



PART 2:
BROWARD MUNICIPAL SERVICES DISTRICT (BMSD)
LAND USE AND COMMUNITY PLANNING



BROWARD COUNTY, FLORIDA

March 2019

Comprises the Future Land Use Element
required by Chapter 163.3177, Florida Statutes

Prepared by:

Environmental Protection and Growth Management Department
Planning and Development Management Division

Post-Adoption Amendments

The BrowardNEXT2.0 Comprehensive Plan was adopted on March 28, 2019 (Ordinance No. 2019-11).

Post-adoption amendments are listed below:

- Ordinance No. 2020-10, Adopted March 10, 2020:
 - Adds new Objective BMSD 1.4 – Building Permits, Level of Service, and Platting, and related policies.

- Ordinance No. 2022-02, Adopted January 25, 2022:
 - Adds text and amends to POLICY BMSD 1.1.3 and 1.1.12; adds text to OBJECTIVE BMSD 1.2 and POLICY BMSD 1.2.2, regarding the peril of flood requirements of Section 163.3178(2)(f), Florida Statutes.

Table of Contents

Broward Municipal Services District (BMSD)	8
Introduction	8
Critical Milestones	12
Broward Municipal Services District (BMSD) Future Land Use	13
Regulatory Framework	13
Future Land Use, Zoning and Permitting	15
BMSD Comprehensive Plan Focus Areas	16
Legal Authority	16
Broward Municipal Services District (BMSD) Future Land Use Goals, Objectives And Policies	17
GOAL BMSD 1	17
OBJECTIVE BMSD 1.1 – BMSD Future Land Use Map	17
OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments	31
OBJECTIVE BMSD 1.3 – Broward Municipal Services District (BMSD) Enclaves	32
OBJECTIVE BMSD 1.4 – Building Permits, Level of Service, and Platting	33
GOAL BMSD 2	37
OBJECTIVE BMSD 2.1 – Planning and Redevelopment	37
Broadview Park	42
Location	42
Geographical and Political Boundaries	42
Community Assets	42
Broadview Park History	44
Broadview Park Civic Association	44
Broadview Park Residents	44
Community Goals	44
GOAL BMSD 3	46
OBJECTIVE BMSD 3.1 – Managing the BMSD in Broadview Park	46
OBJECTIVE BMSD 3.2 – Enhancing A Safe Community in Broadview Park	48
OBJECTIVE BMSD 3.3 – Promoting Safe Streets in Broadview Park	49
OBJECTIVE BMSD 3.4 – Building Healthy and Vibrant Places in Broadview Park	49
OBJECTIVE BMSD 3.5 – Investing in the Broadview Park Community in Broadview Park	51
More Information about the Broadview Park Community	53
Demographics	53

Managing Broadview Park.....	57
Central County Community	63
Location	63
Geographical and Political Boundaries	63
Community Assets.....	63
Central County Community History	66
Central County Community Advisory Board.....	67
Central County Community Residents.....	67
Community Goals	68
GOAL BMSD 4	70
OBJECTIVE BMSD 4.1 – Managing the BMSD in the Central County Community.....	70
OBJECTIVE BMSD 4.2 – Enhancing A Safe Community in the Central County Community	71
OBJECTIVE BMSD 4.3 – Promoting Safe Streets.....	73
OBJECTIVE BMSD 4.4 – Building Healthy and Vibrant Places.....	74
OBJECTIVE BMSD 4.5 – Investing in the Central County Community	76
More Information about the Central County Community	78
Demographics.....	78
Central County Housing.....	81
Housing Stock, Types and Housing Tenure	82
Managing the Central County Community	83
North County: Hillsboro Pines and Hillsboro Ranches.....	88
Location	88
Geographical and Political Boundaries U.S. Congressional District: 22.....	88
Community Assets.....	88
North County Neighborhoods Character and History.....	89
North County Residents.....	91
Community Goals	91
GOAL BMSD 5	93
OBJECTIVE BMSD 5.1 – Managing the BMSD in North County	93
OBJECTIVE BMSD 5.2 – Enhancing A Safe Community in North County.....	94
OBJECTIVE BMSD 5.3 – Promoting Safe Streets.....	95
OBJECTIVE BMSD 5.4 – Building Healthy and Vibrant Places.....	96
OBJECTIVE BMSD 5.5 – Investing in the Hillsboro Pines, Hillsboro Ranches Neighborhoods	96

More Information about North County — Hillsboro Pines and Hillsboro Ranches Community	98
Demographics.....	98
Managing North County Neighborhoods.....	101
North County Housing	104
Housing Stock, Types and Housing Tenure.....	104
BMSD Enclaves And County-Owned Facilities.....	107
Location	107
BMSD Community Resources: Programs And Services	110
Managing the BMSD.....	110
Enhancing A Safe Community	113
Promoting Safe Streets.....	116
Building Healthy and Vibrant Places	119
Investing in Our Community.....	127
Appendix.....	139
Broadview Park Project Updates: December 2018.....	139
Central County Project Updates: December 2018.....	141
North County Project Updates: December 2018.....	149
BMSD-Wide Project Updates: December 2018.....	150

