

COUNTYWIDE COMMUNITY REVITALIZATION TEAM
Meeting of May 7, 2001
10:00 a.m. – 11:30 a.m.
PZ&B – 2nd Floor Conference Room
MINUTES

Present at the Meeting:

Joanna Aiken, Solid Waste Authority
Penny Anderson, Countywide GIS
Michelle Andrewin, Assistant to Commissioner Addie L. Greene
Mathieu John Baptiste, Haitian Evangelical Crusade Association
Annette Berry, Country Club Acres, Delray Beach Resident
Nancy Buckalew, PZ&B Planning
Mary F. Castle, Lakewood COP
Norman Castle, Lakewood COP
Bob Dovey, Administrative Assistant to Commissioner Warren E. Newell
Dan Dumas, San Castle Resident
Steve Foren, PZ&B Planning
Tim Granowitz, Parks & Recreation Department
Corporal Jim Hightower, PBSO
David Hoyt, Lake Worth West Representative
Kathy King, Lake Worth West Representative
Beth McCall, PZ&B Zoning
Paul Nau, Health Department
Ruth Moguillansky, PZ&B Planning
Kathleen Owens, Fire/Rescue
Reverend Wayne Padgett, Gramercy Park Resident
Juana Ramos, San Castle Representative
Doug Sager, PZ&B Code Enforcement
Mike Savidge, Lake Worth Road Merchant's Association
Audrey Spudeck, Assistant to State Representative Susan Bucher
Sergeant Jeffery Swank, PBSO
Gail Vorpapel, PZ&B Code Enforcement
Rachel Waterman, Community Liaison
Allen Webb, Engineering
Michael Whitten, PZ&B Building

Members Absent:

Captain Michael Gauger, PBSO
Elena Escovar, Housing & Community Development
Laurel Grim, PZ&B GIS
Tom Lefevre, Health Department (sent representative)
Stephen McGrew, Water Utilities Department
Pam Nolan, Economic Development
David Rafaidus, Community Services

- I. **WELCOME AND INTRODUCTION:** *Ruth Moguillansky* called the meeting to order at 10:005 a.m. *Ms. Moguillansky* explained that *Captain Michael Gauger* would not be attending the meeting, but *Phyllis Gauger*, his wife, brought the refreshments. *Ms. Moguillansky* asked everyone to introduce themselves. *Kathy King* was the timekeeper.
- II. **CHRISTMAS IN APRIL:** *Steve Foren*, Treasurer for Christmas in April (CIA), distributed “before and after” pictures of CIA houses that were fixed up in Royal Palm Estates on May 5. *Joanna Aiken* explained that CIA is a not-for profit organization composed of volunteers. The CCRT supported the CIA again through the permitting process and volunteers at the event. Plaques were given in appreciation to Commissioner Tony Masilotti, the BCC, CCRT and PBSO. *Ms. Aiken* said that a CIA neighborhood is being sought for next year. Some of the criteria are that the neighborhood be no larger than a five-mile radius, that the houses chosen be owner-occupied, and the owner is either low income, elderly, disabled or contains a family with children. Between seven and fifteen houses are chosen in one area. Improvements are also done to wherever the headquarters is located in a particular year. This year the headquarters was at Haverhill Baptist Church. The ASCE (American Society of Civil Engineers) assisted with the headquarters’ improvements. Over eight hundred applications were mailed out to Royal Palm Estates residents: only twenty residents responded that they needed help with their homes. *Michael Whitten* is still clearing up some of the building permits. *Kathy Owens* mentioned that the Fire Fighters Union donated smoke detectors for CIA. *Mr. Foren* stated that approximately \$15,000 were donated, not including store credit provided by The Home Depot. Approximately \$18,000 in The Home Depot credit was carried over from last year. There are six groups that donate regularly to CIA. *Mr. Foren* asked that if anyone knew of other groups that might donate to a charitable organization, that the group’s name and contact be forwarded to him. Forty “weekend warrior” inmates also assisted in clearing brush and laying sod. *Rachel Waterman* added that she went to each of the houses and spoke to the owners. One owner cried tears of joy and said that “it was like walking into heaven” after her house was fixed up. *Ms. Aiken* mentioned that another house had many fire safety issues cleared up and the family feels safer. *Ms. Aiken* thanked everyone for their help. A round of applause was given to *Ms. Aiken* for her untiring efforts with the CIA.

Necessary Action: Nothing at this time.

