



PALM BEACH COUNTY OFFICE OF COMMUNITY REVITALIZATION

2300 N JOG RD., WEST PALM BEACH, FL 33411

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COUNTYWIDE COMMUNITY REVITALIZATION TEAM MEETING MINUTES

Meeting Title: Countywide Community Revitalization Team Meeting
Facilitator: Houston Tate, OCR Division Director
Minutes Prepared by: William Wynn, OCR Senior Planner
Date/Time: January 21, 2025
Location: 2300 N Jog Rd., Room 1E-60, West Palm Beach, FL 33411

MEETING ATTENDANCE

- | | |
|------------------------|---|
| 1. Alexis Salerno | Florida House of Representative Weinberger's Office |
| 2. Angela Cleare | Haverhill East Resident |
| 3. Angenitta Ward | Florida Department of Children and Families |
| 4. Audley Reid | PBC OCR |
| 5. Aundra Lowe | 100 Australian Avenue, West Palm Beach, FL 33406 |
| 6. Casey Prankun | PBC Parks & Recreation |
| 7. Chrystal Mathews | PBC OCR |
| 8. Cleidy Anchelia | PBC OCR |
| 9. Cyndi Longley | PBC Cooperative Extension Service |
| 10. Daniel Duenas | PBC Parks & Recreation |
| 11. Deputy J. Carreiro | PBSO |
| 12. Deputy J. Williams | PBSO |
| 13. Fadi Nassar | PBC Traffic Engineering |
| 14. George Schott | PBC OCR |
| 15. Houston Tate | PBC OCR |
| 16. Jackie Lazarus | PBC Community Services |
| 17. Jodiann Brown | Agency for Persons with Disabilities (APD) |
| 18. Joyce Cai | School District of PBC |
| 19. Katharine King | CAM Estates Resident |
| 20. Kattia Joyce | William Raveis Realty |
| 21. Lana Blackman | SWA |
| 22. Lana Martinez | San Castle Resident |
| 23. Linda Moreno | SWA of PBC |
| 24. Michael Gauger | PBSO Retired |
| 25. Milroy Senat | Agency for Persons with Disabilities |
| 26. Niccole Smith | Area Agency on Aging of Palm Beach/Treasure Coast, Inc. |
| 27. Nick Beard | |
| 28. Paul Pickett | PBC Code Enforcement |
| 29. Patty Valdeperas | Family Impact PBC |
| 30. Rae Milmore | ARM Loxahatchee National Wildlife Refuge |
| 31. Richard Sena | PBC Attorney's Office |
| 32. Robert King | CAM Estates Resident |
| 33. Ruth Moguillansky | PBC OCR |
| 34. Saidy Garzon | Family Impact PBC |

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|-----------------------|--------------------------------------|
| 35. Samantha Corr | PBC ERM |
| 36. Shanna Walker | Cabana Colony Resident |
| 37. Sherrilyn Lientz | San Castle Resident |
| 38. Shawntavia Nelson | Legal Aid Society of PBC |
| 39. Sherika Perez | Florida Department of Education |
| 40. Stefania Russell | PBC HED |
| 41. Steve West | The IN-CROWD |
| 42. Susan Foley | PBC Behavioral Health Coalition |
| 43. Teesha Buddle | Office of Congresswoman Lois Frankel |
| 44. Tina Martinez | San Castle Resident |
| 45. Vanessa Williams | Pahokee Housing Authority |
| 46. William Wynn | PBC OCR |
| 47. 15613****99 | |
| 48. 15612****41 | |

MEETING MINUTES

I. WELCOME AND INTRODUCTIONS

Houston Tate, OCR Division Director, called the meeting to order at 10:02 a.m. and welcomed everyone to the meeting. CCRT members, OCR staff, and meeting attendees introduced themselves.

