

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, June 7, 1999  
Planning, Zoning & Building, 2<sup>nd</sup> Floor Conference Room

## MINUTES

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

Joanna Aiken, Solid Waste Authority  
Ken Bachman, PBC Sheriff's Office  
Captain Ed Bieluch, PBC Sheriff's Office  
Nancy Buckalew, PZ&B Planning  
Anne Cronyn, HCD  
Captain Michael Gauger, PBC Sheriff's Office  
Tim Granowitz, Parks & Recreation  
Don Grund, PBC Parks & Recreation  
Stephen Korow, Health Department  
Helen LaValley, PZ&B Zoning  
Gary Marcinkoski, San Castle Resident  
Raymond Marcinkoski, San Castle Resident  
Stephen McGrew, Water Utilities  
Jeanne Mills, PZ&B Planning  
Ruth Moguillansky, PZ&B Planning  
Pam Nolan, Economic Development  
Kathleen Owens, PBC Fire Rescue  
Juana Ramos, San Castle Resident  
Ron Ross, Lake Worth Resident  
Dorothy Ryan, San Castle Resident  
Jake Ryan, San Castle Resident  
Terry Verner, Director, PZ&B Code Enforcement  
Brenda Warren, Royal Palm Estates  
Allen Webb, Engineering

### **I. WELCOME AND INTRODUCTION**

The meeting was called to order by *Ruth Moguillansky* at 10:05 A.M. *Joanna Aiken* was the designated timekeeper.

### **II. PROGRESS REPORTS - LAKE WORTH ROAD CORRIDOR**

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

**Kenwood Park:** *Don Grund* reported that PREM made a sales offer to the property owner. The property has been assessed at \$15,000, but the property owner is asking \$25,000 for the property. The Parks Department will reevaluate the other proposed potential sites. *Mr. Grund* explained that it costs approximately \$60,000 to purchase and develop the needed park, with approximately \$45,000 of that cost going towards park development.

In answer to a question regarding the County paying more than the appraised value for **Harris Park**, *Steve McGrew* mentioned that he had written a memo stating that obtaining **Harris Park** would save Palm Beach County \$20,000 as the Water Utilities could cross the land and connect to the water main system between Vermont and Maine Streets. There are no reasons to justify paying more than the appraised value of the site in Kenwood.

**Sanders Park:** The bids for the fence and landscaping are in.

**Stacey Street:** Commissioner Masilotti stated that he is using some of his discretionary funds for the **Stacey Street Park** located near Haverhill and Belvedere Roads.

**Kennedy Estates:** A conceptual plan has been developed that includes a junior basketball court, swing sets for younger and older children and a tot area. Picnic shelters in this park will be handicapped - accessible. A survey is being developed, and a request for funding for this park is before the BCC on May 5. The site plan has been finalized, and sent to the Zoning Division for signature only. HCD plans are being revised; no units are being lost, and the property will not be subdivided. The site has been mowed, it will be filled and there will be a ground breaking within two weeks.

**Necessary Action:** Other properties are to be evaluated for a **Kenwood Estates** park, and a counter-offer will be made to the property owner.

#### **B. Status Report on Water Main Improvements in the Pilot Area, Kenwood Estates**

**and Sub-Area 1:** *Stephen McGrew* stated that for the **Kenwood Estates** project, the consultant will drop off the 90% complete drawings this week, and the water main design is expected to be completed within 6 weeks. The **Kirk Road** project, south of Melaleuca, is going out to bid in the next two weeks. Bids for the water main project on **Congress Avenue**, from the L-12 canal south to Melaleuca or 6<sup>th</sup> Avenue South, have been received, and will be going before the BCC in mid July, with a Special Assessment involved in August, as well as an inter-connect agreement with Lake Worth and construction contracts. In **Royal Palm Estates**, a.k.a. "the Fruit Bowl," approximately 400 properties have reached a 51% majority. This item is proposed to be on the July 27 Board meeting with the consultant. There is also an assessment project for **Dyson Circle** with enough petitions having been received for the Water Utilities Department to proceed with improvements in a portion of that area.

*Allen Webb* talked about **Sub Area 1**, Phase 1 in the Lakewood Road, Almar Road area: this job was advertised for bid, bid opening is June 15, with a public hearing in August (if the BCC is meeting in August). **Phase 2**, Kirk Road & three streets off of Kirk: plans are complete and project is being worked on, along with the intersection improvement and additional lines that the Village of Palm Springs want to put in. An interlocal agreement between Palm Beach County and the Village of Palm Springs is being finalized by the Villlage; when they are *done*, the County will take the agreement to the BCC. *Mr. Webb* reported that bids were received regarding paving, drainage and sewer on **Urquhart Street**. There is an informational meeting on June 15 that he and *Steve McGrew* will attend. The public hearing is set for July 27. If the bid is approved, the contract can be signed the same day and work is expected to commence 4-6 weeks after approval from the BCC. The guard rail project is "back on" again. The Roads Department received a letter to put the guard rail up.