III. **PROGRESS REPORTS AND ACTIONS NEEDED:**

A. Zoning Report: *Beth McCall* reported that Max Auto on Lake Worth Road is not yet certified and will be reviewed by DRC until the end of May, after which a public hearing date will be scheduled. PREM is working on Stacey Street. *Tim Granowitz* reported that the park on Stacey Street requires a DRC application, but neither PREM nor the Parks Department has staff qualified to do DRC work. *Ruth Moguillansky* asked *Ms. McCall* for a brief written summary of these two projects. *Ms. Moguillansky* added that approximately ten requests for future land use changes along the Lake Worth Road Commercial Corridor have been received in the Planning Division over the past year and that is a good sign, as it demonstrates that there is an interest in bringing new businesses into the corridor area.

Necessary Action: *Beth McCall* will prepare a written summary of the Max Auto and Stacey Street Park projects to be included in the minutes packet. *Ms. McCall* will also

identify resources available within the Zoning Division to assist with the DRC applications and help the process move forward. *Ms. Moguillansky* will contact *Bill Whiteford* regarding the DRC application.

B. Infrastructure Improvements: *Allen Webb* met last week with the consultants for the drainage study for the Lake Worth Road Commercial Corridor. The consultants were interested in how many petitions were received from the property owners.

The Sierra Drive project is complete. A bid opening is scheduled for the Phase 3 Water Main in Sub-Area 1. The bid approval process takes approximately sixty days. *Mr. Webb* agreed to notify *Ms. Moguillansky* twenty days in advance of a project's completion so the media can be contacted. The Coconut Road project, which involves paving, drainage and water, will be advertised for bid on May 13 and the bid opening is scheduled for June 12. The 42nd Drive street improvement project is expected to be advertised for bid on either May 13 or May 20. These last two projects are supported by MSTU/CCRT Commissioner-funds.

Mr. Webb said that the drainage plans for San Castle were returned to the Engineering Department for final review. Final minor revisions will be sent to the consultant. Upon the return of the revisions being accepted by the consultant, the project will be bid. A \$250,000 Community Development Block Grant was applied for to install water mains in the Ridge Grove area and possibly Florence and James Streets. The initial response from HCD has been positive. Adding \$200,000 from CCRT funds brings the total funds available for this project to \$450,000. *Mr. Webb* met with the Boynton Beach Utilities (BBU) on April 26. BBU is also working in the San Castle area, laying a utility line from Hypoluxo Road to Seacrest Boulevard. BBU is proposing to take their line down either James or Florence Streets. A City of Boynton Beach representative told *Mr. Webb* that the City does not want to leave any of the streets undone. *Mr. Webb* is pleased to coordinate efforts with the City of Boynton Beach and eliminate duplicate funding for projects in the San Castle area. *Mr. Webb* expected the project to be under construction in the first quarter of 2002.

Mr. Webb reported that paving and drainage improvements for Schall Circle are slightly behind schedule. The consultants are simultaneously preparing the paving and drainage plans. Some rights-of-way (r-o-w's) have been acquired. One of three owners at the end of Marguerita Street asked that the street be extended beyond the County's r-o-w past the three properties. *Commissioner Tony Masilotti* agreed, if all of the property owners would give up the needed r-o-w's for water mains, paving and drainage. Two out of the three property owners do not want to relinquish their r-o-w. *Mr. Webb* and *Steve McGrew* will meet with these property owners on an individual basis. If the owners are not convinced to surrender the rights of way, that portion of the project will not go forward past the County's already established right of way. Faith Avenue will not be extended from Schall Street to Marguerita Street, but will be paved as far as the property owners need to get into their properties on Faith Avenue. A continuous sidewalk will be installed from Schall Circle to Marguerita Street. *Ms. Moguillansky* reminded *Mr. Webb* about the project also including sidewalk improvements. *Mr. Webb* answered that sidewalks were part of the project.

Mr. Webb said that the plans are complete for Maine and Vermont Streets. *Mr. Webb* will meet again with the property owners who have not yet signed over the r-o-w's needed for the easement. The outfall will drain Maine and Vermont Streets as well as three or four

streets off of Melaleuca. *Mr. Webb* agreed to supply *Ms. Moguillansky* with the name of a SFWMD contact.

Allen Webb reported that *George Webb* called & asked about the park property on Kirk Road. The property was purchased with gas tax dollars. As these funds cannot be used for that purpose, funds will need to be shifted in the same way that was done with the funds for the San Castle parks.

Michael Savidge reported that the water main project on Lake Worth Road is down to the last two easements. *Steve McGrew* was not present.

Necessary Action: *Allen Webb* will provide a SFWMD contact name for *Ruth Moguillansky*.