List of Figures

Figure 1: Broward County Urban Areas and Water Conservation Areas.....	8
Figure 2: Broward Municipal Services District Area	11
Figure 3: Relationships among Broward County Plans and Municipal Plans.....	14
Figure 4: Development & Plan Submittal Process: From Concept to Certificate of Occupancy	15
Figure 5: Relationship between Commercial Future Land Use designation and Zoning Districts.....	15
Figure 6: Relationship between Industrial Land Use designation and Zoning Districts.....	16
Figure 7: Map – Broadview Park Location.....	42
Figure 8: Map - Broadview Park Assets.....	43
Figure 9: Broadview Park – Population by Race.....	53
Figure 10: Broadview Park – Hispanic/Latino Origin by Race.....	53
Figure 11: Broadview Park Population by Sex.....	54
Figure 12: Broadview Park Population by Sex and Age.....	54
Figure 13: Broadview Park Population by Age Group.....	55
Figure 14: Broadview Park Socio-Economic Data.....	55

Figure 15: Broadview Park Adult Educational Attainment.....	56
Figure 16: Broadview Park Employment by Industry for Residents 16 Years and Over.....	56
Figure 17: Broadview Park – Existing Land Use Percentages.....	57
Figure 18: Map – Broadview Park - Future Land Use.....	58
Figure 19: Map – Broadview Park - Zoning.....	59
Figure 20: Broadview Park – Housing by Type.....	61
Figure 21: Broadview Park – Housing by Tenure.....	61
Figure 22: Map – Central County Location.....	63
Figure 23: Central County Assets.....	66
Figure 24: Central County Community Population by Neighborhood.....	68
Figure 25: Central County - Hispanic/Latino Origin by Race.....	78
Figure 26: Central County Population by Sex.....	78
Figure 27: Central County Population by Sex and Age.....	79
Figure 28: Central County Population by Age Group.....	79
Figure 29: Central County Socio-Economic Data.....	80
Figure 30: Central County Adult Educational Attainment.....	80
Figure 31: Central County Employment by Industry for Residents 16 Years and Over.....	81
Figure 32: Central County – Housing by Type.....	82
Figure 33: Central County – Housing by Tenure.....	82
Figure 34: Central County – Existing Land Use Percentages.....	83
Figure 35: Map – Central County – Future Land Use.....	85
Figure 36: Map – Central County – Zoning.....	86
Figure 37: Map – North County Neighborhoods Location.....	88
Figure 38: Map – North County Community Assets.....	90
Figure 39: North County – Origin by Race.....	91
Figure 40: North County – Hispanic/Latino Origin by Race.....	98
Figure 41: North County – Population by Sex.....	99
Figure 42: North County – Population by Sex and Age.....	99
Figure 43: North County – Population by Age Group.....	100
Figure 44: North County – Socio-Economic Data.....	100
Figure 45: North County – Employment by Industry for Residents 16 Years and Over.....	101
Figure 46: North County – Existing Land Use Percentages.....	102
Figure 47: Map – North County – Future Land Use.....	103
Figure 48: Map – North County – Zoning.....	103
Figure 49: North County – Housing by Tenure.....	105

Figure 50: North County – Housing by Type.....	105
Figure 51: Map – Broadview Park Area Transit Routes.....	117
Figure 52: Map – Central County Area Transit Routes.....	118
Figure 53: Map – North County Area Transit Routes.....	118

List of Tables

Table 1: BMSD Enclaves – Utility and Service Providers.....	108
Table 2: Median Household Income by BMSD Community.....	110
Table 3: Broadview Park Utility and Service Providers.....	128
Table 4: Central County Utility and Service Providers.....	129
Table 5: North County Utility and Service Providers.....	130
Table 6: Broadview Park – Educational Facilities and Public School Grades – 2016/2017.....	136
Table 7: Central County – Educational Facilities and Public School Grades – 2016/2017.....	136
Table 8: North County – Educational Facilities and Public School Grades – 2016/2017.....	136

List of Maps

BMSD-1	Broward Municipal Services District	Map Series
BMSD-2	Future Land Use: Broward Municipal Services District (Index Page)	Map Series
BMSD-2	Sheet 1 - Northwest County	Map Series
BMSD-2	Sheet 2 - Northeast County	Map Series
BMSD-2	Sheet 3 - North County	Map Series
BMSD-2	Sheet 4 - Central County Communities	Map Series
BMSD-2	Sheet 5 - Central County	Map Series
BMSD-2	Sheet 6 - Broadview Park	Map Series
BMSD-2	Sheet 7 - South-Central County	Map Series
BMSD-2	Sheet 8 - FLL and environs	Map Series
BMSD-2	Sheet 9 - South County	Map Series
BMSD-2	Sheet 10 - West County	Map Series
BMSD-2	Sheet 11 - Water Conservation Areas (west)	Map Series

Part 2: BMSD Land Use and Community Planning

Broward Municipal Services District (BMSD)

Introduction

Broward County consists of urban areas (427.8 sq. mi.) and Water Conservation Areas (796.9 sq. mi.), which are separated by a levee as shown in Figure 1. The urban areas, located between the coast and the levee, are generally appropriate for urban development, but may have certain limitations, protections, or restrictions. The Water Conservation Areas, west of the levee, are not appropriate for urban development, since they are part of the Everglades drainage system.

