

COUNTYWIDE COMMUNITY REVITALIZATION TEAM
Meeting of June 5, 2000
10:00 a.m. - 11:40 a.m.

PZ&B - 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Penny Anderson, Countywide GIS
Deputy Ken Bachman, PBSO
Nancy Buckalew, PZ&B Planning
Bob Dovey, Assistant to Commissioner Newell
Tim Granowitz, Parks & Recreation Department
Chris Gulam, Water Utilities Department
Don Grund, Parks and Recreation
Tom Lefevre, Health Department
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Juana Ramos, San Castle Resident
Damian Rivera, Lake Worth West Resident
Loretta Rogers, San Castle Representative
Ron Ross, Lake Worth Representative
Fred Stubbs, Palm Tran
Sergeant Joseph Swank, PBSO
Jo Thomas, Housing & Community Development
Gail Vorpagel, PZ&B Code Enforcement
Allen Webb, Engineering Department

I. WELCOME AND INTRODUCTION: *Ruth Moguillansky* called the meeting to order at 10:05 a.m. and introduced *Bob Dovey*, Assistant to *Commissioner Warren Newell* to the CCRT. A round of introductions followed.

Jo Thomas, representing HCD, relayed a correction to the May 1 minutes from *Elena Escovar*. On page 4, the public meeting should read "June 7" instead of "May 7."

II. CCRT SUBCOMMITTEE'S REPORT: *Ruth Moguillansky* said that *Kathy Owens* sent an e-mail on May 26 regarding the CCRT Subcommittees updating the resources allocated to each department planned for the top ten areas. *Don Grund* reported that for the Fiscal Year (FY) 99-00, a total of \$175,000 is allocated for San Castle (\$100,000 from *Commissioner Lee's* discretionary funds and \$75,000 from ad valorem funds from the Parks and Recreation Department.) Also for FY 00-01, \$95,000 is allocated for Park

Improvements, making a grand total of \$270,000 for Improvements in the San Castle area. *Mr. Grund* continued, stating the following allocations for FY 99-00: \$100,000 for the Kenwood area; \$162,000 for the Lakewood area; \$50,000 for the Stacey Street area; In 00-01, \$90,000 is allocated for the Okeechobee Center, and \$85,000 for the Neelan property. The total for the current FY is \$400,000 and for 00-01, \$260,000 for Park Projects.

Penny Anderson, Chair of the Support and Awareness Subcommittee, distributed a handout that she previously e-mailed to the other Chairs on May 21. *Ms. Anderson* requested that the information be sent to her (preferably in a digital format) by June 23. Attached to the handout was an outline of the Power Point presentation. The updated information will be blended into this presentation. *Ms. Moguillansky* indicated that it was responsibility of the Chairs to follow up on their tasks and that sooner the work is completed sooner the team will be able to make a presentation to the Department Heads.

Necessary Action: *Nancy Buckalew* was directed to schedule a meeting with the Chairs of the subcommittees and *Ruth Moguillansky*. Subcommittee Chairs and their members are to provide information from the handout to *Penny Anderson* by June 23.

III. PROGRESS REPORT AND ACTIONS NEEDED

A. Status Report on Parks Improvements: *Don Grund* stated that the Water Utilities Department is waiting for the contract for purchase to be signed and returned by the *Gonzales* property owners in Kenwood. The owners have a question about the water assessment.

Mr. Grund continued, stating that discretionary funds of \$100,000 from *Commissioner Maude Ford Lee* are expected to be transferred to a Parks account at the June 6 BCC meeting. *Ms. Moguillansky* stated that \$20,000 was allocated this year for a park site from CDBG funds through Housing and Community Development. *Ms. Moguillansky* received a call from *Commissioner Lee's* office requesting a schedule of development of the first park parcel and *Commissioner Lee* was interested in acquiring and designing the site by September 2000.

Mr. Grund stated that there has been contact with the owner of the Highview parcel.

