

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of December 4, 2000
10:00 a.m. - 11:45 a.m.

PZ&B - 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Nancy Buckalew, PZ&B Planning
Bob Dovey, Administrative Assistant to Commissioner Newell
Tim Granowitz, Parks & Recreation Department
Kathy King, Lake Worth West Representative
Tom Lefevre, Health Department
Stephen McGrew, Water Utilities Department
Ruth Moguillansky, PZ&B Planning
Kathy Owens, Fire and Rescue Department
Juana Ramos, San Castle Representative
Carlos Serrano, Housing and Community Development
Brenda Warren, Royal Palm Estates Representative
Rachel Waterman, Community Liaison
Allen Webb, Engineering

Members Absent:

David Rafaidus, Community Services
Laurel Grim, PZ&B GIS
Pam Nolan, Economic Development
Fred Stubbs, Palm Tran
Gail Vorpagel, Code Enforcement

I. WELCOME AND INTRODUCTION: *Ruth Moguillansky* called the meeting to order at 10:10 a.m.

II. Special Presentation: Financially Assisted Agencies Evaluation Process and Program Funding - *David Rafaidus* was absent. This item will be presented at the next CCRT meeting on January 8, 2001.

Necessary Action: *Mr. Rafaidus* is to confirm attendance to this meeting so that he can be placed on the agenda.

III. PROGRESS REPORTS AND ACTIONS NEEDED:

A. Zoning Report: There was no Zoning representative at the meeting.

Necessary Action: Request Bill Whiteford, Zoning Director, to please appoint someone to attend the monthly coordinating meetings until a Zoning representative can be designated.

B. Infrastructure Improvements: *Allen Webb* reported that two separate grant applications for water lines are being prepared for the San Castle areas; one for Ridge Grove and one for the Hypoluxo Ridge area. The applications must be submitted by January 5, 2001 to Housing and Community Development.

The BCC approved supplemental funding for ten projects in the Lake Worth Corridor. A Public Hearing was held for Sierra Drive on November 21st which was approved and is expected to commence in late January. Herndon Park is next on the list and will be put out to bid. *Mr. Webb* stated that the Engineering Department is trying to put one street out to bid each month.

The paving and drainage projects in the Lakewood Garden area are substantially complete; the water mains for Phases I and II are complete, and Phase III will go out to bid as soon as a permit is obtained.

Ruth Moguillansky reported that the BCC approved all of the CCRT recommended projects for funding from the \$1 million allocation. *Ms. Moguillansky* met last week with Verdenia Baker, Frank Duke, Dominic Sims and representatives from OFMB to determine the best way to proceed with the transfers of funds to the implementing Departments. It was decided that the OFMB would prepare one agenda item which would take care of all of the budget transfers. In this way, individual Departments will be relieved of doing individual transfers. A CCRT account was set up with \$1 million. Monies from this new account will be transferred as follows: \$50,000 to Water Utilities for the Coconut Road project; \$300,000 to Engineering for Lake Worth Road area projects; \$200,000 to San Castle; \$110,000 and \$90,000 to Parks and Recreation for Schall Circle and Stacey Street Parks, respectively; \$100,000 to PZ&B for the Lake Worth West Neighborhood Center and \$100,000 for the grant program. *Ms. Moguillansky* stated that the implementing Departments will be asked to provide a progress reports to ensure that projects are on track. *Tim Granowitz* expressed concern that many of the administrative processes are not completed in one year. *Bob Dovey* mentioned that the BCC was using the CCRT as the model program for redevelopment in Palm Beach County.

Ms. Moguillansky stated that on Tuesday, Florida International University (FIU) presented the result of its Redevelopment and Revitalization Assessment to the BCC. FIU's contract price was \$5,000. A few CCRT members were in attendance, who indicated that the conclusions of the assessment did not differ from what was presented to the BCC back in 1997. (e.g. need for more commitment, need to have funding, more cooperation between departments, etc.)...The BCC is planning a visioning workshop to determine the Board's priorities are.

