

# Countywide Community Revitalization Team

Meeting of September 10, 2001

10:00 a.m. – 11:40 a.m.

PZ&B – 2<sup>nd</sup> Floor Conference Room

## Minutes

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

Ruth Moguillansky, P.B.C. Planning Division  
Brian Kluttz, P.B.C. Planning Division  
Rachel Waterman, P.B.C. Planning Division  
Kenneth Todd, County Stormwater Manager  
Hian C. Kor, K & F Group  
Herb Fleischman, K & F Group  
Marshall Maverick, K & F Group  
Mike Savidge, Lake Worth Property Owners & Merchants' Association  
Richard Routhier, Drymension  
Cathy Schatten, Habitat for Humanity  
Carl Ingrams, Habitat for Humanity  
Tom LeFevre, P.B.C. Health Department  
Ron Mattino, Sheriff's Office  
Joanna Aiken, Solid Waste Authority  
Linda Hamilton, Sheriffs Office  
Gail Vorpapel, P.B.C. Code Enforcement  
Michael Gauger, Sheriffs Office  
Joan Edge, Lake Worth West Resident Planning Group  
Stephen McGrew, P.B.C. Water Utilities  
Rae Rose, Lake Worth West Residential Planning Group  
Allen Webb, P.B.C. Engineering  
Carrie Rechenmacher, P.B.C. Zoning Division  
Dan Dumas, San Castle Community Leadership, Inc.  
Pam Nolan, P.B.C. Economic Development Office  
Tim Granowitz, P.B.C. Parks & Recreation  
Matthew Jean-Baptiste, HECA  
Kathleen Owens, P.B.C. Fire Rescue  
Mary Stunik, Lakewood Resident  
Bob Dovey, Administrative Assistant to Commissioner Newell  
Peter Banting, P.B.C. PREM  
Michael Whitten, P.B.C. Building Division  
Joyce Harrell, Secretary, P.B.C. Planning Division  
Vernie (Buffy) Sullivan, Secretary (Assisting) P.B.C. Planning Division

**Members Absent:**

Kath King, Lake Worth West Resident Planning Group  
Jim Hightower, P.B.C. Sheriff Office  
Beth McCall, P.B.C. Zoning Division (sent representative)  
Elena Escovar, P.B.C. Housing and Community Development

- I. **WELCOME AND INTRODUCTION:** Ruth Moguillansky called the meeting to order at 10:00 a.m.
  
- II. **Special Presentation:** Allen Webb reported that one of the recommendations of the Lake Worth Corridor Charettes was to conduct an area wide drainage study for the area, which will be presented to the Board of County Commissioners. It was noted and pointed out that in order to develop along that corridor, property owners would have to meet the water retention requirements. The County Engineering Department requested the K-F Group Consulting Firm to undertake such study. Mr. Kenneth Todd, Water Resources Manager for Palm Beach County, introduced research Consultants, Mr. Kor and Mr. Maverick who presented their results to the CCRT.

Kenneth Todd introduced himself as a Registered Engineer; he worked for the Water Management District prior to coming to the County; and he has 11 years of experience in Compliance Improvements. Mr. Todd stated that the K-F Group was commissioned to do the study, and since the CCRT is interested in the revitalization of this particular area, he thought it appropriate to present the results of the study. He also stated that the group needed to know early on what needs to be done in order for this area to get a permit from the SFWMD as there are discharge limitations. The SFWMD covers 16 counties or portions of 16 counties, where there are only two (2) canals that have a special legislative rule about the discharge into it; the C-51 Canal is one of them. This particular area, Lake Worth Road, is right on the cusp or right at the boundary of the 216 Canal in Boynton Beach and the C-51 Canal. Mr. Todd then introduced Mr. Hian C. Kor.

Mr. Hian Kor, K-F Group Presentation Speaker – The boundary for this project is from Military Trail on the west and Congress to the east. The southern boundary is the Lake Worth drainage district L-12 Canal and the north boundary is the L-11 Canal. At the very beginning of the project, a survey crew was sent to the area to get the total graphic survey. This survey basically picked up the high points and low points throughout the entire corridor, so that they could delineate the drainage base end or the drainage boundary for the corridor.

