

Countywide Community Revitalization Team

Meeting of June 3, 2002

10:05 a.m. – 11:40 a.m.

PZ&B – 2nd Floor Conference Room

Minutes

Present at the Meeting:

Penny Anderson, Countywide, GIS
Rich Angelo, P.B.C. Sheriff's Office
Craig Bencz, P.B.C. Planning Division
Norman & Florence Castle, Lakewood Community
Kim Ciklin, Administrative Assistant to Comm. Carol Roberts
Deputy A. Combs, P.B.C. Sheriff's Office
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.
David Elam, P.B.C. Parks & Recreation
Duane Gainer, P.B.C. Planning Division
Gerry Gawaldo, P.B.C. Palm Tran
Harriet Goldstein, Academy for Better Communities/Barry University
Joyce Harrell, Secretary, P.B.C. Planning Division
Deputy Jimmy Hightower, P.B.C. Sheriff's Office
David Hoyt, Lake Worth West Resident Planning Group
Mathieu Jean-Baptist, H.E.C.A.
Ken Jacobson, P.B.C. Code Enforcement
Linda Jeter, P.B.C. Planning Division
Kathy King, Lake Worth West Resident Planning Group
Tom Lefevre, P.B.C. Health Department
Beth McCall, P.B.C. Zoning Division
Chrystal Mathews, P.B.C. Planning Division
Bilal Mujahid, P.B.C. Water Utilities
Ruth Mognuillansky, P.B.C. Planning Division
Pam Nolan, P.B.C. Economic Development Office
Deputy Padilla, P.B.C. Sheriff's Office
Amy Petrick, Assistant County Attorney
David Rafaidus, P.B.C. Community Services Department
Mike Savidge, Lake Worth Road Merchants Association
Carlos Serrano, (Representative f/Elena Escovar), P.B.C. Housing & Community Development
Sgt. J. Swank, P.B.C. Sheriff's Office
Deputy Tramonte, P.B.C. Sheriff's Office
Rachel Waterman, P.B.C. Planning Division
Allen Webb, P.B.C. Engineering
Mike Whitten, P.B.C. Building Division

CCRT Members Absent:

Joanna Aiken, Solid Waste Authority
Peter Banting, P.B.C. PREM
Elena Escovar, P.B.C. Housing & Community Development
Captain Michael Gauger, P.B.C. Sheriff's Office
Stephen McGrew, P.B.C. Water Utilities
Lt. Ron Mattino, P.B.C. Sheriff's Office
Kathleen Owens, P. B.C. Fire Rescue
Gail Vorpapel, P.B.C. Code Enforcement

I. WELCOME AND INTRODUCTION: Linda Jeter greeted and welcomed everyone for attending the meeting. Ms. Jeter introduced Duane Gainer, Sr. Planner, to the group. Ms. Jeter stated that Mr. Gainer would be responsible for Districts 1 & 6. She announced that Penny Anderson, will be note-taker and Rachel Waterman, will be timekeeper.

II. REPORTS:

A. Community Organizing Activities/CCRT Resident Representatives Comments:

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

- Cinco De Mayo was very successful.
- Mr. Dumas stated that he has observed a considerable amount of code violations that have not been addressed.
- Mr. Dumas inquired about the status on acquiring the property for the parks project.

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

- The workday is scheduled for June 8th to pressure clean houses. There are houses that are ready to be painted, but she is waiting on completion of the road construction. There are plants that need to be potted.
- She is in the process of completing a package received from Linda Jeter.

Rachel Waterman reported on the following:

- San Castle Street Lights – A second letter was mailed to property owners requesting their signatures on the enclosed consent forms; along with a map proposing thirty-three (33) new locations for the streetlights. Approximately three-hundred (300) letters were mailed; and approximately one-hundred (100) responses have been received. Ms. Waterman further reviewed the letter with the group.

Ruth Moguillansky stated that she had a concern regarding insufficient consent received from the property owners. Ms. Moguillansky asked Ms. Waterman to make sure that she receives close to 60% of property owner's consent before moving forward with the installation of the streetlights.

