

Countywide Community Revitalization Team

Meeting of April 1, 2002
10:05 a.m. – 11:40 a.m.

PZ&B – 2nd Floor Conference Room

Minutes

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, County Wide, GIS
Craig Bencz, P.B.C. Planning Division
Norman & Florence Castle, Lakewood Community
Linda Collins, P.B.C. Engineering
Bill DiPaolo, P.B.C. Planning Division
Bob Dovey, Administrative Assistant to Commissioner Newell
Dan Dumas, San Castle Community Leadership, Inc.
David Elam, Parks Dept.
Mike Estrella, Drymension, Inc.
Deputy Leslie Faerber, P.B.C. Sheriff's Office
Captain Michael Gauger, P.B.C. Sheriff's Office
Gerry Gawaldo, P.B.C. Palm Tran
Tim Granowitz, P.B.C. Parks & Recreation
Joyce Harrell, Secretary, P.B.C. Planning Division
Deputy Jimmy Hightower, P.B.C. Sheriff's Office
David Hoyt, Lake Worth West
Ken Jacobson, P.B.C. Code Enforcement
Deputy Ed Jablonski, P.B.C. Sheriff's Office
Linda Jeter, P.B.C. Planning Division
Kathy King, Lake Worth West Resident Planning Group
Brian Kluttz, P.B.C. Planning Division
Tom Lefevre, P.B.C. Health Department
Beth McCall, P.B.C. Zoning Division
Stephen McGrew, P.B.C. Water Utilities
Chrystal Mathews, P.B.C. Planning Division
Lt. Ron Mattino, P.B.C. Sheriff's Office
Ruth Mognuillansky, P.B.C. Planning Division
Katherine Murphy, Housing Partnership
Kathleen Owens, P. B.C. Fire Rescue
Andy Porgth, P.B.C. Sheriff's Office
Mike Savidge, Lake Worth Road Merchants Association
Carlos Serrano, (Representative f/Elena Escovar), P.B.C. Housing & Community Development
Gail Vorpagel, P.B.C. Code Enforcement
Allen Webb, P.B.C. Engineering
Bonnie Williams, Delray Garden Estates

Absent:

Peter Banting, P.B.C. PREM
Elena Escovar, P.B.C. Housing & Community Development
Pam Nolan, P.B.C. Economic Development Office
David Rafaidus, Community Services Department
Mike Whitten, P.B.C. Building Division

- I. WELCOME AND INTRODUCTION:** Ms. Ruth Moguillansky began the meeting by welcoming everyone to the meeting. Ms. Moguillansky informed everyone that Linda Jeter, Sr. Planer, would be coordinated the meeting. Ms. Moguillansky further stated that Ms. Jeter is the Coordinator responsible for community revitalization in Commissioner Districts 2, 4 & 6. Ms. Moguillansky asked the group to take a moment of silence in memory of Laurel Grim.

Ms. Jeter began by asking for volunteers: Chrystal Mathews, timekeeper and Bill DiPaolo, note taker.

- II. CODE ENFORCEMENT PRESENTATION:** Gail Vorpagel stated the Code Enforcement Team is considered as the Community Support Team. Ms. Vorpagel further stated that the Code Enforcement Division has six (6) teams: Four (4) teams are assigned to geographical areas within Palm Beach County and the other two (2) teams are specialty teams: 1) Community Support Team, and 2) Monitoring Team. The two (2) teams mentioned are different because they are not assigned to a specific area in Palm Beach County, do not react to a complaint, and most of the work is proactive. The Commissioners recognizes a need for a more proactive approach to Code Enforcement in revitalization communities countywide. Ms. Vorpagel stated the approach is called the Feet on Street Concept. Ms. Vorpagel showed slides of the Community Support Team's activities in Palm Beach County. The Community Support Team's motto: What Ever It Takes.

Ms. Jeter asked if anyone had questions regarding the presentation.

Question: What does the door hangars have written on them. Ms. Vorpagel responded there are several different kinds, but the one used most is yellow and it has a list of code violations.