Ms. Moguillansky also inquired about the progress on the Lakewood park as residents had submitted a list of potential sites sometime ago. *Mr. Grund* indicated that he needed to check with *Mr. Granowitz* on that item.

Necessary Action: *Mr. Grund* will check with *Tim Granowitz* regarding the status of the Lakewood park. *Mr. Grund* will e-mail an update on the Parks and Recreation Department's progress on this park to both *Ruth Moguillansky* and *Commissioner Warren Newell*.

B. Status Report on Infrastructure Improvements: *Chris Gulam* reported that a preconstruction meeting was held with the contractor for the Kenwood Area project and construction is expected to be completed in October or November 2000.

Allen Webb stated that construction is underway in Sub Area 1: Phase 1 lines are already in. Contracts for the street improvements to follow Phase 1 have been awarded, and a pre-work conference will be scheduled in approximately thirty days to coordinate with the waterline construction. Phase 2 lines are being put in, and Phase 3 is also under construction. The completion date for Phases 2 and 3 is 270 days, or approximately five months. Residents are expected to be hooked up to the sewer and new water lines by the end of December.

Mr. Webb continued, saying that bids are being opened on June 6 for the project at the corner of Sierra Drive, off of 10th Avenue. A Public Hearing will be set for late June and construction is expected to begin in September.

Mr. Webb said that the survey is complete regarding San Castle drainage, the project is in the design stage, and is expected to go out to bid in 60-90 days. There will be isolated drainage areas in San Castle area that will be worked on.

Ruth Moguillansky indicated that she had received a copy of a memo from *Commissioner Warren Newell* to the Engineering Department regarding Street lighting on Lake Worth Road. *Mr. Webb* stated that he will research a letter written by *Edwin Jack*, will check with *George Webb*, and e-mail a Street lighting update to *Ms. Moguillansky*.

In addition, there is a budget transfer on June 6 for five streets in the Lake Worth Road Commercial Corridor. If approved, a change order committee will start their change orders on June 7.

Chris Gulam stated that the electric components for the force main sanitary sewer are being designed, and after the easements are finalized, they will be on a Public Hearing with the BCC. Meanwhile, a letter could be sent to the affected property owners, updating them on the project, the possibility of neighbors sharing pump stations, and the estimated cost.

Ron Ross reported that semi-trucks are parking on residential roads of Vermont Avenue and Maine Street. *Mr. Ross* was urged to contact *Roberta Lawrence* who is the Code Enforcement Officer for that area.

Allen Webb stated that the consultant submitted 35% of the design plans for Maine Street. Vermont Avenue is 96% ready and he is waiting for Maine to be completed. Construction is expected to start January 2001. *Damian Rivera* mentioned that the Lake Worth residents keep asking him for updates at the meetings. *Mr. Webb* said that there is still an easement location dispute on Vermont Avenue and the easement will be surveyed again to determine if a

fence was installed on the property owner's property and not on the County's easement.

Necessary Action: *Allen Webb* will e-mail a Street lighting update to *Ruth Moguillansky*.

C. Community Development Block Grant Applications: *Elena Escovar* was not present.

Necessary Action: Nothing at this time.

D. Community Organizing Activities/Resident Representatives Comments: *Damian Rivera* reported that the Lake Worth West Resident Planning Group is still looking for a Community Center. The Children's Services Council agreed to place a trailer if land is available. *Ruth Moguillansky* requested that *Bob Dovey* assist with this item. Some discussion ensued on how to proceed with this item. *Mr. Dovey* agreed to request *Commissioner Newell* to write a letter to both AVM properties and the Children Services Council. The letter for AVM properties was to focus on the impact that the community center has had in the neighborhood, and encourage the property owner to sell the property to the Lake Worth West Resident Planning Group. The letter to the Children Services Council is in support to the work that the Lake Worth West Resident Planning Group is doing in the neighborhood. The letter should also indicate that residents have been working on acquiring a property to continue to run the after school program, and that there is a need to maintain the funding for that program. *Mr. Rivera* was requested to give the contact person and address for AVM properties to *Nancy Buckalew* (233-5388) who in turn will e-mail the information to *Bob Dovey*. *Mr. Rivera* asked for a Sheriff's Deputy to do spot checks on people with alcohol in Harris Park at the end of Vermont Avenue.

