

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of March 5, 2001
10:00 a.m. - 11:40 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
Mary F. Castle, Lakewood COP
Norman Castle, Lakewood COP
Bob Dovey, Administrative Assistant to Commissioner Warren E. Newell
Captain Michael Gauger, PBSO
Tim Granowitz, Parks & Recreation Department
Larry Helmich, PREM
Corporal Jim Hightower, PBSO
David Hoyt, LWW
Kathy King, Lake Worth West Representative
Lieutenant Ron Mattino, PBSO
Beth McCall, PZ&B Zoning
Janice McCullough, Children's Services Council
Stephen McGrew, Water Utilities Department
Ruth Moguillansky, PZ&B Planning
Kathleen Owens, Fire/Rescue
Signe Page, Code Enforcement
Gwendolyn Peterson, Cannongate Representative
Kelly Ratchinsky, Countywide GIS Coordinator
David Rafaidus, Community Services
Juana Ramos, San Castle Representative
Loretta Rogers, San Castle Representative
Carlos Serrano, Housing & Community Development
Sergeant Jeffery Swank, PBSO
Rick Torrance, Code Enforcement
Rachel Waterman, Community Liaison
Allen Webb, Engineering
Michael Whitten, PZ&B Building

Members Absent:

Elena Escovar, Housing & Community Development (sent representative)
Laurel Grim, PZ&B GIS
Fred Stubbs, Palm Tran
Gail Vorpapel, PZ&B Code Enforcement
Brenda Warren, Royal Palm Estates Representative (sent representative)

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

10:00 a.m., and asked everyone to introduce themselves. *Barry Trombley* was the timekeeper and *Loretta Rogers* was the note taker.

- II. GEO NAV PRESENTATION:** *Penny Anderson* introduced *Kelly Ratchinsky* who has been instrumental in developing and implementing the web application for the Geographical Information System's (GIS) new Geographical Navigation (Geo Nav) system. The Geo Nav system will eventually be available to anyone on the Internet. However, *Mr. Ratchinsky* stated that GIS is finalizing Phase II of the Countywide Enterprise GIS environment. The Geo Nav allows a user to move around the County, view ortho digital maps, and look at parcel level data. The user can zoom in at a specific parcel and see various property photos at the street level. The system is tied in with the Property Appraiser's application. Maps are done in one inch equals 100 foot scale, and cover the whole County, including the municipalities. There are 260,000 photos of buildings in Palm Beach County that are incorporated into this program. The query level is by ownership, street address, parcel control number or range, township and subdivision. *Mr. Ratchinsky* urged individual departments to identify their needs to GIS. GIS plans to release the Geo Nav program this month. It will be accessed by anyone on the PBC Wide Area Network. The PBSO is not on this network and cannot yet use this program. There are various interlocal agreements between GIS and local municipalities for data sharing. Aerials are updated on a three-year cycle. The Property Appraiser Overlay is updated annually. GIS is also working with outside agencies such as Children's Services Council and the SFWMD. There is an on-line help feature with the program. For questions on access to the Geo Nav program, contact either *Penny Anderson* or *Kelly Ratchinsky*. *Ruth Moguillansky* asked for a printout of the Geo Nav features so that copies could be made and distributed to the CCRT members.

Necessary Action: Nothing at this time.

III. PROGRESS REPORTS AND ACTIONS NEEDED:

A. Zoning Report: *Beth McCall* reported that *Tim Granowitz* and *David Flinchum* had met to discuss the proposed park for the Schall Circle neighborhood, and that the DRC process is the appropriate process to use. *Ms. McCall* said that the DRC process usually takes five weeks.

Ms. McCall continued, stating that the Congress Lakes PUD on Melaleuca Road and Congress Avenue was approved. *Barry Trombley* asked for the PBSO to meet with the developers regarding incorporating recreational facilities in the PUD.

Necessary Action: *Ms. McCall* will provide an update on Max Auto's application, The Home Depot, and Congress Lakes PUD to *Ms. Moguillansky*.

B. Infrastructure Improvements: *Stephen McGrew* reported that the design is 100% complete for the Lake Worth Road Commercial Corridor Sewer Project. Several easements are needed from property owners along Lake Worth Road and Congress Avenue before the project goes out to bid. A meeting was held with the property owners on February 28.

Mr. McGrew also reported on a project on Coconut Road from Melaleuca Lane north to the L-13 Canal. The water main plans are finished and a bid package is being prepared for Allen Webb.