- III. HOUSING PARTNERSHIP PRESENTATION:** Kathy Murphy brought handouts of brochures on the Housing Partnership Program. This program is a Community Development Corporation in West Palm Beach. She specifically spoke about National Neighbor Works Week held on June 8, 2001; which is a jointing corporation with National Homeownership Week. The Housing Partnership is a member of the Neighborhood Revitalization Corporation, which is a Federally Funded and congressionally chartered organization throughout the country with 225 neighbor works organizations implementing affordable housing and community development projects. The year of 2001, the Housing Partnership was chosen by Washington Mutual as being a top tier organization where they provide volunteers and financial resources during National Neighbor Works Week to concentrate on one specific community. National Neighbor Works Week has doing work in the Northwood area for the last four (4) years. Northwood is one of the target communities and is where the Housing Partnership office is located. Again, this

year, the Housing Partnership was selected by Washington Mutual to be a top tier organization. The Housing Partnership is one of twelve (12) throughout the United States to provide volunteers and financial resources to the community. This year, the Housing Partnership has invited San Castle to be a partner. In Northwood, for 2001, the Housing Partnership painted eight (8) houses and landscaped ten (10) houses in one (1) day. The Housing Partnership provided all the financial resources for the paint, materials and landscaping. Washington Mutual provided 250 volunteers to assist with that project. In addition, they provided food, music, and activities for the kids. Ms. Murphy stated that she would like to bring all of the above to San Castle on June 8, 2001. She mentioned speaking to Juana Ramos before she left for vacation. Ms. Murphy also stated that she is ready to begin partnering and meeting to chose locations. Owner occupied homes are preferred and it is very important to Washington Mutual for the owner to participate assisting in whatever capacity. This will be a great community event.

Question: Ruth Moguillansky asked Ms. Murphy if there were a list of eligible requirements. Ms. Murphy responded that the only requirement asked is that the home is owner occupied. Ms. Murphy further responded that once the list of possible homes is identified, they would go out with a few contractors to ascertain if it is a feasible project. The agency will not do any major work, for instance roof repair or extensive structural work. They will do minor work, such as some repair of wood, stoop repair, painting, & cleaning up of the property.

Question: Ruth Moguillansky asked what about landscaping along the street easements. Ms. Murphy responded by stating that they really prefer to do the landscaping of the individual homes.

Question: Joanna Aiken asked if they would consider using recycled paint for the June 8th event. Ms. Murphy responded, yes she would love to use the Solid Waste Authority's paint.

Question: Dan Dumas asked if Ms. Murphy would like for him to provide a list of the houses in San Castle. Ms. Murphy responded, yes and she would like to schedule a meeting for next week, if possible.

IV. REPORTS:

A. Community Organizing Activities/CCRT Resident Representatives Comments:

Dan Dumas reported on San Castle:

- San Castle – Water Plant project is almost complete. Mr. Dumas inquired about the status of the water mains. Mr. Webb responded the water mains are under design and he expects the bids to go out by the end of the summer.

Dan Dumas reported on San Castle: (Cont'd)

- Great American Clean up – Mr. Dumas invited everyone to come out.

Question: Joanna Aiken asked Mr. Dumas if any one would be picking up the supplies and if so they need to be picked up by Friday, April 5, 2002. Mr. Dumas responded he would look into the matter.

Kathy King reported on Lake Worth:

- April 6, 2001 Work Day – There will be ten (10) residents including the newly reorganized youth group. Painted and pressure cleaned two (2) homes. Planted a number of plants that the Mounts donated. Ms. McCall is requesting the use of a golf cart while the project is going on or if anyone would like to donate a golf cart.
- BCC Meeting on March 26, 2001 – Commended Rachel Waterman for doing an awesome presentation.
- Lake Worth – Great American Clean-up will be on April 20th.
- Scheduled Work Days – April 6th & April 27th.
- Youth Mapping survey done through the Family Resource Center – You may visit this at [Community Youth Mapping.org](http://CommunityYouthMapping.org).
- Kids Day at the Mounts – Ms. McCall volunteered to help. Ms. McCall inquired if Joanna Aiken could acquire Solid Waste Authority puzzles for the youth group. Ms. Aiken responded by asking Ms. McCall to give her a call and she will direct her to the correct individual.