Through the survey and research, it was found there is about a 5½ to 6 foot elevation difference between the west end and the east end. The roadway elevation drops from 19 at Military Trail to an elevation of 13 at Congress. The existing drainage pattern south of Lake Worth, which is south of Palm Beach, currently drains into the L-12 Canal through either overlay sheet flow or some direct pipe discharges into the L-12 Canal. North of Lake Worth Road also flows south into Lake Worth Road drainage system. The roadway system then drains south into the L-12 Canal at three (3) different locations. All locations are maintained by The Florida Department of Transportation. Currently, the entire corridor has mixed land uses; residential, commercial, and mobile homes. The southeast corner of Congress and Lake Worth has heavy infrastructure. In the proposed situation, the assumption was made on the land use breakdown that approximately 85% to 90% of the land use would be

apropos (meaning that 85% to 90% will be covered by building and pavement); which is typical of commercial development. Based on the survey information, the corridor was divided into nine (9) sub-basins, and additional outfall locations were provided for the properties on the north side, so that they do not over capacitate the roadway drainage system. A handout was distributed showing the tow area for each basin and the tension parts needed per basin is 100% each. The higher percentage pond area is at the east end. The reason being that the elevation or the roadway elevation 13 (one to one), and the peak canal elevation according to Lake Worth drainage system is 12.9 in acres.

Mr. Kor proposed to clean up the melaleuca, mitigate the sight, and at the same time utilize this wetland area for the storm water continuous. Basically, the focus of the presentation was to show the group how much lake will be required for this corridor. They have tried to set back the ponds as far away from Lake Worth Road as possible. Assuming that buildings and parking lots will be fronting the main road, the shape of the pond can be any shape, as long as the percentage falls within what is shown in the handout. Mr. Kor turned the presentation back over to Mr. Todd.

Mr. Todd stated there is quite a bit of Water Management area that is required throughout this corridor, and as Mr. Kor mentioned, this plan is not problematic. This can be changed to whatever the needs may be. The good thing about having this set up as sub-basin, is you can actually have a sub-basin that is finished out and that does not have a direct impact; except for those couple of basins that is tied together. As long as those sub-basins are working through the same master plan, you can almost develop a sub-basin motive as opposed to just one overall project. Mr. Todd stated that what was shown was only a graphical representation of what will be needed. There are some things that can be done to help with the drainage. Unfortunately, the law of physics is that the water that comes into a system has to equal the water that goes out.

Ruth Moguillansky asked Mr. Todd about the estimated cost of this drainage project. Mr. Todd replied the next step is to find out exactly what is going to be done and that he knew that the cost per acre in that area, with a mix of residential and commercial, could be rather high. But until they know exactly what is going to be done, the Consultants didn't see the point of going through any cost analysis. A lengthy discussion then ensued on the proposed presented plan and the impact of that plan on the redevelopment of the area.

Mr. Todd explained that the calculations were based on the fact that if this entire 200+ acre corridor is completely redeveloped; then this would be what is required in order to meet the current rules for the SFWMD. Discussion continued on the impact the proposed plan would have on redevelopment.

Mike Savidge commented that this was devastating news for developers. Mr. Savidge also talked about the financial aspect, from a developer's standpoint.

Mr. Todd stated figuring out how to pay for this is needed. Whether it is going to be a storm water special taxing district of some type or some type of a special fee, as development occurs, in that individual sub-basin. Discussion ensued on the potential financial mechanisms to be used to do this project.

Mike Savidge asked whether this was a proposed rule. Mr. Todd replied no and indicated that the plan shows what the effects of the existing rules are.

Allen Webb stated that the basin might require some of our one large dry tension areas. We may have to form smaller ones at different parcels within that basin. But that's the kind of area in each one of those basins that are going to be required to meet the existing rules. There is a need to figure out a way that we can do this and benefit all those property owners. There are some properties in there and they have no way of meeting the requirements and still have any room on their property. So instead of them having to give up all of their land to meet this rule, they might be able to contribute or participate in an area wide retention system. This is why the area has been divided into sub-basins. Now, when they go in and develop, they are going to have to meet some requirements. It maybe that the property owner can participate in a special taxing district or a special impact fee, or storm water fee or whatever that pays a portion of what is required for the sub-basin. Those are all things that we really need to figure out.

Ruth Moguillansky suggested to form a small taskforce including Beth McCall, Kenneth Todd, Mike Savidge, Allen Webb, Stephen McGrew and herself, and start by looking at the ownership pattern in the area. Mr. Todd agreed that forming a small taskforce would be a good idea.