Mr. McGrew is meeting this afternoon with the property owners on Gulfstream Road on the south side of Melaleuca Road to the L-14 Canal, and a BCC Public Hearing is scheduled on March 13 for this item.

Mr. McGrew said that he received the survey plans for the Schall Circle water main project, which is funded by a Community Development Block Grant. He will request the service locations for the water meter and work continues on the consultant services authorization for the water main design.

Royal Palm Estates (the Fruitbowl) a pre-work meeting was held on February 7, and the construction is expected to begin within two weeks. This \$1.5 million project is expected to take between 4-6 months to complete.

Mr. McGrew continued with updates on the following projects:

The Gardenette Area (Dyson Circle) - the project is nearly complete and the water main tie-in in conjunction with this project is being worked on today.

Mr. McGrew asked to meet with *Ms. Moguillansky* and *Allen Webb* to discuss budgeting and the Water Utilities Special Assessment Five Year Master Plan that is being prepared. The Master Plan will develop timelines to run approximately \$50 million worth of water mains if the PBC Water Utilities serviced all of the communities that do not have water. The Master Plan divides these communities into 65 areas and will prioritize when each of these areas will be petitioned over a five-year period. If any property owner does not sign up within those five years, then the process will begin again. This proposed plan will be presented to the Water Utilities Citizen's Advisory Board in April.

Allen Webb reported on several of the 10 projects that are being supplemented with CCRT funds: the Sierra Drive project is expected to be completed in the middle of April. HCD requested a ceremony to celebrate CDBG Funds Week. *Mr. Webb* will notify *Ms. Moguillansky* of the date so that a groundbreaking ceremony can be arranged and coordinated with HCD.

Mr. Webb stated that three more projects are close to being put out to bid: Coconut Road, in conjunction with the water main project, Herndon Park and 42nd Drive South off of Lake Worth Road. The water main project for Phase D (III) is being reviewed by the Health Department, and after its approval, will go out to bid.

The San Castle drainage design is being reviewed by the consultant and the drawings are expected to be returned within two weeks. *Mr. Webb* said that the construction plans would go out to bid immediately after the consultant returned them. The bid process takes thirty days and construction is expected to take another sixty days.

Schall Circle: *Allen Webb* said that the consultant is working on the design of paving and drainage improvements for this project, as well as the water & sewer plans mentioned previously by *Mr. McGrew*. *Mr. Webb* expects this project to be out to bid by Summer and finished in the Fall.

Mr. Webb stated that the blinking traffic light at Kirk and Lakewood Roads was put in as a convertible light: if the traffic warrants it, the light can be changed from flashing to a green-amber-red signal. There are no plans to convert this to a regular traffic light.

Mr. Webb added that the Engineering Department plans to put concrete around the existing barricade poles on Maine Street to discourage vandals from pulling the poles out. The design for future barricades includes disjoining the road and incorporating a depressed area for part of the drainage system. *Mr. Boyd*, a ham radio operator, is using a tall pine tree to place his ham radio antenna. This tree is in the easement needed for drainage pipe. *Mr. Webb* suggested that the tree be replaced with a pole.

Necessary Action: *Nancy Buckalew* will schedule a meeting with *Stephen McGrew*, *Allen Webb* and *Ruth Moguillansky* regarding budgeting and the Five-Year Master Plan.

C. Street Lights Update - *Juana Ramos* reported that she will pick up a preliminary plan from FP&L tomorrow. The plan will be reviewed and then presented to the community. *Ruth Moguillansky* mentioned that this plan will enable the Community Liaison and the Community Board to go to individual property owners who might be affected by the project and have a consent form signed.

Necessary Action: Nothing at this time.

D. Park Improvements: *Tim Granowitz* said that the survey of the Hypoluxo Baptist Church site is expected to be completed within two weeks. A draft lease agreement will be drawn up by the Church for review from the Parks Department and PREM. *Peter Banting* from PREM has information on the potential park site on Highview and Peak Roads. *Mr. Granowitz* assured the CCRT that the first park in San Castle will be built on whichever parcel that the County acquires first, and that a park would take approximately six months after the land is acquired to be finalized and ready for use. *Carlos Serrano* mentioned that CDBG funding has been targeted towards one of these park sites, and HCD needs to know which site will be developed first so that an environmental review can be done. *Ruth Moguillansky* suggested that a list of actions that need to be undertaken to complete the proposed parks be provided along with a schedule. She also requested *Mr. Helmich*, from PREM, to please relay this information to *Mr. Banting* and assist with obtaining an update on this project.

