

COUNTYWIDE COMMUNITY REVITALIZATION TEAM

Meeting of November 6, 2000
10:00 a.m. - 11:45 a.m.

PZ&B - 2nd Floor Conference Room

MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Verdenia Baker, Assistant County Administrator
Cindy Bradley, Children's Services Council
Nancy Buckalew, PZ&B Planning
Elena Escovar, Housing and Community Development
Tim Granowitz, Parks & Recreation Department
Kathy King, Lake Worth West Representative
Maryann Kwok, Zoning Division
Tom Lefevre, Health Department
Ray Marcinkoski, San Castle Resident
Sergeant Ron Mattino, PBSO
Jon MacGillis, Zoning Division
Beth McCall, Zoning Division
Stephen McGrew, Water Utilities Department
Ruth Moguillansky, PZ&B Planning
Pam Nolan, Economic Development
Kathy Owens, Fire and Rescue Department
David Rafaidus, Community Services Department
Juana Ramos, San Castle Representative
Thuy Schutt, Zoning Division
Sergeant Jeffrey Swank, PBSO
Jo Thomas, Housing & Community Development
Terry Verner, Code Enforcement
Gail Vorpapel, PZ&B Code Enforcement
Brenda Warren, Royal Palm Estates Representative
Rachel Waterman, Community Liaison
Allen Webb, Engineering

Members Absent:

Penny Anderson, Countywide GIS
Laurel Grim, PZ&B GIS

- I. **WELCOME AND INTRODUCTION:** *Ruth Moguillansky* called the meeting to order at 10:05 a.m. Everyone introduced themselves. Refreshments of bagels and cream cheese were provided by *Ms. Moguillansky*.

Ms. Moguillansky introduced Assistant County Administrator *Verdenia Baker*. *Ms. Baker* thanked everyone for their participation in the CCRT. The Board is supporting the program and has allocated an additional \$1 million for FY 2001. A copy of where the monies will be allocated was included in the CCRT meeting packets. The BCC directed that the \$80,000 in contingency funds be put into projects. A Redevelopment Workshop

is scheduled for December with the BCC, with an FAU/FIU joint center to lead the workshop. *Ms. Baker* mentioned that the Board was impressed with the CCRT's enthusiasm for the program and their excellent team approach.

II. PROGRESS REPORTS AND ACTIONS NEEDED:

A. Park Improvements: *Tim Granowitz* reported that a copy of the draft of the lease agreement was sent to the Hypoluxo Baptist Church and a reply is expected. A letter was sent out regarding the other site asking if the owner is willing to sell their land. He indicated that no answer was received. *Juana Ramos* asked how the community can help with this park project, and said that only one contact person from the San Castle Community will call *Mr. Granowitz* to inquire about the progress on this project. She indicated that the community has been asking on this project and she needs to know what to report back to the residents. *Ruth Moguillansky* asked *Ms. Ramos* to contact *Pastor Lund* at the Church regarding the status of the draft and indicated that actions needed to be taken to move forward with at least one of the parks. San Castle is one of the top priority areas for the CCRT, money has been already allocated to park development, and the community is concerned that there is not even a tentative date for completion of the parks. *Mr. Granowitz* mentioned that land acquisitions take time. He met with PREM today regarding Stacy Street, and he needs to meet with Zoning regarding the 1.75 acre's site to be donated.

Mr. Granowitz said that the Schall Circle park has not been started yet. The Engineering Department sent a list of available properties in the Lakewood area and *Mr. Granowitz* will send a formal request to get the Lakewood property transferred to the Parks and Recreation Department. The Kenwood acquisition was rescheduled from last month and the site is expected to be acquired by the end of the year. *Ms. Moguillansky* stressed the need to first address San Castle.

Necessary Action: *Juana Ramos* will contact *Pastor Lund* regarding the previous correspondence and will forward the information to *Ruth Moguillansky*. *Mr. Granowitz* is to follow up with PREM and see what needs to be done to speed up this project.