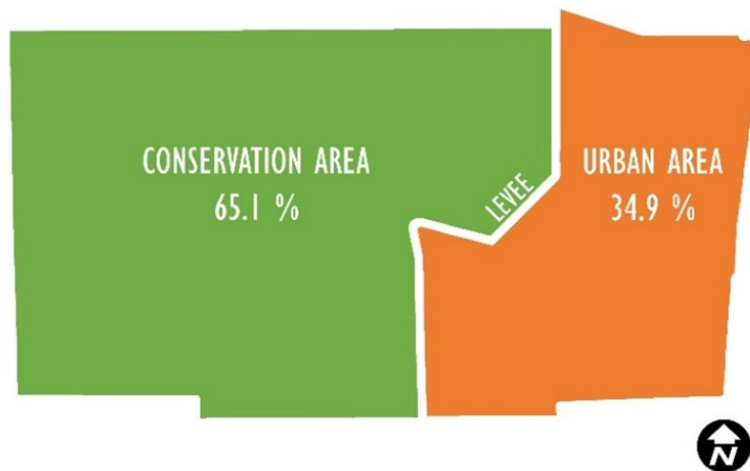


Figure 1: Broward County Urban Areas and Water Conservation Areas.

The Broward Municipal Services District (BMSD, formerly known as Unincorporated Broward) Comprehensive Plan (Plan) includes neighborhoods, enclaves, regional facilities, and the Water Conservation Areas and does not apply to areas within the County that are incorporated into municipalities. The Plan also contains the BMSD Future Land Use Element that is required by Section 163.3177, Florida Statutes. The intent of the Plan is to provide residents and businesses a plan that is tailored to the needs and characteristics of each unique area. It contains sections and goals, objectives, and policies that address neighborhood goals that were articulated during a series of public workshops.

The [Broward County Comprehensive Plan, Part 1](#), includes other regional elements that are organized by topics, as required by Florida Statutes. The coordination between these other elements of the County Comprehensive Plan and the other municipalities is laid out in the County Charter, through the Intergovernmental Coordination Element and Interlocal Agreements.

The Broward County Board of County Commissioners (Board) is the local government for the BMSD and is responsible for providing services and infrastructure, including potable water, parks, waste disposal, drainage (such as canals, lakes, stormwater management), roadways, streetlights, and transit. The following areas are included in the BMSD, shown in Figure 2:

- **Neighborhoods**—Broadview Park, Central County (Roosevelt Gardens, Washington Park, Franklin Park, and Boulevard Gardens), and North County/Hillsboro Pines and Hillsboro Ranches.
- **Regional facilities**—Fort Lauderdale-Hollywood International Airport and landfill areas.
- **Residential enclaves**—including BMSD parcels near the cities of Parkland and Sunrise.
- **Other enclaves** adjacent to the Seminole Tribal lands near Hollywood and Davie.
- **Right of Way**—Florida’s Turnpike interchanges at Cypress Creek Road and Sample Road, as well as the Pompano Service Complex, among others.

The Board manages regional facilities that serve the County or the region. These include Port Everglades and the Fort Lauderdale-Hollywood International Airport. Other regional facilities include water and wastewater facilities, waste-to-energy generating plants, transportation system, and waste disposal facilities. Regional natural resources managed by the County are vital to the public health and economy, including Atlantic Ocean beaches, Water Conservation Areas, rivers and wetlands, and potable water sources such as the Biscayne Aquifer. The County works with other federal, State, regional, and municipal agencies to manage some of these facilities and resources. The County’s regional facilities goals, objectives, and policies are referenced in more detail in the individual elements related to these topics.

Broward County encourages infill and redevelopment in the urban areas that support healthy communities, vibrant businesses, climate resilience, a variety of transportation options, and promote energy and other resource efficiencies. To enhance and protect important environmental resources, the County also promotes compact development and resource-efficient building, landscaping, and site design practices. County requirements and best practices are reflected throughout the Plan as well as the County Land Development Code and other ordinances.



2018 MLK Day of Service volunteers helped with exterior enhancements including painting and landscaping three homes in Central County.