Mr. Granowitz stated that Parks & Recreation is waiting for a decision on right-of ways from Engineering on the Lakewood site. *Mr. Granowitz* suggested meeting with the residents of Lakewood and Kenwood to hold a "Design Charrette" for the parks. *Ms. Moguillansky* offered her assistance with the charrette. *Mr. Granowitz* agreed to meet with *Joanna Aiken* and *David Hoyt* for a brief meeting after the CCRT meeting to discuss building materials that would be needed for the garage in Lake Worth West, the roll-off provided by the Solid Waste Authority and coordinating using the inmates.

Captain Michael Gauger offered to find a contact from the North District for *Tim Granowitz* to get in touch with regarding the property search in the Schall Circle area. *Mr. Webb* will e-mail the parcel control number of an available property that might be used for a park in Schall Circle.

Necessary Action: *Tim Granowitz* will meet with *Pastor Long* after the survey is done, to negotiate the lease amount for the San Castle Park. *Larry Helmich* will request information from PREM regarding the status of the San Castle projects and provide an update to *Ms. Moguillansky*.

E. Building Report: *Michael Whitten* reported that his staff would be going out on March 6 to do the permitting for the twelve houses chosen for Christmas in April in the Royal Palm Estates area. There is another permit for a garage in Harris Park on Vermont Street. *Tim Granowitz* will supply a Parks Account number to charge the permit fee to.

Ruth Moguillansky said that she would be meeting later today with *Terry Clare* to set up the funds for Christmas in April.

Necessary Action: Nothing at this time.

F. Solid Waste Authority: *Joanna Aiken* stated that she had nothing to report.

Necessary Action: Nothing at this time.

G. Code Enforcement: *Signe Page* stated that Code Enforcement has been spending one day/week in San Castle following up on complaints and doing maintenance. The team has been assigned other duties in addition to the San Castle neighborhood. *Barry Trombley* suggested that instead of five people once a week, one person each day be sent to the San Castle area. *Ms. Page* explained that each of the Code Enforcement Officers was assigned to various streets two years ago and referred *Deputy Trombley* to *Gail Vorpagel*.

Juana Ramos reported that San Castle community has problems with dogs running loose. *Ms. Page* suggested they call Animal Care and Control at 233-1200. *Ruth Moguillansky* handed a letter to *Ms. Page* and asked that it be forwarded it to *Gail Vorpagel* regarding the Cannongate area. *Rachel Waterman* mentioned that *Loretta Rogers* is coordinating the Cleanup in May for the San Castle neighborhood, and asked Code Enforcement to notify *Ms. Rogers* if they see any problems that can be addressed with the cleanup.

Necessary Action: Nothing at this time.

H. Community Policing Status Report: *Barry Trombley* said that he will be representing San Castle at this and future CCRT meetings. Last year there were eight successful search warrants which resulted in closing down drug houses. There is a seven days/week Deputy coverage in all of the Community Policing sites. Two houses on Tulip Tree Drive that burned down have been refurbished and sold. *Deputy Trombley* mentioned that there is an empty lot on the corner of Hypoluxo Road and Seacrest Boulevard, The County owns this lot and it might be a good location for a Family Resource Center. The School Board has offered to furnish portables to use for this purpose. *Ruth Moguillansky* requested *Larry Helmich* to please obtain and provide information on this property so that a determination could be made on the suitability and availability of this site for the proposed use.

Juana Ramos reported that there were drug problems on Hibiscus Road and Ficus Street. *Deputy Trombley* replied that he had these addresses on his list and is awaiting authorization to go in.

Jim Hightower said that it took eight months to get the drug dealers out of Urquhart Street. The insurance program for the needy children is going well, and training sessions were held at the North Sub Station and will also be held at Barry University.

Rachel Waterman stated that she had requested two letters from the PBSO requesting that the CCRT follow up on the traffic light on Military Trail; and the U-turn at Military Trail and Lake Worth Road, where there is a quick light for a left turn/U-turn. *Ms. Waterman* added that she would follow up on this item also, but that a letter from the PBSO would help.

Lieutenant Jeffrey Swank stated that the PBSO is planning to interview candidates for thirty-eight additional deputies. *Lieutenant Swank* added that 45 inmates are being used once a month to clean up Military Trail and Lake Worth Road as part of the "Adopt a Road" program. Their duties include knocking down homeless camps, getting rid of graffiti and cleaning up trash, etc. *Corporal Hightower* asked if a county truck could be made available to the PBSO for hauling tools, etc., for the inmates. *Ruth Moguillansky* asked *Corporal Hightower* to write a letter for *Commissioner Newell* regarding this item.

