

Countywide Community Revitalization Team

Meeting of May 6, 2002

10:05 a.m. – 11:10 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
Linda Collins, P.B.C. Engineering (Rep. For Allen Webb)
Brian Daly, P.B.C. Sheriff's Office
Bob Dovey, Administrative Assistant to Commissioner Newell
David Elam, P.B.C. Parks & Recreation
Mike Estrella, Drymension, Inc.
Deputy Leslie Faerber, P.B.C. Sheriff's Office
Duane Gainer, P.B.C. Planning Division
Gerry Gawaldo, P.B.C. Palm Tran
Harriet Goldstein, Academy for Better Communities/Barry University
Tim Granowitz, P.B.C. Parks & Recreation
Joyce Harrell, Secretary, P.B.C. Planning Division
Deputy Jimmy Hightower, P.B.C. Sheriff's Office
Janel Horne, Southern Pines & Royal Palm Estates
David Hoyt, Lake Worth West
Deputy Ed Jablonski, P.B.C. Sheriff's Office
Ken Jacobson, P.B.C. Code Enforcement
Linda Jeter, P.B.C. Planning Division
Kathy King, Lake Worth West Resident Planning Group
Brian Klutz, P.B.C. Planning Division
Stephen McGrew, P.B.C. Water Utilities
Chrystal Mathews, P.B.C. Planning Division
Pam Nolan, P.B.C. Economic Development Office
Rev. Wayne Padgett, Crossroads Baptist Church/Gramercy Park
Amy Petrick, Assistant County Attorney
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
Mike Whitten, P.B.C. Building Division
Bonnie Williams, Delray Garden Estates

CCRT Members Absent:

Joanna Aiken, Solid Waste Authority
Peter Banting, P.B.C. PREM
Dan Dumas, San Castle Community Leadership, Inc.
Elena Escovar, P.B.C. Housing & Community Development
Captain Michael Gauger, P.B.C. Sheriff's Office
Tom Lefevre, P.B.C. Health Department
Beth McCall, P.B.C. Zoning Division
Lt. Ron Mattino, P.B.C. Sheriff's Office
Ruth Moguillansky, P.B.C. Planning Division
Kathleen Owens, P. B.C. Fire Rescue
David Rafaidus, Community Services Department
Gail Vorpapel, P.B.C. Code Enforcement
Allen Webb, P.B.C. Engineering

I. WELCOME AND INTRODUCTION: Linda Jeter greeted and welcomed everyone for attending the meeting. Ms. Jeter informed the group that Ruth Moguillansky would be absent and she wished her well on her new marriage. Next, Ms. Jeter introduced Duane Gainer, Sr. Planner, to the group. Mr. Gainer is responsible for Districts 1 & 6.

II. REPORTS:

A. Community Organizing Activities/CCRT Resident Representatives Comments: Dan Dumas, San Castle Community Leader, was absent.

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

- The workday for May has not been scheduled. Ms. King is anticipating scheduling only one (1) day out of the month, for a workday, until the construction of the road is complete.
- Model Block Project – Brian Klutz visited the community to see if they needed any assistance. Mr. Klutz was shown the neighborhood houses that had been painted. Ms. King stated they are on schedule; however, a delay is anticipated because the paving of the road isn't finished. She asked about getting an extension on the completion of the project.
- Great American Cleanup – She expressed appreciation to the Deputies on the workforce for assisting one of the handicap residents. The Deputies were very supportive.

Rachel Waterman reported on the following:

- Ms. Waterman reviewed and provided copies of the CCRT Revitalization Map. The map is color-coded by Commissioner's District and indicates the CCRT staff responsible for each District.

Penny Anderson asked about the color for Commissioner Aaronson's District. Ms. Waterman responded the District's color represent the area of responsibility for each of the three (3) Senior Planners who have been assigned to work with the different Districts. Ms. Waterman stated that if requested, she would e-mail anyone a copy of the map.

Necessary Action: None

B. Zoning Report: Beth McCall was absent.

Ms. Jeter stated that the item regarding the amendment of the Lake Worth Commercial Corridor Boundary Line has not been sent to the Citizens Task Force yet, pursuant to the e-mail received from Aimee Carlson. The item was scheduled for May 2, 2002 to be presented to the Board of County Commissioners (BCC). Ms. Jeter asked if anyone had any additional information. The group had nothing to include.

