

COUNTYWIDE COMMUNITY REVITALIZATION TEAM
Meeting of June 4, 2001
10:00 a.m. – 11:30 a.m.
PZ&B – 2nd Floor Conference Room
MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Mathieu John Baptiste, Haitian Evangelical Crusade Association
Marlaine Jean-Baptiste, Haitian Evangelical Crusade Association
Buffy Sullivan, PZ&B Planning
Bob Dovey, Administrative Assistant to Commissioner Warren E. Newell
Dan Dumas, San Castle Resident
Corporal Jim Hightower, PBSO
David Hoyt, Lake Worth West Representative
Beth McCall, PZ&B Zoning
Ruth Moguillansky, PZ&B Planning
Sergeant Jeffery Swank, PBSO
Rachel Waterman, Community Liaison
Allen Webb, Engineering
Michael Whitten, PZ&B Building
Tom LeFevre, Health Department
Loretta Rogers, San Castle Resident
Linda Hamilton, PBSO
Stephen McGrew, PBC Water Utilities Department
Elena Escovar, Housing & Community Development
Nancy Parker, Country Club Acres
Brian Klutz, PZ&B Planning
Deputy Gail Sutton, PBSO
Cooky Stonehill, PZ&B Building
Linda Collins, Engineering
Malissa Booth, Keep PBC Beautiful
Michael Gauger, PBSO
Tim Granowitz, Parks & Recreation Department

Members Absent:

Laurel Grim, PZ&B GIS
Pam Nolan, Economic Development
David Rafaidus, Community Services

WELCOME AND INTRODUCTION: *Ruth Moguillansky* called the meeting to order at 10:10 a.m. *Ms. Moguillansky* thanked Mr. Dumas for bringing in the refreshments. *Ms. Moguillansky* introduced Brian Kluttz the new community liaison. She also announced her promotion to principal planner. *Ms. Moguillansky* turned the meeting over to Joanna Aiken before beginning the agenda. Joanna pointed out that Michael was nominated for employee of the quarter and made the permit process easier for Christmas in April. Joanna thanked Cooky for her help in Christmas in April and presented Cooky with a certificate for employee of the month.

II. PROGRESS REPORTS AND ACTIONS NEEDED:

A. Infrastructure Improvements Report: _____ introduce Linda Collins who will be working along with him. Lake Worth corridor, Coconut Rd. street improvement project which is one CCRT funding project was advertised begins on the 12th of this month. The open bid on the 19th of this month for the 42nd Way street improvement project which is one of the supplemented project. The subarea one water main phase 3 received bids. Recommending second lowest bidder because lowest bidder was non responsive (didn't leave goals) although it is going to go over the grant amount. Memo is going to Remar _____ at HCD to see if they will accept the 15,000 difference. Met with consultant last week on the drain study for Lake Worth corridor. Concluded in that meeting was Charlie Rich (_____ director) and Kim Todd (drainage liaison for PBC). Study was for will need to be done to help promote commercial development in the corridor. Came back with recommendations and plans that will be presented to CCRT at next meeting. Mr. Todd is now presenting it to Commissioner Newell. Trying to do two things: 1. To promote development in the corridor; 2. Also having a problem with pollution run off into the Lake Worth lagoon. Once it is presented to Commissioner Newell, we'll meet back with the consultant which at that time Mr. _____ would like *Ms. Moguillansky* and someone from Zoning to say that at their meeting to finalize presentation for CCRT. *Ms. Moguillansky* asks about drainage in San Castle. _____ replies that the San Castle plans are complete and is now getting ready to be advertised for construction. Thirty day bid process from the time we get bids to the time we take it back to the board of contracts about a six week process, construction will commence about 30 to 45 days after that. Maine and Vermont final plans are nearing completion of review. Need a few more drainage easements. We have 3 out of eight, three of them are all together and the other easement Mr. Boyd said he will sign it, Mr. _____ just got to show him

