# COUNTYWIDE COMMUNITY REVITALIZATION TEAM Meeting of December 6, 1999 10:00 a.m. - 11:45 a.m.

PZ&B - 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 Claire Baudreau, San Castle Resident Nancy Buckalew, PZ&B Planning Chris Gulam, Water Utilities Department Helen LaValley, PZ&B Zoning Division Tom Lefevre. Health Department Ray Loften, Lake Worth Resident Stephen McGrew, Water Utilities Department Ruth Moguillansky, PZ&B Planning Pam Nolan, Economic Development Kathleen Owens, Fire Rescue Department David Rafaidus, Community Service Department Juana Ramos. San Castle Resident Jo Thomas, HCD Greta von Unruh Cross, PZ&B Planning Gail Vorpagel, Solid Waste Authority Brenda Warren, Royal Palm Estates Resident Allen Webb, Engineering Department

- I. WELCOME AND INTRODUCTION Ruth Moguillansky called the meeting to order at 10:05 a.m.
- II. CCRT RETREAT FOLLOW UP Ruth Moguillansky confirmed that all of the CCRT members had received a copy of the Summary Report from the November 2nd CCRT Retreat.
  - **A. Formation of Subcommittees** *Ms. Moguillansky* circulated a list of subcommittees, asking members to sign up for a subcommittee. A Chairperson was picked from among the subcommittee members. The Chairperson will be responsible for looking at ideas that evolved from the CCRT Retreat, develop an Action Plan and preparing a summary report with recommendations to be presented to the full CCRT Team. The recommendations will then be presented to the Department heads, and will be included in the CCRT's Annual Report to the BCC in March 2000. Subcommittees are to meet outside of the regularly scheduled CCRT meetings. A list of the Subcommittees and their members will be included in the minutes.

Support and Awareness of Team Efforts: Penny Anderson, Chairperson

**Funding for Revitalization Efforts:** Allen Webb, Chairperson with Pam Nolan as Secretary

**Team Operation and Planning Process:** Tim Granowitz, Chairperson with Kathy Owens as Secretary

**Membership Responsibilities and Team Building:** Greta von Unruh Cross, Chairperson

**B.** Action Plan Ruth Moguillansky urged the subcommittees to get their main recommendations together in order to present them before the BCC in March 2000. The subcommittees could meet in January, as there is no scheduled CCRT meeting. The consensus was the recommendations should be ready by mid-February.

**Necessary Action:** Subcommittees are to meet outside of the regularly scheduled CCRT meetings. A list of the Subcommittees and their members will be included in the minutes.

#### III. LAKE WORTH ROAD CORRIDOR PROGRESS REPORT

**A. Status Report on Park Improvements -** *Tim Granowitz* reported that the Kenwood site is being revisited to find another parcel. An agreement could not be reached with the property owner of the first parcel (the owner is requesting 65% over the appraised property value). The Parks Department will be sending out letters to prospective park property owners. He noted that the small sites will be difficult to work with. *Ruth Moguillansky* will provide *Mr. Granowitz* with the name of a property owner in Miami who owns property in the Kenwood Estates area and might be willing to negotiate.

**Necessary Action:** The Parks Department will send letters to owners of prospective park properties. Ruth Moguillansky will provide *Mr. Granowitz* with the name of a property owner in Miami who owns property in the Kenwood Estates area.

**B.** Status Report on Water Main Improvements in the Pilot Area, Kenwood Estates, and Sub Area 1 (CDBG Application) *Chris Gulam* stated that the bid opening for Kenwood water mains and road improvements is set for 12/21, with a Public Hearing tentatively set for February. Work should start in late April or early March. This is a six-month project, costing approximately \$600,000.

Allen Webb said that bids were received on Phases I and II for water mains in Sub-Area 1. Phase II contracts will have a Public Hearing in January; Phase I will have their public hearing in February. Both phases have the same contractor, and work is expected to begin in late February or early March 2000, with 90 days to completion. Water should be available by Summer 2000.

