

PLANTATION MOBILE HOME PARK

A SNAPSHOT OF SUCCESS

SUMMARY

When Plantation Mobile Home Park (PMHP) was established well west of the incorporated area it had a rural complexion with large lots and single family homes. The mobile home portion of the development is located in the northwest corner. Being situated in unincorporated Palm Beach County, away from the greater developed areas this location suffered from lack of attention of county services. Indicative of this was the lack of sidewalks and street lights. As development exploded and extended to the west county, services lagged behind the ever growing expansion of building, consequently PMHP was tucked away and neglected for years. The lack of regulatory agencies operating in the PMHP allowed this development to fall into disrepair. Residents erected illegal structures stored junk vehicles in the yards, trailers were subdivided and rented out to transient occupants and the criminal element took root. There was no ownership of the community by the residents as few owned their property.

In May of 2005, shortly after his election, Sheriff Ric Bradshaw took notice of this neighborhood in distress during a scanning process of District 3. Corporal Barry Trombley, an experienced community policing deputy and problem solving instructor, was assigned to this area to effect positive change.

The total number of calls for service in 2004 topped 2500 for a development of 433 homes, almost 6 per house in one year. Using data collection on calls for service, a three year statistical study was completed for 2002 – 2004. Input was sought from the community through the use of a citizen's survey which was completed using a door to door method of collecting the information and identifying the problems.

Once the data had been gathered it was broken into different call and crime classifications, with the most serious being targeted by this effort, with emphasis on the residents' concerns being addressed.

A list of county organizations was identified to assist in this project. These agencies were requested to pay special attention to this location. Problems were attacked from different angles using education, building public awareness, warnings and enforcement. Crime prevention and education, coupled with criminal investigations and undercover operations, were used to combat the drug and burglary problems which plagued the community. Repeat offenders and career criminals were identified and engaged at every opportunity by the assigned deputy, thereby removing the power of the offender's anonymity. The prostitutes were confronted any time it appeared they were attempting to ply their trade; customers had a Field Interview Report (FIR) completed on them. A zero tolerance approach was utilized for all quality of life issues. Homeless gathering points where furniture was being used in open lots by the homeless for lounging and drinking were removed, trespass affidavit's were obtained from the owners and this issue was monitored closely so that any new gathering or furniture appearing was removed immediately.

The key in this endeavor was the constant monitoring and vigilance of the assigned deputies. Acting as a catalyst for positive change, it was through the efforts of networking and rapport building that this project was successful. The overall reduction in calls for service of 63% and reduction in victims of 1685 over the four year period was the final verification of their efforts.

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SCAN

This community is a mixture of mobile homes, single family homes, duplexes and triplexes with a total of 433 residences. There are also 25 businesses. The area covered by this location is approximately ½ square mile. There are no entrances or exits along the eastern or southern perimeter. The northern border is a main thoroughfare, Okeechobee Road, and the western boundary road, Drexel Rd., is used as a cut through from the south to Okeechobee Road.

Calls for service for the year of 2004 totaled over 2500, with 901 crime reports taken. Burglary, Auto Theft and Crimes Against Persons dominated the tally.

Visual inspection of the area revealed a neighborhood where apathy and neglect were the order of the day. The northwest section of the community is a mobile home park; the northern boundary is comprised of several strip shopping centers. The remainder of the community is made of single family and multi-family buildings.

Debris from the 2004 hurricane season nine months earlier littered the area. Many homes were in disrepair or abandoned.

Transient foot traffic was evident with prostitutes, homeless, drug users and drug dealers running the streets.

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ANALYSIS

Using 2002 – 2004 data from the Dispatch Archive Retrieval System (DARS) and the Computer Automated Dispatch System (CADS) computer systems, a statistical study was performed to identify trouble spots, trends, and patterns throughout the community. This study showed an ever increasing amount of not only calls for service but also of crime.

Calls for reports in this area were compared. Numerically these three (3) years are almost identical; 2002 (912), 2003 (821), and 2004 (901), for crime reports. It is in the calls for police service that did not result in a written report showed a dramatic increase in activity, 2002 – 906, 2003 – 1239, and 2004 – 1360. A comparison of eleven different areas in which the police were called to the area for service showed that the two categories that showed increases were resident/area checks and suspicious person calls. The study revealed a 150% increase in resident/area checks and an increase of 216 suspicious person calls in 2002 to 357 in 2004. Subtracting these two amounts, the resident/area checks and suspicious person calls, from the 2004 totals then brings the numbers into line with 2002-2003.