Juana Ramos said that the residents asked why the CCRT is not pursuing the Hypoluxo Baptist Church site for a park. *Don Grund* replied that if the property could be sold to the County as a "fee simple" deed, there would be no problem. *Deputy Ken Bachman* mentioned that the property is owned by a larger organization, and the original deed includes a stipulation regarding the property never being sold. *Pam Nolan* suggested a 25-year lease with an option to renew for another 25 years. *Don Grund* replied that the County is wary of leasing private property.

Mr. Grund also mentioned that the four property parcels on Highview Road add up to one half acre. The consensus was that further direction from the community board is needed. *Mr. Grund* assured *Ms. Ramos* that the community would have a say in how the park was designed.

Juana Ramos reminded everyone about the community's third neighborhood block party on June 10, and invited the CCRT members to the event which will be held at the Community Policing Office, from 1:00 p.m. - 6:00 p.m.

Necessary Action: *Damian Rivera* will follow up on getting a building/site for the community center in the Lake Worth Corridor. *Juana Ramos* will ask for direction from the community board regarding how they want to proceed with the parcel acquisition. *Don Grund* will do some research on the Church site and see if anything could be done to pursue the development of a second park on that property.

E. Code Enforcement: *Gail Vorpapel* reported that Paint Your Heart Out is scheduled for October 23. She will distribute application forms to *Ron Ross*, *Damian Rivera*, *Juana Ramos* and *Brenda Warren* in case there are any eligible houses in their neighborhoods. Eligibility requirements include owners more than sixty years old, disabled, or low income. *Ms. Vorpapel* stated that the houses on Highview were turned over to the Building Department for condemning, but were turned down. There might be a rewrite of the Building Code and Housing Code so the rules could be bent a little if houses are in a CCRT area. *Ruth Moguillansky* is meeting with *Dominic Sims*, *Frank Duke* on June 9 to discuss how to work with people that want to fix up their homes.

Necessary Action: Nothing at this time.

F. Solid Waste Authority Status Report: *Joanna Aiken* was not present.

Necessary Action: Nothing at this time.

G. Community Policing: *Ken Bachman* reported that there were a few burglaries committed by juveniles that were apprehended. Search warrants continue on the drug houses

Sergeant Joseph Swank stated that one of the main focuses this year, in conjunction with the Homeless Coalition, is to police what happens in John Prince Park. Another focus is on clearing up prostitution. One of the problems with this is that after prostitutes are arrested and jailed for three days, they return to the street and prostitution.

Necessary Action: Nothing at this time.

H. Zoning Report: *Helen Lavalley* was not present. *Ruth Moguillansky* mentioned that *Commissioner Newell* spoke with *Mike Savidge* about his desire of moving forward with the proposed regulations for the Lake Worth Road Commercial Corridor. These regulations need to be reviewed by the Citizen's Task Force, prior to going before the BCC.

Ms. Moguillansky stated that *Helen LaValley* received a letter from the Lake Worth Road Merchant's Association supporting the proposed regulations, and suggesting some additions to the regulations.

Necessary Action: Nothing at this time.

I. Lake Worth Road Commercial Corridor Activities: *Mike Savidge* was not present. This item was discussed under the Zoning Report.

Necessary Action: Nothing at this time.

J. Community Oriented Street Design Plan Update: *Tom Lefevre* reported that there were 75 people at the Community Design Workshop in San Castle held on June 2 and 3 at Rolling Green Elementary School (the Palm Beach Post article reported only 50.) The attendees were divided into seven groups, including one child's group. The children decided on "Jellybean Park" as a name for one of the proposed parks in the San Castle area.