what is going on to replace his antennae. Got the easement from Scott and Allison has still not signed. Have to convince Mrs. Bruner that pipe is not going to go into her air conditioner. Ms. Moguillansky suggests that the residents can help by talking to the property owner. Mr. _____ say they will be meeting this week and if there is any problems he will let Ms. Moguillansky know. Ms. Moguillansky asks if there is any questions. _____ - Going back to San Castle on the bids, weren't they completed and out for bid about last month? _____ answered that they have the plans from the consultant and are making final comments. Ruth says she will need the amount of money that has been spent on project for the One Million Dollar _____, Ms. Moguillansky needs the money that has already been spent and the estimated time of completion of the project. Stated that they got \$250,000 for Lake Worth and \$200,000 for San Castle. _____ stated that plans that are being funded for the \$250,000 have all been funded through the Commissioners. Ms. Moguillansky asks 430,000 and _____ replies "Yeah, they've all been funded by the Commissioners." Ms. Moguillansky says they have to completely show the amount _____ September 21st. Stephen McGrew is pleased to report that the Lake Worth _____ corridor sewer project has been advertised and prepared to proceed the bids this week. That half million dollar project is mainly on the south side of Lake Worth Road from Kirk to Congress they are putting in sewer _____ pressurized pipe & commercial properties could tie into that. They were looping down Congress Ave to the south. Royal Palm Estates area and the majority of the water manne in the contractor is now working on the water service for each lot. Looking at late summer when the property of each connection come in. On May 15th Board of County Commissioner Public Hearing there was a project called the Congress Ave. area, which is a CCRT area. Streets that are northern Forest Hill and on East side of Congress between Forest Hill and Summit. Project that is out to bid with Allen Webb is Coconut Road, putting water manes and will receive \$50,000 worth of funding from CCRT. When Allen receive the bids and when they get the tabulation for the water manne items then the connection will be accomplished. Recently did a special assessment master plan, in which the maps were looked at all the areas which currently not served with county water and there is maybe about 350 to 400 streets and giving up to a five year plan which was approved by the advisory board. Will be doing a proactive program from east to west so that we could go to people and initiate the petition process instead of waiting for them to come to us. Plan needs to be worked with whatever funding is available through the CCRT. Looking at cost estimate now and funding opportunity coming up. If there is potential to reduce the assess man, we would like to know before we go and send petitions. Last item is Stacy Street. Thought it was denied for grant, but received a memo last week stating it had gone through. Ms. Moguillansky has _____ to account low income survey of the residents. If at least 51% of those residents are _____ then it will go

through. _____ asked if HCD will be doing the study. Ms. Moguillansky states that if assistance is needed CCRT members will volunteer. _____ suggests sending a letter to those 60 resident with the application. _____ says they have sample of previous letter which they will share. Most residents on Stacy Street are Section 8 Housing Resident. _____ says that the survey is just to document the file because the Census doesn't provide for that particular street. _____ says that they could help with North end community police officer helping distributing the surveys. _____ states that if they are looking at the individual households and not the apartments then they will probably not fall in the barometers that are needed but it's not the single homeowners that are at the west end of the dead end street it is all those apartments that the county has built and approved that are Section 8 residents. This is just pretty much single family homes. _____ received letters as well for San Castle. Recommending approval for \$250,000 grant for water _____. Ruth Moguillansky informs that the money will be available in October. _____ adds that they are trying to get a head start on that because they do have the \$200,000 CCRT funding and will have underway prior to October.

B. Street Lights Update: Rachel Waterman informs that they are having a meeting with Matt _____ with FPL, _____ Harris from Traffic Division, Ruth, and Juana Ramos from San Castle on the 20th. Which they will be turning over the final proposed location plan for street lights in San Castle. Residents were sent letters and follow-up letters with requests to consent on the location of the lights. They have given resident until next Thursday which is the San Castle Community meeting to return their consent form or to show up with an issue with a specific location. Any issues not brought up before the 14th will be considered approved by the resident. FPL has said that they will be installing right away. FPL has given them a time frame of six to eight weeks, which was given back in January. Rachel says that they should be getting a more definite answer of when project will be complete.

C. Park Improvements Report: Ms. Moguillansky states that Tim Granowitz is not present and that park is a real important issue. Mainly the San Castle situation which _____ the best location for park was and still is the church site. All thought that the church was in agreement to lease the property to county. Church responded with \$5,000 down and \$5,000 a year for 10 years then after 10 years they will consider to renew the lease. Other side (High View and Pick Road) is small and Ms. Moguillansky has already spoken to Frank and now need assistance to move forward with that project. Ms. Moguillansky's recommendation was for the community to get together and talk to Pastor. Otherwise, they will have to forget about the church site and find another site. Ms. Moguillansky inform that the board will not want to pay for a park that will probably cost \$60 to \$70,000 and then find out in 10 years that they will not want to renew the lease. _____ says that the recommendation for Lake Wood Park has been made to go ahead and transfer that property to _____. Ms. _____ Moguillansky's

says the main issue with parks is site assistance. Need to find a site for Charles Circle. _____ asks if the issue is because they are splitting a piece of property. _____ states that the owner want to retain the acreage to keep the density on his multi family building. In order to that, keep the property in one plat. _____ asks what would it entail to be able to purchase a portion of the property. _____ replies that you would have to go to Develop _____ Committee to subdivide, then it goes to engineering for them to process it. Once an application is in, they can act on it. Ruth Moguillansky requests that zoning do anything that can be done in a productive way to help with the DRC projects. _____ states that if they partnership with the housing authority, because they have some vacant property on existing structures. Ruth Moguillansky says that the park has to serve everybody not just the housing development. _____ says that they have a large portion for a piece of property that there are no apartments built on, just vacant property that is west of the retention area. _____ informs that there is a large parcel at the end of Margarita Drive, on the corner of Margarita Drive and Cecilia, which is over the wall from Charles Circle complex. _____ spoke with property owners who are willing to sell a portion of that property. Ruth Moguillansky asks for the information on the property so she could speak with David from Land Development to see what needs to be done to subdivide it. _____ tells Allen to run it by her and Ruth before he gets too far with it because there might be a density problem. Ruth Moguillansky informs that everything related to parks within the last few months has been on hold. Staff that was working with Tim Granowitz is not there any more. He has about 12 parks on his list and he needs assistance.