Mike Savidge stated that he received the above-mentioned letter and he had a concern with the map. He feels that due to the size of the dots, the best location for the streetlights cannot be properly identified.

Ms. Waterman stated that on June 18th, a meeting is scheduled with FP&L to approve the design plan for the streetlights for which a consensus has been solicited. She mentioned that FP&L first anticipated having all the streetlights installed by July 4th, but there will be a delay because of the signatures needed to move forward with the second phase of installation. Ms. Waterman suggested to Dan Dumas that the community group announce, at the upcoming community meeting, the need for assistance to obtain the outstanding consent forms; so that the project could be completed in a timely manner.

Mike Savidge asked if the streetlights were going to be installed on the existing FP&L poles. Ms. Waterman responded that the design map form shows FP&L where the existing poles are already and where the additional poles are needed. Mike Savidge also asked whether the streetlights would be on the street or the easement because the FP&L poles exist at the rear of the property. Ms. Waterman responded that all the streetlights would be placed on the street. Further discussion ensued about existing FP&L poles and locations of the new poles.

- Water mains – one-third (1/3) of the property owners have placed stakes on their property to show where they would like the water hookups installed. Ms. Waterman said a thank you letter will be sent to property owners who participated. She will also send a 2nd letter to property owners who have not responded. Ms. Waterman asked Allen Webb if he could deliver more stakes to be distributed to residents. Allen Webb stated yes and requested a map indicating where the stakes have been placed to date. Ms. Waterman said that Bill DePaolo had marked a map with the stakes location and would deliver a copy to Mr. Webb.
- Lake Worth Road Force Main Groundbreaking Ceremony – The ceremony will be held on June 26th at 6:00p.m. **(Please note: the ceremony has been cancelled)**
- National Community Building Network Annual Conference – She attended the conference on last week and distributed various material and publications collected at the conference.

Necessary Action: Allen Webb is to provide more stakes to Bill DiPaolo so that they can be placed on properties to identify locations for hookups. Bill DiPaolo is to provide a copy of the map showing residence locations to Mr. Webb.

B. Zoning Report:

Beth McCall reported on:

- Gramercy Park – The final plan review will be submitted to the Development Review Committee on June 5, 2002.
- Westgate/Belvedere Signs – in the process of identifying appropriate locations for the signs.

Jimmy Hightower inquired about the status of Laundry Time proposed on Urquhart & Lake Worth Road. Ms. McCall responded that the application for permits has been submitted. Ruth Moguillansky asked Michael Whitten to check if the permits for this project have been processed.

Jimmy Hightower also inquired about the abandoned building that burned across the street. Mr. Hightower stated that people are living in the building. Mr. Whitten said he would check on the status of the demolition of the building. **(Please note: Rachel Waterman received an e-mail from Michael Whitten stating that the case was given to Dean Wells, which will take approximately three (3) months)**

Allen Webb inquired about a letter that he received regarding Lydel Avenue being annexed into the Village of Palm Springs, where infrastructure improvements were being proposed, and for which 51% of signatures have already been obtained from property owners. A comment was made that as of May 23rd, the street was annexed.

Necessary Action: Ruth Moguillansky is to check on the issue of annexing Lydel Avenue. Michael Whitten is to check on the status of the permits for Laundry Time. **(Please note: Rachel Waterman received an e-mail from Michael Whitten stating that the cashier should have Laundry Time's permit today, 6/4/02)**

C. Status Report on Park Improvements:

David Elam reported on the following projects:

- Lakewood Park Project – he attended a neighborhood meeting last week. He received several comments from the neighborhood and is looking into those issues. He is in the process of looking into the possibility of putting water lines on the side of the water drinking fountain. Ruth Moguillansky stated it was her understanding that there is already a water pipe there, and that residents indicated their need to have a fountain. Mr. Elam responded he is not sure but that there is an existing meter. He further stated that he would need to check with the Health Department to see if there is any problem. Discussion ensued about the cost of installing a water fountain, available funds, and potential delay of the project. Further discussion ensued about the procedure involved for installing the water fountain. Ms. Moguillansky asked Tom Lefevre if he had any comments. Mr. Lefevre stated that his Department did not get involved with the passing of the meter. Mr. Elam continued by reviewing a map of the playground with the CCRT group. The group inquired and suggested the incorporation of benches to the plan for the playground.