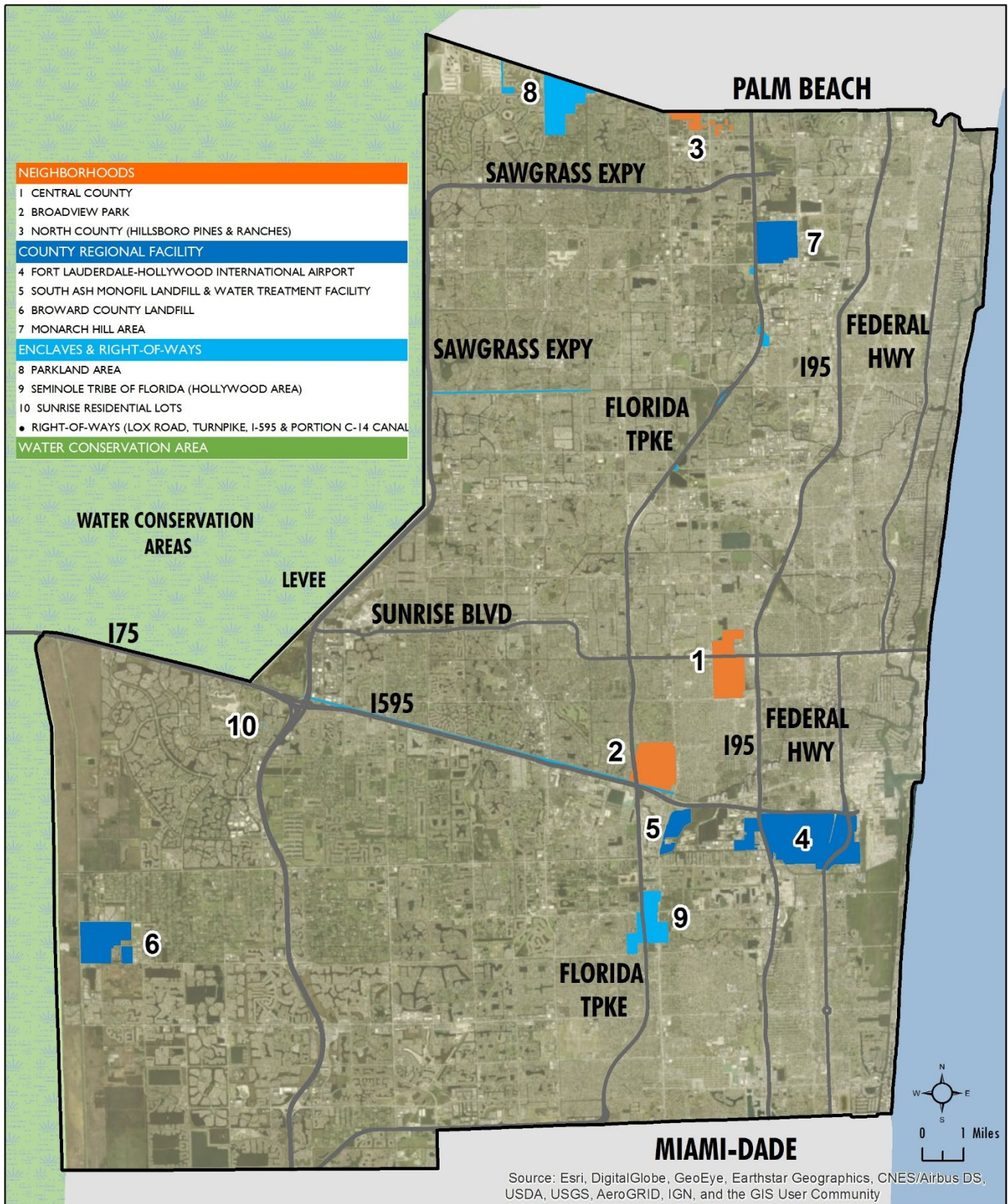


Figure 2: Broward Municipal Services District Areas.

Critical Milestones

The following is a chronology of key dates in the history of urban planning in Broward County:

1977	Broward County Land Use Plan adopted.
1985	Florida Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) and infrastructure concurrency provisions are adopted.
1989	Future Unincorporated Area Land Use Element is adopted as part of the County's first Comprehensive Plan.
1996	Broward County adopts a resolution expressing its desire for all unincorporated areas to be annexed into cities or incorporated into new municipalities by 2010. The Broward Legislative Delegation creates an Ad Hoc Committee on Annexation Policy.
2001	Broward County adopts a resolution expressing its desire for all unincorporated areas to be annexed into cities or incorporated into new municipalities by 2005.
2007	Approximately 2,030 acres are incorporated into Broward County from Palm Beach County, an area known as the Wedge, south of the Hillsboro Canal (Chapter 2007-22, Laws of Florida).
2015	The unincorporated area is limited to the following: <ul style="list-style-type: none">• Broadview Park• Central County• Hillsboro Pines• Fort Lauderdale-Hollywood International Airport• Broward County Landfill• South Ash Monofill Landfill• Water Conservation Areas (historic Everglades)• Enclaves near Parkland, Hollywood, Davie, and Sunrise
2017	Broward County Land Use Plan (BCLUP) and Map are updated for the first time since their adoption in 1989. The BCLUP shifts focus from greenfield and suburban development to higher density infill and redevelopment, particularly within designated Activity Centers, with an emphasis on climate resiliency.



Broward Municipal Services District (BMSD) Future Land Use

The Broward County Comprehensive Plan, Part 2: BMSD Land Use and Community Planning includes the BMSD Future Land Use that is required by Section 163.3177, Florida Statutes, and is limited to the lands and land uses located within the unincorporated areas of the County, including the BMSD neighborhoods, enclaves, some County facilities, and the Water Conservation Areas.

For the purposes of this Plan, the BMSD is defined to include all of the land in Broward County that is unincorporated, including:

- ➔ Neighborhoods:
 - a. Broadview Park
 - b. Central County (Roosevelt Gardens, Washington Park, Boulevard Gardens, and Franklin Park)
 - c. North County/Hillsboro Pines and Hillsboro Ranches
- ➔ Enclaves:
 - a. Parkland Area/The Wedge
 - b. Monarch Hill Area
 - c. Seminole Tribe Land Area near Hollywood
 - d. Sunrise residential lots
- ➔ County-owned regional facilities:
 - a. Fort Lauderdale-Hollywood International Airport
 - b. South Ash Monofill,
 - c. Broward County Landfill,
 - d. Port Everglades regional facility (not unincorporated)
- ➔ Right-of-way (including Florida's Turnpike land, interchanges at Sample and Cypress Creek roads and the Pompano Service Plaza, etc.)
- ➔ Water Conservation Areas

Regulatory Framework

On January 1, 1975, the Broward County Charter became effective. The Broward County Charter's Article VIII.-Land Use Planning established the Broward County Planning Council. The Planning Council is responsible for administering the Broward County Land Use Plan (BCLUP). The Broward County Planning Council also certifies municipal land use plans, including the BMSD Future Land Use Map.

Under the authority of the Broward County Code of Ordinances, Chapter 5.-Building Regulation and Land Use, Article VII, the Board is required to adopt a comprehensive plan pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act as contained in Chapter 163, Florida Statutes. It also designates the Broward County Department of Environmental Protection and Growth Management (Department) as the local planning agency, pursuant to Chapter 163, Florida Statutes. This allows the Department to prepare all elements of the Comprehensive Plan. The Department also has authority to review requests for rezoning or amendments to the Zoning Code and make recommendations to the Board as to the consistency of the proposal with the adopted Comprehensive Plan. Figure 3 shows the relationship among various plans and regulations. BrowardNEXT included the update of the Land Use Plan and Comprehensive Plan Elements. As per the Florida Statutes, municipal plans must be consistent with the County Comprehensive Plan.