C. Street Lights Update: *Rachel Waterman* reported that approximately one hundred letters were mailed to property owners whose properties would be affected by the proposed streetlights in San Castle. *Ms. Waterman* and *Juana Ramos* went door-to-door to contact the property owners who did not mail back or bring their consent forms to the community meeting. A second reminder letter will be mailed to the outstanding thirty-eight property owners who have not yet responded. After the second letter is sent, the CCRT will wait thirty days for responses after which the plan will be submitted to FP&L. Minor changes have already been requested. *Ruth Moguillansky* mentioned that FP&L does not require consensus from the property owners, but the CCRT wants to be assured that the residents do not have a problem with additional lights near or on their property. FPL will prepare a cost estimate for the installation and yearly maintenance costs for ten years. The total cost will not exceed \$100,000. If it is less than \$100,000, then a few more streetlights may be installed. *Ms. Moguillansky* stated that FP&L will begin installing the new lights six weeks after the final plans are received, and that *Amy Harris* is the project manager for this project.

Necessary Action: Nothing at this time.

D. Park Improvements: *Tim Granowitz* reported that the Hypoluxo Baptist Church sent a letter requesting that the county put \$5,000 down and \$5,000 in annual rent to lease the church property for a park. The lease would be for ten years with a five-year renewal option. The Parks and Recreation Director suggested that other sites be looked at for a neighborhood park in San Castle. There was a small discussion on the four lots on Highview and Peak Roads. These four lots equal one quarter of an acre, and would not be a large enough property for a park. *Mr. Granowitz* stated that at least one half acre is needed for a neighborhood park. *Mike Savidge* mentioned that some lots were available at Miner and Terrace Roads, east of Overlook Road. *Mr. Granowitz* reminded everyone that the acquisition needs to go through PREM, and that after a property is acquired, it will take the Parks Department six to nine months to build a park. Overlook Scrub is not an option because of the preservation nature of the Scrub. PREM is pursuing the Highview property. *Rachel Waterman* asked that if there is a building on potential park properties, that the building might be used for a community center. *Juana Ramos* mentioned a vacant property at 1242 Grove Street that might be pursued.

Mr. Granowitz said that land is also needed for the proposed park in Kenwood, and money is still available for this project. *Flo Castle* asked about Lakewood Park: *Mr. Granowitz*

replied that Parks Department is waiting to hear from the Engineering Department regarding giving or selling the land to the Parks Department. The developer for a park on Stacey Street gave a commitment but a DRC is needed to move forward. Schall Circle also needs a site to be identified for a park. PREM's assistance is required for these projects.

Ms. Waterman stated that the report on Lakewood Park is on *George Webb's* desk for review. The Stacey Street project is being reviewed by PREM and is expected to be sent for Zoning site plan review.

Necessary Action: PREM will be contacted to provide a status report on the San Castle parks and provide assistance with the other projects. *Ruth Moguillansky* will coordinate a meeting with *Rachel Waterman, Michael Savidge, Tim Granowitz, Reverend Long* and *Juana Ramos* to discuss the terms of the lease agreement for the proposed park on the Hypoluxo Baptist Church.

E. Building Report: *Michael Whitten* reported on a building in the Lake Worth West Park (Harris Park). *Mr. Whitten* is waiting for a contractor to call. *Kathy King* mentioned that the contact who had supplied the contractor's name did not show up for the Community Cleanup.

Necessary Action: Nothing at this time.

F. Solid Waste Authority: *Joanna Aiken* said that she would write an article on the Great American Cleanup for the next CCRT Newsletter. Facts and figures on how many houses, areas and tons of garbage collected will be included in the article.

Necessary Action: Nothing at this time.

G. Code Enforcement: *Gail Vorpage* reported that several houses in San Castle are slated for condemnation. 1089 Highland Road will be condemned within 90 days, if the owner does not come forward and remedy the situation. The house at 1200 Ridge Road is also abandoned. The house at 1242 Ridge has liens on it, and power was shut off after a drug raid. The owner came back, fixed up the house, the electric is back on and he is applying for grant money to further fix up the house. Grant monies cannot be awarded if there are liens, and the Code Enforcement Division is working with the owner to remove the restrictions and/or reduce the liens. A mortgage company is going to mow the grass at an abandoned eyesore house on Brown Road. Another eyesore house is at the corner of Summit and Highview Roads; people living there have moved out and the bank asked Code Enforcement to fax the code violations for the house to them so the bank could remedy them.

Necessary Action: Nothing at this time.

H. Community Policing Status Report: *Corporal Jimmy Hightower* stated that a drug house was knocked down on Cooley Court. *Mathieu Baptiste* bought the old Lake Worth Tennis Club at Lake Worth and Coconut Roads. Forty to fifty inmates helped clean and clear the site. Suggestion boxes were put in at The Home Depot and the Community Centers for area residents to offer ideas to improve their lives and to help the Sheriff's Department in their Community Policing. The PBSO made a Public Service Announcement commercial regarding drivers yielding to emergency vehicles. Drivers who

do not yield could be fined \$75. *Corporal Hightower* was pleased to report that *Gail Vorpagel* received an “A” and he received a “B” in their college class.