Question: Ms. Jeter inquired regarding Mike Savidge's concerns of prostitution and if anyone had contacted him in reference to the issue. Mr. Savidge responded no, but he has recognized a dramatic change in the last week. Mr. Savidge stated he has another concern with the decoy police car placed at Home Depot losing parts off the vehicle, such as aerials and all four (4) hubcaps.

Question: Ms. Moguillansk asked Mr. Savidge if there is any other assistance needed to be provided by the Sheriff's Office. Mr. Savidge responded there is still an issue with the homeless. The church provides meals on their property for the homeless. The problem is when the homeless leaves the church, they find other places to sleep and use the bathroom. Mr. Savidge mentioned one of the homeless people has no nose and further stated some of these people really look like they could use help.

Comment: Lt. Mattino stated that he is involved in the Homeless Coalition of Palm Beach County. He and others have been lobbying for some sort of homeless assistance center, but the Commissioners have not shown support of a homeless assistance center. The only homeless assistance is given to

the hot team, which is the referral team. He further stated that under Pop Drew, the State law, if there is nowhere to take the homeless, they can not arrest them for life sustaining events, for instance: going to the bathroom, lighting a fire, sleeping. Lt. Mattino mentioned he has a meeting this week, with Commissioner Greene's Aide, to discuss issues of concern and for support. Discussion ensued regarding the issue of the homeless needing to receive assistance.

Rachel Waterman reported:

- Ms. Waterman thanked everyone assisting her regarding preparing for the BCC Presentation.
- She and Linda Jeter have been working on soliciting promotional items. Public Affairs stated the best way for the CCRT to get promotional items for public events is for the CCRT to coordinate with the Commissioner's aides who have a direct line to Public Affairs to get materials. In addition, Public Affairs, stated the CCRT is to inform the group of events and you all could order them through the aides. Upcoming events: 1) Lake Worth Corridor Sewer Force Main (Comm. Newel District), 2) San Castle – Streetlights & drainage (Comm. Greene District), and 3) Schall Circle – Public Meeting to discuss the park property (Comm. Roberts District).
- Community Outreach Displays – Ms. Waterman asked the group to contact Bill DiPaolo with name(s) of staff responsible for handling displays or commercial items.
- Re-informed the group of the Revitalization Staff's Districts in order for the group to know whom to contact.
- Ms. Waterman asked Joanna Aiken what is the difference between Adopt A Spot and Adopt A Roadway. Ms. Aiken responded there are three (3) programs: 1) Adopt A Highway covers highway roads (state roads); Adopt A Roadway covers the roadways (county-owned roads; and Adopt A Spot is catered and can be molded to fit the group (such as San Castle, Lake Worth West, etc.).

Comment: Ms. Moguillansky clarified that Rachel Waterman is responsible for Districts 3 & 7, and Linda Jeter is responsible for Districts 2,4 & 5.

Necessary Action: Mr. Dumas is to follow up on someone picking up the supplies from the Solid Waste Authority. The group is to notify Bill DiPaolo of name(s) of staff responsible for promoting events.

B. Zoning Report:

Beth McCall reported:

Nothing to report.

Question: Ms. Jeter inquired regarding the Stacy Street Park, which was brought up at the BCC Presentation, if there is anything that can be done to move the project forward. Ms. McCall responded there are a number of solutions, depending on the direction the owner wants to go, such as: subdivisions, or variances. Tim Granowitz intervened stating at his last discussion that nothing was acceptable between the owner and the County. Discussion ensued regarding finding a solution.

