

# Countywide Community Revitalization Team

Meeting of November 4, 2002

10:10 a.m. – 11:05 a.m.

PZ&B – 2<sup>nd</sup> Floor Conference Room

## Minutes

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

Lupe Avila, Kenwood Estates  
Peter Banting, P.B.C. PREM  
Audrey Blanchard, Kenwood Estates  
Norman & Floerence Castle, San Castle Resident  
Kim Ciklin, Administrative Assistant to Commissioner Roberts  
Deputy Brian Daly, P.B.C. Sheriff's Office  
Bill DiPaolo, P.B.C. Planning Division  
Bob Dovey, Administrative Assistant to Commissioner Newell  
Dan Dumas, San Castle Community Leadership, Inc.  
Deputy Leslie Faerber, P.B.C. Sheriff's Office  
Duane Gainer, P.B.C. Planning Division  
Captain Michael Gauger, P.B.C. Sheriff's Office  
Gerry Gawaldo, P.B.C. Palm Tran  
Audrey Gislison, Florida Gardens  
Tim Granowitz, P.B.C. Parks & Recreation  
Joyce Harrell, Secretary, P.B.C. Planning Division  
Jessica Herbert, Kenwood Estates  
David Hoyt, Lake Worth West  
Ken Jackson, P.B.C. Code Enforcement  
Mathieu Jean-Baptist, H.E.C.A.  
Linda Jeter, P.B.C. Planning Division  
Kathy King, Lake Worth West Resident Planning Group  
Roberta Lawrence, P.B.C. Code Enforcement  
Tom Lefevre, P.B.C. Health Department  
Deputy Joe Lombardi, P.B.C. Sheriff's Office  
Karen Loomis, P.B.C. Planning Division  
Stephen McGrew, P.B.C. Water Utilities  
Chrystal Mathews, P.B.C. Planning Division  
Ruth Moguillansky, P.B.C. Planning Division  
Carolyn Morrison, Academy for Better Communities  
Pam Moss, Lake Worth West Resident  
Pam Nolan, P.B.C. Economic Development Office  
Brenda Oakes, P.B.C. Weed & Seed Department  
Kathleen Owens, P. B.C. Fire Rescue  
Carlos Serrano (Representative for Elena Escovar)  
Chauncey Taylor, P.B.C. Facilities Development & Operations Department  
Rachel Waterman, P.B.C. Planning Division  
Allen Webb, P.B.C. Engineering

**CCRT Members Absent:**

Joanna Aiken, Solid Waste Authority  
Penny Anderson, Countywide, GIS  
Elena Escovar, P.B.C. Housing & Community Development  
Beth McCall, P.B.C. Zoning Division  
Lance McLellan, P.B.C. Code Enforcement  
Lt. Ron Mattino, P.B.C. Sheriff's Office  
Amy Petrick, Assistant County Attorney  
David Rafaidus, P.B.C. Community Services  
Gail Vorpapel, P.B.C. Code Enforcement

**I. WELCOME AND INTRODUCTION:** Linda Jeter welcomed and thanked everyone for attending the meeting. Ms. Jeter introduced Karen Loomis, a new planner, to the group. Bill DiPaolo volunteered to take notes and Chrystal Mathews volunteered to be timekeeper.

**II. REPORTS:**

**A. Community Organizing Activities/CCRT Resident Representatives Comments:**

**Kathy King, Lake Worth West Community Leader, reported on the following:**

- Preparing for the Fourth Annual Thanksgiving In The Park in Harris Park (between Main & Vermont) – to be held on the Sunday before Thanksgiving, November 24<sup>th</sup>. Everyone is invited and just a reminder to bring a covered dish. She would like to plan for a cleanup prior to the event.

**Dan Dumas, San Castle Community Leader, reported on the following:**

- Ms. Jeter inquired if Mr. Dumas had any comments regarding the plans for the Overlay Park. Mr. Dumas responded that the plans were presented but very little interest was shown on Sets No. 3 & 4.
- Humphrey Drive – there are still no streetlights.

**Necessary Action:** None

**C. Facilities Development & Operations – Chauncey Taylor/Peter Banting:**

**Chauncey Taylor reported on the following:**

- San Castle Early Head Start – On November 6<sup>th</sup> the site plans were reviewed. On November 11<sup>th</sup>, they will be presented for DRC approval. Also, a minor amendment to address the request for modification to fencing and landscaping is in process. After that he will present the final site plans to the group.

