

# Countywide Community Revitalization Team

Meeting of December 2, 2002

10:10 a.m. – 11:35 a.m.

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

## Minutes

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

Joanna Aiken, Solid Waste Authority  
Penny Anderson, Countywide, GIS  
Peter Banting, P.B.C. PREM  
Audrey Blanchard, Kenwood Estates  
Norman & Florence 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  
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  
Tim Granowitz, P.B.C. Parks & Recreation  
Joyce Harrell, Secretary, P.B.C. Planning Division  
Annie Helfant, Assistant County Attorney  
Ed Jablonski, P.B.C. Sheriff's Office  
Ken Jackson, P.B.C. Code Enforcement  
Mathieu Jean-Baptist, H.E.C.A.  
Karen Loomis, P.B.C. Planning Division  
Beth McCall, P.B.C. Zoning Division  
Stephen McGrew, P.B.C. Water Utilities  
Pam Moss, Lake Worth West Resident  
Kathleen Owens, P. B.C. Fire Rescue  
Amy Petrick, Assistant County Attorney  
Mike Savidge, Lake Worth Road Merchants Association  
Carlos Serrano (Representative for Elena Escovar)  
Tim Sturgell, P.B.C. Sheriff's Office  
Allen Webb, P.B.C. Engineering

### **CCRT Members Absent:**

Dan Dumas, San Castle Community Leadership, Inc.  
Elena Escovar, P.B.C. Housing & Community Development  
Gerry Gawaldo, P.B.C. Palm Tran  
David Hoyt, Lake Worth West  
Kathy King, Lake Worth West Resident Planning Group  
Tom Lefevre, P.B.C. Health Department

**CCRT Members Absent:** (Cont'd)

Lt. Ron Mattino, P.B.C. Sheriff's Office  
Ruth Moguillansky, P.B.C. Planning Division  
Pam Nolan, P.B.C. Economic Development Office  
David Rafaidus, P.B.C. Community Services  
Gail Vorpagel, P.B.C. Code Enforcement  
Chauncey Taylor, P.B.C. Facilities Development & Operations Department  
Rachel Waterman, P.B.C. Planning Division

**I. WELCOME AND INTRODUCTION:** Duane Gainer welcomed and thanked everyone for attending the meeting. He mentioned that Ruth Moguillansky would not be attending the meeting because of another appointment. Mr. Gainer introduced himself, Sr. Planner, District 1 & 6. He stated that Linda Jeter had accepted another position and he would be facilitating the meeting. The Revitalization Section has a new staff person, Alejandro Ulloa, Planner I, District 1 & 6. He is not present because he is assisting Chrystal Mathews with completing a project. He volunteered Joyce Harrell to take notes and Karen Loomis to be timekeeper.

**II. REPORTS:**

**A. Community Organizing Activities/CCRT Resident Representatives Comments:** Kathy King, Lake Worth West Community Leader; Dan Dumas, San Castle Community Leader; and Rachel Waterman, PZ&B Planning Division were absent.

**Necessary Action:** None

**B. Facilities Development & Operations:** Chauncey Taylor was absent.

**Peter Banting, PREM, reported on the following:**

- Lake Worth Neighborhood Center – PREM has been assisting with looking for a location to keep the center in operation. There were twelve (12) locations identified; which have been narrowed down to five (5) sites. The Department is in the process of determining the final location. He suggests using the County-owned property. He is waiting on Zoning Division to give approval to proceed.

Beth McCall stated that before she went on vacation, the letter was drafted. She signed the letter this morning and delivered it to Ruth Moguillansky; along with Mr. Banting's letter.

**C. Zoning Report:**

**Beth McCall reported the following:**

- Nothing to report. She is still working with Peter Banting on the Lake Worth Neighborhood Center.

**Necessary Action:** None

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

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

- San Castle Two (Peak Highview Park) – received consensus on the conceptual master plan. They will be moving forward with the construction drawings. A meeting has been tentatively set for Saturday with the kids to select colors for the equipment in the park.
- Lakewood Park – the construction plans are complete. Advertising for bids on the project. Once the bids are received, construction will start after January 1<sup>st</sup>.
- San Castle One (Church site & Day Care Center) – will be sent to the Zoning Department for approval on Thursday, December 5<sup>th</sup>.