Ruth Moguillansky said that she forwarded *Corporal Hightower’s* name and phone number to a contact in Gramercy Park who is interested in getting a Community Policing Unit and setting up a Crime Watch program. *Corporal Hightower* replied that after May 18, thirty-eight deputies would be on the CPU force. If needed, all thirty-eight will be able to concentrate on one area. *Annette Berry* commended the Sheriff’s Department, noting that there is a change in her County Club Acres within three weeks and that *Lieutenant Ron Martino* would be speaking at their next community meeting.

Necessary Action: Nothing at this time.

H. Community Organizing Activities/ CCRT Resident Representatives’ Comments:

Dan Dumas was presented as the new San Castle representative. He thanked Loretta Rogers, Joanna Aiken and her staff, and the eighty-six volunteers who helped with the Great American Cleanup on May 5. Eight San Castle residents received scholarships to attend the NCBN Conference in Boca Raton May 30 – June 2. Two residents will be attending a conference in Jacksonville.

Kathy King reported that Lake Worth West had a good turnout for the Great American Cleanup. The Harris Park shed still needs a new roof. Two LWW residents also received scholarships to attend the NCBN conference in Boca Raton. *Ms. King* has been busy being part of the planning committee for the conference.

Flo Castle stated that streetlights are needed on Lakewood Road. *Ms. Castle* also stated that she and her husband *Norman* would be gone for the summer and would be back for the November CCRT meeting.

Rachel Waterman said that the Neighborhood Post ran an article featuring *Wilneeda Emmanuel* and her efforts with the Great American Cleanup. *Ms. Emmanuel* is a talented teen who leads the youth committee of San Castle. Forty-fifty youth volunteered to help with the cleanup. *Ms. Waterman* stated that the deadline for articles for the next CCRT Quarterly newsletter is at the June 4 CCRT meeting. There has been a great amount of positive feedback on the newsletter, and it has a wider circulation. Through the efforts of the Lake Worth Merchant’s Association and *Corporal Hightower*, *Ms. Waterman* and *Ruth Moguillansky* met a West Palm Beach Habitat for Humanity representative. Habitat for Humanity is eager to collaborate with the CCRT, but the biggest obstacle is finding property to work with.

Necessary Action: Nothing at this time.

J. Neighborhood Partnership Grant Program Update: *Ruth Moguillansky* was pleased to report that the Website is up and running for the Neighborhood Partnership Grant Program. Four workshops are scheduled throughout the county to assist grant applicants. The workshops start on May 7-10 at the following locations: South County Administrative Center (Delray Beach), Canal Point (Glades area), PZ&B, (West Palm Beach) and the West Jupiter Community Center. Each workshop will be held from 6-8 p.m. The areas that qualify for this grant program are the areas previously identified by the CCRT as in need of revitalization that are located either in the Revitalization and Redevelopment Overlay, the

Glades Area Overlay, or in the Lake Okeechobee Scenic Trail Overlay. *Ms. Moguillansky* mentioned that a tentative review committee will be formed from key County representatives, plus OFMB, the County Attorney's Office, Parks, among others. If anyone is applying for a grant through this program, they will not be able to be on the review committee. A special meeting will be on July 17 for the review committee and the CCRT members to decide on the grant recipients.

IV. NEW BUSINESS There was no new business.

Necessary Action: Nothing at this time.

V. QUESTIONS/COMMENTS

- *Mathieu Baptiste* said that he was please with the Community Policing and the help the Haitian community has received. *Mr. Baptiste* is renovating the old Lake Worth Tennis Club and it is a place where young people can come and play and ministers can meet. The Haitian Evangelical Crusade Association (HECA) strives to outreach beyond the spiritual needs of the community and address other needs. There is no place to hold wedding receptions – there is a wedding at the church almost every weekend. A place for funeral gatherings is also needed. *Annette Berry* mentioned that Haitians are moving into her community and *Mr. Baptiste* gave her a business card to pass along to her community.

- *Sergeant Swank* added that a small radio station will be set up at HECA to broadcast in Creole.

- *Annette Berry* mentioned that Country Club Acres had their own clean-up with six youths and four adults. Donuts were served to the volunteers.

- *Penny Anderson* said that the GeoNav is up and running on the Palm Beach County Intranet.

- *Dan Dumas* offered to bring refreshments to the next CCRT meeting.

- The next CCRT meeting will be on **June 4, 2001** - Mark your calendars!

VI. ADJOURNMENT: The meeting adjourned at 11:34 p.m.

Minutes prepared by

Nancy Buckalew, CCRT Secretary

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