Ruth Moguillansky reported that the \$149,000 CDBG application for the last phase of Sub-Area 1 improvements has been completed. Commissioner Warren

Newell is willing to donate a portion of his \$1 million discretionary fund towards the paving and drainage in Sub-Area 1, and asked *Allen Webb* to determine the remaining paving and drainage costs in this area. *Mr. Webb* is preparing a list of all of the roads in the Lake Worth Road Corridor area in need of paving and/or drainage improvements based on need. *Mr. Webb* identified the number of residents that would benefit from the improvements. *Jo Thomas* will research if only one street in a tract/block is improved, the entire census block is counted as having been improved.

**Necessary Action:** Allen Webb is preparing a list of roads in the Lake Worth Road Corridor area in need of paving and/or drainage improvements based on need.

**C.** Community Policing Status Report - There was no one present from the Sheriff's Department for the Lake Worth Road area. *Ruth Moguillansky* mentioned that she brought up the problems on Urquhart Street and Lake Worth Road when she met with *Commissioner Newell. Mike Savidge* and the Lake Worth Road Business Organization have complained that calls they have made to the Deputies are left unanswered.

Ken Bachman explained that the CPU's have been reorganized, and are being handled in a different manner. Deputies are often left to their own devices. There is no longer a unified plan. Captain Ed Bieluch is retiring, and it is unknown how the CPU will be handled with his successor. Joanna Aiken suggested that Lieutenant Matino be requested to attend meetings in place of Captain Bieluch. Brenda Warren offered to contact him at their monthly meeting tonight, as he is usually there.

Greta von Unruh Cross spoke with Corporal Jimmy Hightower last week, who reported that a number of prostitution stings had occurred on Lake Worth Road, and there were 17 arrests made on Urquhart Street in the last 2 months. Ms. Cross observed that the Community Activists may not be aware of what the Sheriff's Department is doing in their area. Another Urquhart Street resident has agreed to work with Ray Loften to become more abreast of their activities.

Tim Granowitz mentioned that the parks are posted as "Drug-Free Zones," with the zones extending to 1000 feet from the park boundaries. There are different penalties for any drug activities within the Drug Free Zone, which might help the situation on Urquhart. *Ms. Cross* stated that the CPU officers do attend the community meetings, but there are three known drug houses on Urquhart Street which are owner-occupied and homesteaded. *Deputy Bachman* stated that there is a complaint form to fill out for the Organized Crime Bureau (OCB). Anyone can fill out and submit this form, citing a specific narcotic site or activity.

**Necessary Action:** Brenda Warren will ask Lieutenant Matino to attend the CCRT meetings. Deputy Ken Bachman will provide Greta von Unruh Cross the OCB form so that she can take it to the various groups in the Lake Worth Road Corridor area.

**D.** Code Enforcement/Solid Waste Authority Status Report - Gail Vorpagel reported that two houses had been condemned and removed on Urquhart Street since the CCRT began work in the area. The third drug house had an executed

search warrant last month, resulting in very few code violations (a septic system problem was turned over to the Health Department.)

Joanna Aiken reported that the Solid Waste representatives are taking care of any calls, and there are currently no real garbage issues that need to be dealt with.

**Necessary Action:** Nothing at this time.

**E. Community Organizing Activities -** *Greta von Unruh Cross* stated that she is helping the Lake Worth West Group to develop a strategic plan. They obtained their 5501(c)3 status, and are directly eligible for nonprofit funds. In the past, Partnership for Neighborhood Initiative (PNI) had supported this group, however they are no longer in existence. The MacArthur Foundation may help support them. *Ms. Cross* acknowledged a letter from *Ray Loften* regarding drug house activities on Urquhart Street which is included in the CCRT packet.

Necessary Action: None at this time.

**F. Status Report on the Lake Worth Road Commercial Corridor** - *Ruth Moguillansky* had mentioned to *Commissioner Warren Newell* that the Zoning Division is finishing up the new regulations. They will share them with the Business Organization, and then bring them to *Commissioner Newell* for review. *Helen LaValley* stated that her section has added the graphics, and is in the formatting phase. Zoning will next schedule a meeting with Citizen's Task Force, and the Lake Worth Business Group in January. *Ms. LaValley* will provide *Greta von Unruh Cross* with an agenda and item for the CTF.

**Necessary Action:** Helen LaValley will provide Greta von Unruh Cross with an agenda and item for the Citizen's Task Force.