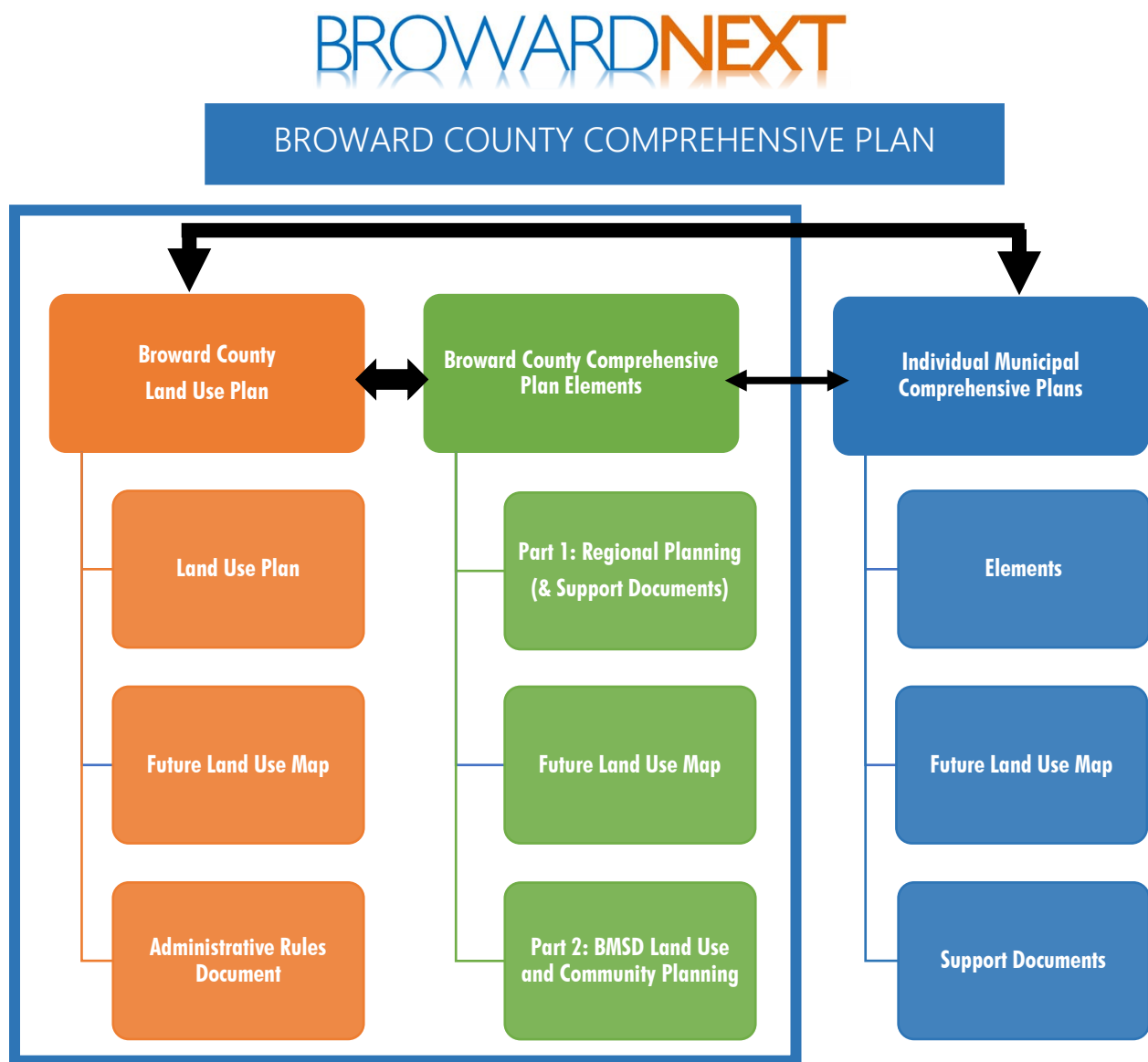


Figure 3: Relationships among Broward County Plans and Municipal Plans.

Future Land Use, Zoning and Permitting

Future Land Use is a legal map designation that directs the types of land uses that are allowed on parcels within a local jurisdiction. For the BMSD, the map and description of these designations are part of the comprehensive plan and are consistent with the Broward County Land Use Plan and Map. Zoning designations are depicted on the BMSD Zoning Map. These legal designations provide a list of specific uses that are allowed on each property, as well as some of the development standards and requirements including minimum setbacks and maximum building heights. Figure 4, below, illustrates the permitting steps of the Development and Plan Submittal Process beginning from the Concept through obtaining a Certificate of Occupancy.