- San Castle Site – The Board approved the acquisition of property.

Ruth Moguillansky inquired which site, he was referring to, as there are two (2) sites in San Castle: 1) church site; and 2) High View/Peak Road. Mr. Elam responded he did not know. Ms. Moguillansky asked Rachel Waterman to contact Peter Banting and inquire about the acquisition of these sites and send an email to her and Dan Dumas providing the status on these acquisitions.

Kathy King inquired about the status of the removal of the shed. David Elam stated the shed should have been removed. Discussion ensued regarding removal of the shed. **(Please note: Rachel Waterman received an e-mail from David Elam stating that the shed has been demolished)**

Kathy King commended the Parks Department for doing such a great job maintaining their park.

- David Elam commended and expressed appreciation to Rich Angelo, for volunteering inmates, and Ken Jackson for doing cleanups and removing the fencing in Kenwood Estates. This would have been a considerable expense for the project. They lowered the cost by 60%. The group showed appreciation by clapping hands.

Beth McCall inquired about the construction date for the playground. Mr. Elam responded maybe approximately three (3) months from today.

Linda Jeter inquired about the status of the Neeland and Raiderville Projects.

- Neeland Project - submitted the plan to be sent to the consultant, we have under contract, for environmental work and some of the preliminary engineering type work. The project is going through the environmental review process.
- Raiderville Project – he has not started working on the project yet. The project should move forward after the Lakewood Park is completed; approximately six (6) weeks from today.

Ruth Moguillansky stated that in reference to Stacy Street Park, she received the go ahead to pursue the acquisition of the site located on Haverhill Road. Ms. Moguillansky thanked Kim Ciklin for her assistance with this project. Ms. Moguillansky requested Duane Gainer to prepare a letter to Peter Banting, from PREM, for her signature, requesting the Department's assistance to pursue the acquisition of the mentioned site.

Ruth Moguillansky also stated that in reference to Tradewinds Estates, a meeting was held last week with Commissioner McCarty. Staff is exploring the potential of annexing the Tradewinds Estates properties west of Federal Highway. The cost of infrastructure improvements will be approximately \$1 million dollars. We cannot move forward with the park until a decision is made about the annexation.

Necessary Action: Rachel Waterman is to contact Peter Banting and inquire about the acquisition of the park sites in San Castle and send an email to her and Dan Dumas regarding the status of the projects. Linda Jeter is to prepare a letter to Peter Banting requesting the Department's assistance to pursue the acquisition of the property for the Stacey Street Park Project. David Elam is to look into the potential of a drinking fountain in Lakewood Park Project and send an email to Ms. Moguillansky indicating whether additional funds are needed, and how long the project will be delayed.

D. Status Report on Infrastructure Improvements:

Bilal Ahmad Mujahid, represented Steven McGrew, reported on the following projects:

- Water Distribution and Utility Construction Contract – Advertisement for bid is June 23rd.
- Edward Road Water Main Assessment, District 2 (Summit & Kirk) – To be bid with County Engineering Street Improvement. The plans are ninety percent (90%) complete.
- Morrison Area Water Main Assessment, District 3 (Congress & Summit) – received 51% majority vote. Requesting CCRT funds for FY 2003.
- Lake Worth Corridor Public Water Main Assessment, District 3, (Mathis Street, Brooklyn Street, Davis Road) – Survey is in progress. Public Hearing is scheduled for October 2002.
- Martin Avenue Water Main Assessment, District 3 – The connection letters were sent out on last week to property owners.
- Coconut Road Water Main Assessment, District 3 – Preparing connection letters to be sent out. Discussion ensued regarding assessing property owners.
- CCRT 2 Project, District 2 (Summit & Dirk, Bonnie, Dyson Circle, Caroline Road, and Dorothy Lane) – The survey is in progress. Public Hearing is scheduled for October 2002. The Department has been receiving negative responses. This project needs special attention. Discussion ensued regarding revising the initial letter sent to property owners and also visiting the community to provide information on the project and seek residence participation.

