the end of October, 2001. *Mr. Webb* added that three projects supported by CCRT Commissioner-funds are in for permitting and comments have been received: Coconut Road and Herndon Park and 42<sup>nd</sup> Drive are expected to be advertised for construction bids within thirty days. A fourth project, Sierra Drive is essentially complete and should be finalized in a few weeks.

*Mr. Webb* said that the Engineering Department received an Order of Taking for the additional right of way on Maine and Vermont Streets. There are a few easements that still need to be obtained, and the right of way agent is scheduling meetings with the property owners to discuss the drainage easements that are still needed. A pole has been suggested to replace the tall pine tree that *Mr. Boyd*, a ham radio operator, is using for his ham radio antenna. This tree is in the easement needed for drainage pipe. *Mr. Webb* expects construction to begin shortly after the necessary easements are obtained.

*Mr. Webb* had asked the Road Division to put concrete around the barricade posts on Maine Street. *Kathy King* mentioned that one of the posts was removed. *Mr. Webb* explained that when the road is built, a piece of road off of Kirk Road, and the rest of the road coming off of

Military Trail to the curve, where there will be a recessed area made into a retention pond.

*Mr. Webb* stated that the consultant continues to work on the design of paving and drainage improvements for Schall Circle. The plans are 35% complete, and *Mr. Webb* expects this project to be out to bid by Summer and finished in the Fall.

*Mr. McGrew* reported that the BCC approved the Gulfstream Road south of Melaleuca Road for a water main assessment at the March 4 meeting. Construction Authorization **will be** issued for Foster Marine.

The Coconut Road from Melaleuca Lane north to the L-13 Canal. The water main plans are complete, the permitting is done and a bid package is being turned over to *Allen Webb*.

The Gardenette Area (Dyson Circle) - the water main is complete and documents are to be submitted to the Health Department.

*Annette Berry* asked about water in her Delray Beach community of Country Club Acres. *Mr. McGrew* replied that PBC Water Utilities planned to do a special assessment in that area years ago, but the City of Delray Beach wanted to serve the area. *Mr. McGrew* recently talked with the director of Delray Beach Water Utilities who stated that there was no official transfer of the service area and no legal documentation. PBC Water Utilities plans to include Country Club Acres in their Five Year Master Plan for Water, targeted for petitioning in 2001 or 2002. *Ms. Berry* stated that sewer is needed also; when it rains, her toilet and washer backup and neighborhood yards flood. *Mr. McGrew* offered to speak with *Ms. Berry* after the meeting.

*Mr. McGrew* reported that the water main plans are complete for the Lake Worth Road Commercial Corridor Sewer Project. The plans were submitted to the various agencies for permitting and the Health Department permit is expected back this week. Two more easements are needed. Of the 47 easements, 25 are recorded and 9 are **in the office being reviewed**, and the WUD is working with banks for subordinations.

*Mike Savidge* asked about water usage and hook-up requirements. *Tom Lefevre* stated that a property owner using more than 600 gallons/day of water is required to hook up to the force main sewer system. A recent survey of Chillemi's Apartments listed the property as using 550 gallons/day. *Mr. Savidge* relayed that *Mr. Chillemi* is concerned that his tenants could push him over the threshold of 600 gallons/day. *Mr. Chillemi* is looking for a letter stating that he would never have to hook up to the force main system. *Mr. Lefevre* agreed to talk with *Mr. Savidge* after the meeting.

*Mr. McGrew* reported that HCD had denied the CDBG grant for Stacey Street because **less than 50% were low to moderate income using the 1990 census information**.

*Allen Webb* added that Engineering received a letter on the San Castle water main, the area qualifies if the 51% consensus is reached among property owners. This item is expected to go to the BCC in July.

**Necessary Action:** *Allen Webb* will ask the Road and Bridge Division to check the barricade on Maine Street.

**C. Street Lights Update** - *Juana Ramos* reported that a copy of FPL's preliminary plan and consent letters regarding the location of the proposed lights were sent to the residents.

*Rachel Waterman* relayed that FPL was willing to place the street lights on the west side of Overlook Road as originally intended by the residents. Approximately one hundred letters were sent and twenty-five have been returned. More signed letters are expected to be turned in at the April 12 San Castle Community meeting. *Ms. Waterman* will go door to door to residents that do not return their consent letters. Changes will be drawn, if needed on the proposed map after the residents' input, and forwarded to FPL. *Ms. Ramos* also gathered over 100 petitions for trees.

**Necessary Action:** Nothing at this time.

**D. Park Improvements:** *Rachel Waterman* read a report from *Tim Granowitz*. The survey of the Hypoluxo Baptist Church site was done, and forwarded last week with a letter to the Church for review. The Church will then draft a lease agreement for the Parks Department and PREM to review.