*Mr. McGrew* stated that the assessment value for the sewer improvements in a portion of **Urquhart Street**, was ten cents less than the amount that was petitioned. There is only a majority of one petition for the sewer assessment. *Mr. Webb* added that the bid for paving

and drainage on this project came in at over \$40. The combined assessment for paving, drainage and sewer totals \$102/linear foot.

*Mr. McGrew* mentioned that approximately \$10,000 is left over from the Lake Worth Corridor from the water main projects on eight streets. This money might be available for other projects, like as a park. *Mr. McGrew* will keep the CCRT posted regarding these monies.

**Necessary Action:** None at this time.

**C. Community Policing Status Report::** *Captain Ed Bieluch* reported that eight arrests for prostitution were made during the previous weekend. *Ruth Moguillansky* had received calls from *Ray Loften* regarding crime in the Lake Worth West area. *Mr. Loften's* tenants call him instead of the COP unit. *Captain Bieluch* explained that his district runs from Belvedere Road to Lantana Road, and west to the Turnpike and S.R. 7. There are no areas where policing resources can be pulled to help out other areas. Crime is higher in the north end of the district. *Ms. Moguillansky* agreed to coordinate a meeting with *Mr. Loften, Captain Bieluch, D/S Jimmy Hightower, Greta von Unruh Cross* and *Ron Ross* to discuss the problem. *Captain Bieluch* stated that the Lakewood Road area COP unit is trying to expand into the Vermont Avenue area.

Lake Worth resident representative *Ron Ross* said that, in his opinion, Urquhart Street has changed and is now better than Vermont and Maine Streets. Trash is not being picked up, and there are abandoned cars. A pay phone was put in at a drug house across from the *Ross's* residence. *Deputy Ken Bachman* mentioned that the pay phone could be cut off for incoming calls. *Mr. Ross* has a list of residences where more than the legal limit of people are living. The list was given to *Ruth Moguillansky* and *Joanna Aiken*. *Ms. Aiken* reiterated that the residents need to call Solid Waste, Code Enforcement or the COP unit with problems or complaints, and not just pass along information to the resident representative. *Ms. Aiken* will meet with *Mr. Ross* to discuss problems that need to be addressed in his neighborhood.

**Necessary Action:** *Ruth Moguillansky* will schedule a meeting with *Jimmy Hightower* and *Ray Loften*. *Joanna Aiken* will schedule a meeting with *Ron Ross*.

**D. Code Enforcement and Solid Waste Authority Status Report -** *Joanna Aiken* stated that if a customer has a problem, they are to call Code Enforcement or Solid Waste Authority. No calls have been received from the San Castle area so far this month. If there are specific problems, they will be addressed.

**Necessary Action:** None at this time.

**E. Community Organizing Activities:** *Greta von Unruh Cross* was not present. *Jeanne Mills* reported on the Business Organization Group under the next agenda item.

**Necessary Action:** None at this time.

**F. Status report on the Lake Worth Road Commercial Corridor Recommendations:**

*Jeanne Mills* provided an update on the formation of the Business Organization. At the last meeting, *Commissioner Newell* attended, and spoke about The Home Depot and that there will be irrigation and landscaping along the Lake Worth Road median. *Commissioner Newell* also stated that the assessment process regarding frontage can be worked on. *Steve McGrew* stated that the original assessment of corner lots was based on an average of the two front footages of corner lots. As this particular owner is on a private road, only the frontage on Lake Worth Road was originally considered. The site can be revisited and the private road frontage will be taken into consideration.

The Business Organization has formed its executive committee, and will meet to determine its priorities and choose the first project that it will work on. Palm Beach Community College offered a meeting room on the third Wednesday of each month until the organization decides to meet elsewhere. *Helen LaValley* stated that a representative from The Home Depot met with *Jon MacGillis* and *Bill Whiteford*. The Home Depot wants to add a tool rental facility so they are adding square footage to the existing project. More parking is needed, so they are applying for a variance, along with doing some “goodwill” items such as landscaping medians and irrigation. The Home Depot is going to this month’s public hearing on the 22. Albertson’s is also expanding, and they don’t have enough parking. There is an expanded intersection with a new turn lane into Albertson’s parking lot, which requires a variance; they have the same public hearing date as The Home Depot. The BCC is now requiring landscaping of medians.

An annual update meeting with the community is set for 7 p.m. on June 30 at Palm Beach Community College. Fliers will be sent out and a pamphlet is being prepared to summarize the actions on the Corridor since the charrette. The brochure will include contact phone numbers for area residents. The Lake Worth Commercial Corridor Drainage Study has been approved and is on the BCC list of projects to be funded in the upcoming fiscal year.