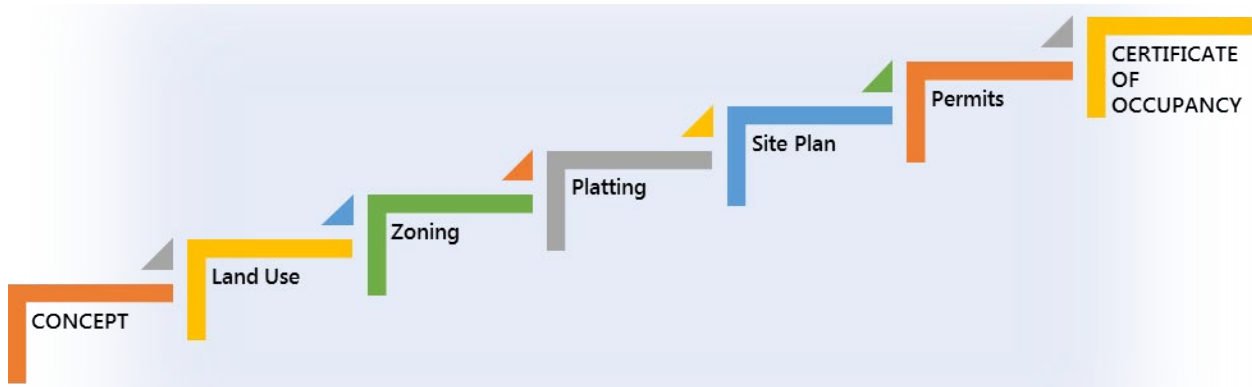


Figure 9: Development & Plan Submittal Process: From Concept to Certificate of Occupancy.

Figure 5 and Figure 6 below illustrate the relationship between the Future Land Use designations and some of the related Zoning designations. Each property has one future land use and one zoning designation. While a Commercial future land use generally allows many types of commercial uses, Zoning Districts, such as B-1-Limited Commercial Business District, lists specific uses that are allowed within that district.

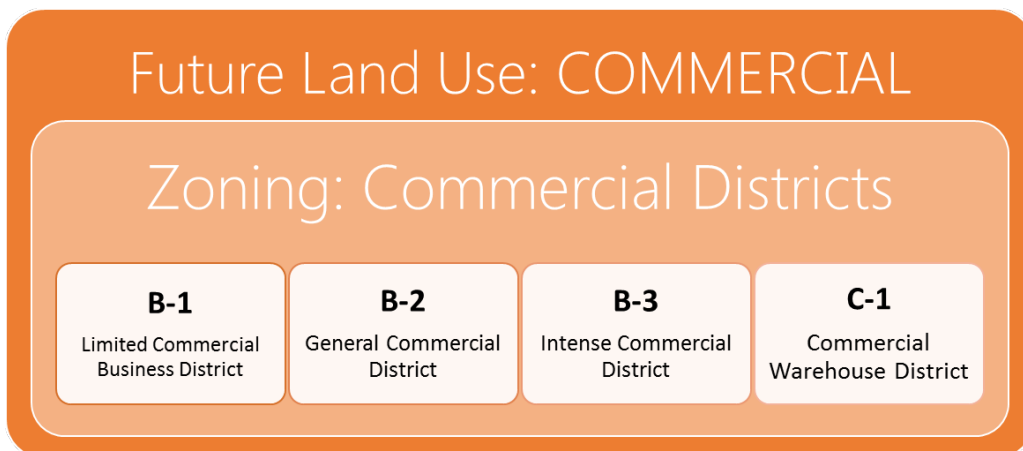


Figure 10: Relationship between Commercial Future Land Use designation and Zoning Districts.



Figure 11: Relationship between Industrial Land Use designation and Zoning Districts.

BMSD Comprehensive Plan Focus Areas

Regional Facilities

- Allocating land for uses that promote economic and business opportunities
- Allocating land for future residential and economic growth
- Promoting compatibility between adjoining land uses
- Promoting safe and convenient airport and seaport areas
- Promoting redevelopment that is compatible with existing uses and local trends
- Supporting the provision of cost efficient and innovative energy supply

Neighborhoods

- Managing the BMSD
- Enhancing a Safe Community
- Promoting Safe Streets
- Building Healthy and Vibrant Places
- Investing in Our Community

Legal Authority

Section 163.3177 (6)(a), Florida Statutes: A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

Broward Municipal Services District (BMSD) Future Land Use Goals, Objectives And Policies

GOAL BMSD 1

Broward County will balance economic growth, redevelopment, and environmental protection through its BMSD Future Land Use Plan.

OBJECTIVE BMSD 1.1 – BMSD Future Land Use Map

Broward County shall maintain a BMSD Future Land Use Map that designates the future location and extent of residential, commercial, industry, agriculture, recreation, conservation, education, public facilities, and other land uses.

POLICY BMSD 1.1.1 Future land use categories shall be available for designation on the BMSD Future Land Use Map that are consistent with the Broward County Land Use Plan and associated maps, to allow various land uses by type and at assorted densities and intensities, including the following land use categories:

- ➔ Residential, including:
 - Estate (1) Residential
 - Low (2) Residential
 - Low (3) Residential
 - Low (5) Residential
 - Low-Medium (10) Residential
 - Medium (16) Residential
 - Medium-High (25) Residential
- ➔ Rural Residential-Palm Beach (applies only to existing designations)
- ➔ Commercial
- ➔ Activity Center
- ➔ Employment Center High
- ➔ Industrial
- ➔ Recreation and Open Space
- ➔ Commercial Recreation
- ➔ Community Use
- ➔ Conservation - Reserve Water Supply Areas and Natural Reservations
- ➔ Transportation
- ➔ Electrical Generation Facility
- ➔ Utilities

Land Use Category Descriptions and Permitted Uses:

The following section describes the future land use map categories available for designation on the BMSD Future Land Use Map (FLUM). The Broward County Land Use Plan (BCLUP) and associated map may include additional future land use categories. The addition of such categories to this policy requires a comprehensive plan text amendment. The Broward County Code of Ordinances, Chapter 39-Zoning, shall include the zoning districts and regulations available consistent with the permitted uses, densities, and intensities of each future land use designation. Where an existing lawful use of land or a structure is no longer permitted, such use of land or structure shall be considered nonconforming and subject to the applicable provisions of the County's Code of Ordinances, unless a contrary result is specifically provided for in the BCLUP.