Steve McGrew stated that a meeting with the property owners on Coconut Road is scheduled for 12/11 to present the final assessment petitions. There is partial funding for water main on Coconut Road; the water services have been located and the project design will be done as soon as the enough petition signatures are collected from the fifteen property owners. The assessment is \$15.49 per front foot. The City of Lake Worth owns two parcels in this area and they will not be assessed as they are a governmental entity.

Mr. McGrew handed a copy of the Lake Worth Road Commercial Corridor Sewer project schedule to *Ms. Moguillansky* and explained that his assistant, *Hassan Hadjimiry*, is in charge of this project. Easements are needed from 35 property owners. The County Attorney's Office policy is that a consent is needed from any company that holds a mortgage on the easements. Several of the easement petitions were returned with the property owners are filling them out as if they are the bank or the mortgage company. The Water Utilities Department is doing Title searches on each property. *Mr. Hadjimiry* will be sending a letter to property owners that have mortgages, asking if he can write to their mortgage holder or assist them in getting the forms signed correctly. The easements are expected to be properly returned in January, bid in March, go to the BCC for Public Hearings at the beginning of summer, and completed by Labor Day, 2001. These easements are needed because of the gas line being run from the Turnpike eastward on the south side of Lake Worth Road. *Ms. Moguillansky* mentioned that *Mr. Hadjimiry* attended last month's Lake Worth Road Merchants and Businesses' meeting and explained how the sewer and gas line projects fit together. He also discussed the cost of individual pump stations and the options of property owners to pool their resources together to have joint pump stations.

Mr. McGrew reported that a major milestone was achieved in the "fruit bowl" section of Royal Palm Estates. Letters were sent to property owners in early November stating that 22 more petitions were needed, that the interest rate was lower but the assessable cost increased, and that a twenty year term instead of a ten year term was available for repayment. Fifty six

percent percent of the petitions were received back and an agenda item has been prepared for the BCC for a Public Hearing on January 9, 2000. Approximately 450 properties are involved with this project, and the cost estimate is \$1.5 million, with the assessment at \$47.75 per front foot. *Mr. McGrew* stated that the public information hearing is expected to be held in late December on this item.

Mr. McGrew stated that the Kenwood area project is nearing completion and is expected to be completed by the end of December, 2000. He also reported that a potential park site has been located for Royal Palm Estates. Putting in the water main would increase the property's value. *Tim Granowitz* stated that he had no money in the Park and Recreation budget this year for a park in Royal Palm Estates, but more would be available in October, 2001. *Brenda Warren* asked about the \$50,000 that *Commissioner Masilotti* allocated last year for a park in Royal Palm Estates. *Mr. Granowitz* determined that those monies were allocated towards a park on Stacy Street.

Necessary Action: *Nancy Buckalew* will add *Hassan Hadjimiry* to the CCRT mailing list. *Mr. Hadjimiry* will be invited to speak at the next Merchant's Association meeting.

C. Park Improvements: *Tim Granowitz* reported that several meetings were held with *Pastor Long* of the Hypoluxo Baptist Church and they are negotiating the lease terms. *Pastor Long* had asked what the County policy was on lease payments. The answer is ten percent of the value of the property per year. The property is appraised at \$40,000/acre, resulting in a payment of \$4,000/year for a lease. *Mr. Granowitz* will compile an information packet and will meet again with *Pastor Long*. He would like to cut that to half. *Carlos Serrano* asked if this was the final site, as Housing and Community Development will be performing an environmental review on the chosen site for a CDBG requirement. There was a brief discussion about inserting a contract in the clause regarding the environmental review. *Juana Ramos* mentioned that originally the Church said they would donate the site for \$1 per year. *Mr. Granowitz* agreed to contact the other property owner again to see if he wants to sell his property for a park. *Ruth Moguillansky* will contact PREM for assistance with these parks.

