

# COUNTYWIDE COMMUNITY REVITALIZATION TEAM (CCRT) MEETING

Monday, October 4, 1999  
Planning, Zoning & Building, 2<sup>nd</sup> Floor Conference Room

## MINUTES

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

Joanna Aiken, Solid Waste Authority  
Penny Anderson, Countywide GIS  
Deputy Ken Bachman, PBSO  
Nancy Buckalew, PZ&B Planning  
Ann Cronyn, Housing & Community Development  
Elena Escovar, Housing & Community Development  
Chris Gulam, Water Utilities Department  
Helen LaValley, PZ&B Zoning Division  
Tom Lefevre, Health Department  
Stephen McGrew, Water Utilities  
Ruth Moguillansky, PZ&B Planning  
Pam Nolan, Economic Development  
Kathleen Owens, Fire Rescue Department  
Signe Page, Code Enforcement  
Juana Ramos, San Castle Resident  
Ronald Ross, Lake Worth West Area  
Greta von Unruh Cross, PZ&B Planning  
Brenda Warren, Royal Palm Estates Resident

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

The meeting was called to order by *Ruth Moguillansky* at 9:05 A.M. *Penny Anderson* was the timekeeper. Ms. Moguillansky requested that, in the future, if a CCRT member is unable to attend a CCRT meeting, that they please send a representative in their place with a brief report of the items that have been discussed at the previous meeting.

### **II. LAKE WORTH WEST VIDEO**

A video depicting the history of the Lake Worth West area was shown. *Kathy and Ron Ross* made the video, with *Kathy* doing the narration. Unfortunately, we could not finish the video in time for the rest of the meeting. Great work *Kathy and Ron* !

### **III. CCRT BRAINSTORMING SESSION - FOLLOW UP:**

*Ruth Moguillansky* has received responses from a few CCRT members, but more are needed. CCRT members were asked to review items discussed at the session and let *Ms. Moguillansky* know, via e-mail, about the four or five items each of the members consider being the ones that need to be addressed first. Feedback is needed on the five (5) most important items from the Brainstorming Session.

A sign-up sheet was also passed around with the tentative dates for the Follow-Up Retreat which is being planned for the first week of November at the Clayton Hutcheson Agricultural Center. *Nancy Buckalew* will send out an e-mail confirming the date when it is decided.

**Necessary Action:** CCRT members will individually review the items discussed at the brainstorming session, decide on what they think the top five priority items are that need to be addressed, and let *Ruth Moguillansky* know via e-mail. *Ms. Moguillansky* will then compile the results and prepare an agenda for the CCRT Member Retreat. *Nancy Buckalew* will confirm the date for the Brainstorming Session Follow-up/Retreat based on the availability of CCRT members during the first week of November. *Ms. Buckalew* will contact the CCRT members via e-mail, phone or regular mail when the date is set.

#### IV. PROGRESS REPORTS - LAKE WORTH ROAD CORRIDOR

**A. Status Report on Park Improvements:** *Tim Granowitz* was not present at the meeting. *Ruth Moguillansky* directed attention to a letter from *Commissioner Roberts* regarding her commitment in August of 1998 of \$60,000 for the acquisition and development of a neighborhood park in the northwest portion of the Lake Worth Corridor. *Commissioner Roberts* is requesting a follow-up from the CCRT. *Ms. Moguillansky* added that *Commissioner Roberts* also wants to allocate a large portion of the \$1 million for paving and drainage improvements in the Schall Circle area.

*Pam Nolan* suggested that an application should be made to seek CDBG funds for the provision of sewer improvements along the Lake Worth Road Corridor, so as not to overlook any available funds or funds that might be better used somewhere else. *Ms. Moguillansky* replied that, based on previous discussions, the CCRT will probably apply this year for CDBG funds to develop a park in the San Castle area and continue the work in Sub Area 1. She also stated that after the costs are prepared for Schall Circle the group can look at the needed funds for both this and the Lake Worth Road Corridor area, and then determine which projects should be pursued with CDBG funds. *Greta von Unruh Cross* agreed with *Ms. Nolan*, and suggested that the CCRT lay out a forecast for the next year's projects and look at the funds that are available. *Ms. Moguillansky* will meet with *Ms. Cross* to go over the next year's projects, with input from various departments and then will report back to the CCRT.

**Necessary Action:** *Steve McGrew* will meet with *Allen Webb* and prepare a cost estimate for each streets that need both water and paving improvements and forward them to *Ms. Moguillansky*. *Ms. Moguillansky* will meet with *Greta von Unruh Cross* to review next year's projects, and will then report back to the CCRT regarding monies that might fund these projects.