Beth McCall intervened and inquired if he was speaking of San Castle on Mentone Road. Mr. Granowitz responded yes. Ms. McCall stated that the project was approved at the Public Hearing. The project went to DRC last Monday and results started coming in today. She will know later today if the project was approved. If the project was not approved, it will be postponed until the next DRC Meeting.

Mr. Gainer inquired if any residents had comments from Lakewood or San Castle. Someone from Lakewood responded no, they did not have any comments.

- Stacey Street – He is close to having a contract to acquire the property.
- Schall Circle - preparing a letter to PREM regarding a site that the residents selected. Other identified sites were also submitted to PREM.

Mr. Gainer inquired about a comment made at last month's meeting regarding selection of colors for the Park's equipment. Mr. Granowitz responded it had been done.

Mr. Gainer also inquired about the status of the Football Study requested by Commissioner Green. Mr. Granowitz responded that at last month's meeting, he provided information on what was available in the San Castle area. He stated that San Castle does not have any land the size needed for a football field. This request will require more study. Mr. Gainer further inquired should the Commissioner initiate the study. Mr. Granowitz responded yes; someone would need to acquire the land and develop a budget to handle the project.

**Necessary Action:** None

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

##### **Allen Webb reported on the following:**

- Lake Worth Corridor (Maine & Vermont) – Controversy with the selection of the low-bidder. The low-bidder has withdrawn his bid protest. The contract will be awarded to the second low-bidder. The contract will be presented to the Board on January 7<sup>th</sup>. The contract should commence by January 30<sup>th</sup>.
- Lake Worth Corridor (Dilan Street) – The contract will be presented to the Board on December 17<sup>th</sup>. The construction should commence by the beginning of 2003.
- Lake Worth Corridor – Edward Road (Summit & Kirk area) – will be presented to the Board for contract approval on February 4<sup>th</sup>.
- Schall Circle – he reviewed the 96% review letter, including fifty-two (52) comments regarding the plans. Once the comments have been addressed, the plans will be complete.
- San Castle Water Mains – still does not have the plans.
- Royal Palm Estates/Southern Pines Boulevard – The contract has been awarded to the consultant. The consultant has been given the Notice to Proceed.

Ruth Moguillansky intervened stated that she has a meeting with Commissioner Newell and inquired if anyone had any other items of concern in addition to the water project and the reports submitted to her. There were no additional concerns.

##### **Stephen McGrew reported on the following:**

- Lake Worth Corridor, District 2– Edward Road (Summit & Kirk area) – Public Hearing has already been held. The installation will commence after February 2003; once the construction contract has been awarded.
- Morrison Area Water Main Assessment, District 3 – have started the designs. He is requesting CCRT funding for next year (2003).
- Lake Worth Corridor, District 3 (237 dwelling units) - reviewed the 90% designs and returned them to the consultants. Working on necessary easements. Planning on a February 2003 Public Hearing.
- Royal Palm Estates/Southern Pines, District 6 (East & South of Caroline Ave., Dorothy, Forest Road, Bonnie) – Public Hearing on November 19<sup>th</sup>. Work Authorization for Foster Marine Contractors is scheduled for tomorrow, December 3<sup>rd</sup>. A pre-construction meeting will be held this month (December).

- Tropical Avenue, Wallace Road, District 6 – was approved at the Public Hearing on October 22<sup>nd</sup>. At that time, the construction contract was awarded. The water mains have been installed on Tropical & Wallis; not quite ready to be used, yet.
- Schall Circle, District 2 – Water main plans substantially complete. Reviewing the drainage changes made with the paving plans; to update the water plans.
- Stacey Street, District 2 – Awarded to Foster Marine Contractors. Had a pre-construction meeting on September 26<sup>th</sup>. The construction is almost complete.
- Vilma Lane, District 2 – The plans are 90% complete. Will be presented to BCC in January or February 2003.
- Annual Multi-Year Contract (installing water mains) – The new contract was awarded by the BCC on November 19<sup>th</sup>.