With the increased amount of police presence through resident and area checks, one might expect to see a decrease in crime in the community or a dramatic increase in the amount of arrests. It was only in the business section did we notice a decrease in crime. In the housing section crime either stayed the same or increased. Stolen vehicles increased 95% (18 – 35), Burglaries (98 – 98), Battery (66 – 77) Disturbances (77 – 112). Calls for service resulting in arrest in 2002 were 177, in 2004 166, a decrease of 6.5%.

Two and a half (2 ½) times as many non residents rather than residents were arrested. Crime reports for auto theft, burglary, battery, theft, robbery, and criminal mischief in 2002 totaled 271, while in 2004 the total was 275.

The 150% increase in police presence resulted in only a net result of -11 in total crime reports from 2002 to 2004.

Vehicle burglaries and theft totaled 106 in 2004 of which 57 occurred in the business section. The remainder were strewn throughout the residential area with no discernable pattern.

A study of the locations of problems and calls for service produced numerous locations that required multiple responses from the police. Nineteen (19) locations were identified as having been responded to more than 10 times in 2004.

The community has no recreational facilities for children. There are no athletic fields, no community center, and no playground.

A citizen's survey was completed to gather input and perspective from the community, their complaints and concerns. The top responses to this survey were no street lighting, lack of traffic calming measures (speeding vehicles), no parks or recreation facilities, no sidewalks, illegal drug activity and transient traffic.

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Greetings Resident !

The Palm Beach County Sheriff's Office is requesting your input and ideas via this survey to assist us in addressing the concerns that you as residents may have in your community. All survey information will remain confidential and not be released to the general public but will be used to coordinate our plans in combating crime and concerns in your community. Thank you for your assistance in this matter.

As a community, what are the biggest problems facing you today?
List top three: _____

As an individual resident, what are your biggest concerns?
List top three: _____

- 1.) Would you be willing to attend a community meeting? _____
- 2.) Would you be willing to be a part of the Citizen Observer Patrol?
Do you have children living in your house? _____ How many? _____
Do you own your home or are you renting? OWN _____ RENTING _____
Are your children involved in after school activities? _____ What? _____
- 3.) How safe do you feel in your community? 1 2 3 4 5 6 7 8 9 10
How satisfied are you with the PBSO ? 1 2 3 4 5 6 7 8 9 10
How would you rate the level of service? 1 2 3 4 5 6 7 8 9 10

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

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PALM BEACH COUNTY
SHERIFF'S OFFICE

RIC L. BRADSHAW, SHERIFF



¡Saludos Residentes!

La oficina del Palm Beach County Sheriff condado está solicitando su entrada e ideas con este examen de asistimos en la dirección de las preocupaciones que usted como residentes puede tener en su comunidad. Todo el infromation del examen seguirá siendo confidencial y no será lanzado al público en general pero será utilizado coordinar nuestros planes en crimen que combate y preocupaciones en su comunidad. Gracias por su ayuda en esta material.

¿Como comunidad, cuáles son los problemas más grandes que usted tiene hoy?

Enumere sus tres superiores: _____

¿Como residente individual, cuáles son sus preocupaciones más grandes?

Enumere sus tres superiores: _____

1.) ¿Usted estaría dispuesto a asistir a una reunión de la comunidad? _____

2.) ¿Usted estaría dispuesto a ser una parte de la patrulla del observador del ciudadano?

¿Usted tiene niños el vivir en su casa? ¿Cuántos?
 ¿Usted posee su hogar o usted lo está alquilando? Poseer Alquilarse
 ¿Son sus niños invovled adentro después de actividades de la escuela? ¿Qué?