Comment: Ms. Moguillansky intervened stating the property owner is willing to donate a portion of the property for the park if the remainder of the property the owner can use to develop housing. Mr. Granowitz responded correct, but there are land development codes that will not allow it to happen the way it's being proposed. Discussion ensued regarding issues concerning dividing the property. Ms. Moguillansky intervened stating she is having a meeting on Thursday, April 4, 2001, with Commissioner Roberts to discuss this item specifically. Ms. Moguillansky further stated she would like, before Thursday, to have an action plan to address this issue. Ms. McCall suggests an application from the owner or from PREM showing the owner's consent would be a start. Ms. Moguillansky requested Parks, Zoning, and she meet after the meeting to discuss how to handle the issue with the property.

Question: Ms. Jeter inquired about the status of the revisions for the Lake Worth Boundary Lines Map discussed at last month's meeting and if Ms. Waterman could provide her with a copy of the map. Ms. Waterman responded she spoke with Ms. Almay and she does have the correct boundary lines, but Ms. Waterman is not sure how long the process is for an amendment to be done. Ms. Moguillansky asked Beth McCall to follow up on the above matter and please update her on this issue.

Necessary Action: Ms. Waterman is requesting Beth McCall to follow-up on the amendment for the Lake Worth Boundary Line.

C. Status Report on Park Improvements: Peter Banting was absent.

Question: Ms. Jeter inquired regarding the status of the Highview Peak Road Project. Mr. Granowitz responded PREM is in the process of acquiring the property and he will contact PREM.

Question: Ms. Jeter inquired about a response from Ross Herring regarding the Gun Club Estates Park letter. Mr. Granowitz stated he has not seen a response. Discussion ensued regarding PREM approving the request. Ms. Moguillansky asked Stephen McGrew what needed to be done to move forward with the project. Mr. McGrew responded he would be drafting a letter from the Director supporting Mr. Granowitz request. Mr. Granowitz intervened

by stating this is a new budget. Discussion ensued regarding a budget and taking the property off the market, so it is not sold. Ms. Mognillansky asked Rachel Waterman to draft a letter to PREM addressing this item, request assistance from PREM and a surplus property list. Ms. Waterman requested Mr. Granowitz to e-mail her with the PCN # of the actual lot. Mr. Granowitz stated he thinks a request has been made to remove the property from the surplus property list. Ms. Waterman requested Mr. Granowitz to e-mail her the memo, so that she can draft a follow-up memo.

Question: Ms. Jeter inquired regarding the removal of the shed. Mr. Granowitz responded he received a request through their annual contract to remove the shed. Mr. Granowitz stated that he has been on vacation and he would look into the matter.

Tim Granowitz reported:

- Lakewood Project – is moving along, but he needs to get surveys done. Next week, he will be meeting with kids in the neighborhood to review the playground design and colors.
- Kenwood Project – cleared exotic trees from the site. Finalizing the construction site plans. Mr. Granowitz needs to schedule, within the next two (2) weeks, a meeting with the neighborhood community group to finalize the plans. Mr. Granowitz requested Rachel Waterman to notify the neighborhood residents. Mr. David Elam, Parks Department, distributed copies of the plans for the Kenwood Project.
- Raiderville Project – Bank of America owns three (3) adjoining lots to be donated to the County. A park on one-half ($\frac{1}{2}$) of the acres could be planned for this property. An agenda item to the Board has been scheduled for April 16, 2002 for consent.
- Schall Circle – needs to meet with the neighborhood community group to identify available sites for a park.
- Greenwood Air Front Property – had some clearing schedules for the site. But based on meetings with SFWMD, it needs to go through the formal record permitting application. Mr. Granowitz stated David Elam is working on this item.
- Santalucia – received bids to do the initial clearing and starting the work to eventually connect to Seminole Manor. The first bids were high.

Question: Ms. Mognillansky inquired about the Church Site Project in San Castle. Ms. Granowitz responded the Board met to discuss the acquisition of the church site and did not like a few of the conditions of the agreement. Mr. Granowitz directed PREM to remove a few items on the agreement. There is a meeting today with Barbara Alterman to look at rezoning to develop the site.