Not CCRT Areas:

- Holt Estates, District 2 – received a Block Grant for project. Consultant Service Authorization approved in October.
- Country Club Acres (500 houses, Delray area) – Scheduling Public Hearing to be held in 2003.

Captain Gauger stated he is very familiar with this area. He inquired if it should be a CCRT area. The only qualification for it to be a potential CCRT area is they don't have utilities. Discussion ensued whether the community should be a CCRT area.

Mr. Gainer mentioned that the Revitalization Section is in the process of creating a new list of CCRT areas in Palm Beach County. He discussed the analysis used in selecting this year's CCRT neighborhoods. He further discussed the analysis used for the previous year. He stated that the analysis being used is designed to be fair. Mr. Gainer mentioned that the CCRT Areas would be presented to the Board on December 17<sup>th</sup> (he was not sure of this date).

Kathy Owens inquired if the CCRT members weren't suppose to review the list before it is presented to the BCC for approval. Mr. Gainer responded that if the list is suppose to come back for the committee to review, he is sure it will be done.

Tim Granowitz mentioned that he thought the CCRT was going to be selecting the next neighborhood area to focus on as a priority neighborhood; in addition to identifying new areas. He stated that as a group, things of that nature are not discussed. He stated the group is requested to submit specific information, and give status reports regarding projects monthly but it would be nice if the group could be involved in the process that reaches consensus before final approval. He suggested maybe this issue should be placed on the next CCRT agenda for discussion.

Amy Petrick inquired if the County Attorney Office reviewed the mentioned agenda item. Mr. Gainer again apologized if he mentioned December 17<sup>th</sup> out of content. Ms. Petrick introduced Annie Helfant, new Assistant County Attorney. She will be replacing her and attending the CCRT meetings.

Tim Granowitz stated that it was his understanding that the CCRT areas actually were derived, if not only in part, from the comprehensive plan tiered level service maps; where they identify areas. If it was a tier 1; then it was a CCRT area. He inquired if this was correct? Mr. Gainer responded no, the comprehensive plan tier concept applies to levels of service, densities and managed growth. It was not the criteria for selecting CCRT areas.

Tim Granowitz stated the real issue is that Planning said that no more than one area at a time could be worked on. Once you start work in one area it could take years. He used Lake Worth West as an example. It took three to five years and some things have not been completed. He suggests that the group needs to discuss the fundamentals of how to approach these projects. He also commented the problem seems to be a lack of staff. Mr. Gainer responded that the Revitalization Section has experienced a small turnover within the section. However at this time, we have only one position vacant (Sr. Planner). Mr. Granowitz stated that the staff issue is being addressed. He stated, now we need to discuss how to go about approaching a project.

Penny Anderson stated that the "T" in CCRT means Team. The group does not want to start acting like a committee, where basically PZ&B is reporting to the group what they are doing. It is fine that the criteria for selecting neighborhoods are changing, because we have more technology and better data to properly evaluate the neighborhoods. As a group we need to have consensus on the criteria used for selecting communities, so that we can all act in concert and plan for our own Department's to support the group. Mr. Gainer inquired if there was a committee formed to look at the criteria of information being analyzed. Mr. McGrew responded that different individuals were requested to complete different assignments.

Peter Banting inquired concerning the Public Hearing, if it was Select Contractors. Steven McGrew responded when you do a special assessment, it is required to hold a public hearing as part of the legal process.

Mr. Banting inquired about the Davis Road Project. Mr. McGrew responded he estimates February is when both projects will be presented. It usually takes two (2) weeks to get the items back from the Minutes Department. Construction will probably start in March.

**Necessary Action:** Mr. Gainer will speak with Ruth Moguillansky concerning the format for the meetings.

## **E. Community Policing Status Report:**

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

- Requested a correction to November CCRT Meeting Minutes - change Homeless Attack Team to Homeless Team.