3.) ¿Cómo caja fuerte usted se siente en su reunión de la comunidad? 1 2 3 4 5 6 7 8 9 10
 ¿Cómo satisfecho es usted con la oficina del Sherrif? 1 2 3 4 5 6 7 8 9 10
 ¿Cómo usted clasificaría nuestro nivel del servicio? 1 2 3 4 5 6 7 8 9 10

Nombre: _____
 Dirección: _____
 Numero de telefono: _____

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STATISTICAL COMPARISON OF 2002 – 2004

Calls With Case #'s	2002	2003	2004	TOTAL
1	6	3	5	14
10	14	21	27	62
1049	0	21	26	47
10R	10	13	11	34
11	1	8	2	11
13	2	1	0	3
13P	3	1	0	4
16	18	16	24	58
18	30	21	13	64
19	37	48	27	112
20	2	10	11	23
21B	2	0	0	2
21C	0	1	0	1
21R	32	26	33	91
21V	33	37	42	112
22	4	3	2	9
30	16	24	21	61
31	33	30	33	96
31-0	3	2	6	11
31D	11	18	14	43
32A	7	4	2	13
33	1	0	1	2
34	1	1	1	3
35	3	0	5	8
36	0	1	4	5
37	1	0	1	2
38	53	33	41	127
39	4	1	1	6
4	28	40	48	116
40	8	9	19	36
41P	7	9	3	19
43	1	3	1	5
49	16	16	7	39
51	4	2	8	14
56	1	2	5	8
57	28	36	38	102
66	6	6	5	17
70	1	1	1	3
72	7	8	9	24
79	10	7	6	23
8	12	8	14	34
86	3	0	0	3
9	13	8	7	28
TOTALS	472	497	524	1493

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Calls W/O Case #'s	2002	2003	2004	TOTAL
	81	232	332	645
10R	10	13	11	34
12	8	10	13	31
13	24	56	37	117
13P	87	160	209	456
22	50	64	71	185
36	9	18	15	42
37	33	37	43	113
74	10	10	6	26
79	90	94	91	275
86	58	39	30	127
TOTALS	460	733	858	2051

In the fall of 2004 this area was hit by not one but two hurricanes, (Frances and Jean), and sustained major damage to many of the homes and trailers. Debris from these events remained uncollected and littered the area.

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JUNK VEHICLE STORAGE



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ABANDONED HOUSES



HURRICANE DAMAGE



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LEFT OVER HURRICANE DEBRIS



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RESPONSE

1. Identify county agencies to assist
 - a. Code Enforcement
 - 1) Issue violations
 - 2) Remove junk cars
 - 3) Cause removal of stored recreational vehicles
2. Address illegal structures
 - a. Solid Waste Authority
 - 1) Remove debris
 - b. Animal Control
 - 1) Enforce regulations
 - 2) Spay shuttle services
 - c. Traffic Engineering
 - 1) Traffic surveys, one way streets
 - 2) Signage
 - d. Street lighting
 - 1) County application process, 29 lights are needed
 - e. Fire Rescue
 - f. Road and Bridge
 - 1) Drainage canal cleaning
 - g. CCRT – Countywide Community Revitalization Team
 - 1) Assist in grants
 - 2) Infrastructure improvements
3. Community Resources
 - a. Residents
 - 1) Citizens group
 - b. Churches
 - 1) Community involvement
 - c. Property owners
 - d. Business owners
4. Sheriff's Office Units
 - a. Traffic
 - 1) Enforcement
 - 2) Education
 - b. OCB – Organized Crime Bureau
 - 1) Narcotics investigations
 - 2) Search warrants

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- c. Crime Prevention
 - 1) Education, meet with business owners and conduct security surveys
 - 2) Post addresses where they can be seen
 - 3) Remove posters from windows
 - 4) Increase lighting in alley
 - d. Community Policing
 - 1) Increase presence in area
 - 2) Traffic enforcement with voluntary compliance message
 - 3) Bicycle enforcement
 - 4) Meet and greet with residents
 - 5) Identify local leaders, both formal and informal
 - 6) Zero tolerance with quality of life violations and criminal violations
 - 7) Identify drug house, gather information, assist OCB
 - 8) Meet business owners
 - 9) Target quality of life issues
 - A. Open consumption of alcohol
 - B. Prostitution
 - C. Homeless gathering/hang out points
 - D. Aesthetics
 - E. Assist Code Enforcement
 - 10) Identify problem people
 - 11) Locate and track sex offenders
 - 12) Host community activities
 - A. Toys for Tots
 - B. Putting Kids First back to school program
 - C. National Night Out Against Crime
 - D. Thanksgiving food for families
 - e. PAL – Police Athletic League
- 5. District 3 Road Patrol
 - a. Conduct directed patrol
 - b. Idle patrol in business area
 - c. Enforce county ordinances on open container violations
 - 6. Parole and Probation
 - a. Sex offenders
 - b. Predators
 - c. Felons
 - d. Habitual offenders
 - 7. Property Appraisers Office
 - a. Property owner information
 - b. Property research

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GOALS

With the increased amount of traffic enforcement, the targeting of aggressive drivers, and the implementation of traffic calming measures, the goal is to achieve a reduction in traffic crashes by 20% along Okeechobee Rd. and 50% within the residential area in the first 6 months of plan implementation.