*Captain Bieluch* stated that the Sheriff’s office would like to endorse the variances for The Home Depot and Albertson’s. *Ruth Moguillansky* suggested the PBSO submit a letter in support of the application, which should be directed to *Jon MacGillis*, Principal Planner, Zoning Division.

**Necessary Action:** *Captain Bieluch* is to submit a letter to the BCC, via *Jon MacGillis*, on behalf of the PBSO, endorsing the efforts of The Home Depot and Albertson’s and supporting their requests for variances.

**G. Footbridge Update:** *Ruth Moguillansky* reported that the footbridge was not approved as part of the proposed projects for Capital Improvements. *Anne Cronyn* of HCD offered to research if the footbridge project is eligible for funding through a CDBG program. *Allen Webb* mentioned that when a property assessment is involved, a direct benefit for the property must be shown. There is a possibility of showing a benefit to property owners on Urquhart Street, as residents can have easier access to the Community Center, but it would be more difficult to prove benefits to property owners on Maine and Vermont Streets. Another consideration is that Urquhart Street owners are already assessed at \$102./foot for drainage. *Mr. Webb* mentioned that the design is being done on Maine and Vermont. *Mr. Webb* has contacted *Mr. Blanchard* and explained how *Mr. Blanchard’s* assessment could be reduced to match the monies that he put into his private paving. This item might be taken to the BCC.

**Necessary Action:** *Anne Cronyn* of HCD will research if the footbridge project is eligible for funding through a CDBG program. *Allen Webb* will look at the potential of assessing residents for the footbridge and sharing the costs with MSTU or other funds.

### III. SAN CASTLE

*Ruth Moguillansky* spoke briefly about nominating the staff who organized, planned and conducted the Visioning Process of San Castle and surrounding neighborhoods for this year’s ***Golden Palm*** award, which includes a monetary prize.

**A. Upcoming Tour of the San Castle Area:** *Ruth Moguillansky* stated that the main purpose of the tour is to show what the area’s problems are and why we need support from the Board. Four of the seven Commissioners will be joining the tour: *Commissioner Lee*, *Commissioner McCarty*, *Commissioner Marcus*, and *Commissioner Newell*. *Bob Weisman*, *Pat*

*Miller will also be there. Attending from the CCRT will be: Ruth Moguillansky, Greta von Unruh Cross, Captain Michael Gauger, Deputy Ken Bachman, Kathy Owens, Pam Nolan, Terry Verner or a Code Enforcement representative, Allen Webb, Tom Lefevre, Joanna Aiken, Jim Tuttle, Tim Granowitz or Don Grund, Juana Ramos or Gary Marcinkoski. The tour will be held on June 15, from 9 - noon. The Commissioners will be picked up first at the Governmental Center, then everyone else will be picked up in front of the PZ&B Building. Tour participants are asked to prepare a five minute presentation regarding the area's problems. Captain Gauger is coordinating the tour, and will plan stops to highlight the problem areas. Don Grund said that Tim Granowitz will not be able to attend.*

**Necessary Action:** Tour participants are to prepare a five minute speech regarding the area's problems to be presented to the Commissioners on the San Castle Bus Tour on June 15, 9 - noon. *Ruth Moguillansky* will e-mail suggestions for *Tim Granowitz's* presentation to *Don Grund*.

**B. Status Report on the Overlook Scrub Site:** *Juana Ramos* reported that the Overlook Scrub is #14 on the list. There was an article in the Hypoluxo newsletter. *Ruth Moguillansky* said that the list of environmentally sensitive lands was sent to the U.S. Department of the Interior, and the County is waiting a reply with a final decision regarding funding availability to purchase the Overlook Scrub Site. *Nancy Buckalew* mentioned that if the entire site was purchased for environmentally sensitive lands funds, then none of it could be developed as an area park. *Ms. Moguillansky* summarized some of the concerns regarding using a portion of the site for some type of recreational use. *Don Grund* added that the primary purpose of the property must be environmental protection, but a nature trail or "heart trail" might be allowed. Funds from some other source might need to be used to develop a section for recreational purposes. *Ken Bachman* mentioned that the southeast wooded portion of the Scrub site is more environmentally sensitive, but the area adjacent to Pointe Overlook is potential site to develop a Community Center.

**Necessary Action:** *Greta von Unruh Cross* will schedule a meeting with *Ruth Moguillansky, Chuck Sisco*, (ERM) and *Tim Granowitz* to see if, in fact, none of the area could be used for recreation.