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

**Sub-Area 1:** *Stephen McGrew/Chris Gulam/Allen Webb*

In *Allen Webb's* absence, *Steve McGrew* happily reported that the paving and drainage were started on Urquhart Street.

**Kenwood Estates:** *Mr. Gulam* reported that the permit for the Kenwood Area Water Main Extension is in progress, and should be completed in the next two days. The Public Hearing should be held in January 2000.

**Kirk Road** from Melaleuca south to the L-14 Canal will be advertised for bid this week. Another project in progress is the **Congress Avenue Water Main Extension** from the L-12 Canal south to Melaleuca, involving an emergency interconnect with the **City of Lake Worth**. This also involves extending the sewer force main along Melaleuca to the Congress Point Plaza. Construction should start within two weeks, finishing by the end of 1999. As part of this project, water will be provided to approximately six commercial parcel owners on Congress Avenue. Before these commercial parcels get metered, their owners will be required to dedicate a utility easement which will allow the PBC Water Utilities Department to extend their force main sewer in the future going towards Lake Worth Road.

*Steve McGrew* provided *Ruth Moguillansky* with a compilation and cost report on the two sanitary sewer options for each affected parcel in the Lake Worth Road Commercial Corridor. *Mr. McGrew* brought a map depicting the results of the two petition letters that the Water Utility Department has sent out. Approximately 10% of the property owners are in favor of the sewer, approximately 15 - 18% are opposed and the rest are undecided. A third letter will be sent out to the property owners, after a recommendation from the CCRT is provided to move forward with the project. Some of the owners suggested alternate assessment methods besides front footage. However, Water Utilities will not proceed to look at other methods until there is some type of commitment or willingness from the property owners to proceed with the project. At this point, there are three pump stations that will be put in for a gravity sewer. The proposed funding for this project is 50% Special Assessment and 50% Economic Development Grant. *Pam Nolan* mentioned the possibility of mixing in Block Grant funds, as the property owners are not buying into the project at this time.

*Ruth Moguillansky* stated that two fact sheets are being prepared: one lists the two sewer system options for each affected parcels, including the total cost that everyone would have to pay; the other fact sheet will provide land uses and zoning designations, as well as current zoning regulations for each affected parcel. This sheet will also include a list of uses that could be allowed if sewer improvements take place as well as a summary of the pros and cons of installing sewer. After the fact sheets are completed, a proposal draft will be presented to the Business Organization to get them to "buy in." The Business Organization has committed to then contact each of the property owners that will be affected. Until we know if property owners are interested in the project, no monies should be spent.

**Necessary Action:** *Helen LaValley* will complete the fact sheets, for each affected parcels, with the zoning and land use designations, current zoning regulations, and uses that can be allowed if sewer is installed. *Ruth Moguillansky* will schedule a meeting to review the sheets and discuss the pros and cons so that they can be incorporated into the fact sheets. As soon as the draft regulations are completed, *Ms. Moguillansky* will schedule a meeting with

*Comm. Newell.*

**C. Community Policing Status Report:** There were no Lake Worth representatives from the Sheriff's Office attending this meeting.

**Necessary Action:** There was no action on this item.

**D. Code Enforcement/Solid Waste Authority Status Report:** *Joanna Aiken* reported that it was "business as usual."

**Necessary Action:** There was no action on this item.

**E. Community Organizing Activities -** *Greta von Unruh Cross* stated that she has met with Royal Palm Estates and provided them with information on incorporating their group. She will be meeting with them again in the future towards that goal. *Brenda Warren* of Royal Palm Estates said that their area has had a Crime Watch program since December of 1998. *Ms. Warren* had attended the Neighborhood Conference in St. Petersburg, along with *Ruth Moguillansky*. *Ms. Warren* was eager to share what she learned at the conference and will suggest that a neighborhood association be formed at tonight's community meeting. Royal Palm Estates has its COP program in place. A CPU site will be started this month. Currently the CPU is working out of the Dyson Circle area, however, a partnership has been formed with the Shell gas station at the corner of Southern Boulevard and Haverhill Road where space has been offered for a COP unit.

*Ruth Moguillansky* mentioned that she will be meeting with *Commissioner Masilotti* on October 15 and will probably discuss monetary assistance for Royal Palm Estates with him. *Steve McGrew* stated that Royal Palm Estates is one of the County's Water Main Special Assessment Projects, with a tentative public hearing date set for September, and construction should begin in the Fall of 2000.