**G.** Updates on Meeting with Commissioner Warren H. Newell - Ruth Moguillansky met with Commissioner Newell regarding provision of sewers along Lake Worth Road. Property owners had requested a fact sheet, detailing a cost estimate for all affected property owners. The cost included in these sheets reflected 50% of the total cost, with the other 50% coming from an EDA grant. It appears that the small property owners are not interested in sewer.

Three solutions were discussed with Commissioner Newell: 1) upon consensus by the property owners, the Economic Development office applies for an EDA grant for 50% of the cost; 2) Let the Business Organization get its nonprofit status and pursue, with the CCRT's assistance, funds which we as a governmental entity cannot access; and 3) ascertain if other funds are available to cover the whole amount.

Pam Nolan said that the Lake Worth Park of Commerce is trying to get EDA funds for a Workforce Center. EDA will likely not fund both projects, as they are in close proximity to one another. *Ms. Nolan* stated that her department was also looking for funds for infrastructure sewer improvements with no job generation tied to it. *Ms. Moguillansky* suggested that the block grants could not be allocated in this round, as the BCC had directed the CCRT to move forward on other projects.

Ms. Nolan replied that there is an economic set-aside fund which comes around next year. Jim Sheehan from HCD has been hired at the Office of Economic Development. Steve McGrew offered his assistance in getting costs estimates to the Economic Development to prepare an application.

**Necessary Action:** Pam Nolan is to keep Commissioner Newell informed of what decisions, funding sources, etc. are available regarding the Lake Worth Road Commercial Corridor. Pam Nolan will inform Greta von Unruh Cross before December 15th regarding what funding is available. Ms. Cross will then inform Mike Savidge as to what the Economic Development Office is willing to do, explain the window of opportunity, and ask if the Business Organization is willing to share in the cost and finish the application. If the Business Organization is not ready to move ahead with this item, then it will be on hold until October 2000. Steve McGrew will assist the Economic Development Department in preparing an application.

**H. CCRT Resident Representative's Comments** - Ray Loften congratulated the County for removing two drug houses on Urquhart, and reported that the paving of Urquhart Street is underway. *Mr. Loften* had parked his car for an hour on Lake Worth Road and noticed that every panhandler and prostitute made their way down that road to 328 Urquhart Street. *Mr. Loften* would like to see pressure applied to these activities has they will have a detrimental effect on the whole area.

**Necessary Action:** Nothing at this time.

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

A. Community Investment Grant (Request for Submittals and SFRPC Contract Ruth Moguillansky directed the group's attention to a Request for Submittal for a Consultant to Develop a Community Oriented Street Design Plan for the San Castle Area.

On December 21, *Greta von Unruh Cross* will be attending the BCC meeting for the approval of a contract between South Florida Regional Planning Council and the BCC. If approved, the CCRT can get the \$15,000 funds and hire a consultant from February 1, 2000 to September 1, 2000. The selection committee is already formed, and includes *Deputy Ken Bachman, Helen LaValley, Ruth Moguillansky, Amy Harris* from Engineering Department. *David Goodman*, an Urban Designer from the Planning Division, will be the Project Manager. *Ms. Moguillansky* stated that each

Department will need to be involved in this project.

**Necessary Action:** *Greta von Unruh Cross* will attend the December 21th BCC meeting for the approval of a contract between South Florida Regional Planning Council and the BCC.

**B.** Status Report on Community Organizing Activities - Juana Ramos reported on fund raisers planned for December and February. A second block party is set for December 18th in front of the CPU office on Wilkinson Road. *Ms. Ramos* invited everyone, stating that the cost is \$2 for an 'all you can eat' buffet

from contributions of various nationalities. The party starts at 2:00 p.m. and Santa (*Ray Marcinkoski*) will arrive with his motorized sleigh and nine reindeer from 5-6 p.m. Afterwards there will be caroling through the neighborhood for older residents and shut-ins. There will be a garage sale in February 2000 at the Hypoluxo Baptist Church.