- Lake Worth Road After School Care – He proceeded to review what was discussed at the committee meeting. The committee submitted thirteen (13) sites for review to PZ&B. The task force committee reviewed the list of sites submitted. He received the recommendation from the task force committee and the list was reduced to four (4) sites. The list will possibly be reduced to two (2) sites. The first recommendation FDO and CCRT recommend is to support the County-owned property.

Peter Banting also commented in regards to the After School Program. He stated that the County-owned property developmental potential has less changes involved and there is no negotiation with an owner. Mr. Banting stated that he and Beth McCall, Zoning, met and the list of thirteen (13) sites were viewed and they reduced the list to four (4) sites that Mr. Taylor mentioned. At this time, they are looking at water & sewer, development cost, etc.

Ruth Moguillansky mentioned that last week a meeting was held with Barbara Alterman and herself to discuss the option of accommodating the after school program in the new community center being worked on; with the neighborhood center portion remaining in Lake Worth West. Discussion ensued about the cost involved. Also, discussion ensued about the most practicable option, which Mr. Taylor recommends the County-owned site.

Ruth Moguillansky inquired about the construction of the large community center in Lake Worth. Mr. Taylor responded that this is part of Lake Worth Road, west of the old Trail Drive-In (14 acres), which was recently acquired. He stated that the site would include a 22,000 sq ft Senior Citizen Center, and a 25,300 sq ft Head Start Administrative & Day Care Center. Commissioner Newell has put forth a concern to incorporate a larger 1,000 sq ft facility to accommodate the residents in the area and activities. Mr. Taylor stated they have incorporated Commissioner Newell’s concern into the design.

**B. Zoning Report:** Beth McCall was absent.

**Necessary Action:** None

**C. Status Report on Park Improvements:**

**Tim Granowitz, Parks & Recreation, reported on the following:**

- Distributed stickers in support of the Library & Recreational Cultural Bond.
- Kenwood Park Dedication – held on Halloween night. The Sheriff’s Office conducted activities for the kids. Commissioner Roberts hosted and attended the dedication. Everything went very well and was well attended. The park will be an asset to the community.

Ruth Moguillansky mentioned that she has a Certificate of Appreciation for Allen Webb.

- San Castle Park – Tim Granowitz distributed copies of the park site plans and reviewed the functions of the park to the group. He will be soliciting approval at the next San Castle Community Meeting. Once he receives final approval of the

conceptual site plans, it will take 3 to 4 weeks to get the construction drawings complete; and another 3 to 4 weeks to receive bids. He estimates 2 to 3 months for construction to commence.

Ruth Moguillansky inquired about the plan review meeting. It was suggested that the plans be presented at the next community meeting, November 14<sup>th</sup> at 7:00p.m.

Tim Granowitz asked Chauncey Taylor if he had anything to add regarding San Castle church site. Chauncey Taylor responded the church site is moving along very well. The site plan approval was November 6<sup>th</sup>. Final site plan (DRC meeting) on December 11<sup>th</sup>. After comments, a minor amendment is necessary and he will present those documents.

- Football field request made by Commissioner Greene – he distributed pamphlets. Behind Rolling Green Elementary exist football fields and the City of Boynton Beach has done some upgrading to them. These fields are closest to San Castle Community. To build a football field, you would need 4 to 5 acres of land. In the San Castle area there is nothing that size available. Mr. Granowitz discussed the cost involved with renovating an existing field and building a new field. This request will take more study.
- Lakewood – he distributed copies of the site plan. The plans are 95% complete. He needs the residents to select the colors of the equipment. Maybe this can be done at a meeting scheduled with the kids.
- Schall Circle – looking at the site that was recommended has a bond on it. He is not sure if the site will be an appropriate site for a park. Will be sending a list to PREM of potential acquisitions.
- Cabana Colony – Ms. Jeter inquired about the property that was being donated and possibly annexed by Palm Beach Gardens. Mr. Granowitz responded that the County Attorney’s Office and PREM are working on a transfer for that property. A site plan for the park has been developed. There are some issues regarding conveyance that need to be resolved.

**Necessary Action:** None

#### **D. Status Report on Infrastructure Improvements:**

**Allen Webb reported on the following:**

- Lake Worth Corridor (Main & Vermont) – Information Meeting and Public Hearing was held and approved by the Board. Contract has not been awarded yet. There is some controversy going on.
- Lake Worth Corridor (Dilan Street) – Information Meeting and Public Hearing was held and approved by the Board. The contract will be presented at the next Board meeting, November 12<sup>th</sup>. The construction should commence by the end of this month or beginning of December.