Necessary Action: *Jim Hightower* is write a letter to *Commissioner Warren E. Newell* asking for a county truck to be used to haul equipment, etc., for the inmates for the Adopt-A-Road program.

I. Community Organizing Activities/ CCRT Resident Representatives' Comments:

Juana Ramos thanked everyone who helped with the San Castle Flea Market. \$1,488 was raised and will be split evenly between the CPU and the San Castle Community Leadership, Inc. The last San Castle newsletter was hand delivered in the neighborhood while doing the street numbering project. A Mission Statement is being worked on by the group and will be printed in English, Spanish and Creole. *Ms. Ramos* also thanked *Ruth Moguillansky*, *Rachel Waterman* and *Nancy Buckalew* for information on the Palm Beach County Juvenile Association's Turn Around Kids luncheon award. The San Castle Community Leadership, Inc. is sponsoring four children, who will be attending the luncheon with at least nine adults from the community.

Kathy King reported that Lake Worth West is planning a cleanup on March 24 and 25. *Ms. King* will meet with *Joanna Aiken* and *Tim Granowitz* after the CCRT meeting to discuss items needed for the cleanup, and to fix up the building in Harris Park.

Rachel Waterman said that *Brenda Warren* will be unable to attend CCRT meetings, but she will send another community representative from Royal Palm Estates. *Ms. Waterman* reported that the property on Urquhart Street that has an excess of \$50,000 liens on it is in the hands of OFMB. *Ms. Waterman* spoke with *Glenn Meeder*, a collections agent for OFMB who is negotiating with the property owner regarding turning the property over to the county in lieu of the liens.

Ms. Waterman mentioned that the traffic is very heavy at the traffic light at Lake Worth Road and Military Trail. It takes several cycles of lights for west-bound traffic to turn left

or make a U turn at this intersection. There have been complaints from people at the Lake Worth Road Merchant's Association about this light. Previous complaints resulted in an extension of four seconds for the left turn. *Allen Webb* pointed out that drivers are turning right onto Lake Worth Road east at the same time that west-bound drivers are trying to make U-turns, even though there is a sign posted that states right turners to yield to the U-turners. *Corporal Hightower* added that a cut through at Urquhart Street was blocked off to hinder drug dealers from making a quick escape across Lake Worth Road. *Kathy King* mentioned that most of the U-Turners came out of the Home Depot parking lot.

Necessary Action: *Jimmy Hightower* is to provide a letter describing the problem with the U-turn at Lake Worth Road and Military Trail to *Ruth Moguillansky* by next week. She will then discuss this item with *Allen Webb* and *Charley Walker* to see what can be done to address the problem.

J. CCRT Neighborhood Partnership Grant Program - *Ruth Moguillansky* stated that she is planning to advertise for the Neighborhood Partnership Program at the end of April. CCRT areas, and any other "unincorporated" neighborhoods located within either the Revitalization and Redevelopment Overlay or the Glades Tier are eligible for this grant. *Ms. Moguillansky* urged the CCRT members to spread the word throughout the work of their respective Departments about this program.

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

- *Kathy Owens* mentioned that volunteers from the Fire/Rescue Department will join her in the San Castle Neighborhood to review the street addressing program on March 10 and April 14.
- *Ruth Moguillansky* recognized *Joanna Aiken* in appreciation of her hard work in the communities. *Ms. Moguillansky* also passed on high praise for *Ms. Aiken* from *Jody Rivers*.
- *Ruth Moguillansky* stated that she, and *Rachel Waterman* would be going to St. Petersburg on March 7 to learn about that City's grant program. *Carlos Serrano* added that *Elena Escovar* will be available for a conference call on March 7 if any questions are needed to be asked.
- *Ruth Moguillansky* will not be at the April 2 CCRT meeting. *Ms. Moguillansky* will return on April 16.
- *Steve McGrew* offered to officiate at the April 2 CCRT meeting in *Ms. Moguillansky's* absence.
- *Juana Ramos* said that *Commissioner Addie L. Greene* agreed to sponsor the

street trees project in San Castle.

- *Rachel Waterman* thanked everyone who submitted an item for the last CCRT quarterly newsletter. Submissions are being accepted until Friday, March 9 for the upcoming newsletter.
- *Carlos Serrano* stated that all construction-related application letters are scheduled to be mailed on March 23. This includes the project on Stacey Street that is funded through a CDBG.
- *Kathy King* offered to bring refreshments to the next CCRT meeting
- The next CCRT meeting will be on **April 2, 2001** - Mark your calendars!

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

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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