Necessary Action: None

C. Status Report on Park Improvements:

Tim Granowitz asked David Elam to report on the plan for the Kenwood Estates Park. Mr. Elam stated he distributed copies of the park plan at the last CCRT meeting and he also presented the plan to the neighborhood group on Thursday, May 2nd. The neighborhood group meeting was very successful; approximately 150 people attended. The neighborhood group chose the color scheme for the play structure and he is requesting approval of the Kenwood Estates Park Plan from the CCRT group.

Ms. Jeter asked the group for questions or comments regarding the Kenwood Estates Park Plan. The group had no questions or comments. Ms. Jeter asked the group to vote by show of hands, if they approve the plan. The plan was unanimously approved by the CCRT.

Mr. Granowitz mentioned that there is an existing ditch on the property and he is working with Engineering to get the ditch piped.

Rachel Waterman asked how long would it take for conception of the project. Mr. Elam stated within two (2) to three (3) months.

Ms. Jeter asked if the contract had been awarded. Mr. Elam stated the process is different. Mr. Granowitz stated they are using annual contracts that are already in place. The construction will take approximately three (3) months.

Ms. Waterman asked if the fence would be removed. Mr. Elam stated that the existing fence would not be removed until the new fence is being installed. Discussion ensued regarding removal of the fence.

Brian Klutz was interested in what technique was used to get the participation from the community to the neighborhood meeting. Mr. Elam stated that he would like to thank Rick Angelo, Community Policing Officer, for going out and drawing the neighborhood attention and interest in the development of the neighborhood park project. Discussion ensued regarding increasing residents participation in the development of neighborhood's projects.

Tim Granowitz reported on the following:

- Lakewood Project – The plan has already been approved by the CCRT. A meeting should be scheduled soon, to meet with the kids, regarding the playground selection. The construction plans are in progress.
- San Castle – 1) church site – getting ready to close; 2) Peak High Properties – Mr. Banting was absent. He will need to address this item.
- Lake Worth West – In the process of removing the shed within the next week or two weeks.
- Okeechobee Village Raiderville Subdivision – The BCC has approved the acquisition of a property in this area. The property consist of one third (1/3) of an acre; which would be adequate to use for a playground. Additional land is needed.
- Tradewinds – A meeting is scheduled next week with Commissioner McCarty.
- Stacy Street – PZ&B's staff met with Land Development, PREM, and Park's staff to discuss issues related to the one-half (1/2) acre site being proposed for donation by a property owner to build a park. Staff sent a memo to BCC discussing the issues and recommending that a larger site be pursued to develop the park. Received a memo from Commissioner Roberts supporting acquisition of a larger property. Property offered for donation previously could be used for drainage and a CPU is still being given consideration.

Ms. Jeter inquired about the status of the Greenwood Air-Front Property. Mr. Granowitz responded he is not familiar with the property. Mr. Elam stated that they will be doing an environmental study on the Neiland property. Mr. Granowitz intervened and stated, in reference to Ms. Jeter's question, he was familiar with the property name as Neiland. Mr. Granowitz further stated the Neiland property was donated by the State of Morris Afron. There are wetlands triggering environmental issues. Discussion ensued regarding environmental issues prohibiting developing on the property.

Ms. Jeter inquired about the status of the Santalucia property. Mr. Granowitz responded he is pursuing a design bid contract. He received bids to do clearing of the property, but is waiting to do a total construction package.

Ms. Jeter inquired about the status of the Cabana Colony Park. Mr. Granowitz responded Tow Brothers, who is developing Frenchmen's Reserve, is interested in donating a small piece of property. It will take three (3) to six (6) months to work out the details and agreements with Palm Beach County. Discussion ensued regarding the details involving this property.

Ms. Jeter inquired about the status of the Cinquez property. Mr. Granowitz responded Cinquez is next to the West Jupiter Recreation Center. Mr. Granowitz stated there are no plans to develop a project on that property.

Mr. Granowitz stated that beginning next month David Elam will be representing the Department at the Monthly CCRT Meetings.

Necessary Action: Mr. Granowitz will inform Rachel Waterman regarding the status of the San Castle Projects.