Someone commented that there is a community meeting in Royal Palm Estates to address community issues, tonight, June 3rd, at 7:30pm.

Rachel Waterman suggested that in the future, meetings are coordinated in conjunction with regularly scheduled community meetings, to avoid scheduling meetings on the same dates or times. Ms. Waterman suggested that the Water Utilities staff contact CCRT staff to check on dates for upcoming community meetings for future water assessment projects.

- Country Club Acres Water Main Assessment, Delray Beach (not a CCRT Area) – Approximately 515 connections.
- Schall Circle Water Mains (CDBG), District 2 – The plans are 100% complete. Permit applications to be submitted the week of June 3rd.

Ruth Moguillansky asked if Allen Webb had anything to add. Mr. Webb responded the water main plans are done. The roadway plans have been reviewed, and the consultants are in the process of finalizing the plans. Mr. Webb also stated that within the next two weeks, he should have a submittal back from the consultants.

- Stacy Street Water Mains (CDBG), District 2 – advertised for bid on June 2nd.
- Holton Estates area Water Mains (CDBG – not a CCRT area) – The project is being recommended for funding with BCC approval on July 23rd.
- Vilma Lane Water Mains (CDBG), District 2 (Myla, Myrtle, Vilma) – Consultant services authorization was approved May 26th for CCRT funding.
- Lake Worth Commercial Sewer Force Main – The bids were received last week. Certificate of completion is being finalized by the Health Department. Permits are already closed with the Lake Worth Drainage District and the Department of Transportation. Letters to the property owners will be sent out early next week or possibly by the end of this week.

Allen Webb reported on the following projects:

- San Castle Water Main Project – the consultant has submitted the review plans. He will give a date the project will go out to bid at the next CCRT Meeting.
- Lake Worth Corridor – proceeding with construction on Herberts and Herndon Roads. By the next CCRT meeting, the project should be completed.
- 43rd Drive South – the Paving & Drainage Project was approved last month. The contract was awarded on the same day. Construction should commence within the next thirty (30) days. The contractor has started on the final phase of the Sub Area 1 Water Main.
- Main & Vermont – The bid opening date is July 9th. Discussion ensued regarding the public hearing date. The construction will commence thirty (30) days after the public hearing.

David Elam inquired about the status of the piping for the Kenwood Park Project. Mr. Webb responded that he had a verbal cost estimate of approximately \$21,000.00. He also stated that there was money available for the project. The estimated cost is based on their contractor doing the work. David Elam stated that his Department could offer assistance in several areas with the project.

- Cinquez Park – The Contract Award was approved on May 21st. Construction will commence within thirty (30) days.

Ruth Moguillansky asked Allen Webb to notify her two (2) weeks before the construction commences, so that she would have time to publicize the project and maybe do a groundbreaking ceremony.

Rachel Waterman asked Allen Webb to provide Duane Gainer a copy of the sign-in sheets from residents at the meeting. Ms. Waterman further stated that anytime anyone having a meeting with the residents, to please provide the CCRT staff with a copy of the sign-in sheets.

- Dillard Street – Received permits from the South Florida Water Management District. The project will go out for bid within the next two (2) weeks.

Rachel Waterman inquired if there is a letter sent to residents notifying them once the projects are complete. Mr. Webb responded, no.

Necessary Action: Allen Webb is to notify Ms. Moguillansky two (2) weeks prior to starting construction for the Cinquez Park Project.

- E. Community Policing Status Report:** Captain Michael Gauger, Lt. Ron Mattino, and Leslie Faerber were absent.