Discussion continued on alternate ways to address drainage issues in the area. Mr. Todd stated that dumping more water into the Lagoon does not help the Lagoon. We are trying to clean-up the Lake Worth Lagoon system. But the basic law of continuity is the water that comes into a system has to equal the water going out.

**Necessary Action:** Ruth Moguillansky will coordinate with Mr. Todd to organize a taskforce to assist with his efforts in the corridor.

**III. Progress Reports and Actions Needed:** Mike Savidge volunteered to be time keeper. Brian Klutz volunteered to be note-taker.

**A. Zoning Report:** Beth McCall (absent) – Carrie Rechenmacher attended - Nothing to report.

**B. Infrastructure Improvements:** Stephen McGrew reported on Lake Worth Corridor. Letters were sent out on Gulfstream Road and south of Melaleuca to inform property owners that they can go ahead and connect to the water main. Last month, a pre-construction meeting was held with the contractor that is going to install the sewer force main on Lake Worth Road & Congress Avenue. They should be starting this month and are required to be completed with the construction by December 5, 2001. Stephen McGrew also reported that in Royal Palm Estates all the pipes have been installed. He received a letter this morning from Housing & Community Development regarding Stacy Street to go ahead and start working on that project. Mr. McGrew also reported that they are getting started on the water main design for the Schall Circle area.

Allen Webb reported that he just completed a schedule for projects within the corridor that has been submitted to the Commissioners. The plans for the water should be completed in sixty (60) days; and then advertised for construction bids in December. Also in Schall Circle, the plans for the paving; drainage; and the water are to be done in

sixty (60) days. The paving is scheduled for December and construction should begin about March 2002. Mr. Webb also reported that he has received bids on the Herndon Park Street Improvement project. The contract will be awarded on October 16, 2001 Public Hearing. Construction bids for drainage improvements in San Castle have been advertised and bids are expected to be received by next Tuesday.

Ruth Moguillansky asked Allen Webb about the construction date? Mr. Webb replied with a discussion about the bid process.

**Necessary Action:** Mr. McGrew will let Ms. Moguillansky know about the date in which sewer construction will start so that a groundbreaking ceremony can be arranged.

- C. Park Improvements:** Tim Granowitz reported he will be meeting with the residents' group from the Lakewood area this week to begin the design of the park at Lakewood & Kirk. Mr. Granowitz also reported that PREM is moving forward with appraising property in San Castle. PREM is in the process of negotiation, so that the County can purchase the property. That should be coming up within the next ninety (90) days or less. We do have a bench for Ron Ross for Lake Worth West. Mr. Granowitz will be making arrangements to get it placed. The date for this event is October 27, 2001. Tim Granowitz reported that Stacy has been passed on to Capital Improvements. Funding is available to do something in Schall Circle, but he does not know who to coordinate with to do the site selection. Discussion ensued on how to identify the sites and community groups in the area to assist in selecting these sites.

Peter Banting reported he will be ready to close on the Kenwood property probably next month. Mr. Banting stated that Rachel needs to talk with Capital Improvement regarding Stacy Street. It is in Capital Improvement's ballpark now, as far as timing and boundary plan. Mr. Banting has made contact with property owners and they are interested in selling those four (4) parcels that PREM looked at. Ruth Moguillansky asked how long the process takes. Tim Granowitz replied it's about a three (3) month process.

**Necessary Action:** Ruth Moguillansky will notify Commissioner Newell about the October 27<sup>th</sup> event and will purchase the plaque. Ms. Moguillansky will contact the Schall Circle Housing Authority and CPU to work on the park project.

- D. Building Report -** Michael Whitten had nothing to report.

**Necessary Action:** None

- E. Solid Waste Authority –** Joanna Aiken stated that Paint Your Heart Out will be held on October 27<sup>th</sup>, and Women Build Day is October 13<sup>th</sup>. She will keep the group informed on what's going on and the location, if you are interested. There are two (2) homes involved that are located within unincorporated County: one of the houses, the Palm Beach Post is doing lawns and they don't need our help; the other house is in Limestone Creek. Ms. Aiken's introduced her co-worker, John McBride, Field Service Representative for District IV. He takes care of the issues related to garbage, trash, recycling issues and complaints for Lake Worth West.