Necessary Action:

D.Zoning Division's Report: Beth McCall reported that she passed out reports of the two current projects that they have for the Lake Worth corridor that went for public hearing. Those projects are still in development review committee as prehearing review if not yet been approved to go to public hearing. _____ asks for the contact numbers for those people. Rachel Waterman asks if there will 11 or 29 parking spacing. Beth McCall replies that there will be 11.

Necessary Action: Nothing at this time.

E

Solid Waste Authority Report: Ruth Moguillansky announces that Joanna Aiken is the president of _____. Joanna informs about upcoming events. One of which is the Habitat for Humanity women build day on August 4th and she will be informing the address. Habitat for Humanity are building a house with volunteers present which is totally built by women including a lot of the CCRT female members. This started in February and have chosen a date to paint which is Aug.

4th. Joanna states that Christmas in April is over and they are looking for a board building, board members which is a once a month meeting. She has gotten a couple of volunteers already including Jim Hightower. Paint Your Heart Out is coming up in October and always looking for new people. Banks are buying each other out and are backing out on community projects. Applications are out there all year round so if you know anyone give Joanna a call. The application is a front and back page which is very simple. The application process will have until July. Joanna states that Christmas in April is looking for a new neighborhood. So if there are any recommendations, looking for 10-15 houses in about a five _____ radius meets the low income, elderly disabled status. Ruth Moguillansky asks when they will make a decision for Christmas in April. Joanna replies that the neighborhood will be established by September, October the latest. Town of Jupiter has expressed interests they are looking for some possibilities. City of Lake Worth has asked for a packet. It is hard to find a neighborhood that meets the qualifications. Try not to be repeat neighborhoods.

Necessary Action:

F

Code Enforcement: Skipping issue at this time

GCommunity Policing Status Report: Jim Hightower states that Lake Belvedere Estates have made some arrangements to work with Code Enforcement to do a project in Lake Belvedere and has gotten out of hand. Code violations have gotten bad. This is one of the neighbors that was considered in our 37 neighborhoods overall. Jim wants to complement both Code Enforcement and Mike for work they did in neighborhood called Sleepy Hollow which is mobile park that is occupied by mostly retirees. Recently in the last 2 to 3 years, drug dealers have moved in and really have made living stressful for the remaining retirees. Code Enforcement and Mike came in and within 30 days one of the trailers was condemned. _____ states that the mobile homes fall through the cracks in terms of some of the grant opportunities. _____ also states that Sleepy Hollow might be a good place to have CCRT funding. _____ states that they will expand on Paint Your Heart Out and will try to make it a year round project. _____ reports that Lake Worth _____ is slowing down and made three arrests last week. _____ reports that they have completed the analysis and the surveying for Country Club Acres and look forward to meeting with _____ a week from the 11th. _____ says that they have been talking to the residents about water main project and would like to get a letter prior to the 11th formally asking us to come because Country Club Acres is an area that may be in dispute for the City of Delray Beach. Ruth asks Tim if there is anything that has happened from last meeting until now. Tim answers that in regards to San Castle they have a conversation with Steve Cramer, County Administration to let them know that Headstart was looking for a land in San Castle. Maybe looking for a combined site. Looks like it would have to be

multiple parcels. _____ states that it will be expensive to buy individual lots and houses. Ruth says that she is not sure whether big property owners has agreed with the price the County can pay for it. Tim says that the other big new with Lake Worth Corridor is that they recently met with the Quantum Foundation and they want to do a boundless playground. Looks like they want to do a large playground being accessible to children with disabilities. Looking at anywhere from \$400,000 or more of playground put in. Ruth informs that in regards to _____ Street Park , PREM has been conducted by zoning to see whether they are going to submit an application for _____ review. Ruth informs Tim, with in regards to San Castle, that she recommended to go and talk one more time with the church and go into the community to see if there is something the community can do. PREM is pursuing the Peak Highview.

Necessary Action: Nothing at this time.

**H.
Other Agencies' Report**

Necessary Action: Nothing at this time.

**I.
Community Organizing Activities/ CCRT Resident Representatives' Comments:** Ruth informs that Nancy is no longer secretary and to be patient and they will be interviewing in the coming month. Loretta Rogers states that Project Harmony is scheduled for July 30th to August 3rd sponsored by Florida Sheriff's Youth Ranch. 60 kids from San Castle will be registered for the camps. It will be a day care from 9 a.m. to 4 p.m. It will be 10 locations throughout the whole County for this. One of the main things that they need are the parks. Also wanted to try to see if there could be some pavilions put up in San Castle to have activities in the pavilions until there is a community center.

Necessary Action: Nothing at this time.

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

III. NEW BUSINESS There was no new business.

Necessary Action: Nothing at this time.

V.QUESTIONS/COMMENTS

VI.ADJOURNMENT:

A:\VAL.WPD