*Ms. Waterman* stated that the report on Lakewood Park is on *George Webb's* desk for review. The Stacey Street project is being reviewed by PREM and is expected to be sent for Zoning site plan review.

**Necessary Action:** *Rachel Waterman* will contact *George Webb* regarding the Lakewood Park project. *Ms. Waterman* will contact PREM regarding the status of the Stacey Street project and when it will be sent for Zoning site plan review.

**E. Building Report:** *Michael Whitten* reported that a Christmas in April meeting is scheduled for April 3 with the house captains to determine what will be done to each house and if any preliminary work can be done before the actual date. Mr. Whitten added that a contractor is needed to sign the permit for the park in Lake Worth, and that he had previously asked *Tim Granowitz* if this contract could be tacked onto a service contract that the County has open. *Rachel Waterman* mentioned that a contractor lives in the neighborhood and might be interested in helping.

**Necessary Action:** *Michael Whitten* will contact *Mr. Granowitz* and suggested that he get in touch with *Rachel Waterman* or *Kathy King* for the contractor's name regarding the park in Lake Worth.

**F. Solid Waste Authority:** *Joanna Aiken* distributed a packet of flyers for the Great American Cleanup. The Lake Worth Police Department will be cleaning up Boutwell Road on April 14. The area is in unincorporated area at the entrance to the City of Lake Worth. *Captain Michael Gauger* mentioned that there are homeless people living on Boutwell Road. *Ms. Aiken* plans to do a cleanup on Haverhill Road between 45<sup>th</sup> Street and the Beeline Highway. *Ms. Aiken* urged the CCRT members to help out, especially on April 28.

*Ms. Aiken* stated that last weekend several PBSO deputies, SWA representatives and eighteen inmates did a preliminary cleanup of the Christmas in April houses yielded one hundred cubic yards of illegal garbage from five separate house yards. Items removed included car parts, engines, batteries. Originally twelve houses were targeted for CIA, but now there will be eight or nine. The Home Depot is sponsoring two houses for CIA. Unskilled laborers are needed to paint the exterior of the houses. Fire Rescue has twenty four hard-wired smoke detectors that will be put in by electricians. Headquarters will be at Haverhill Baptist Church's Fellowship Hall. There are non-physical labor volunteer positions available. *Ms. Aiken* added that Solid Waste is sending a clam truck tomorrow to pick up the illegal dumping at Tradewinds Estates. *Ms. Aiken* introduced a SWA co-worker, *Anna*

Howard.

**Necessary Action:** Nothing at this time.

**G. Code Enforcement:** *Gail Vorpapel* reported that *Doug Sager* has been helpful in Royal Palm Estates. *Ms. Vorpapel* sent her San Castle team to the Cannongate area to assist *Gwen Peterson*. Cannongate is expected to be a short term project, and then the team will be reallocated to San Castle. *Ms. Vorpapel* met last week with *Sergeant Churchill* who is in charge of the Deputies in San Castle, and reopened the “communication lines” between the CPU and Code Enforcement. Four new people have been hired. With the continued drought, Code Enforcement is concentrating on water use restriction violators. The Code Enforcement hot line receives 150-200 calls/day regarding water usage violations.

**Necessary Action:** Nothing at this time.

**H. Community Policing Status Report:** *Captain Michael Gauger* said that Prostitution is still a problem on the Lake Worth Road Corridor, Four Points and the intersection of Summit Road and Military Trail. Nine prostitutes were spotted recently at 9:00 A.M. at the intersection of Lake Worth Road and Urquhart Street. A program is being developed between the PBSO and the State Attorney’s office as some cities have developed a mapping program that forces the prostitutes on probation out of the City limits into unincorporated areas. *Captain Gauger* said that some morning stings might be arranged to help clear up this problem. More deputies are being added to Community Policing out of the Headquarters District. Community Policing and *Sergeant Jeffrey Swank* will be moving into District Four in the north part of the county.

*Rachel Waterman* asked about a letter that *Corporal Jimmy Hightower* was forwarding to *Captain Gauger* for review. The letter was from the PBSO requesting that the CCRT follow up on the traffic light on Military Trail; and the U-turn at Military Trail and Lake Worth Road, where there is a quick light for a left turn/U-turn. *Mike Savidge* added that there is a forced west turn from the Post Office, Book Worm, The Home Depot and Albertson’s and the first chance to make a left turn or U-turn is at Military Trail. The left turn signal was originally seven seconds, but three more seconds were added. Left turning traffic piles up and some solutions have been offered, including a U-Turn opening near The Home Depot and or another traffic light at The Home Depot. An original opening was closed as numerous collisions occurred here and also to cut off escape routes from drug runners coming out of Urquhart Street. *Allen Webb* said that the situation is still being reviewed by the Traffic Division. *Mr. McGrew* suggested a meeting with Amy Harris, FDOT, various CCRT members after the review is completed.