**Necessary Action:** None

**F. Code Enforcement** – Gail Vorpapel reported that the San Castle Community Support Team has moved out of San Castle. The Code Enforcement Officer is still going to be actively based on certain points. Linda has been in touch with the Supervisor that is going to be in that district. Ruth Moguillansky asked who is going to be handling that District. Gail Vorpapel replied Tom Adams. Ms. Vorpapel also reported that Terry is considering releasing some boundary changes to the enforcement team. Tom Zurrie's area has gotten bigger and some may be given to a team that has a smaller area.

The Community Support Team has moved into Gramercy Park. Gail Vorpapel reported it is really active in Gramercy Park. The team has already been in touch with getting some lighting in there. Ms. Vorpapel reported they have had Road & Bridge clean out ditches and get rid of trees. The Deputies there are really good. The team is also helping them with Grant money from the Neighborhood Partnership Program. Some discussion ensued on the distribution of isolated lights.

Ms. Vorpapel also reported that the church applied for a grant to purchase the property for the basketball court. Ms. Vorpapel stated that she is coming down with the permits. Neighbors seem to be very energetic and a lot of small groups are kind of taken-back by their neighborhood. There are real serious crime problems in that area and the deputies are working very hard. Ms. Vorpapel stated that they tagged about thirty-five (35) cars in the last two weeks; and only had to tow about five (5) cars.

Mike Savidge commented that he, as a property owner, would like to thank Gail Vorpapel and all her people in San Castle. They have just done a great job, as far as Code Enforcement in the San Castle area.

**G. Community Policing Status Report** - Ron Mattino reported they took over a site two (2) months ago in Gramercy Park. He stated they signed a mutual aide agreement with West Palm Beach. Mr. Mattino discussed the activity going on in the area. And he thanked everyone again for helping out with the summer camp.

Linda Hamilton reported that San Castle Ridge is engaged in a program called Sheriff on the Move to be held at Lathature Avenue. It is going to kick off at 6:00 p.m. on Tuesday, September 11, 2001. There will be presentations on code issues, as well as citizens invited to ask questions. The sheriff's will be going out to talk to the residents to see what's going on in the area. Again, we're working on an analysis in San Castle. They are scheduled to meet with the office this week on that analysis.

Mike Savidge stated some concerns on Lake Worth Road at the 3700 block area at a bus stop. Also, Mr. Savidge received a lot calls concerning an event held at the old Tennis Center. Discussion then ensued on the revival that took place at the Racket Club.

Michael Gauger stated that he is doing some work in the Lake Belvedere Estates area. Coordination is taking place with Code Enforcement, regarding an Adult Entertainment business.

**Necessary Action:** Ron Matino is to send Rachel Waterman a letter referencing activity in Gramercy Park.

**H. Community Organizing Activities** – In Kathy King’s absence, Rae Rose reported for one of the recipients, one of nine of County grants came to \$19,980.00. A kick-off is scheduled to be held on October 27<sup>th</sup>. Residents are going to have a barbecue cook out. They have requested Lady Herford, from the Neighborhood Post, to do the photography. The event is at 10:00 a.m. at the Harris Park. Rae Rose stated they are going to have the dedication for Ron Ross. They will designate a tree or a plant and will be placing the bench at the Harris Park along with a plaque. This year, the Thanksgiving diner will be in the park as normal. However, it is going to be held on the Sunday prior to Thanksgiving Day; which is November 18<sup>th</sup>.

Dan Dumas reported that the group had the Family Resource Center opening; which is 100% open for service. The center is located on Brown Avenue, behind the Lantana Police Department. The center is designed to have resources accessible to people that really don’t have.

Ruth Moguillansky asked if there is a Coordinator for the Children Services Council. Dan Dumas replied Yes! Sammy Terrazas.

Dan Dumas also reported there was a meeting today on the street lights.

Rachel Waterman stated she will start with the street lights. She also stated that she went with Dan Dumas, Traffic Engineering staff and FP&L, to review the preliminary design plan. This week San Castle has its Community Monthly Meeting, so Ms. Waterman will be talking with Juana, to see if they can get placed on the agenda to address the additional changes that were brought up at today’s meeting; so that the Board can approve it. Ms. Waterman will be talking with FP&L, again, by next week. FP&L said that they will be contracting out the actual insulation of the street lights in the neighborhood; and that the lights should definitely be installed by the end of the year. Ms. Waterman stated that the proposed plan came back with only 27 lights on it; when originally thinking we might have enough money for up to 36 lights. We haven’t got the cost estimates yet, so we will have to look at the difference. Discussion then ensued regarding the street lights and its calculations.