Greta von Unruh Cross spoke briefly about the BCC approval to acquire the 97-acre Overlook Scrub site on November 2. The approved price to Gran Central Corporation was 17.5% less than the appraised value of the property. An article of the acquisition is in the packet. ERM will be managing the site, with the possible input of a local resident. Ms. Cross stated that no one was chosen yet to represent the community, but she will mention it at the next community meeting. When that person is chosen, Ruth Moguillansky will contact ERM and request that the community representative is notified of any meetings and is interested in participating with ERM regarding the Overlook Scrub.

Juana Ramos was presented with a \$1,000 check from *Tina Nierenberg*, business manager of Sam's Club. The contribution will help pay for the new street design improvements. The CCRT members gave *Ms. Ramos* a round of applause. A copy of the picture and story is in the packet.

**Necessary Action:** *Ruth Moguillansky* will contact ERM and request that the community representative is notified of any meetings and is interested in participating with ERM regarding the Overlook Scrub.

C. Status Report on Code Enforcement/Solid Waste - Gail Vorpagel announced that visitors from Lake County rode with her officers last week through the San Castle area. The visitors were impressed with the Community Involvement Team, with the relationship with the Solid Waste Authority and Sheriff's Department programs.

Ms. Vorpagel mentioned that a vacant house on Miner Road is empty of drug dealers and has been sold to a lawyer who is painting and refurbishing it. There is still some drug activity on Highview Road, which the CPU is working on. At the CTF meeting to be held December 7, there is a proposal to change the County's lot clearing ordinance which will allow Code Enforcement to clear vacant land, but to also address vacant houses and overgrown yards that need to be mowed. The change will allow the County to mow residential lots that are less than 1/4 acre.

Ms. Vorpagel had sent a letter regarding the pond to the Sunny Hills Homeowner's Association. No response has been received. The next step is to visit the president of the HOA. Ken Bachman stated that if the Sunny Hills HOA is defunct, he believes that they still have ownership of the pond property and would be liable if an accident occurred. Deputy Bachman questioned if the County would be held liable for accidents if the County asked the HOA to remove the fence that has fallen down on the South side. Gail Vorpagel stated that the HOA originally erected the fence to keep others off of Sunny Hills property, with the agreement that the County would mow the grass around the pond area.

There is a question about the slope requirements of the pond. In Palm Beach County, pools are required to be fenced because the slope is steep, but all ponds are not required to be fenced in. Building Department stated that a letter from Engineering is needed. Allen Webb said that an original letter including an estimate for the annual Engineering contract for fencing has already been sent to the Sunny Hills HOA and Commissioner Maude Ford Lee. Mr. Webb offered to track down the letter and to keep Ms. Vorpagel and Commissioner Lee informed of the situation. Ken Bachman suggested that if the fence was torn down, instead of replacing the entire fence, a guard rail could be put up.

Joanna Aiken stated that it was business as usual in the San Castle area. Previously Code Enforcement went around and did a cleanup after tagging the vehicles and properties that were not in compliance. On their most current tour, there were no repeat offenders of noncompliance. This is exciting as it shows that the residents are trainable and willing to comply, once they know *how* to comply with Code Enforcement. Solid Waste Customer Service phone number is 697-2700, toll-free is 930-2727.

**Necessary Action:** Allen Webb will obtain a copy of the letter sent to the Sunny Hills HOA and will keep *Gail Vorpagel* and *Commissioner Lee* informed of new developments.

**D.** Status Report on Community Policing - Ken Bachman announced that Barry Trombley is back in town, after developing a plan with the Juvenile Justice Department. The Juvenile Justice Department will now directly notify the PBSO of the outcome of any juvenile in the area regarding their crime statistics, probation and restrictions. This new juvenile tracking has paid off already: one juvenile, who had been arrested for a few auto thefts, was picked up after his 5:00 p.m. curfew. Since that time, the area auto theft and burglary rate has gone down considerably.

Deputy Bachman asked if anything could be done with a drug dealer's house at 1079 Highview Avenue that has standing water. Code Enforcement has it listed in violation. Tom Lefevre replied that the Health Department could list it as a sanitary nuisance. Gail Vorpagel agreed to write a complaint on the house to the Health Department, then the Health Department will inspect the house. Deputy Bachman will go along for protection while the house is being inspected.

**Necessary Action:** *Gail Vorpagel* will write a complaint to the Health Department regarding 1079 Highview Avenue. *Tom Lefevre* will go inspect the house with the assistance of *Deputy Ken Bachman*.