Deputy Jimmy Hightower reported on:

- Introduced the Deputies from the Sheriff’s Office:
 - Deputy Eastman (?) - responsible for French Drive (area off Congress Avenue & Lake Worth Corridor).
 - Deputy Rich Angelo - responsible for Kenwood Estates.
 - Deputy Padilla - responsible for Royal Palm Estates (30 acres).
 - Deputy Tony Combs - responsible for Indian Pines (Concept Homes Lantana area).
 - Deputy Tramonte - responsible for Royal Palm Estates (30 acres).
 - Deputy Farrington (absent) - responsible for Dyson Circle.
- Lakewood Parks Event – attended the event and commended David Elam and Bill DiPaolo for doing a fantastic job.
- Attended two (2) of the BCC meetings to approve the Nuisance Abatement Program. The program was approved. He will be contacting the County Attorney’s Office in reference to training for the Sheriff’s Office.
- Need the CCRT support with the CPU Unit Event.

- Working on the Grant Program in Lake Worth West. Eleven (11) houses have already been painted.

Ruth Moguillansky stated that she needs a letter from the Lake Worth West residents indicating that the project may be delayed because of the paving & drainage construction. The letter also needs to request an extension and provide for an estimated time of completion.

Kathy King stated that she would like to have a community police officer at the June 19th community meeting. Deputy Jimmy Hightower responded although he would be in Jacksonville to present a Narcotics Program, he would request an officer to attend the meeting.

Amy Petrick stated that the Board of County Commissioners is considering appointments for the Nuisance Abatement Board. She has created a Complaint Form for the Sheriff's Office to use. Once appointments have been made, she will turn the complaint form over to staff and the community at large. Complaints maybe filed by an officer, an employee or a citizen. Ruth Moguillansky asked how many people could sit on the Nuisance Abatement Board? Ms. Petrick responded that the Board consists of five (5) people: the Chairman has to be an Attorney; and the only other requirement is to be a resident of Palm Beach County. Deputy Hightower stated that it was discussed to place a representative from law enforcement on the committee. Ms. Petrick responded that she spoke with Dawn Wynn, former County Attorney who represented the Nuisance Abatement Program, stated that a member of law enforcement could be a member. But suggests that you may not want the person to come from the Sheriff's Office. Discussion ensued regarding appointing members to the Nuisance Abatement Board.

Ruth Moguillansky inquired about the status of 328 Urquhart Street. Deputy Hightower responded by stating the Sheriff's Office is ready to take the property over. Discussion ensued regarding the acquisition and future plans of the property. Discussion ensued regarding a letter prepared by Lt. Mattino to the District's Commissioner. Ruth Moguillansky indicated she never received a copy of the letter.

Deputy Daley reported on San Castle:

- Washington Mutual is bringing approximately 200 volunteers to assist with projects.
- Lots of Code Enforcement issues not being taken care of in the community. Discussion ensued regarding the issues of concern. Ruth Moguillansky requested that she is provided with a letter listing the specific issues and addresses; and she will follow up with the appropriate staff. Dan Dumas also mentioned code enforcement issues not being taken care of in San Castle.

Necessary Action: Deputy Daley is to provide a list of code enforcement issues in San Castle to Ms. Moguillansky. The Lake Worth West Resident/Community Group is to send a letter to Ms. Moguillansky addressing delays with the NPG Project.

- F. Code Enforcement/Solid Waste Authority Status Report:** Gail Vorpapel and Joanna Aiken were absent with notification. Code Enforcement staff is to check on issues in San Castle.

Ken Jackson reported, in Gail Vorpapel's absence, on the following:

- Assisting the homeless in receiving shelter, drug programs, etc. Other agencies have been assisting, such as: Sheriff's Office, CARP, VA Hospital, and the Homeless Coalition. In the Lake Worth Corridor, they have helped forty (40) people in finding shelter, etc.
- He coordinated with Solid Waste Authority, Rich Angelo, and the Deputies in doing a cleanup of a property for an eighty six (86) year old lady, where people were illegally dumping tires.

Necessary Action: None

G. Neighborhood Partnership Grant Program Update:

Chrystal Mathews' comments:

- Thanked everyone for taking the time to review documents for finalizing the NPG Program.
- Reviewed activity for the 2nd round:

June 10th – 1) The Notice of Fund Availability will be published; 2) A copy of the NPG program and the application will be mailed to all CCRT members. This information should be shared with persons that may be interested or that could benefit from the program.