Residential Use

The areas designated for residential use are intended primarily for dwellings, but other compatible land uses may also be appropriate. Uses that may be permitted in areas designated for residential use are as follows:

1. Dwelling units, subject to the density limits designated on the BMSD FLUM and described in the following subsection entitled "Residential Density."
2. Agriculture.
3. Communication facilities.
4. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries, and civic centers.
5. Home occupations and other uses accessory to a dwelling unit.
6. Hotels, motels, and similar lodging. The maximum number of hotel, motel, or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the BMSD FLUM designation.
7. Parks, golf courses, and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.
8. Public utilities designed to serve the residential area, such as pumping stations, power plant substations and transmission facilities, and transfer stations, excluding landfills and electrical power plants.
9. Offices and/or neighborhood retail sales of merchandise or services, subject to the review and approval requirements of the BCLUP and the BMSD Comprehensive Plan, as well as the following limitations and provisions:
 - a. No more than a total of five percent (5%) of the area designated for residential use on the BMSD FLUM within a flexibility zone may be used for offices and/or neighborhood retail sales of merchandise or services.
 - b. No added contiguous area used for offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision,

- contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
- c. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium-High (25) Residential density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.
 - d. Regardless of the constraints of a. and b. above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.
10. Recreational vehicle park sites in the Low-Medium (10), Medium (16), and Medium-High (25) density ranges. The maximum number of recreational vehicle park sites permitted is:
 - a. Equal to the maximum number of dwelling units designated for that parcel on the BMSD FLUM if the local Land Development Code allows permanent location of recreational vehicles on the sites; or
 - b. Double the maximum number of dwelling units designated for that parcel on the BMSD FLUM if the local Land Development Code prohibits permanent location of recreational vehicles on the sites.
 11. Special Residential Facilities that meet one of the Category definitions as specified in the BCLUP and meet the density provisions by Category type stated below:
 - a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
 - b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
 - c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms, regardless of the number of kitchens or baths.

Residential Density

Density Standards: Residential areas may be shown on the BMSD FLUM according to the following designations and associated densities:

1. Low (2) Residential – Up to two (2) dwelling units per gross acre.
2. Low (3) Residential – Up to three (3) dwelling unit per gross acre.
3. Low (5) Residential – Up to five (5) dwelling units per gross acre.
4. Low-Medium (10) Residential – Up to ten (10) dwelling units per gross acre.
5. Medium (16) Residential – Up to sixteen (16) dwelling units per gross acre.
6. Medium-High (25) Residential – Up to twenty-five (25) dwelling units per gross acre.

The following other land use categories and land uses subject to density standards and other applicable provisions of the BCLUP:

1. Special Residential Facilities.
2. Recreational vehicle sites.
3. Hotels, motels, and similar lodging.

Density Calculation

All references to density mean gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas.

Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The rivers and canals of the primary drainage system, as identified within the Broward County Comprehensive Plan, shall not be included in residential density calculations.

Studio Housing Units or Efficiency Housing Units: A studio or efficiency housing unit, no greater than 500 square feet in size, may be counted as 0.5 dwelling unit for residential density calculations.

Dashed-Line Areas: In instances where an area is circumscribed by a dashed-line on the BCLUP Map and/or the BMSD FLUM, the allowable density is indicated by a number within the dashed-line, and may include areas that are not designated for residential use.

Flexibility Units

"Flexibility units" mean the difference between the number of dwelling units permitted within a flexibility zone by the BCLUP Map and the number of dwelling units permitted within the flexibility zone by the certified BMSD Future Land Use Map (FLUM), plus any additional remaining permitted dwelling units, fixed at the adoption date of the 2017 BCLUP and formerly defined as "Reserve Units." Reserve Units were equal to two (2%) of the total number of dwelling units permitted by the BMSD FLUM. Available flexibility units may be utilized to rearrange residential densities consistent with the requirements of the BCLUP and/or the BMSD Future Land Use goal, objectives and policies, whichever is more restrictive. Administration of the flexibility units shall be subject to the requirements provided in the BCLUP, unless otherwise provided in the BMSD Future Land Use goals, objectives, and policies.

Flexibility Zones

"Flexibility Units" shall be administered through Flexibility Zones in accordance with the provisions established in the BCLUP, unless otherwise provided in the BMSD Future Land Use goals, objectives, and policies.

Rural Residential (Palm Beach)

Rural Residential (Palm Beach County) area is intended to apply only to properties that were annexed from Palm Beach County into Broward County. This designation shall not be applied to any other land within the BMSD. Future development on a parcel with this designation requires amending the future land use designation to another allowable future land use designation, except that the Rural Residential (Palm Beach) future land use designation within

the BMSD allows residential use at a maximum residential density of one (1) dwelling unit per 10 acres.