**E. Street Lights** - *Greta von Unruh Cross* said that the petition for the street lights is progressing slowly. She will bring the petition and address the situation at the San Castle Community meeting on December 7. Some streetlights that were already approved are not up yet. Engineering has received permission from the property owners at the corners of Wilkinson and Washington and Ficus and Orange Streets to move the streetlights from the center of the block to those corners. *Allen Webb* called *Amy Harris* who said it would be done: that was at

least six weeks ago. At least eight more streetlights were ordered. *Ken Bachman* stated that the existing poles for streetlights are in the center of the block and that more poles are needed to extend the streetlights to the intersections. *Mr. Webb* will contact *Amy Harris* again and follow up on the remaining 5-6 streetlights that are needed.

**Necessary Action:** Allen Webb will contact Amy Harris again and follow up on the remaining 5-6 streetlights that are needed.

**F. Status Report on Parks and CDBG Application** - *Helen LaValley* directed attention to a Zoning confirmation letter that *Ruth Moguillansky* will forward to *Don Grund* of the Parks Department. *Tim Granowitz* stated that two sites are being looked at and two applications are being prepared for a park in the San Castle area. Only one of the applications will be submitted, most likely the Peak/Highview property. There is a \$60,000 grant and *Commissioner Maude Ford Lee* has committed \$100,000 for parks in the San Castle area. The Parks Department has recommended another \$100,000 for parks in that area. If the grant is approved, the monies will total \$260,000 for park(s) in the area.

The County is interested in leasing property from the Hypoluxo Baptist Church and two area parks approximately one half acre in size. On one site, County monies would be used to acquire four or five parcels, and then the HCD grant would be used as matching funds for development. *Ruth Moguillansky* and *Mr. Granowitz* met with *Commissioner Lee* last week. *Commissioner Lee* wanted the Parks and Recreation Department to pursue developing the two parks.

Deputy Bachman asked if a 25-year lease from the Church would expedite getting the park. *Mr. Granowitz* replied that the size of the park needs to be negotiated as the Church is offering a 75-foot strip, and the Parks Department would prefer a one acre park. *Mr. Granowitz* will clear the use of the properties with the Legal Department before talking with the property owners. *Ms. Moguillansky* mentioned that letters from the Zoning and Planning Departments and another letter that *Don Grund* wanted prepared about the background about San Castle, the minutes from the BCC meeting and the language from the Comprehensive Plan will be sent to *Mr. Granowitz* by December 10 so that Parks and Recreation Department can finish the application(s) for parks in the San Castle area.

Ms. Moguillansky reminded CCRT members that the Citizen Task Force Meeting was scheduled for December 7. Mr. Granowitz and Helen LaValley will be attending. On the agenda is proposed language regarding parks and changes in the Unified Land Development Code (ULDC) to allow for these types of parks in CCRT areas as approved by the BCC. If approved, the process for a park will be easier in CCRT areas that identify a need for a park.

**Necessary Action:** Ruth Moguillansky will forward letters from the Zoning and Planning Departments to Tim Granowitz by December 10. Mr. Granowitz will clear the use of the properties that are suggested for parks in the San Castle area with the Legal Department before talking with the property owners.