Mr. Granowitz said that the Kenwood property should be going before the BCC in the near future. A request for review was submitted to Engineering Department regarding Lakewood Property on Kirk Road. *Mr. Granowitz* had accompanied *Commissioner Tony Masilotti* to Belle Glade to look at the Okeechobee Center and the Raderville subdivision. *Commissioner Masilotti* directed *Mr. Granowitz* to research properties for a potential neighborhood park. *Tim Granowitz* thanked *Ms. Aiken* for the Solid Waste Authority's help with cleaning up the Neelan property. The Sheriff's Department also sent people to help clear the undergrowth on the Neelan property. *Ms. Aiken* assured *Mr. Granowitz* that the SWA would be working in partnership with the Parks and Recreation Department in clearing vegetation if it is determined that activities such as drugs or prostitution are occurring because of the overgrowth.

Necessary Action: *Rachel Waterman* will schedule a meeting with *Tim Granowitz*, *Ruth Moguillansky*, *Juana Ramos*, and *Ross Herring* to discuss the Church's site.

D. Community Policing Status Report:: There were no community policing officers in attendance.

Necessary Action: Nothing at this time

E. Community Organizing Activities/ CCRT Resident Representatives' Comments: *Kathy King* reported that *Julie Roberts* of the YMCA had located potential sites for a community center in the Lake Worth Road area. *Ruth Moguillansky* said that she and *Rachel Waterman* visited both sites, and were waiting for a report from *Ms. Roberts* regarding what needs to be done on those properties to make them licensable. *Ms. King* will contact *Ms. Roberts* for her reports as soon as possible.

The second annual Thanksgiving in the Park held in the Urquhart Street park was attended by approximately 70 people and was a huge success. The Youth Council helped to set the tables. Four turkeys were donated through SYSCO and the YMCA. The community brought in many ethnic side dishes. Raffle prizes were donated by The Home Depot (two \$25 gift cards) and Halsey & Griffith (a toy bear and other gifts). \$75 was raised - 75% of the proceeds will go towards toys for area children and 25% will be put into the Youth Fund. *Ms. King* distributed pictures taken at the event.

Ms. King stated that signs and sign posts were being pulled up at the barricade on Maine Street. Strings have been laced across the posts and are a hazard to bikers. *Allen Webb* said that he will research moving the barricade to its permanent location. *Joanna Aiken* had given *Ms. King* an application for available funds from The Home Depot. It was decided to use the funds for materials for a secure storage shed. Originally *Ron Ross* had the materials, but he has moved out of the area and what happened to the supplies that he had is not known.

Juana Ramos reported that \$400 was raised at the San Castle Fall Festival, making a \$200 profit. Two streets are finished with the house numbering project and the rest of the numbering is expected to be completed by the end of December. There was a fatal accident at San Castle Boulevard and Hypoluxo Road. It is dangerous to turn left and go west on Hypoluxo Road. *Allen Webb* will review the intersection and see about placing a no left turn sign at that intersection.

Ms. Moguillansky stated that she is working on an application for the Ford Foundation nominating *Juana Ramos* for "Leadership for a Changing World." The prize to be awarded to the recipient will be \$100,000 towards community improvements and \$30,000 towards leadership development, and the opportunity to exchange ideas and experiences with other leaders throughout the country. This is a highly competitive program.

Rachel Waterman will be conducting a Leadership Workshop at the San Castle Community Board meeting on December 7. *Ms. Ramos* also invited *Brenda Warren* and *Kathy King* to attend. The November/December CCRT newsletter will be mailed out in a few days. Any submissions for the next newsletter for January - March should be forward to *Ms. Waterman* by December 29.

Juana Ramos thanked *Kathy Owens* for the \$300 more from Lowe's Heroes for the San Castle Community. *Ms. Ramos* also thanked *Carlos Serrano* for helping with the Fall Festival and *Joanna Aiken* for sending information on the grant.