Mr. Gainer apologized for the group not having the time to make corrections or changes to the minutes. He stated that if there were any other corrections or changes, please notify him and the corrections will be made.

- The Homeless Team had excellent results. They brought more homeless people in for assistance, than ever in the past. Another operation is planned for December 16<sup>th</sup>. They will start enforcing some of the criminal issues that are affecting the residents in District 1. He would like to suggest that the Sheriff's Department, District 1, be included in the selection process for new CCRT areas.
- There is a meeting tonight off Purdy Lane. Doug Sager will be representing the County. He suggests that this area will also qualify within the perimeter to be a CCRT area.
- Lora Lane & Benny Lane has been experiencing some code issues.

### **Deputy Sturgell reported on Seminole Manor:**

- Roberta Lawrence, Code Enforcement Officer, has been a great help.
- Cutting down trees to keep drugs from the area.
- South of Boynton Beach Boulevard there are three (3) areas that may qualify for a CCRT area: Old Dixie Highway, Country Club Acres, Boca Gate.

Captain Gauger stated that North of Belvedere Road, Benoist Apartments have become a problem. The apartments were designed for young, single, working people. He also stated that Cannon Gate has also become a problem. An additional seventeen (17) Officers were assigned to West Boca and District 1 got nothing. Captain Gauger stated that the crime in District 1 exceeds the crime rate in any other District.

Kim Ciklin, Commissioner Roberts, asked Captain Gauger to differentiate what he means when referring to Districts. The Commissioner's Office reference Districts according to Commissioner's District. Captain Gauger responded the Sheriff's Office refer to Districts as the following: District 3 - County line of Martin County south to Belvedere Road; District 1 - Belvedere Road to Lantana; District 4 - Lantana to Clint Moore; District 7 - Clint Moore to Broward County; District 5 - West of 20 mile bin. District 1 account's for about 65% of all services of all the other Districts. He further mentioned the activity of calls dispatched in each area and the areas that require more Sheriff Officers. Wellington is a separate entity. They have their own officers.

Mr. Gainer stated that this was one of things that Rachel Waterman felt needed to be considered in the analysis process of selecting CCRT areas. He stated the Revitalization staff suggests community policing makes a difference whether the neighborhood will be successful or not.

**F. Code Enforcement Status Report:** Gail Vorpapel was absent.

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

- Vagrants are trespassing on Essers Ranch property. He inquired if FDO had secured the property. Peter Banting responded that he has no knowledge as to who is working on this. It could be Chauncey Taylor. Ken Jackson will contact Chauncey Taylor regarding the issue. Discussion ensued regarding the location of Essers Ranch.
- Tim Sturgell, Sheriff's Office, Ken Jackson and others went out looking for homeless camps. The Homeless are changing their locations.
- The Homeless Coalition is doing an excellent job.

Mr. Gainer inquired concerning the Sheriff's Office statement at the last meeting about passing out checks to the homeless. Deputy Sturgell responded that it was vouchers.

Mike Savidge thanked Code Enforcement for giving more emphasis in San Castle regarding removal of the abandoned cars. He also informed the Sheriff's Office that when the train stops on the siding (between Hypoluxo Road & Terrace Road), people are getting off. He suggested that if a unit were there, it would discourage the winter visitors from getting off trains. Captain Gauger stated that maybe the Railroad Police should be contacted. Officer Sturgell stated that this would be the Town of Lantana's jurisdiction. Captain Gauger stated that they would pass the information to the Railroad Police.

Deputy Leslie Faerber mentioned that there are more abandoned in the area. Ken Jackson responded off Terrace Road. Deputy Faerber reported that the leader of their current newsletter, Code Enforcement Wreck of the Month, is now focusing on Code Enforcement issues. She mentioned that across the street from the elementary school exists a wrecked vehicle and there is nothing that she can do about it. The vehicle is not on County property, it's not a stolen vehicle, and it's on private property. The vehicle has been red tagged. Discussion ensued about who should be handling the problem with the vehicle. Deputy Faerber stated that she believes the residents are handling the problem.