*Mike Savidge* mentioned litter and garbage at the former shops occupied by Beggor’s Machine and John’s Saw Shop between Price and Urquhart Streets. A school that teaches English will occupy one building and a fabric/reupholstery shop will occupy the other. Currently there is litter, garbage, drug and prostitution activities at this site.

**Necessary Action:** *Captain Michael Gauger* will contact *Corporal Jimmy Hightower* regarding the letter about the Lake Worth Road light.

**I. Community Organizing Activities/ CCRT Resident Representatives’ Comments:**

*Kathy King* reported that Lake Worth West sponsored a cleanup on March 26. Only three residents showed up: *Damian Rivera*, *Rae Rose* and *Ms. King*. *Corporal Jimmy Hightower* and *Natasha* brought fourteen inmates to help. Several of the inmates helped *Mr. Rivera* put up/replace a single and a double door on the shed in Harris Park. Six of the inmates helped

clean out items stored in the bathroom and the computer room at the Community Policing Center. Items were sorted or thrown out. Toys, clothes were stacked neatly back in place. Some items thought to be lost were found, such as the PBSO's suggestion box. *Ms. King* is looking forward to the Great American Cleanup on April 21.

*Juana Ramos* said that the Great American Cleanup is set for May 5. Fliers are being translated for the event. An evening of dance and karaoke at the Polish American Club is planned for April 20. Tickets are \$15./person or two tickets for \$25. The Palm Beach County Juvenile Association's Turn Around Kids Luncheon Awards was a success. Five youths and nine adults attended from San Castle and the keynote speaker was *Commissioner Warren E. Newell*. *Ms. Ramos* stated that approximately 300 petitions for street trees have been gathered. The proposed street light locations will be discussed at the next community meeting. *Ms. Ramos* distributed the latest San Castle Newsletter to the CCRT members,

*Tina Bouman* reported that there is a volunteer list for Christmas in April in Royal Palm Estates. Residents are happy that the water is in their neighborhood. *Rachel Waterman* stated that she would contact *Ms. Bouman* with the deadline for the next CCRT Quarterly Newsletter for community events or projects, including CIA.

*Ms. Waterman* will obtain the Spanish flyer for the Great American Cleanup for the Lake Worth West from *Joanna Aiken*. *Ms. Waterman* plans to distribute flyers door to door and ask people to volunteer for the cleanup in the Lake Worth West areas (Maine, Vermont, Price, Urquhart and Saunders Streets.) *Ms. Waterman* invited any CCRT members to join her door to door. The CCRT newsletter is at Graphics Division for printing and should be mailed out in a few weeks.

*Ms. Waterman* introduced *Annette Berry* from Country Club Estates in Delray Beach. *Ms. Berry* was invited to stay after the meeting to talk to various representatives and also to return next month if she wished.

*Mike Savidge* introduced *Steve Williams* from The Home Depot. *Mr. Williams* stated that he is concerned about the area that The Home Depot is in. *Mr. Williams* contacted representatives from Habitat for Humanity regarding possibility of building Habitat homes on Price and Urquhart Streets. The Home Depot will sponsor one of the houses that Habitat for Humanity will build on either of these streets. *Mr. Williams* commended the Community Policing efforts, especially the efforts of *Jimmy Hightower*. *Captain Gauger* was pleased that The Home Depot was interested in their neighborhood. *Rachel Waterman* said that the County is looking for a property on Maine or Vermont Streets to move the Community Center as the present location on Maine Street is too small and does not meet Code requirements for an After-School program. The property on Urquhart Street is too small for a Community Center or for the After School program. However, the property might be large enough to set up a Community Policing substation with possible office space for *Ms. Waterman* and Code Enforcement officers. *Kathy King* asked to talk with *Mr. Williams* after the meeting regarding Community Center needs and what The Home Depot could possibly do to help.

*Flo Castle* reported that it was difficult to get Lakewood residents to attend their community meetings. The Lakewood area is behind The Home Depot. The Lakewood Community Group sponsored an auto show on the weekend that it rained and only eleven cars and eleven people showed up.

**Necessary Action:** Nothing at this time.

**IV. NEW BUSINESS** There was no new business.

**Necessary Action:** Nothing at this time.

**V. QUESTIONS/COMMENTS**

- *Kathy Owens* mentioned that volunteers from the Fire/Rescue Department will join her in the San Castle Neighborhood to review the street addressing program on April 14.
- *Rachel Waterman* thanked everyone who submitted an item for the last CCRT quarterly newsletter.
- *Captain Michael Gauger* offered to bring refreshments to the next CCRT meeting.
- The next CCRT meeting will be on **May 7, 2001** - Mark your calendars!

**VI. ADJOURNMENT:** The meeting adjourned at 11:34 p.m.

*Minutes prepared by*

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*Nancy Buckalew, CCRT Secretary*

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