D. Status Report on Infrastructure Improvements:

Steven McGrew reported:

- Lake Worth Corridor – Petitioning water mains for two (2) separate projects: 1) public streets - received fifty one percent (51%) majority regarding Lake Worth public streets; which includes Davis Road, Brooklyn Lane, Mathis Street. The other street is Kidd Street and he needs one petition to have fifty one percent (51%) majority. Mr. McGrew further stated Kidd Street would be constructed in conjunction with the County Engineering project. He received CCRT funding for Kidd Street; and 2) private streets - The Lake Worth private streets consist of Crestly Lane, Penny Lane, and Frost Road. The petitions for two (2) of the streets are looking good. There is an issue with a property-owner voting on Frost Road.
- The as built drawings have not been sent to the Health Department. The contractor is still working on punch list items.
- Housing and Community Development (HCD) Department – received good news from HCD regarding the CDBG funding request. HCD is recommending funding for the water main on Vilma Lane and Holton (?) Estates (not a CCRT area).
- Lake Worth Public Streets – Approved consultant services authorization for Davis Street, Brooklyn Street, and Mathis Street. They also approved consultant services authorization for Forest Road (Summit & Kirk), Bonnie Lane (Dyson Circle), and Caroline and Dorothy (Royal Palm Estates). These four (4) streets are currently under design. Caroline and Dorothy Streets should be out for bid in the fall.
- Stacy Street – Water main plans are complete and have received permits. The next step is to go out for bid, which will be advertised before the June CCRT Meeting.

- Schall Circle – Water main designs are complete. Another project, not previously mentioned, is Plantation Mobile Home Park. A number of the streets have two (2) inch galvanized piping. They have been designing replacement pipes because of pressure and water default problems. They have already replaced piping on Buckenier. In-house staff will be completing the project.

Ms. Waterman inquired about a meeting tonight, May 6, 2002. Mr. McGrew stated he did remember seeing the meeting on his calendar. Discussion ensued about the meeting.

Mike Savidge inquired about the status of the Lake Worth Road Sewer, which is having pressure problems. Mr. McGrew stated he was not aware there was a problem, but will look into the issue. Mr. Savidge further inquired about a date for completion of the project and if there will be a ceremony. Mr. McGrew apologized for not giving an update. Ms. Waterman stated that Bill DiPaolo is organizing the ceremony to be held this month or early next month (June).

Ms. Jeter inquired about the status of Wallace Road. Mr. McGrew responded that Wallace Road & Tropical Avenue were included in the State Road 80 Improvements Project and the bid notice should be advertised in two weeks.

Ms. Janel Horne inquired about a projected date for bids regarding Tropical Avenue. Mr. McGrew responded that State Road 80 is a large project and it has to be built in phases. The water mains will be completed by the summer of 2003 on Tropical Avenue. Discussion ensued regarding the streets involved in the water mains installation.

Linda Collins reported, in Allen Webb's absence, the following:

- Cinquez Park Road West - goes to the Public Hearing on May 21, 2002.
- 43rd Drive South – goes to the Public Hearing on May 21, 2002.
- Schall Circle – no update.
- Lake Worth Corridor (Main & Vermont) – The permits from the Lake Worth Drainage District and the South Florida Water Management District have been received. On May 19th, the project will be advertised for construction bids. Bids will be open June 18th and the Public Hearing will be held on August 20th. Discussion ensued regarding the procedures involved before the construction begins.

Necessary Action: None.

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

Deputy Jimmy Hightower reported on Lake Worth:

- 328 Urghart Street – The property owner was served.
- Lots of arrest and clean-ups.

Deputy Leslie Faerber reported on San Castle:

- The May 5th event, Cinco de Mayo, was a huge success. Made lots of money for the community. There was food and activities for the kids. The community really came together.

On Thursday, May 9th, at 6:00p.m., Commissioner Greene will be visiting San Castle to celebrate the completion of the drainage project and Phase I of the installation of twenty-seven (27) street lights.

Sgt. Swank reported on Seminole Manor:

- On May 20th, a Picnic/Carnival fund raising will be held at Starlight Cove Elementary.

Necessary Action: None

- F. Code Enforcement/Solid Waste Authority Status Report:** Joanna Aiken was absent.

Ken Jackson reported in Gail Vorpapel absence:

- Homeless Coalition – Assisted eighteen (18) homeless people in receiving shelter, drug programs, etc.
- Working on cleaning up 328 Urghart Street. Discussion ensued regarding the ongoing activity at the property.