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- Ken Jackson mentioned that he and Jimmy Hightower gave Barbara Alterman and Verdenia Baker a tour of Lake Worth Road. Jimmy Hightower made four (4) arrests on that day.

Captain Gauger mentioned that Club Peek-A-Boo is being closed down as of January 1<sup>st</sup>.

**Necessary Action:** Ken Jackson will contact Chauncey Taylor regarding securing Essers Ranch.



## **G. Solid Waste Authority Status Report:**

### **Joanna Aiken reported on the following:**

- Amnesty Day is coming up on December 7<sup>th</sup> & 8<sup>th</sup>, at 1:00pm – 5:00p.m. The date and time will be posted in the newspaper. Roll-offs will be at all transfer stations and the hazardous waste building will be available for those two (2) days. You are allowed to bring eight (8) passenger tires. If you need other locations, you may visit the website or contact them by phone.

Ken Jackson mentioned that there are about fifty (50) tires dumped Essers Ranch. Joanna Aiken responded there are funds available to assist with the expense to the property owner. The owner needs to apply to the Solid Waste Authority and arrange for someone to load the tires.

- Adopt-A-Spot Program - most of the CCRT areas have signed up for the program. They should have received a letter offering a Florida Recycled Tire, six foot by five foot bench, six foot picnic table, four foot by six foot landscape tumblers. The items are all made from the Florida Recycled Tires.

Tim Granowitz inquired if Parks Department could apply. Joanna Aiken responded any recommendations from the CCRT members would be taken into consideration. She further mentioned that the program has already been assisting other agencies, groups, etc.

Florence Castle inquired about including the Lakewood Community to receive a bench. Tim Granowitz responded he has standard picnic tables but for benches, he will look into it. Palm Tran or Truck Stop benches did not come through this program. A bench can be placed on private property, if the owner gives permission.

Someone inquired if Lake Worth West could apply. Ms. Aiken responded that she is waiting to hear back from Kathy King.

Mr. Gainer mentioned that Bill Dipaolo placed an article in the CCRT Newsletter in reference to the Solid Waste Authority Adopt-A-Spot Program.

**Necessary Action:** None

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

Mr. Gainer stated that Chrystal Mathews was busy with completing the NPG assignment. He reported that all the neighborhoods that applied have been recommended to receive the grant. He believes NPG applications will be presented to the Board on December 17<sup>th</sup> for approval.

**Necessary Action:** None

## **I. Other Items:**

Amy Petrick stated that hence forth, to please contact Annie Helfant at 355-4394 in the County Attorney Office regarding CCRT issues. She will be moving to Litigation. She will be available for questions.

Captain Gauger stated that he and Joanna Aiken would like to thank the CCRT and the Board of County Commissioners for the Golden Palm Awards.

Penny Anderson stated that the REAP Program was a huge success. The committee received many positive comments about the program. The participants raved about Rachel Waterman's energy and enthusiasm with presenting the courses and the level of organization and information they received to assist with reorganizing their neighborhoods. The result of the program is the recommendation to have two levels of REAP classes: REAP 1 will concentrate on Teaching Residents How To Develop Their Neighborhood Profile; and REAP 2 will concentrate on How To Present An Issue To The Elected Official. Another result is that the participants were amazed at the demographic information available on the Internet about communities; however, they don't really have the technology and resources to assimilate that information based on their neighborhood's individual boundaries, because each neighborhood is defined differently.

**Necessary Action:** Nothing.

## **IV. NEW BUSINESS:**

Someone inquired about the type of business moving to Military Trail & Cambridge Street (Westside). Captain Gauger stated this was brought up at the last CCRT Meeting. Mr. Gainer read from the minutes that Beth McCall was to contact Jessica Herbert regarding this question. Mr. Gainer requested that she meet with him after the meeting and he will handle the issue.

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

- The next CCRT meeting will be held on **January 6<sup>th</sup>**.
- **Ruth Moguillansky** will bring refreshments for the next meeting.

**VI. ADJOURNMENT:** The meeting adjourned at 11:35.

Minutes prepared by

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Joyce Harrell, CCRT Secretary

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