# G. CCRT Resident Representatives' Comments

- Juana Ramos left a message on November 19 with Florida Power and Light regarding the streetlights in San Castle. *Ms. Ramos* called *Amy Harris* also; both calls were not returned. There is dumping being done on the dark streets.
- Ray Loften said that the replacement lights promised by FPL on Urquhart Street are not yet in. Ruth Moguillansky told Mr. Loften to contact Amy Harris.
- Greta von Unruh Cross asked David Rafaidus if someone on his staff could do a presentation at one of the community meetings. Deputy Ken Bachman will allow Mr. Rafaidus to speak at the next San Castle meeting on January 13. The meeting starts at 7:00 p.m.
- Juana Ramos asked about an abandoned vehicle on Overlook Road. Ken Bachman replied that the car needed to be towed by the property owner, at the owner's cost. The car was then mysteriously moved onto the easement. Code Enforcement has red-tagged the vehicle. The tow trucks for red-tagged vehicles operates out of Belle Glade and the vehicle is on a list of vehicles that need to be picked up. Joanna Aiken said that if the vehicle's owner has possession of the title, a metal scrap company will take the vehicle for free. Gail Vorpagel said that if she is called after a vehicle has been red-tagged, she will get the vehicle towed within 24 hours.
- Claire Baudreau was concerned about the dumping activity on Overlook Road at night. The lack of lights gives a cover of darkness and more lights are needed.
- Brenda Warren reported that water has been approved and should be coming in next year. The Royal Palm Estates CPU site is scheduled to be in place December 15. The COP is active, as well as the SWA, Code Enforcement and the Sheriff's Departments. The area has been cleaned up and the residents are pleased. Their community meeting is the first Monday of the month (tonight) at 7:30 p.m.
- Ruth Moguillansky suggested that David Rafaidus attend the community meetings at Lake Worth Road and Royal Palm Estates as well as San Castle. Mr. Rafaidus agreed to talk about the resources available from the Community Services Department. Kathy Owens also agreed to go talk at the community meetings.

**Necessary Action:** There was none at this time.

V. SCHALL CIRCLE MEETING/PROPOSED IMPROVEMENTS Ruth Moguillansky announced that several CCRT members are meeting with the Schall Circle area residents tonight at 7:00 p.m. to present proposed improvements to the area. Commissioner Carol Roberts will be there. There is a CDBG application for the area to pay for water. Commissioner Roberts will bring up the need to provide improvements to this area to the rest of the Commissioners at the December 7th BCC meeting. The BCC will give direction to the CCRT to provide immediate assistance to the Schall Circle

area, and to pursue CDBG funds to do a portion of the project. *Ms. Moguillansky* will finish the CDBG application, incorporating direction(s) by the BCC on Wednesday, December 8th. Copies of the Schall Circle meeting will be distributed to the CCRT members.

**Necessary Action:** Ruth Moguillansky will finish the CDBG application, incorporating direction(s) by the BCC on Wednesday, December 8. Copies of the Schall Circle meeting will be distributed to the CCRT members.

### VI. QUESTIONS/COMMENTS

Steve McGrew mentioned that in the Lake Worth Road Corridor, the City of Atlantis had submitted a CDBG application which was approved in July: funding is now available. The City of Atlantis went to the property owners and asked them to pay

a portion to put in the water mains. The property owners are not supportive, as this area is a very high rental area. The District Commissioner requested that the Water Utilities Department send a letter to the property owners explaining that they would save money by getting their water from the City of Atlantis. PBC Water Utilities gave that service area to Atlantis in 1992 as part of an interlocal agreement. *Mr. McGrew* requested that the Health Department contact Atlantis' City Manager *Mo Thornton*, who in turn could explain to the property owners that it would be in their best interests to pay the small amount of money. *Tom Lefevre* replied that he would look at the proposal and have his department determine if needed connection requirements and permitting are being met.

David Rafaidus asked for a list of the individuals that attended the CCRT Retreat.

Ruth Moguillansky replied that she would include the list in next month's packet The raw data from the Retreat is in the packet for today's meeting.

Ruth Moguillansky will be sending an e-mail with the names of the subcommittees to the CCRT members. Ms. Moguillansky wished "Happy Holidays" to everyone. As she will be in Argentina from December 13 - January 9, there will be no CCRT meeting on January 3. Her calls will be forwarded to Greta von Unruh Cross, 233-5360.

Ruth Moguillansky has raffle tickets for Christmas in April. The cost is \$5/ticket and in her absence, Nancy Buckalew, 233-5388, will be handling the money and tickets. The raffle prizes are two tickets to the Super Bowl on January 30, two tickets to the NBA on Friday night January 28, a round trip coach class airfare to Atlanta, lodging for four nights and \$250 cash for ground transportation and incidentals.

Allen Webb volunteered to bring refreshments to the next CCRT meeting to be held on February 7<sup>th</sup>.

# The CCRT meeting dates for 2000 are:

January	(No meeting)	July	10
February	7	August	7
March	6	Septemb	oer 11
April	3	October	2
May	1	Novemb	er 6
June	5	Decemb	er 4

VII. ADJOURNMENT The meeting adjourned at 12:05 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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