C. Status Report on Park Improvements: (Cont'd)

Necessary Action: Rachel Waterman is to draft a memo to PREM addressing the Gun Club Estates Park Project. Tim Granowitz is to e-mail Ms. Waterman the PCN # of the actual lot.

D. Status Report on Infrastructure Improvements:

Steven McGrew reported:

- Lake Worth Corridor Commercial Sewer Force Main Project – The construction of the force mains are complete. We are now awaiting the as built record drawings to submit to the Health Department, giving the necessary release to utilize the system. Next a letter will be sent notifying the property owners the sewer service is available.
- Davis Road, Mathis Street, Brooklyn Lane – On the Board Agenda for April 2, 2002. Petitions have been circulating in the area for five (5) weeks; at 45% majority approval. There are not many votes for Davis Road; because it is mostly landlords. Need assistance from Rachel Waterman or the Police Department to get people to vote.
- Royal Palm Estates – Water main on Wallace Road & Tropical Avenue is under design. May 2002 is the estimated date of advertisement for bids. Consultant services for authorization to Dorothy Caroline for CCRT funding on Forest Road & Bonnie Lane. Item has been prepared and scheduled for Contract Review Committee this week or next week. Will be sending out petitions for all the streets within the next two (2) weeks.
- Stacey Street - The design is complete. Once all permits are received, it will be advertised for bid.
- Schall Circle – The 100% plans are scheduled to be delivered today, April 1, 2002.
- Edwards Road – 90% plans is scheduled for delivery within a week.
- Glades Water Treatment Study – \$200,000 study.
 - CCRT contributed \$25,000
 - County surplus funds \$75,000
 - South Florida Water Management District \$100,000

Allen Webb reported:

- Lake Worth Commercial Corridor – the project is moving along.
- Coconut Road – is substantially complete.
- 42nd Drive – is substantially complete.
- Herndon Park/Herberts Road – is under construction. Paving should be starting soon.
- Sub Area 1, Phase D – presented to the Board on April 2nd.
- Dillard Street – additional funds were approved last Tuesday, March 26, 2002. Received SFWMD permit. Waiting on Lake Worth permit.
- Vermont & Main Street – received Lake Worth permit. Waiting on SFWMD permit.

Question: Ms. Waterman asked Mr. Allan when does he project a completion date regarding 42nd Drive South & Coconut Road. Mr. Allan responded he does not have an exact date, but usually it is within six (6) to eight (8) weeks.

- San Castle – the drainage is substantially complete. Received a good report that the drainage was working well.
- Royal Palm Estates – Presented to the Board on March 26, 2002 for the design. On April 2, 2002 is scheduled to meet with the consultants.

Necessary Action: Mr. Webb is requesting that the CCRT look into getting property owners to designate a place for their service stub. Mr. Banting is requesting a letter from Ms. Moguillansky in reference to Peak Road.

E. Community Policing Status Report:

Lt. Ron Mattino reported:

- Christmas In April – unit will be participating on Saturday.
- Great American Clean Up – Sheriff's Office is participating in all the Great American Clean-Ups.
- Sheriff's On The Move – will be on April 9th on Vermont Street.

Deputy Leslie Faerber reported on San Castle:

- Commended Rachel Waterman for a great presentation.
- Working on the Great American Clean Up.

Question: Allen Webb inquired about the status of the placement of stakes Ms. Waterman responded she would like to get stakes from Road & Bridge, so that they are identical. Ms. Waterman asked Allan Webb to contact Bill DiPaolo concerning where the stakes should be placed and that once the stakes are received she will inform Mr. Webb.

Deputy Jimmy Hightower reported:

- Deputy deceased.
- Sheriff's On The Move – had three (3) felony arrest.
- He and Ken Jackson passed out information to the homeless.
- 328 Urhart Street – got rid of dealers and others have moved in.

Captain Michael Gauger reported:

- Gail Vorpapel's Team has been very active: Lake Belvedere Estates, Fox Lane, Forest Hill, Vilman Heights, Forfeight Village, Sleepy Hollow. Cooley Court was a problem and Ken Jackson came out and assisted.
- Continue to patrol the Lake Worth Corridor.
- Made arrest on Urhart Street and also 2nd Avenue.