B. Infrastructure Improvements: *Allen Webb* reported that the street improvements in the Lakewood Garden area are nearing completion and should be completed by the end of November. Phase I and Phase II water lines are complete, and Phase III will go out to bid. A contract was awarded for a consultant to design Phase IV of the water lines. *Mr. Webb* explained that Sierra Drive, the first of 10 projects recommended by the CCRT and approved by the Board on October 24, will have its Public Hearing on November 21, the contract will be awarded the same day, and construction will commence in December.

Steve McGrew stated that construction is nearly complete in the Kenwood area. The BCC held a Public Hearing on October 31 regarding Cambridge Street east of Lexington Avenue, which was a small extension of the Kenwood project. There is also a water

main being put on Jackson Avenue. *Mr. McGrew* reported that the funding was received from the CCRT for the Coconut Road project and petitions will be sent out this week. The design for Coconut Road project is being worked on and the project will be done quickly so as to "catch up" with *Mr. Webb's* efforts. Petitions are to be sent out to owners on Martin Avenue on the north side of 10th Avenue in Greenacres. The City of Greenacres passed a resolution this year allowing Palm Beach County to do special assessments within their municipality.

Ms. Moguillansky gave a CDBG application packet to *Mr. McGrew*, who had previously indicated that funds should be pursued to complete water main installation on Stacy Street. *Mr. McGrew* stated that a letter was mailed from PBC Water Utilities Department on November 5 to Royal Palm Estates residents regarding the proposed water main special assessment and updates on the rising costs. Twenty-three more petitions are needed. The new assessments are recommending a twenty-year term for the Special Assessments in the CCRT area.

Mr. McGrew spoke about the City of Atlantis, where several areas on wells are outside the City area, but within the municipal utility service area. A block grant had been awarded to Atlantis in 1999; the City of Atlantis was short by \$150,000 to do the approximately \$600,000 project. The City was going to pay 25%, the Block Grant 50% and the property owners were asked to contribute 25%. The property owners did not support the improvements, Atlantis city officials wrote to HCD indicating that the project fell through, and the funds were diverted. *Elena Escovar* said that \$300,000 was allocated for other projects, including the Argentina Arts Organization, and if there is a desire to move forward with that project, monies will have to be pulled from somewhere else. *Allen Webb* stated that the Engineering Department is planning to place water lines on two streets in San Castle.

Necessary Action: *Nancy Buckalew* will schedule a meeting with *Commissioner Warren Newell*, *Steve McGrew* and *Ruth Moguillansky* to discuss the City of Atlantis' project. *Allen Webb* will put together a CDBG application for San Castle potable water.

C. Community Organizing Activities/ CCRT Resident Representatives' Comments: *Rachel Waterman*, the new Community Liaison was welcomed and introduced. *Ms. Waterman* thanked the Solid Waste Authority and Code Enforcement Divisions for their submissions for the CCRT newsletter. The newsletter is expected to go to the printers next week. The CCRT newsletter is distributed to CCRT members, interested parties and residents in the CCRT areas. This newsletter will cover November and December and it is anticipated to start the newsletter as a quarterly publication.

Ms. Waterman met with San Castle residents and discussed work plans and priorities. The major focus is increasing the membership base of the community group and diversifying the leadership structure to involve more people and not overload individuals with projects. Next month there will be a workshop on "How to Increase the Membership Base" for the Community Board. Other priorities for San Castle are the drainage projects and moving ahead with the Streetscape Plan. Continuing improvements in the neighborhood may encourage more residents to join the Community Group.

Ms. Waterman was meeting tonight in Lake Worth to discuss a work plan. It was suggested that staff be hired to sit in the Community Center, attend regional networking meetings and conferences. The Lake Worth West Group has 501(c)3 status and could pursue funding for staff. Thanksgiving in the Park will be held on Thanksgiving afternoon and an annual Christmas celebration is also being planned.

