

COUNTYWIDE COMMUNITY REVITALIZATION TEAMS (CCRT) MEETING

Monday, November 2, 1998
Planning, Zoning & Building, 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Captain Ed Bieluch, PBC Sheriff's Office
Nancy Buckalew, PZ&B Planning
Whitney Carroll, PZ&B Zoning
Michael Gauger, PBC Sheriff's Office
Tim Granowitz, Parks and Recreation
Jim Hightower, PBC Sheriff's Office
Tom Lefevre, PBC Health
Jon MacGillis, PZ&B Zoning
Stephen McGrew, Water Utilities
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathleen Owens, Fire Rescue
David Rafaidus, Community Service
Greta von Unruh Cross, PZ&B Planning
Allen Webb, Engineering

I. WELCOME AND INTRODUCTION

The meeting was called to order by *Ruth Moguillansky* at 10:00 A.M. *Whitney Carroll* was the timekeeper and *Jon MacGillis* was the note taker.

II. SAN CASTLE: *Greta von Unruh Cross* recounted a brief history of the San Castle area's development. The oldest section was developed in the late 1930's and 1940's as Canadian winter homes. This area also had two of their own community centers, one of which was later sold as a residential house. Some residents in this area are connected via a large community well to the Biscayne Aquifer.

The actual "San Castle" subdivision was constructed next, with the Sunny Hills and Overlook homes being built soon after.

There are several neighborhoods in the San Castle area. The most diverse neighborhood is the "tree streets" - named after trees such as Ficus, Hibiscus and Plum. There are lots of children, who all wear their police helmets so that they will not get ticketed by the CPU deputies. There are a number of affordable housing units in this area.

Institutions in this neighborhood are very active. The pastor of Hypoluxo Baptist Church

allows the church facilities to be used for community activities. The Rolling Green Elementary School is a Title 1 school, with many programs for children and their families. While the Community Policing Unit could be considered an institution, it really is an ongoing, internal neighborhood asset. *Ms. Cross* mentioned that the COP program is also an outlet for senior citizens to contribute to their community: they can drive around the neighborhood in their cars.

In contrast to the process started in the Lake Worth Pilot area, *Ms. Cross* would like to see everyone in the San Castle area involved from the beginning. She has interviewed twenty-five people in the San Castle area, of which five displayed great leadership potential for a community board. The consensus was that the neighborhood's priorities are: recreational facilities/community center, garbage issues and street lights. There is also a concern regarding drainage the area of Wilkinson & Summit Roads.

Tim Granowitz stated that the primary target group for the San Castle area park is children under the age of twelve. *Ms. Cross* replied that the statistics related to this group are available from Rolling Green Elementary School, located in the San Castle area. Nine hundred students attend the school, with almost no bussing. The School has students from a two-mile radius.

Ms. Cross suggested that, for further information, members could read the rest of her report which was included in the meeting packets.

Ruth Moguillansky informed the group that a Community Meeting will be held on November 12 at the Hypoluxo Baptist Church on Overlook Road. This meeting will introduce the CCRT process to the community. Speakers will include: *Joanna Aiken*, from the Solid Waste Authority; *Michael Gauger*, *Greta von Unruh-Cross* and *Ruth Moguillansky*. *Eugene Herring*, Aide to Commissioner *Maude Ford Lee* and COP members will be attending. Television Channel 20 will advertise the meeting on its Public Service Community Board. Also available will be trilingual fliers (English, Spanish & Haitian-Creole), and videos of the actual presentations in those same languages for the non English-speaking attendees. *Ms. Moguillansky* asked the CCRT members to bring literature, stickers, fliers, etc. from their departments to be handed out at the November 12 meeting.

A videotape was made in Spanish (*Ruth Moguillansky*) and Haitian-Creole (*Nicole Delsoin*) introducing the CCRT program and the proposed planning process for revitalizing the San Castle area. The video will be shown at the Community meeting on November 12 and at the January charrette.

Ms. Cross added that a community charrette will be held in January 1999 to identify community concerns and desires. *Ms. Cross* will be looking for at least one volunteer from each street to support the ongoing work with the CCRT.

III. PROGRESS REPORTS - LAKE WORTH ROAD CORRIDOR:

A. Status Report on Park Improvements: *Tim Granowitz* reported that the **Harris Park** should be completed in the next two weeks. The community is planning a Thanksgiving opening dedication for the park.