Necessary Action: None

- G. Neighborhood Partnership Grant Program Update:**

Linda Jeter reported: Visited all but one (1) of the Neighborhood Partnership Grant Recipients. Plan to visit the last one early next week. All recipients seem to be making progress. The purpose of the visit is to assist with issues that may be preventing them from staying on track with completing the project by October.

Kathy King had a concern with completion of the project by the end of September. Ms. King feels the street construction is delaying the landscaping crew from doing their job. Ms. Jeter stated she would look into the situation.

Necessary Action: Linda Jeter will look into the issue that is keeping the Lake Worth West Community Project from moving forward.

H. Other Items:

Linda Jeter reported in Kathy Owens absence. Ms. Jeter stated that on Saturday, April 25th, two hundred forty-three homes were visited and fifty-one (51) smoke detectors were installed in Schall Circle.

Kathy King inquired about the status of the property on Main Street for a community center. Rachel Waterman responded the property is in the appraisal process, which should take approximately three (3) weeks.

Tim Granowitz stated that the Parks Department recently closed on a sales agreement to take over the Girl Scouts Camp area in the Lake Worth Corridor. Discussion ensued about future plans for the property. Tim Granowitz also stated that he submitted a request to make amendments to the ULDC to allow CCRT Parks in any Zoning Districts. There is presently an issue with the San Castle Church site. Discussion ensued regarding meeting standards for redevelopment areas.

Steven McGrew followed up on Mike Savidge's question regarding the Lake Worth Corridor Force Main Project. Mr. McGrew stated he is waiting on the record drawings from the contractor, so that he could submit the drawings to the Health Department. Steven McGrew also followed up on a meeting that Rachel Waterman inquired about. Mr. McGrew stated the meeting is in reference to CCRT 2 & CCRT 3 areas for Bonnie Lane (Dyson Circle area), Carolyn Dorothy Tropical (Royal Palm Estates area).

Rachel Waterman thanked everyone for the support at the Kenwood Park event. She also indicated that Kenwood's first neighborhood community meeting would be held on May 7th. Ms. Waterman informed the group that Deputy Angelo is the Community Policing Officer for Kenwood Estates. David Elam intervened and stated that volunteers are needed to assist with the cleanup for the park site.

Necessary Action: Rachel Waterman will relay the information to appropriate people regarding assistance needed for cleanup at the park site in Kenwood Estates.

III. NEW BUSINESS:

Amy Petrick, from the County Attorney's Office, reviewed with the group the Nuisance Abatement Ordinance. Ms. Petrick asked if anyone is aware of property eligible for closure or restrictions to please notify her with the information.

Brian Kluttz mentioned that on June 8th in San Castle, there would be a one (1) day event. Ten (10) houses were in a selection to be painted. Mr. Kluttz stated approximately two hundred (200) volunteers from Washington Mutual will be participating. If anyone else would like to volunteer, please contact Rachel Waterman or himself.

Ms. Jeter thanked Tim Granowitz for his support with all the CCRT projects and welcomed David Elam, Representative for Park & Recreation Department.

Jimmy Hightower thanked Rachel Waterman, Ken Jackson, and Commissioner Newell's office for their assistance in getting two (2) vehicles, and a grant for up to \$20,000.00 from The Home Depot for supplies and equipment.

Penny Anderson stated she would like to report that she is working on a pilot project with the Criminal Justice Commission to put together Department of Corrections' data. The purpose of this project is to try and bring all law enforcement agencies together to start sharing data and looking at cross boundary issues on the web. Another project in process is with Health Human Services & Education Agencies. There is a web application that is being put in place for planning and resource allocation to research Health Department vital statistics data.

Harriet Goldstein, from the Academy for Better Communities at Barry University, stated that they have a contract with the Workforce Development Board to analyze all the studies done in the County relating to youth. The data is being shared by other agencies in Palm Beach County. Also, recently the Academy for Better Communities completed data for youth mapping, which is a national project. This project will allow agencies to examine youth services and programs that are available to youth.

Stephen McGrew informed the CCRT about the Geo Nav system, which has a section for the water utilities assessment petitions (SAS Parcel).

IV. QUESTIONS/COMMENTS:

- The next CCRT meeting will be held on June 3, 2002.
- Linda Jeter will bring refreshments for the next meeting.

V. ADJOURNMENT: The meeting adjourned at 11:10.

Minutes prepared by

Joyce Harrell, CCRT Secretary