II. OCR UPDATE

- Chrystal Mathews
 - NEAT grants for the 2026 fiscal year

III. RESIDENT QUESTIONS/COMMENTS

- Lana Martinez San Castle Resident ask for an update on the following.
 - Ms. Martinez asked if the county would be moving forward with the retention pond in the San Castle community. Mr. Tate responded that OCR and county engineering would set up a meeting with Ms. Martinez to follow up on this issue.
 - Ms. Martinez stated that FPL advised they would be converting the overhead utilities to underground in San Castle. The conversion has not yet begun. William Wynn with OCR advised that FPL is in the process of converting their overhead utilities to underground. A specific schedule of what areas will be done and when has not been shared with OCR.
 - Ms. Martinez inquired if the San Castle community will be getting additional streetlights. Mr. Wynn replied that the San Castle community began the process for additional streetlights in 2020 but abruptly stopped the process. If additional streetlights are desired the community will have to submit a letter of intent to begin the process again since the last attempt from the community was 5 years ago. Mr. Tate asked Ms. Martinez to spearhead the request for additional streetlights, and Ms. Martinez replied, yes. Mr. Tate advised to schedule a virtual meeting. In addition, the community needs to form a focus group for the project.
 - Mr. Tate also advise Ms. Martinez that OCR and county engineering have completed several speed hump projects within the San Castle CCRT area.
- Katharine King, CAM Estates resident gave an update on the following concerns.
 - Ms. King inquired about the status of the sidewalk project in CAM Estates. Fadi Nassar with county engineering replied that the project has been approved and scheduled. Engineering is in the process of finalizing the design for the project. Ms. King asked if there was a way to incorporate lighting with that sidewalk from Fernlea Drive to Belvedere Rd. Mr. Nassar replied not specifically for the sidewalk and stated he was not sure if there was some other way to add lighting. He also added the engineering budget is only for the sidewalk. Robert King asked is there a way to incorporate solar light in this area. Chrystal Mathews with OCR replied that applications are now been accepted for the OCR Neighborhood Engagement and Transformation grant program (NEAT),

which is a grant program that provides up to \$10000 for community improvement projects. A lighting project would be eligible. Ms. Mathews explained the program process to Ms. King. Ms. King should apply if interested in getting solar lighting for the proposed sidewalk area. Mr. Tate advised that OCR and county engineering would meet with Ms. King to discuss lighting through the NEAT grant.

- Ms. King inquired about the status of the tree on the north side of Belvedere Rd at the main entrance to CAM Estates that needs to be trimmed. She believes the tree is on county property and if so she is requesting that the county have it trimmed. Mr. Tate and Mr. Nassar advised that they would follow up with PBC Road and Bridge on this matter and advise Ms. King of the outcome.
- Ms. King stated that the box truck is back at 1025 Cameo Circle. Ms. King advised that the box truck is not parking on Cameo Circle but has begun parking on the Fernlea Drive side of the property. Paul Pickett with Code Enforcement advises Ms. King when she sees the box truck parked illegally again to contact him through text and he will have someone go out or he will go out himself to investigate. Mr. Pickett gave Ms. King his business card with his contact information.
- Mr. Tate gave an update on the street light pole located at Belvedere at the southeast corner of Brian Way. FPL advised that the pole was replaced in 2023 on FPL work request # 11197831 as part of our project to get service to the Life Church property. When the crew replaced the pole, the light was not transferred to the new pole. FPL is working on getting an LED light installed here as soon as possible. FPL does not have a timeframe yet to get this completed. Ms. King replied in an email to Mr. Tate that her concern is the streetlight in Cam Estates on the north side of the road. Not the pole located at Belvedere at the southeast corner of Brian Way. This pole on the south will not benefit any light source for the Cam Estates entrance. Mr. Tate forwarded the email to Traffic Engineering with this concern.

IV. PRESENTATION

Houston Tate, OCR Division Director introduced the presenter **Aundra Lowe, Housing Project & Program Manager with Palm Beach County Department of Housing and Economic Development (HED)**, as our guest speaker. He will provide valuable insights about the **HED Housing Assistance Programs**.

Mr. Lowe began his presentation by introducing himself and thanking the CCRT for allowing him to present.

The state has given HED \$2.5 million to invest back into our community. HED is beginning to start the owner occupied rehabilitation program. The application process will start Monday February 3rd at 12:00 P.M. and it will close on February 21st at 11:59 pm. There are four pre mandatory orientations.

PRE-APPLICATION ORIENTATION: Before submitting an application, applicants may attend one of the Virtual Pre-Application Orientations listed below:

- Thursday, January 9, 2025 at 10:00 am
- Tuesday, January 14, 2025 at 12:00 pm
- Thursday, January 23, 2025 at 4:00 pm
- Thursday, January 30, 2025 at 2:00 pm

The Virtual Pre-Application Orientation Meeting WebEx link is:

<https://pbc-gov.webex.com/pbc-gov/j.php?MTID=mc5cdc1325e75ee729.dee1d628c3c65ec>

Meeting number (access code) 2300 322 6478 – **Password: OR** Dial (904)-900-2303 to join by phone

For additional information, please contact:

Palm Beach County Department of Housing and Economic Development (HED) ,
Mortgage and Housing Investments Division
100 Australian Avenue, 5th Floor, West Palm Beach, FL 33406
Telephone: (561) 233-3600 Receptionist or Antoinette Prescott (561) 233-3606 or
Rommel Sankhi (561) 233-3693

Even though the application process will be open for approximately 18 days the process goes very quick. The application will close on paper February 21st at 11:59 pm but 99.9% is going to close on

February 3rd. Forty (40) completed applications will be accepted. There is a list of documentations that must be submitted with the application. The applicant should have all documentations ready and saved so that at the time of application the completed application will be ready to submit. Each selected applicant will be awarded up to a hundred thousand dollars, so HED will rehab the home up to a hundred thousand dollars. The programs main focus is on hurricane hardening the home and then would look at bathrooms, kitchens etc.