Rachel Waterman reported there are some Code Enforcement issues in San Castle. There has been a noticeable deterioration as far as the code issues are concerned; especially in the lower part of the neighborhood (the Ridge Grove area). Discussion ensued on San Castle Code Violations.

Ms. Waterman announced that Commissioner Greene has agreed to provide the funding of \$18,000.00 to get landscape architect drawings done for the Overlook Promenade. As soon as that’s done, the CCRT can start with implementation. Thanks to the Commissioner, we will have that blueprint done.

Also regarding Lake Worth West, Ms. Waterman needs a response from Allen Webb on his availability to attend the October meeting on the Lake Worth West Resident Association. The meeting is the third Wednesday in October. The group will be addressing the driveway coordination. Habitat for Humanity is looking at five (5) possible lots for it to build affordable homes on Urguhart Street in Partnership with Home Depot. Regarding the Bruno lot swell, Ms. Waterman asked Allen Webb how to proceed with obtaining the donation of an adjacent easement.

Allen Webb responded that it is an abandonment and it would be the County sponsoring an abandonment.

Ruth Moguillansky asked what is the process to do that. Allen Webb replied that Cindy handles abandonments with the direction from the Board. Ms. Waterman stated there are some property code violations and asked if those violations could be forgiven if the land is donated to Habitat for Humanity.

Ms. Waterman reported there are problems at 328 Urguhart Street. Glenn Meeder, from OFMB, has been working on this property, but he needs a letter from the CCRT to continue the negotiations with the property owner. Ms. Waterman invited Karen Thefton and Carl Ivan to the meeting. They are from the Boca Chapter of Habitat for Humanity.

Ms. Waterman also reported that she and Ruth Moguillansky have been working diligently with Zoning staff, as well as Barbara Alterman, and the Commissioners to work on doing a new zoning classification. This will allow for Neighborhood Centers to be located within residential neighborhoods in CCRT areas. Ms. Waterman also stated she has spoken with Tom Lefevre regarding the house that has identified as suitable for a Neighborhood Center in Lake Worth West. Tom Lefevre responded he did go out there, but it was pretty hard to find the address.

Ms. Waterman discussed with Peter Banting the property on North Browning. Ms. Waterman said she was told that there were some serious issues with that property. Habitat for Humanity is interested in this property. Mr. Chauncey Taylor started putting the wheels in motion to get the property donated, but Mr. Ross stopped the process due to the issues involved.

Ms. Waterman stated that Brian and herself have a Nextel phone. The number is 248-9705. She also reported that they attended the Florida Great Neighborhood Conference held last week in Orlando.

**Necessary Action:** Allen Webb is to attend the October Community meeting of the Lake Worth West Resident Planning Group. Rachel Waterman is requesting letters from the Sheriff's Office regarding the code violations at 328 Urguhart Street. Ruth Moguillansky asked Rachel Waterman to include Tom LeFevre in the meeting with Chief Brame and Michael Whitten to identify any potential issues with the Lake Worth West property. Rachel Waterman responded that she needs to reschedule the meeting; but it is tentatively scheduled for Wednesday at 1:30p.m. Peter Banting will follow-up on the "serious issues" associated with the property on North Browning Avenue.

**I. Neighborhood Partnership Grant Program Updates** - Brian Kluttz discussed the notice included in the Agenda Packet, on page 4; which consist of a synopsis of all the Grant Applications that are going to be presented to the Board of County Commissioners on October 2, 2001, for approval. Mr. Kluttz is also soliciting input from the group on the time that the different groups should be required to maintain a project. Mr. Kluttz went over all the projects that are being recommended for funding.

**Necessary Action:** Brian Kluttz, Michael Gauger, Tim Granowitz, Allen Webb, and Gail Vorpapel will meet after the CCRT meeting to decide what time period should be required for the grantees to maintain the projects.

**IV. NEW BUSINESS:** There was no new business.

**V. QUESTION/COMMENTS:**

- Gail Vorpapel will bring refreshments.
- The next CCRT meeting will be held on October 1, 2001.

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

Minutes prepared by

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Joyce Harrell, CCRT Secretary

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## Figure 8