*Greta von Unruh Cross* stated that the CCRT had helped Kennedy Estates obtain a \$15,000 grant for an after-school program. It was difficult time for their money, as they were just getting organized, as San Castle and Royal Palm Estates are. The Kennedy Estates group went through the Sheriff's Department to administer the \$15,000, and it has become very stressful. *Ms. Cross* suggested that throwing monies to a fledgling organization may cap their growth, and prevent them from sustainability. Although it is great that Kennedy Estates has a wonderful funded after-school program, they probably will not get funded for next year.

**Necessary Action:** There was no action on this item.

**F. Status Report on the Lake Worth Road Commercial Corridor Recommendations -**  
*Ruth Moguillansky/Helen LaValley/Stephen McGrew*

*Helen LaValley* reported that the Zoning Division is working on the fact sheets for current zoning and proposed zoning. There is a public health issue with the septic system(s). Septic tanks are dealt with on a case-by-case basis, rather than a list. *Tom Lefevre* stated that Food Service and Industrial have restrictions on a septic system. If commercial owners on septic systems need to know what specific uses are allowed, Zoning will refer them to the Public Health Department. *Ms. LaValley* said that Zoning is also working on the Infill

Regulations, and the graphics for this project are near completion and are anticipated to be scanned in during the next two weeks. *Ms. LaValley* is to inform *Ruth Moguillansky* two weeks before the project is ready so *Ms. Moguillansky* can schedule a meeting with *Commissioner Warren Newell* to review the Zoning regulations. *Helen LaValley* presented a summary report on the proposed regulations and the fact sheets.

*Helen LaValley* said that she is working on *Ms. San Pedro's* sign, and has talked with the Building Division and Land Development. What is left is to go to the person who will review the plan for signs for the Lake Worth Road Commercial Corridor.

**Necessary Action:** *Helen LaValley* will inform *Ruth Moguillansky* two weeks before the Zoning Regulations are updated so that *Ms. Moguillansky* can schedule a meeting with *Commissioner Warren Newell* to review the Zoning regulations.

#### **G. CCRT Resident Representative's Comments:**

*Ron Ross* was concerned that the SWA was charging for hazardous waste to be turned in. It was determined that *Mr. Ross* turned in some paint that was donated from a commercial supplier and SWA was unable to trace the source of the paint. *Joanna Aiken* assured everyone that residents are not charged for turning in paint.

*Greta von Unruh Cross* had talked to, but been unable to meet with, *Kathy Ross* three times, regarding the AVM property. *Ms. Cross* mentioned that *Ms. Ross* is very busy with their main financial supporter PNI, but that she expects to meet with her in the next few weeks.

*Ron Ross* was concerned about loose garbage in the streets. *Joanna Aiken* stated that landowners can be asked to provide garbage cans, but they are not required. Garbage bags are required. If the loose garbage turns out to be a health issue, the Health Department could become involved and a dumpster could be issued to the area. *Ms. Aiken* added that the abandoned cars are a Code Enforcement issue.

*Mr. Ross* was asked whether he had conducted a neighborhood survey on the garbage and vehicles being left on the Community Center property for the purpose of tracking the degree of compliance. *Mr. Ross* responded that the survey was not done.

A representative from FPL will attend the next CCRT meeting and discuss the street lighting.

**Necessary Action:** *Greta von Unruh Cross* is to meet with *Kathy Ross* during the next few weeks to discuss the AVM property. *Ron Ross* will conduct a neighborhood survey on the garbage and vehicles being left on the Community Center property for the purpose of tracking the degree of compliance. Problems with garbage collection or code enforcement should be reported on an ongoing basis to the appropriate agencies.

**H. Other Items:** There were none.

#### **IV. SAN CASTLE PROGRESS REPORT AND ACTIONS NEEDED:**

**A. Community Investment Grant and Proposed Action Plan** - *Ruth Moguillansky* reported that on Tuesday, October 5, the Department of Community Affairs is presenting the \$15,000 Community Investment Grant award to the BCC, the residents of San Castle, and the CCRT, to develop a Street Improvement Plan for San Castle. Any members of the CCRT are invited to attend the proceedings, which will begin at 9:30 a.m. in the BCC chambers. *Juana Ramos* has been working with *Greta von Unruh Cross* on Certificates of Appreciation to the Treasure Coast, DCA and the Southern Regional Planning Council.