Kathy King stated that she, *Rae Rose* and *Damian Rivera* attended the Florida Neighborhoods Conference in Fort Lauderdale, and were impressed with the CCRT presentations done by *David Rafaidus*, *Tim Granowitz* and *Mr. Rivera*. They also split up and attended other seminars at the conference. The Lake Worth West Community Group was asked to be on the local planning committee on May 30, 2001, for the National Building Community Network's annual conference at the Boca Raton Hotel and Club. *Greta von Unruh Cross* was hired by the Collins Center to run the round table at the conference. There is talk about having a "Resource Hall" with sixty to seventy information booths. The Community's next meeting might be a dinner meeting at the hotel to check out their cuisine. *Ms. King* also reported on a cleanup on Urquhart Street. *Corporal Jimmy Hightower* brought some prison workers to assist the dozen residents. There is a new owner of Tropical Acres Trailer Park, and the wooden fence in that area was removed. The Palm Beach Post covered the event. The YMCA offered to donate some money for Thanksgiving in the Park. *Corporal Hightower* was planning on donating some turkeys again. *Ms. King* will meet with *Mr. Rivera* to finalize the plans. *Allen Webb* stated that the plans for Maine and Vermont Streets are nearly finalized, some easements are still needed, and the County condemned one piece of right of way. Some drainage easements are needed to cross the neighborhood to get the drainage in, and some easement discrepancies are being solved by additional surveys. It is expected that the Maine and Vermont Street project will be put out to bid early next year. *Ms. Moguillansky* requested *Mr. Webb* to provide a definite schedule for this project. Residents are concerned and frustrated with this project.

Ms. Moguillansky reported that the BCC approved \$100,000 to help establish a Neighborhood/Family Resource Center in the Lake Worth Road Corridor Area. *Commissioner Warren Newell* indicated that he was working to obtain a building in John Prince Park, and requested *Ms. Moguillansky* to follow up on this item.

Cindy Bradley from Children's Services Council reported that she is working with Barry University and the Academy for Better Communities Organization in Riviera Beach, San Castle and Lake Worth to establish a Family Resource/Neighborhood Center. Riviera Beach has a Center already. *Tim Granowitz* mentioned that the Girl Scouts asked to get out of their lease of their building on Lake Worth Road. The Parks and Recreation Department is considering buying out the remainder of the lease and using the property for Special Olympics training, an existing pool, summer camp and other community programs. Some of the Parks and Reaction Department's Staff might be moved to the Girl Scout's buildings as there is little room at the current facility. At John Prince Park, new basketball center and volleyball courts are expected to open in December. A basketball clinic is planned for local youth. He indicated that while the building could be used as a place for the community to meet, he did not expect that use could occur on an ongoing basis.

Ms. Moguillansky said that she was confused about this item as it was her understanding the building could be made available for community functions and establish the resource center. She requested Nancy Buckalew to schedule a meeting with *Commissioner Newell, Dennis Eshleman, Cindy Bradley, Kathy King* and a representative from PREM, to discuss this item.

Juana Ramos said that the Fall Festival is scheduled for November 18 from 5:00 p.m. to 9:00 p.m. at the Harvest Tabernacle Church. *Ms. Ramos* thanked the CCRT for their help on behalf of the community and assured the CCRT that the community was available to help the CCRT if needed.

Brenda Warren stated that *Kathy Owens* invited Royal Palm Estates Community Group to Lowe's Hardware Family Safety Fair where the group raised \$280 selling hotdogs. The monies will go toward holiday food baskets to area residents who may need help during the holidays. \$315 was raised last week at a community yard sale, and these funds are to be used to do community improvements. *Ms. Warren* is the volunteer coordinator Christmas in April which will be held in Royal Palm Estates on April 28, 2001, and will be sending out letters to the CCRT members to help out.

Ray Marcinkoski asked about incentives to fix up old houses, and read a letter he had written regarding his attempts to renovate a 1948 house. *Ruth Moguillansky* determined this was the same house that she spoke about previously with *Dominic Sims*. *Mr. Sims* had requested the Building Division send a representative to help the San Castle resident with the permitting process. *Mr. Marcinkoski* also related that residents are frustrated with current regulations which don't allow improvements to be effected. There is a need for the County to be more proactive and relax some of the current regulations to help residents in their revitalization efforts of old homes. *Pam Nolan* suggested that County officials from various departments attend community meetings and explain what they can or cannot do for the communities.

Necessary Action: *Nancy Buckalew* will schedule a meeting with *Commissioner Warren Newell, Ruth Moguillansky, Dennis Eshleman, Cindy Bradley, Kathy King* and a representative from PREM to discuss the Family Resource Center.