Kenwood Estates: The budget transfer of \$60,000 occurred on October 20. *Mr.*

Granowitz wrote a letter to PREM to begin the acquisition process, and he also met with *Mercedes Vega* and the Kenwood Park Committee to identify their first choice of sites. *Mr. Granowitz* advised the group that the County would pursue an empty parcel that was identified first, then consider the adjoining parcel which has a house on it. According to *Mr. Granowitz*, the vacant parcel should be able to be developed for \$60,000. The adjoining piece will be approximately \$50,000 with another \$30,000 spent to develop it.

As the Parks Department does not have the funds, additional funding must be identified.

Ruth Moguillansky mentioned that surplus funds from infrastructure improvements in the Pilot Area might be used for this park. If no surplus monies are available, then applying for CDBG funds is a viable alternative. *Steve McGrew* stated that he has four CDBG projects underway in the Lake Worth Corridor; each of those projects has some surplus monies. If all the surplus was pooled together, the total would be close to \$50,000. *Mr. McGrew* recommends waiting for the construction process to be further along on these projects in order to ascertain how much surplus will be available. *Ms. Moguillansky* asked when the figures might be known. *Mr. McGrew* replied that the information would be available at the end of December. *Ms. Moguillansky* noted that the CDBG application deadline is January 8.

Tim Granowitz said that PREM could at least acquire the one parcel and then wait for funding, surplus or CDBG, to begin development. He mentioned to the Kenwood group that they could do a neighborhood assessment for the funds, but the neighborhood group was not interested. The acquisition of the one parcel should total \$20,000, leaving \$40,000 to be used for development at this time.

Steve McGrew mentioned that HCD may need to be contacted re: surplus funds going over to the Parks Department, as there is a formal process. In addition, if CDBG funds are to be used, and there is a house that needs demolishing, there are additional regulations that may apply.

Necessary action: *None at this time.*

- B. **Status Report on Footbridge Construction over the L-13 canal:** *Ruth Moguillansky* mentioned that a memo is needed from the Sheriff's Department regarding the importance of the footbridge so that it can be placed higher onto the walkways priority list. The memo will be attached to a letter to *Dan Weisberg*.

Necessary action: *Captain Bieluch and Deputy Hightower* will write a memo to *Ruth Moguillansky*, who will attach it to a letter that she will write to *Dan Weisberg*. *Ms. Moguillansky* will schedule a meeting to discuss the footbridge with Patrick Martin, Captain Bieluch, Deputy Hightower, and other interested parties.

- C. **Status Report on Water Main Improvements in the Pilot Area, Kenwood Estates and Sub-Area 1:** *Steve McGrew* stated that water mains have been constructed on Poinsetta and Cooley Court, and are in the process of being tested. The water main is under construction on Herberitz.

Allen Webb mentioned that plans are complete for **Sub Area 1**, and those plans are

being submitted to the Health Department. That area includes Lakewood Road, Almar and four streets at the end of Almar. Approval was received on the next phase which includes all of the streets which join Kirk Road. *Mr. Webb* met with the design engineer whose design will be put out to bid along with the intersection improvement at Kirk and Lakewood Roads. Phase I will occur around February - March, Phase II two months after the first phase. There is an application in for Phase III also.

Mr. McGrew indicated that survey drawings have been received for the Kenwood Estates area. A proposal was received from the consultant to do the design. This will go before the Contract Review Committee on November 18 for approval. The project is expected to go out for bid in February or March.

Necessary action: None at this time.

- D. **Status Report on Sewer Improvements for Urquhart/Sanders Streets:** *Steve McGrew* stated that there are only 48% of residents in favor of the sewer. He will send out another letter to the residents who are undecided, giving them an update on the project's status. The design is complete, and the permitting stage has been submitted for review by the Health Department and the Lake Worth Drainage District.

Necessary action: *Mr. McGrew* will send a letter to undecided and new residents regarding the sewer project.

- E. **Community Policing Status Report (Lake Worth Corridor/San Castle):** *Jimmy Hightower* reported that there were four recent arrests on Urquhart Street, and two more crack houses opened up on that street. The landlords will be asked to start eviction processes. The CPU is planning Thanksgiving projects for the area children and their families.