These funds are what HED call a forgivable mortgage. It is a 15 year no interest forgivable mortgage. Meaning that this home must be the primary resident 15 years. If at any time the home is sold before the 15 years are up the mortgage amount must be paid back to the county 100%. If the mortgage holder unfortunately passes, the new owner of the home must pay back the mortgage 100%, if they do not qualify for the program by their income. If they do qualify, the 15-year mortgage period continues without a lapse in time.

* A copy of the full presentation is included as an attachment.

Questions/Comments

- Nick Beard
 - Mr. Beard asked how is the eligible income broken down. Mr. Lowe replied that the income qualification is broken down in two categories. Persons in a household and maximum income per household size. Example: The maximum income for a one-person household cannot exceed \$105,000.
- Michael Gauger
 - Mr. Gauger stated that these forms might be confusing to many folks and is there someone that can sit down with the applicant to help complete the forms. Mr. Lowe replied no because it is not a paper application, it's a computer based application. Mr. Lowe suggest that the applicant meet with one of HED partners that can sit down and assist with the application.

Palm Beach County Housing Partners	
Credit Card Management Services, Inc. D/B/A Revertmortgagehelper.org and Debthelper.com 1325 N. Congress Ave – Suite 201, West Palm Beach, FL 33401 800-920-2262/ 561-472-8000 counseling@debthelper.com ftb@debthelper.com	Real Estate, Education and Community Housing, Inc. (R.E.A.C.H.) 8409 N. Military Trail, Suite 111, Palm Beach Gardens, FL 33410 561-491-1670/855-487-3224 housing@reach4housing.org
Gateway to Housing 160 Congress Park Drive, Suite 116, Delray Beach, FL 33445 561-536-8503	UF/IFAS Extension 559 N. Military Trail, West Palm Beach, FL 33415 ATTN: Cyndi Longley Clongley@pbcgov.org 561-233-1744
Housing Foundation of America – Lake Worth, FL 8461 Lake Worth Road, Lake Worth, FL 33467 561-713-1457	Urban League of Palm Beach County, Inc. 1700 N. Australian Ave, West Palm Beach, FL 33407 561-833-1461 Ext 3030, Ext. 3031 or Ext. 3034 housinginfo@ulpbc.org
Housing Partnership, Inc. D/B/A Community Partners of South Florida 2001 West Blue Heron Blvd. W, Riviera Beach, FL 33404 561-841-3500 lcharles@cp-cto.org (or) ccampbell@cp-cto.org	We Help Communities “2” Develop Corporation 349 S.E. 3 rd Street, Belle Glade, FL 33430 561-992-5854 WENNIEM@AOL.COM
	West Palm Beach Housing Authority 3700 Georgia Avenue, West Palm Beach, FL 33405 561-655-8530 Ext 1103 or Ext. 1203 mrodas@wpbha.org

V. UPDATES

- Lana Blackman, SWA
 - Paint Your Heart Out Palm Beach County and Rebuilding Together of the Palm Beaches are actively working, specifically in CCRT neighborhoods, to revitalize homes.
 - The recently painted/repainted projects since 2025 began:
 - Jan. 11 – San Castle
 - Jan. 18 – Limestone Creek

- Upcoming projects in the following CCRT areas
 - Jan. 27 – Cabana Colony
 - Feb. 15 – Forest Hill Village South
 - March 1 – Gramercy Park
 - March 5 - Gramercy Park
 - March 22 - Forest Hill Village South
- For applications or to volunteer, email iblackman@swa.org or imoreno@swa.org or call, 561-697-2700, ext. 4701 or 4717.
- Palm Beach County Natural Areas Festival
 - Saturday, February 15th from 2:00 – 7:00 pm at Winding Waters Natural Area, 6161 Haverhill Rd., West Palm Beach, FL 33407
- Cyndi Longley, PBC Cooperative Extension Service
 - Cooperative Extension is a partner with HED. Feel free to reach if there are any questions regarding the HED housing rehabilitation application. clongley@pbc.gov
- Susan Foley, Palm Beach County Behavioral Health Coalition (PBCBHC)
 - PBCBHC aim to Stop the Start of substance use in our community and support healthy behavioral health. The PBCBHC will be at the South Florida Fair in the East Expo Hall at our COW (Coalition on Wheels - PAD - Parent Awareness Display)
 - SusanFoley@pbcbhc.org (561) 374-7627

The meeting adjourned at 11:01 a.m.

Approved by: Houston L. Tate, OCR Director _____