- Lake Worth Corridor (Summit & Kirk) – He received bids. Information Meeting will be held on November 7<sup>th</sup>. Public Hearing will be held on November 19<sup>th</sup>. Possibly the contract will be presented to the Board in December.
- Schall Circle – After the last review, he received the plans back from Consultants. There are issues of concern, therefore he will be returning the plans to the Consultants for further review.
- San Castle Water Mains – Plans have been reviewed and sent back to the Consultants.
- Royal Palm Estates/Southern Pines Boulevard – Ruth Moguillansky asked Allen Webb to please give an update. Mr. Webb responded that the Consultant Contract was approved to prepare plans for all the streets proposed. Dorothy Street has been paved. The contract was awarded, but they have not been given notice to proceed. He stated that this year the design will be done and hopefully, if monies are available, next year he will be able to move forward construction. Ms. Moguillansky explained that last year, the Board allocated monies for the design of this project, but no additional monies have been allocated for the actual construction of the improvements.

**Stephen McGrew reported on the following:**

- Southern Pines Boulevard (east of E-3 canal) – entered into a construction contract with AKA, Inc. Extending a 12 inch water main along Wallace Road from the E-3 canal to the PBIA, which is partly funded by PBIA. Mr. McGrew explained in detail the design of the drainage connection.
- Tropical Avenue – was approved at the Public Hearing on October 22<sup>nd</sup>.
- Royal Palm Estates/Southern Pines Blvd. (Caroline, Dorothy, Forest Road, Bonnie) – going to the Public Hearing on November 19<sup>th</sup> for a \$20.00 per front foot assessment. The construction contract will be awarded on December 17<sup>th</sup> to Foster Marine Contractors.

Steve McCammon, resident of Royal Palm Estates, inquired in reference to the connection west of the E-3 canal to PBIA. He inquired about the water main that leads to Royal Palm Beach. Mr. McGrew responded that right now Royal Palm Beach Estates is connected to the 12” water main on Southern Boulevard. Once the County acquires the large Johnson property, Royal Palm Beach will be connected to 1<sup>st</sup> Street.

- Edward Road – Installing water; with paving & drainage improvements.
- Morrison Area Water Main Assessment – requested funding for 2003 from CCRT to put water mains on four (4) streets (Shawnee, Oklahoma, Marboro, and Cherokee Ct.).
- Master Water Distribution & Continuing Contract – opened bids on October 4<sup>th</sup>. Scheduled to be awarded on November 19<sup>th</sup>.

- Schall Circle – Water main plans are 95% complete.
- Stacey Street Area Water Main – Awarded to Foster Marine Contractors.
- Vilma Lane – Plans are 90% complete.
- Plantation Mobile Home Park – a portion of the park has 2 inch galvanized water mains. Some of the residents do not have good water pressure. The area does not have hydrants. The plans are to replace pipes on several streets. The project should be advertised for bids within two (2) weeks.
- Country Club Acres (not CCRT area) – No change in status. (Proposed for March '03 Public Hearing)
- Lake Worth Corridor – scheduled for Public Hearing in February. Installation of water mains on Davis and South of the canal. Rachel Waterman inquired about the streets involved. Mr. McGrew responded Davis Road, Brooklyn Lane, and Mathis Street.

**Necessary Action:** None

**E. Community Policing Status Report:**

**Captain Michael Gauger reported on the following:**

Deputy Jimmy Hightower and Lt. Ron Mattino were absent.

- This the 2<sup>nd</sup> week for the Homeless Coalition Team making contact with the homeless. He asked the group to inform him of any homeless camps. Audrey Blanchard mentioned a homeless camp located on 48<sup>th</sup> & Springdale Road. Captain Gauger mentioned that Ken Jackson has been instrumental in assisting the Sheriff's Office. Captain Gauger stated he has noticed tremendous results with some of the homeless people accepting assistance.

**Deputy Leslie Faerber reported on the following:**

- San Castle has received their 501-3c status
- The Halloween party, held at Sam's Club, fed over 300 kids. The community has a lot of community events coming together.
- The crime rate has decreased.

**F. Code Enforcement Status Report: Gail Vorpapel and Lance McLellan, representative for Gail Vorpapel, was absent:**

**Ken Jackson, Code Enforcement Officer, reported on the following:**

- Lake Worth Corridor – working with assisting the homeless. Attended Halloween event in the community.
- Seminole Manor – Roberto is working in the area.
- Assisted David Saflo handing checks out to the homeless. Walked through wooded areas for two (2) hours and they found a new homeless camp. Some of the homeless people are beginning to accept assistance.

Kathy King stated that the Youth Advisory Council is putting together a program for the youth. Tomorrow, Nov. 5<sup>th</sup>, from 6:00pm-7:30pm will be their first meeting. A new resident, Annette Hugh, has taken on the task of assisting Erica, Intern at the Family Resource Center with establishing a program for the youth. They have made arrangements with PZ&B to adopt Kirk Road from Lake Worth Road, South. Therefore once a month, there will be a cleanup on Kirk Road.