- NPG Workshop schedule: 6:00pm-8:00pm

6/18/02 (Tuesday)- South County: PBC Southeast Administrative Complex

6/19/02 (Wednesday) – Glades Region: Belle Glade City Hall, Conf. "B"

6/20/02 (Thursday) – Central County: PZ&B Bldg., 4th Floor Conf. Rm.

6/21/02 (Friday) – North County: W. Jupiter Community Recreation Center

- August 5th – Applications are due.
- August 9th – Applications will be delivered to the Review Committee (CCRT Members).
- August 23rd – The Review Committee should have applications scored and return for staff to tabulate the applications.
- August 28th – Meet with the Review Committee at which the tabulated scores are released. Also, any concerns and issues related to the applications, scoring of applications, etc. will be reviewed; and recommendations will be made on projects to be approved for funding.

- October 1st – Recommendations will be submitted to the Board of County Commissioners for final approval.

Ruth Moguillansky stated that this year the Review Committee and the review process would be formalized. Pursuant to the Audit Report, conducted at the end of year, a formal structure has been developed to address how the committee is going to be formed, how it is going to operate, and what the standard procedure for evaluating NPG applications will be. Ms. Moguillansky further discussed the procedure that the Review Committee will follow to review the applications.

Necessary Action: None

H. Other Items:

Pam Nolan stated that she is assisting the Canal Point business owners with their expansion process. Ruth Moguillansky inquired about the cost of providing sewer to Canal Point. Ms. Nolan responded the City of Pahokee is the provider for sewer. The cost to do the commercial areas, the apartments, and low-to-moderate housing will cost approximately \$600,000.00. Discussion ensued about other agencies assisting with the funding. Carlos Serrano commented that HCD had already looked at the project and found that because the area is primarily non-residential, they could not offer CDBG funds. He also stated that unless it was an economic development project, CDBG funds could not be considered.

Ruth Moguillansky asked Carlos Serrano about staff recommendations to be presented to the BCC on July 23rd for all the applications submitted by the CCRT for CDBG funding. Carlos Serrano responded that staff is recommending approval for all the projects, including Holton Estates.

Kathy King stated that she would like for it to be documented that she sent a letter to Peter Banting regarding the property at 4705 Main Street, which was selected for the neighborhood center. She believes it was stated at the March neighborhood meeting that the property was in the appraisal stage. Ms. King stated that she has no knowledge of an appraisal being done. She has a concern with losing the after school program. Ruth Moguillansky asked Bob Dovey if he knew about the project.

Necessary Action: Rachel Waterman to follow-up on the 4705 Main Street property and check with Mr. Banting on the status of the project.

III. NEW BUSINESS:

Ruth Moguillansky introduced Sandra Gilles, Planning Division/Data Section. She is assisting the Revitalization Section with compiling data and referring queries and analysis for the CCRT areas.

Mike Savidge inquired about the Zoning Overlay issue. Rachel Waterman responded that the project is being presented to the BCC on June 19th for permission to advertise. Also, the Public Hearings will be held in July/August. Ruth Moguillansky asked Mike Savidge if he would provide a letter commenting on the activity within the Lake Worth Commercial Corridor Overlay.

Mike Savidge inquired about property being annexed in Palm Springs, located on Davis Road, North of Lake Worth Road. The property consists of approximately 66 apartment units. Discussion ensued regarding the property.

Ruth Moguillansky asked Michael Whitten if he had any comments. Michael Whitten stated that his office is now located in Royal Palm Beach, Nextel # is (561) 784-1301.

Ruth Moguillansky asked Mathew Jean-Baptiste if he had any comments. Mr. Jean-Baptist responded that he is looking for a place to house sixteen (16) students that are visiting Palm Beach County for approximately a month.

IV. QUESTIONS/COMMENTS:

- The next CCRT meeting will be held on **July 1, 2002**.
- Kathy King will bring refreshments for the next meeting.

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

Minutes prepared by

Joyce Harrell, CCRT Secretary

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