There is an ongoing problem with abandoned shopping carts, especially from Albertson's. Eighty-six of them were counted last week, and several carts have been fished out of the canal. *Captain Bieluch* said that according to the Albertson's store manager, Albertson's will not prosecute on a first degree misdemeanor. *Joanna Aiken* stated that Code Enforcement is working on an ordinance regarding this issue, however, it is currently not an enforceable offense. *Ray Loften* volunteered to find a contact for Albertson's Corporate headquarters. *Deputy Hightower* suggested that barriers be put up at all grocery stores so that carts could not be taken from the parking lot. Another suggestion he had was to charge one dollar for each cart returned to the store. Albertson's sends someone out to round up carts, and pays \$1 for each returned cart.

Greta von Unruh-Cross informed *Captain Bieluch* that a check from the Children's Services Council's sent to the Kenwood Estates after-school program had been returned. As was previously discussed, the money was to have been channeled to the group through the Sheriff's Office PAL program. No one at the Sheriff's Department was able to deposit the check, and the new KOPS program is not a 501(c) organization yet, and therefore unable to receive the funds.

Necessary action: *Ray Loften* will contact Albertson's Corporate Headquarters regarding the retrieval of abandoned shopping carts. *Captain Bieluch* will contact *Juan Oliva* to see what happened with the Children's Services Council's check, and do whatever it takes to get a new check for the Kenwood's after-school program.

- F. **Status of Community Organizing Activities:** *Greta von Unruh Cross* mentioned that the Lake Worth West Resident Planning Group is getting ready for its first budget report to the United Way, as the group was granted \$20,000 in monthly installments. In addition, there may be another Spanish-speaking meeting in order to get more activity in the community center.

PATCHES (Planned Approach to Community Health) has been working in the Lake Worth area for three years. It is an Outreach program from the County Health Department. *Ms. Cross, Mercedes Vega* and *Jimmy Hightower* attended one of the meetings this month. The representative from PATCH agreed to go to all three neighborhoods (Kenwood, Lakewood and the Pilot Area) to explain what PATCH is and try to encourage involvement. A survey might be done regarding the need for health services. PATCH will try to get a consensus on at least one issue that all three areas share and get some resources put in there.

Ms. Cross suggested that the CCRT further explore the use of community petitions in all CCRT areas. This would be a good way to show the BCC that there is enough leadership in the neighborhood and area residents support the community's issues. *Tim Granowitz* agreed, and said that at times the most vocal residents are not necessarily representing the majority of their neighbors.

Necessary action: None at this time.

- G. **Implementation of recommendations for the Lake Worth Road Commercial Corridor:** *Denise Malone* was not in attendance. *Ruth Moguillansky* indicated that meetings are being held with the Zoning Division and other appropriate departments to discuss the implementation of the recommendations. She further indicated that *Denise* will provide an update on this item at the next meeting.

Necessary action: None at this time.

IV. **QUESTIONS/COMMENTS:**

- ⊞ *Ruth Moguillansky* reminded everyone about the first Community meeting in the San Castle Area on November 2, and urged everyone to attend.
- ⊞ *Ruth Moguillansky* is scheduling a meeting regarding the footbridge over the L-13 canal.
- ⊞ *Ms. Moguillansky* needs an analysis of the San Castle Area from Traffic Engineering, Economic Development and Community Services.
- ⊞ *Pam Nolan* indicated that she needs more information for the EDA grant application for both the Park of Commerce and the commercial corridor. *Ms Moguillansky* indicated that she had mentioned that before, and that the only way to get the information needed is to get together with appropriate Departments.

- ⇒ *Greta von Unruh Cross* received a phone call from someone interested in buying property on Lake Worth Road.
- ⇒ *Joanna Aiken* briefly discussed the Christmas in April Program. Home Depot is a part of this project. Homes must be owner-occupied, with an income of less than \$15,000. Twenty-thirty houses will be fixed up inside and out as part of this project. Applications will be available. The CCRT approved Christmas in April for the San Castle Area.

V. NEXT MEETS DATE: *The next CCRT meeting will be held on Monday, December 7, 1998 in the Second Floor Conference Room of the PZ&B Building from 10:00 A.M. to 11:45 A.M.*

VI. ADJOURNMENT: *The meeting was adjourned at 11:30 A.M.*

Minutes prepared by

Nancy Buckalew

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