**C. Status Report on Code Enforcement:** *Joanna Aiken* reported that a team consisting of *Gail Vorpapel* and three other Code Enforcement officers assessed the garbage that was left out after the Christmas in April program. Residents who leave illegal items for pickup are being tagged in two languages with a "Notice to Correct" outlining proper disposal methods. A follow-up resulted in fifty percent of the illegal items being disposed of properly. Currently, no fines are being enforced for non-compliance of illegal trash, and many residents are calling Code Enforcement and talking to customer service representatives. *Ken Bachman* mentioned that the COP units were also noting residents who have illegal trash. The COP notes the address, turns the information over to the CPU and *Deputy Bachman* who calls the Solid Waste Authority. Through a monthly newsletter, *Deputy Bachman* urges residents to use the CPU complaint line if they see illegal dumping. *Joanna Aiken, Gail Vorpapel* and a representative from Animal Control attend monthly community meetings at the Hypoluxo Baptist Church and answer residents' questions.

*Captain Gauger* and *Joanna Aiken* spoke about the Christmas in April debriefing meeting. The SWA and the PBSO are inundated with work from the cleanup program, but everyone agreed that the San Castle residents benefitted greatly. The media chose to do a story on a former jailed person whose home was revitalized, rather than focusing on all of the good that the program did. A representative from the City of Boynton Beach called and asked for help in their area as San Castle area now looks cleaner than Boynton Beach!

**Necessary Action:** None at this time.

**D. Status Report on Community Policing:** *Ken Bachman* reported that there was an arrest of a prostitute who was behind in her rent. COP drivers have forms in their cars to note addresses where illegal waste is put out. These forms are turned over to the PBSO. There was some gang activity and a surge in burglaries that was squelched. Twenty palm trees were planted in the community with the help of the *Marcinkoski* family; at least a dozen were planted at the Hypoluxo Baptist Church. The COP program has six new members. Weeds are overtaking the fence again and pulling the fence down, creating a safety hazard as the fence is around the water retention pond. The pond has dried up during our recent drought, but area residents stated that the County told them that they could use the area if they mowed it and kept it clean. *Deputy Bachman* will contact *Dennis Hendershott* to send a weed-eating crew to the area.

**Necessary Action:** *Ken Bachman* is to request assistance from *Mr. Henderschott* to mow the area next to the pond.

**E. Status Report on Street Lights:** *Ruth Moguillansky* reported that several new streetlights were approved for the approved. *Ms. Moguillansky* is waiting for *Jim Tuttle* to respond to an e-mail. There was a question as to why only a few streetlights were installed, instead of all of them.

**Necessary Action:** *Jim Tuttle* should provide information regarding the delay for street light installation.

**F. Community Investment Grant:** *Ruth Moguillansky* reported that *Greta von Unruh Cross* is preparing a grant for a Community-oriented street design plan for San Castle. It will address street lighting and safety issues. *Ms. Moguillansky* said that, unfortunately, the grant does not fund any implementation. It is only for the planning portion. The monies asked for need to be matched by a funding organization, and the South Florida Regional Planning Council is looking for innovative partnerships. *Edwin Jack* previously told *Ms. Moguillansky* that the Sheriff's Department and the Engineering Department should be involved in the process. *Jeanne Mills* suggested that the Zoning Division be included, as there is a requirement in the proposed managed growth program through land use, that there be CPTED regulations in the ULDC. *Ms. Cross* is preparing a letter of intent for June 30. Items included in the plan will be traffic calming devices, landscape changes and window heights, among others.

**Necessary Action:** *Greta von Unruh Cross* will prepare a letter of intent for June 30.

**G. Residents' Comments:** None.

**Necessary Action:** None at this time.

#### IV. 1998-1999 CCRT ANNUAL REPORT TO THE BCC

**A. CCRT Annual Report::** *Ruth Moguillansky* mentioned that the July 20 BCC Workshop meeting has been canceled. The CCRT Annual Report will be presented to the BCC on Tuesday, August 31 at 2 p.m. All CCRT members are encouraged to attend. *Ms. Moguillansky* has met with department representatives re: updating last year's annual report with items that were completed or are in progress after September 1, 1998; proposed items for the future will also be included. She still needs to meet with *Captain Ed Bieluch*. Information from the departments needs to be given to *Ms. Moguillansky* by the end of the week - rough notes are fine, and may be faxed. *Ms. Moguillansky* also urged *Juana Ramos* to bring as many people from the neighborhood to the BCC meeting to show support for the

CCRT's efforts.

**Necessary Action:** *Captain Bieluch* will send an update of the PBSO's activities from September 1, 1998 to date, to *Ruth Moguillansky*.

**V. QUESTIONS/COMMENTS**

*Brenda Warren* stated that the June Crime Watch meeting would be held later that night. During their July meeting there will be COP training. Hopefully there will be a COP site in Royal Palm Estates by October, 1999. *Ms. Warren* has contacted several area businesses to sponsor the COP program.

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

*Minutes prepared by*

*Nancy Buckalew, CCRT Secretary*

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