D. Code Enforcement: *Terry Verner* reported that the San Castle area has entered a "Maintenance Phase," and intends to leave two Code Enforcement Officers in San Castle to work with the Community Police and move two others to one of the other 29 targeted areas. Royal Palm Estates, Stacey Street and Schall Circle also need attention. The Code Enforcement Division will continue maintaining communication with the CPU officers and if there is a need to return to an area with a full force, they will do so. *Mr. Verner* stated that the Community Support Team has a three-prong objective: Communication, Education and Compliance. They have done the first two and are looking to continuing the third. *Juana Ramos* was concerned about properties with weeds that are eighteen inches high. *Mr. Verner* replied that liens could be placed against these properties, unless the properties are homesteaded, in which case they are exempt. The Lot Clearing Ordinance is being revised.

Necessary Action: Nothing at this time.

E. Solid Waste Authority: *Joanna Aiken* thanked everyone who participated in Paint Your Heart Out! on October 21. There were five houses in unincorporated Palm Beach County this year. *Ms. Aiken* said that a cleanup was done on Urquhart, with the SWA waiving disposal fees and donating garbage bags. Waste Management donated the roll-off dumpster. *Ms. Aiken* reminded the CCRT that the SWA is available for Adopt a Spot; an anti-littering campaign for roadways and parking lots. There are fewer problems with garbage in the areas so the SWA can focus on beautification projects. *Tim Granowitz* mentioned that he met with *Ken Jackson* and a PBSO Deputy at the Neelan property and a cleanup of the property is planned for this weekend.

Necessary Action: Nothing at this time.

F. Community Policing Status Report: There was nothing discussed under this item.

Necessary Action: Nothing at this time

G. Zoning Report: *Thuy Shutt* reported that the Zoning Regulations for the Lake Worth Road Commercial Corridor Overlay were presented to the Citizen Task Force on October 30. The Task Force recommended that the Regulations be forwarded to the Land Development Regulatory Committee (LDRC) on October 14 at 2:00 p.m. When the Regulations are passed by the LDRC, they have a tentative first Public Hearing on December 19 and tentative final Public Hearing on January 9, 2001. Incentives are included in the new Zoning regulations for people to develop vacant and infill sites. *Ruth Moguillansky* explained that Planning Division is looking at the potential of changing the land use of several properties along Lake Worth Road. Many properties have a commercial frontage with the back of the property with a residential future land use designation. Property owners want their entire parcel to be changed to commercial. *Matt Zern* from the Planning Division is in charge of this project and will update the CCRT at its December meeting.

Steve McGrew stated that the design for the force main sewer along Lake Worth Road is being completed, some easements are needed and letters requesting easements are expected to be mailed out in two weeks.

Jon McGillis said that various PBC Departments are involved with the tree planting project in San Castle. A street tree permit is needed, and the Zoning Division is about to draw the design of the trees on an overall plan, but it will be after a meeting with representatives from ERM, Zoning and Planning. *Mr. McGillis* mentioned that Washingtonian trees that were donated to be planted on Overlook Road are expected to be placed on the prohibited tree list and will not be planted.

Necessary Action: *Jon MacGillis* is to put together a task team to work on the tree planting project for San Castle and see what changes can be made to current regulations to be able to move forward with this project.

H. Lake Worth Road Commercial Corridor Activities: *Mike Savidge* was absent. *Ruth Moguillansky* stated that staff from the Water Utilities Department attended the Merchant's Association meeting and discussed the gas pipe line on Lake Worth Road.

Necessary Action: Nothing at this time.

III. UPDATE ON 10/25 BCC WORKSHOP This item was not discussed.

Necessary Action: Nothing at this time.

IV. New Business:

A. Financially Assisted Agencies Evaluation Process and Program Funding -
David Rafaidus will give his presentation at the beginning of the next CCRT meeting on December 4.

Necessary Action: Nothing at this time.

B. Community Development Block Grant Application This item was not discussed.

Necessary Action: Nothing at this time.

V. QUESTIONS/COMMENTS

- *Steve McGrew* offered to bring in refreshments for the December meeting.
- The next CCRT meeting will be on December 4.

Necessary Action: Nothing at this time.

VI. ADJOURNMENT: The meeting adjourned at 11:45 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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