Brenda Warren said that approximately \$600 was raised by the Royal Palm Beach (RPE) Community Group last month from the Lowe's Safety Fair and a community yard sale. \$50 of those monies was donated to the COP for Thanksgiving and Christmas food baskets. Four additional holiday baskets were purchased for needy families and the COP donated an additional 16 turkeys the day before Thanksgiving. Monies also went towards purchasing ten holiday baskets from the Share Florida program which enables a discount on food in return for volunteer services. *Ms. Warren* is expecting to be able to feed approximately thirty families for Christmas. The RPE Group is meeting tonight and the area residents are urged to bring an unwrapped toy to be added to the holiday baskets. *Ms. Moguillansky* mentioned that she had ordered labels from the Property Appraiser's office for the RPE Christmas in April fliers. Five houses are already selected for Christmas in April, to be held on April 28, 2001, but there is room for more houses to be included. Last year ten houses were done for Christmas in April and this year the goal is ten houses. *Joanna Aiken* remarked that

residents are sometimes wary of allowing people to come in and work on their houses. The fliers will also request more people to volunteer their services and time.

Necessary Action: *Allen Webb* will review the intersection at San Castle Boulevard and Hypoluxo Road and see about placing a no left turn sign there.

F. Code Enforcement: There was no Code Enforcement representative at the meeting.

Necessary Action: Nothing at this time.

G. Solid Waste Authority: *Joanna Aiken* said that *Kathy King*, *Juana Ramos* and *Brenda Warren* are on a list provided by the Solid Waste Authority to receive matching grant funds for a park tire recycled material. A representative may call them in January to see if they want the material in their neighborhood.

Ms. Aiken stated that there were some construction debris issues on Urquhart Street, that were brought to her attention by *Ray Loftin*. The Solid Waste Authority is working in the Cannongate area where there are code enforcement and garbage issues.

The Christmas in April Committee will meet on December 7, and *Ms. Aiken* will be the contact person listed on the flier that is to be mailed out. *Brenda Warren* is the volunteer coordinator this year. *Ms. Aiken* said that The Home Depot had "Oops!" paint available for community projects. "Oops!" Paint is leftover from various projects or customers change their mind as to the color that they want.

Ms. Aiken is working with *Ms. Ramos* to get The Home Depot matching funds of \$2,000 instead of \$1,000. *Ms. Ramos* said that at a previous seminar she worked with four other communities in Neighborhood Reinvestment donated \$5,000, with each of the communities receiving \$1,000. San Castle chose to use their money for street beautification and are looking for matching funds from The Home Depot.

Necessary Action: Nothing at this time.

IV. NEW BUSINESS There was no new business at this time.

Necessary Action: Nothing at this time.

V. QUESTIONS/COMMENTS

Ruth Moguillansky mentioned that the CCRT Neighborhood Partnership Grant Program Conceptual Proposal was approved by the BCC. The grant needs to be fully developed and the CCRT representatives from Engineering, HCD, and Planning, along with OFMB, will be working on it.

Ruth Moguillansky will be meeting with *Commissioner Warren Newell*, *Tim Granowitz*, *Kathy King*, *Rachel Waterman* and *Ross Herring* on December 7 to discuss plans the location of the neighborhood center in Lake Worth.

Ruth Moguillansky said that the first public hearing for the proposed new regulations for the Lake Worth Road Commercial Corridor will be held December 19.

Steve McGrew mentioned that a Public Hearing is set for December 19 for a special presentation for the "Gardenette" (Dyson Circle area).

Kathy Owens said that Fire Rescue is finished working with Lowe's Heroes and the \$1,500 that Lowe's donated for the CCRT areas. *Ms. Owens* is preparing another grant package for an additional \$10,000.

Penny Anderson remarked that the Countywide Geographic Information Systems are working on an Infinite Web Application. This is a navigation tool that will show digital ortho maps and personal map coverage for the entire county. It is expected that the project will be linked to the Property Appraiser's database in February, 2001. Addresses and parcel control numbers will be linked also.

Ruth Moguillansky mentioned that *Michael Whitten* is the designated person in the Building Division for assistance with building permits.

Steve McGrew requested that the Water Utilities Department be contacted for projects in the Lake Worth Road Commercial Corridor area.

Kathy King offered to bring in refreshments for the January meeting.

The next CCRT meeting will be on the second Monday **January 8, 2001** because of the New Year's Holiday.

Happy and safe holidays to everyone!

VI. ADJOURNMENT: The meeting adjourned at 11:45 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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