**Necessary Action:** There was no action on this item.

**B. Status Report of Community Organizing Activities** - *Greta von Unruh Cross/Juana Ramos*

*Greta von Unruh Cross* reported that *Deputy Ken Bachman* had talked with a representative from Sam's regarding donating funds for street improvements. Sam's told him that they could donate if the group had a 501(c)-3 status. At the last meeting of the San Castle Resident's Group, their block party was evaluated and they decided what to serve at their meetings.

*Juana Ramos* reported that an Executive Committee is being formed. *Ms. Ramos* knows the president of the Boynton Beach Community Development Corporation (BBCDC), who wants to collaborate with the San Castle Resident Group. The Group will be able to use the BBCDC's 501(c)-3 status, and they will have their own separate account. *Deputy Ken Bachman* has taken the 501(c)-3 information to Sam's, and the group is waiting to find out how much money will be donated for their area. *Ms. Ramos* also stated that the group is excited about the formation of a Youth Committee.

**Necessary Action:** There was no action on this item.

**C. Status Report on Code Enforcement/Solid Waste** - *Joanna Aiken*

*Joanna Aiken* reported that the COP people are calling in their complaints. *Deputy Ken Bachman* asked for an additional "No Littering or Dumping" sign on a vacant lot on Hibiscus Street.

*Signe Page* reported that Code Enforcement has moved into the North end and is still monitoring the South end. Many trees were donated from someone in the CPU office and will be distributed to San Castle residents that want them. The trees include oaks and silver buttonwoods.

*Juana Ramos* reported illegal dumping of cars in the Overlook Scrub. *Joanna Aiken* said that the PBSO needs to fill out a report on the abandoned vehicles to determine if they were stolen, after which the SWA can help remove the vehicles. *Ms. Ramos* will follow up with *Deputy Bachman* on this matter.

**Necessary Action:** *Joanna Aiken* will see that a “No Littering or Dumping” sign is put up on a vacant lot on Hibiscus Street. *Juana Ramos* will follow up with *Deputy Ken Bachman* regarding abandoned vehicles in the Overlook Scrub.

**D. Status Report on Community Policing** - *Deputy Ken Bachman* remarked that volunteers helped clean up the area and spread mulch on the Overlook Scrub area. The Town of Hypoluxo has stopped being policed by the Lantana Police Department, and is now under the jurisdiction of the Palm Beach County Sheriff’s Office. Officers have been reassigned away from the CPU sites. The San Castle CPU was originally set up for three members; it is down to two now, with *Deputy Bachman’s* partner away with other assignments, he is a one person unit. *Deputy Bachman* circulated pictures of the flooding/drainage problem at the corner of Overlook Drive and Hypoluxo Road, and South on Summit Road, where children walk in twelve inches deep water on their way to or from school. Although *Allen Webb* was not present at the meeting, *Deputy Bachman* suggested that Engineering lower a berm so that water could drain more naturally to the south. Vehicles driving by have splashed up mud, etc., onto the berm, creating a dam.

Another item is the drainage pond on Hypoluxo Road and Old Spanish Trail. The County had agreed to mow the grass and keep the weeds down in the pond area. *Deputy Bachman* has filed a case number on this problem. This is the pond that was discussed at the last CCRT meeting. Since then, *Ruth Moguillansky* spoke with *Commissioner Maude Ford Lee* who was going to write a letter to the last known president of the Sunny Hills Homeowner’s Association. However, *Commissioner Lee* decided to write a letter (included in the CCRT packet) to County Engineer *George Webb* first. *Commissioner Lee* is requesting information to be sent back to her office to determine how to proceed. *Deputy Bachman* offered to send the case number to *Ms. Moguillansky*. *Joanna Aiken* will call *Randy* regarding mowing near the fence. *Signe Page* will check with *Gail Vorpapel* on this item also as *Ms. Vorpapel* has been involved with it.

*Deputy Bachman* stated that FPL is putting in the street lights where it is easiest to do so, and not necessarily where they are needed and requested. The lights are needed at the intersections, but this requires additional poles to string the electricity further along. Approximately three lights of the total approved have not been installed yet. *Nancy Buckalew* is to schedule a meeting with *Amy Harris*, *Deputy Bachman* and *Ms. Moguillansky* regarding putting future streetlights on hold until it is determined where they should go, the cost for extra poles, and how the extra poles will be paid for.