Loretta Rogers stated that the main ideas were an entrance sign to the neighborhood with a castle design, pavilions, street lights and some traffic calming measures on Overlook Road near the Scrub Site. *Ken Bachman* said that putting in a wider walkway on the east side of Overlook Road could incorporate the hardscape "furniture" and allow room for a promenade/bicycle path; also lighting and trash receptacles would help to keep the area clean. Planting trees between the sidewalk and the fence would also be a traffic calming measure. It was proposed to plant lower trees on the west side of Overlook Road, so they will not interfere with electrical wires. *Deputy Bachman* continued, saying that residents wanted to have bus stops and other environmentally friendly measures, and island medians were proposed for Seacrest and San Castle Boulevards.

Allen Webb said that the promenade seems doable, and he offered to draft a letter from the CCRT requesting tree relocations from other County projects to the San Castle area. *Deputy Bachman* mentioned that a Xeriscape contractor often has palm trees and nowhere to put them. The consensus was to plant a mix of shade and palm trees.

Fred Stubbs stated that Palm Tran is eager to get back to basics and resume their bus routes through San Castle. On behalf of the Community, *Juana Ramos* thanked the County staff, *Ruth Moguillansky*, *David Goodman*, *Ken Bachman* and *Barry Trombley* for their work with the design workshop.

Necessary Action: *Allen Webb* is to draft a letter from the CCRT requesting tree relocations from other County projects to the San Castle Area. The letter is to be sent to *Ruth Moguillansky*.

K. Front Porch Initiative/FACO: *Ruth Moguillansky* said that she is finalizing the Front Porch application and will be meeting with *Juana Ramos* and *Katy Murphy* before Friday to coordinate the letters of commitment, nomination forms and Articles of Incorporation. *Ms. Moguillansky* will also meet with *Damian Rivera* and *Leonard Marretta* regarding the PowerPoint presentation for the NACO conference. *Ms. Moguillansky* asked *Bob Dovey* to please update *Commissioner Newell* regarding the presentation that *she*, *Mr. Rivera*, *Vicky Silver* and South Bay Mayor

Clarence Anthony will be conducting at the FACO conference in Orlando on June 21st.

Necessary Action: *Ruth Moguillansky* will meet with *Juana Ramos* and *Katy Murphy* regarding the Front Porch application. *Ms. Moguillansky* will also meet with *Damian Rivera* and *Leonard Marretta* regarding the CCRT presentation at the NACO conference. *Bob Dovey* will update *Commissioner Warren Newell* on the CCRT's activities.

IV. NEW BUSINESS: There was no new business to discuss.

V. QUESTIONS/COMMENTS

Ken Bachman reported on the Tabernacle Church at Ridge and Overlook Roads. *Deputy Bachman* met with *Ray Marcinkoski* and learned that the Tabernacle has leased their Community Center to their congregation and it is used daily. The Tabernacle's deed states that it is for use by Ridge Grove residents only.

Pam Nolan noted that she worked with three people from the Lake Worth area on the Development Regions Grant program and none applied for the grant. Two people applied from the Westgate/Belvedere Road area. *Ms. Nolan* asked for a CCRT or Planning contact to discuss the potential of using the annexation incentive program for an unincorporated area surrounded by Juno Beach. *Ms. Moguillansky* responded that *Richard Morley* would be the person to contact.

Ruth Moguillansky mentioned that the final approval by the BCC on the allocation of CDBG monies is on July 25, and she hoped that neighborhood representatives would attend.

Ruth Moguillansky indicated that she was invited by *Brenda Warren* to attend a meeting with *Commissioner Tony Masilotti* regarding the Royal Palm Estates area.

Ruth Moguillansky stressed the need for ongoing coordination among all the Departments. Members should keep their Departments informed about CCRT activities and, at the same time, they should ensure that any projects being planned or proposed for one of the CCRT areas should be brought to their attention to ensure that there are no conflicts with the team's efforts. Cooperation and coordination of activities are key to the CCRT program.

The next CCRT meeting will be held on **July 12, 2000**.

VI. ADJOURNMENT: The meeting adjourned at 11:40 a.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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