Necessary Action: None

F. Code Enforcement/Solid Waste Authority Status Report:

Gail Vorpapel reported:

- Looking forward to Great American Clean-up for the month of April and Christmas In April.
- Last week the community support team along with Joanna Aiken and Deputy's of District 3 painted a two-story house in Gramercy Park.
- Working in the Lake Belvedere Estates.

Joanna Aiken reported:

- Paint Your Heart Out – Collaborated to paint houses in the month of March with the National Coalition Spring Break Challenge 2002. Painted approximately five (5) houses in two or three of the CCRT neighborhoods. There were 400+ students from all over the United States who participated and they did an awesome job. Approximately thirty plus (30+) homes were painted in one (1) month.
- Targeting to have Paint Your Heart Out through the entire year.
- Recommending that staff could create their own applications to use for Paint Your Heart Out, so that the event is kept moving on.
- Paint Your Heart Out – have applications for October 2002.
- Christmas In April – On April 27th, Jupiter is the target neighborhood.
- Limestone – have no applications; had nine (9) applications.
- Jupiter Gardens – have a few applications.
- Great American Clean Up – The first one is on this Saturday, April 6th.
- Today, April 1, 2002, is pick-up day for supplies by 3:00pm.
- Rebuilding Together in Christmas – will be on April 27th.

Necessary Action: None

G. Neighborhood Partnership Grant Program Update:

Comment: Ms. Jeter stated the CCRT would be scheduling meetings with the NPG recipients to get the status on how the project is going. If there are any obstacles, the CCRT will look into the matter to get the project moving forward. It is necessary to look at the implementation schedules to review all plans. Also, regarding the reimbursement process, those that have incurred expenses, please turn in your receipts. At this time, Ms. Jeter turned the meeting over to Ms. Moguillansky.

H. Other Items:

Comment: Ms. Moguillansky stressed again that Rachel Waterman did an excellent presentation to the Board of County Commissioners. Also, it was nice to see the Board continue to strongly support the CCRT program. Ms. Moguillansky suggests the two (2) Revitalization Coordinators begin to think about the needs for the next year.

Ms. Moguillansky reviewed the key directions discussed at the BCC Meeting. The following information is requested:

- a. Write a letter for Commissioner Newell's signature to the Sheriff's Office.
- b. Find out if the Law Enforcement Trust Funds could be used, for the CCRT areas, for projects other than community policing. There is \$2.5 million available. Ms. Moguillansky requested Ms. Waterman to draft a letter from San Castle?
- c. The Chair is requesting a detailed list of all completed capital improvements in all of the CCRT areas, since the Lake Worth Corridor was created. This task is to be completed by Stephen McGrew and Allan Webb. Ms. Moguillansky is requesting by Thursday, April 4, 2002, Bill DiPaolo e-mail the table to Stephen McGrew, Allan Webb (Amy Harris for street lights), and Tim Granowitz to complete. Ms. Moguillansky is requesting the tables to be completed within one (1) week. Discussion ensued around what the information should entail.
- d. Consent Agenda Items to BCC on April 2, 2002 – Ms. Moguillansky is requesting Allan Webb to verify information on the three (3) projects, so that Ms. Moguillansky could write a letter to OFMB.

Question: Tim Granowitz inquired about the 2000 Census Data. Ms. Moguillansky responded that PZ&B Planning's Data Section is compiling the information for the CCRT areas.

Comment: Ms. Moguillansky stated that the CCRT would need to go back before the Board with a recommendation for the next area, the CCRT as a group will be focusing on. Ms. Moguillansky discussed what the information should entail.

V. NEW BUSINESS: None

VI. QUESTIONS/COMMENTS:

- The next CCRT meeting will be held on May 6, 2002.
- Tim Granowitz will bring refreshments.

VII. ADJOURNMENT: The meeting adjourned at 11:40.

Minutes prepared by

Joyce Harrell, CCRT Secretary

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