**Necessary Action:** *Deputy Bachman* offered to fax the case number to *Ms. Moguillansky*. *Joanna Aiken* will call *Randy* regarding mowing near the fence. *Signe Page* will check with *Gail Vorpapel* on this item. *Nancy Buckalew* is to schedule a meeting with *Amy Harris*, *Deputy Bachman* and *Ms. Moguillansky* regarding the streetlights.

**E. Formation of a Park Committee** - *Tim Granowitz* was not present.

*Ruth Moguillansky* announced that on October 14, with *Ken Bachman’s* permission, she and *Tim Granowitz* will use most of the San Castle Community Meeting to discuss parks in the San Castle area. *Laurel Grimm* of GIS is working on a map of the area’s vacant parcels. *Commissioner Lee* considers a park to be the first priority in the San Castle area, and is supportive of applying for CDBG funds, and possibly will use some of her discretionary funds

for the project. Before CDBG funds are applied for in mid-November, a decision has to be made regarding the site, there needs to be a willing seller and a conceptual plan of the park(s). *Ms. Moguillansky* asked *Ron* and *Kathy Ross* to attend the meeting, which begins at 7:00 p.m., and talk about their experiences with the parks in the Lake Worth area.

**Necessary Action:** A presentation will be made to the San Castle residents at their October community meeting to provide a status report on the Overlook Scrub site, the pros and cons of pursuing the development of a park on a portion of that site, and discuss alternative options. *Tim Granowitz* and *Ruth Moguillansky* will make the presentation. *Ron* and *Kathy Ross* will also be in attendance.

#### **F. CCRT Resident Representative's Comments:**

*Ron Ross* inquired about the houses that will be burned down and/or demolished. *Joanna Aiken* replied that there was an asbestos safety issue, so she was unsure if they would all be burned down. In the past, it took seven years to get a demolition permit, but the County is working on a newer program, trying to expedite this time frame. These houses are first a Code Enforcement issue, then it goes to the County to determine ownership. If the owners cannot be found, then the County has funds to pay for demolishing the houses. Usually they are burned down as a fire training exercise for the County Fire Department.

#### **V. QUESTIONS/COMMENTS**

*Joanna Aiken* reminded the CCRT members about **Paint Your Heart Out** on October 23. There are two homes in CCRT areas this year. One on Carver Street, in the Kenwood States Subdivision, within the Lake Worth Road Corridor. The other, the "SWA" house is in Royal Palm Estates. The home belongs to *Maria* and *Pablo Garza*. Fliers were passed around and members were encouraged to volunteer. *Ms. Aiken* will give the addresses of eight houses in Boynton Beach to *Juana Ramos* to pass on to the Boynton Beach Community Development Corporation.

*Pam Nolan* mentioned that The Grand Opening of the Kennedy Estates Park is also on October 23. A party is planned.

*Ruth Moguillansky* reminded the CCRT members to e-mail her the five items from the brainstorming session that they feel are of top priority and should be the focus of the retreat.

*Ruth Moguillansky* asked *Elena Escovar* about the date the CDBG applications will be ready for public distribution. *Ms. Escovar* responded that they will be ready for public distribution by the end of October, and that they can also be provided to her on a floppy diskette.

*Ken Bachman* thanked *Kathy Owens* and the Fire Department for working on instructional programs such as CPR, and Fire Training for the COP program and the community. *Ms. Owens* accepted the thanks and the applause from the CCRT members.

*Ruth Moguillansky* mentioned that *Anne Cronyn* is resigning from the County on November 1st, to become a full time mother. *Ms. Cronyn's* baby girl is due on November 24. *Ms.*

*Moguillansky* expressed the thanks of the CCRT for *Ms. Cronyn's* tremendous help with various projects. Everyone stated that they will miss her and wished her the best!

*Ron Ross* thanked *Ruth Moguillansky* and *Greta von Unruh Cross* for keeping the CCRT alive, with the help of the other members.

*Anne Cronyn* mentioned that in Kennedy Estates, there is .56 acres of land and an RFP will be drawn up soon to get a developer who will develop affordable, owner-occupied single family detached homes.

*Brenda Warren* thanked the PBSO, Code Enforcement Department and the SWA for their joint efforts in cleaning up the Royal Palm Estates area. Last Friday, the Sheriff's Department made approximately 25 arrests for drugs.

*Ruth Moguillansky* reminded everyone that **there will be no regular meeting in November. However, there will be a Retreat during the first week of November.** *Nancy Buckalew* will e-mail or call everyone with the date after CCRT members tell her what dates they are available from November 1 - 5.

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

*Minutes prepared by*

*Nancy Buckalew, CCRT Secretary*

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