**Necessary Action:** None

**G. Solid Waste Authority Status Report: Joanna Aiken was absent.**

**John McBride, Representative for Joanna Aiken, reported on the following:**

- Thanked PBSO and everyone for their assistance with Paint Your Heart Out. Twenty One (21) homes were painted.

**Necessary Action:** None

**H. Neighborhood Partnership Grant Program Update:**

- Application

Ms. Moguillansky stated that 6 applications were submitted for the NPG program. The Review Committee has reviewed all the applications and is recommending the approval of all of them.

**Necessary Action:** None

## **I. Other Items:**

Steve McCammon inquired about allocations regarding the 2003 CCRT budget. Ms. Moguillansky responded that recommendations to the Board have not been made yet. She went on to say that she has met with some of the CCRT Members to identify what projects are already on the drawing board that need funding assistance in order to complete them. She also explained that when looking at priority projects for funding, the team first looks at unmet community identified needs and projects currently on the drawing board in the Lake Worth Road Corridor and San Castle, the two priority areas for the CCRT, and then looks at other needs and projects in other neighborhoods that are in need of funding assistance. Ms. Moguillansky asked the group to inform her of any needs from the community that needed CCRT attention.

Mr. McCammon asked about any funding for projects in his neighborhood. Ms. Moguillansky stated that the CCRT is currently looking at projects that have already started and the funding that is needed to complete those projects. Specifically, with regards to Royal Palm Estates/Southern Boulevard Pine, she reminded Mr. McCammon that the CCRT requested and got approved by the Board funding for the design of water, paving & drainage improvements on six (6) streets. Now, CCRT members are preparing a cost estimate for construction. Depending on the total estimate, the CCRT may consider recommending the Board the allocation of some funds for the actual construction of this project to reduce the assessments.

Jessica Herbert, Kenwood Estates resident, stated that she understands on the corner of Military & Kenwood Street, a car dealer is moving on that corner. Ms. Moguillansky stated that she would ask Beth McCall to contact her on this item.

Ms. Herbert also had a concern that the community park has only one entrance and exit, which is used for vehicles and walking people. There need to be other entrances. Allen Webb responded that they have requested traffic to take a look at this issue and traffic is going to place barricades.

Kathy Owens stated that on October 26<sup>th</sup> in Country Club Acres with the Lowes Heroes installed 105 detectors. Reached 328 homes, provided free fire extinguishers, child safety locks, and first aide kits. They will be going back into this neighborhood on November 23<sup>rd</sup>.

Carlos Serrano stated that Housing & Community Development is accepting Applications for the Emergency Shelter Grant and the Community Development Block Grant Programs. Emergency Shelter Grants deal with non-profit agencies and serve the homeless. Community Development Block Grant Programs deal with municipalities, County Departments, public agencies, non-profit agencies, for a variety of public services targeted towards low-income persons. The department is currently accepting applications through January 3, 2003 for both programs. If you need further information, please contact HCD at (561) 233-3616.

Someone mentioned that the YMCA on Congress Avenue is having an issue with getting a permit to place electric door at the main entrance. They were told that the only way to get the permit is to replace every door with an electric door. He stated the existing doors

are too heavy for elderly people to push open. Ms. Mognuillansky stated that the Building Division should be contacted regarding this item, and recommended that he speak with if this in the County jurisdiction, she will recommend that he speak with Cooky Stonehill on the first floor.

Rachel Waterman stated that this is the last week, Wednesday, for the REAP Program. She thanked everyone for helping out and everything went really well. She distributed flyers of sample electronic ballots for the November 4<sup>th</sup> election. Kathy King stated and others agreed that she would like to see a REAP Two.

**Necessary Action:** Ms. Mognuillansky asked the group to inform her about any community identified needs in need of funding assistance. Beth McCall is to contact Ms. Jessica Herbert regarding her inquiry of a car dealer moving on the corner of Military & Kenwood Street. Allen Webb and Steve McGrew are to prepare a cost estimate to complete water, paving and drainage improvements in Southern Boulevard Pines.

#### **IV. NEW BUSINESS:**

None

#### **V. QUESTIONS/COMMENTS:**

- The next CCRT meeting will be held on **December 2nd**.
- **Penny Anderson** will bring refreshments for the next meeting.

**VI. ADJOURNMENT:** The meeting adjourned at 11:05.

Minutes prepared by

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Joyce Harrell, CCRT Secretary

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