Partnering with Code Enforcement and assisting them in identifying violations, noticing owners of violations, removal of junk vehicles, and bring residents into voluntary compliance of ordinances. The goal of a 50% reduction in violations is sought.

Directed patrol and static patrol coupled with education and increased lighting of the business area with a goal of a 30% reduction in vehicle burglaries in the business area. Constant foot patrol and interaction with the business owners will instill confidence in the business community and build rapport with the employees of the businesses.

Through education, home security surveys, and Crime Prevention Through Environmental Design (CPTED) measures, a reduction in residential area vehicle and residential burglaries of 25%.

A citizen home owners group and the Citizens Observer Patrol need to be organized. This will encourage resident involvement and establish a partnership between the community and the Sheriff's Office.

With education, lighting, CPTED, and officer presence, a 20% reduction in theft should be realized.

Partner with Parole and Probation to identify and track sex offenders and predators in the area.

In 2007 Corporal Trombley was transferred to implement problem solving in another part of the county and replaced by Deputy Barry Staats who continued to follow the plan and was the catalyst in the successful conclusion of this effort.

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ASSESSMENT

The results of this effort can only be classified as a resounding success. To date, 4 years later, this community has realized a 63% reduction in crime, with a total of 1685 fewer victims.

All crime reduction goals were met or exceeded. Community goals of voluntary compliance with code enforcement, formation of the home owners group, and removal of junk vehicles and debris have all been accomplished.

Partnerships with the owners of multiple properties has been successful in evicting drug dealers and problematic renters, and brought the properties into compliance with code.

Narcotics investigations have led to multiple search warrants and arrests of drug dealers.

Many problem properties have been demolished and replaced with new construction.

During the project time period the area suffered a direct hit and heavy damage from yet another hurricane (Wilma). Using methods already established, the clean up and revitalization of the area occurred quickly and life returned to normal throughout the community. Mobile homes that had been destroyed were removed and replaced, displaced residents were placed in FEMA trailers until the property could be replaced. Debris was collected in a timely manner.

The following pictures show properties today and their prior state.

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RENOVATION AND NEW CONSTRUCTION



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STATISTICAL COMPARISON OF 2004 – 2008

SIGNAL DESCRIPTION	YEAR				
	2004	2005	2006	2007	2008
S/10 Stolen Vehicle	32	9	4	6	3
S/10R Recovered Stolen Vehicle	17	5	3	6	0
S/13 Suspicious Vehicle (CFS)	40	27	23	30	17
S/13P Suspicious Person (CFS)	182	142	78	94	34
S/21B Business Burglary	0	0	0	0	0
S/21R Residential Burglary	31	4	6	9	16
S/21V Vehicle Burglary	46	20	7	7	9
S/30 Larceny	45	21	10	16	14
S/31 Assault	71	27	20	18	16
S/33 Shooting	0	1	1	5	3
S/34 Stabbing	0	0	0	0	0
S/35 Sexual Assault	3	2	1	0	0
S/36 Fight (CFS)	2	5	11	6	7
S/37 Juvenile Trouble (CFS)	38	26	16	13	36
S/40 Vandalism	19	12	4	5	12
S/41 Robbery	5	5	0	5	6
S/49 Alarm	42	54	8	3	7
S/5 Murder	0	0	0	1	0
S/51 Trespassing	12	9	2	2	2
S/57 Drug Case	36	14	14	12	10
S/74 Shots Fired (CFS)	7	5	4	4	2
S/79 Suspicious Incident (CFS)	90	57	45	69	36
S/9 Stolen Tag	13	9	6	6	5
Total of Selected Signals	746	454	263	317	265

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KEY PROJECT TEAM MEMBERS

Cpl Barry Trombley
Deputy Barry Staats

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