Commercial Use

Commercial future land use designation is intended to provide land for business, office, retail, service, and other commercial enterprises that support the resident and tourist populations of Broward County. Uses that may be permitted in areas designated Commercial are as follows:

1. Retail uses, restaurants, financial institutions, personal services.
2. Gas stations, ice houses, propane gas sales and repair, new/used automobile, truck, motorcycle, boat and trailer display, sales, and service, printing shops, and small-scale trade shops.
3. Office and business uses.
4. Wholesale, storage, light fabricating and warehouse uses, research business (including medical and research laboratory), if deemed appropriate by the Director of the Planning and Development Management Division or successor agency.
5. Hotels, motels, and similar lodging.
6. Recreation and open space, cemeteries, and commercial recreation uses.
7. Community facilities.
8. Special Residential Facilities that meet one of the Category definitions as specified in the BCLUP, and meet the density provisions by Category type stated below:
 - a. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
 - b. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms, regardless of the number of kitchens or baths.
9. Non-residential Agricultural uses.
10. Residential uses are permitted, without the need to amend the BMSD FLUM, provided that Broward County applies flexibility, to the parcel in the following manner:
 - a. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
 - b. The first floor of mixed commercial/residential structures is totally confined to commercial uses; and/or
 - c. For parcels 5 acres in size or less, free-standing or mixed use multi-family structures are permitted within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas. Free-standing or mixed use multi-family residential uses are permitted on parcels 10 acres in size or less; and/or
 - d. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas). Free-standing or mixed-use multifamily residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the

County Plan as Urban Infill, Urban Redevelopment, Downtown Revitalization Areas, or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

11. Residential units within the same structure as commercial uses for the owner, manager, or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units.
12. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local Land Development Code, or twenty (20) sites per gross acre, if such permanent location is prohibited by the local Land Development Code. This use is subject to allocation of available flexibility.
13. Transportation facilities.
14. Communication facilities.
15. Utilities, excluding landfills and electrical power plants.
16. Employment Center High. Sites formerly designated as Employment Center High and located within industrial areas or near an airport shall receive more favorable consideration of uses that require a finding of appropriateness by the Director of the Planning and Development Management Division or successor agency, in consultation with the Aviation Department Director or designee.

Activity Center

Activity Centers are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation, and local and regional community facilities, with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

Areas designated as Activity Center must meet the following criteria:

1. Substantial housing opportunities must be a component of any Activity Center.

2. At least two non-residential uses must be permitted.
3. Affordable housing needs of the Activity Center must be addressed.
4. Park land and/or open space that is open to the public must be included as a functional component.
5. Convenient access to mass transit and/or multi-modal facilities must be ensured.
6. The development of key intersections or major transit stops to create nodes of development should be promoted.
7. Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half-mile walk.
8. Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified.
9. Activity Center amendments shall be subject to a broad public participation process that includes explanatory information and a description of potential property rights effects on individual property owners within and surrounding the amendment area. Broad public participation includes, but is not limited to, mailed notices to affected property owners, advertised public workshops, and meetings targeting a broad range of stakeholders.

Employment Center High Uses

Employment Center High areas are designated on the Future Broward County Land Use Map Series to encourage types of development which may be compatible with residential and other less intensive land uses, and which would support high technology and service-based activities, as well as the tourist-oriented use. Uses that may be permitted in the Employment Center-High future land use category are allows as follows:

1. Principal Uses:
 - a. Light manufacturing, fabrication and assembly.
 - b. Office uses.
 - c. Research businesses, including medical and research laboratories.
 - d. Hotels, motels, and similar lodging.
 - e. Restaurants and personal services.
 - f. Community facilities.
 - g. Communication facilities.
 - h. Non-residential Agricultural uses.
 - i. Residential uses are permitted without the need to amend the BMSD FLUM, provided that the County approves the application of flexibility to the parcel in the following manner:
 - (1) For parcels 5 acres in size or more, free-standing or mixed-use multi-family structures are permitted.
 - (2) The entire mixed use development will be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.
2. Accessory Uses (Limited to less than fifty percent (50%) of the site):

- a. transportation and utilities, excluding electrical power plants.
 - b. storage.
 - c. retail within buildings devoted to principal uses.
 - d. recreation and open space uses.
3. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 2.10.1 of the BCLUP and Article 3 -Flexibility, Redevelopment Units and Special Residential Facilities of the Broward County Administrative Rules Document: BroawrdNEXT, as long as the total area of these uses does not consume more than twenty percent (20%) of the employment center land designated on the BCLUP Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.

Industrial

Industrial uses are intended to provide opportunity for retention and expansion of manufacturing, warehouse distribution, research and development, or other substantial employment based activities. Limited commercial uses may also be appropriate, subject to certain criteria and restrictions. Uses permitted in areas designated industrial are as follows:

- 1. Light and heavy industrial uses.
- 2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; large commercial bakeries; carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
- 3. Educational, scientific and industrial research facilities, research laboratories, and medical or dental laboratories.
- 4. Office uses.
- 5. Transportation facilities.
- 6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- 7. Community facilities.
- 8. Non-residential agricultural uses.
- 9. Ancillary commercial uses within buildings devoted to primary industrial uses.
- 10. Wholesaling uses.
- 11. The following uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of BCLUP Policy 2.3.4 and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future BCLUP Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses:
 - a. Commercial and retail business uses.

- b. Hotel, motel, and similar lodging.
- 12. Communication facilities.
- 13. Utilities, excluding electrical power plants.
- 14. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units.

Recreation and Open Space

The primary intent of the Recreation and Open Space categories is to accommodate recreation and open space uses, that serve public recreation needs, in accordance with BCLUP Policy 2.5.1 that address community parks and BCLUP Policy 2.5.2 that addresses regional parks. Land uses within this category are generally low intensity, with minimal impervious surface coverage, while maximizing natural vegetation and landscaping.

Those uses permitted in areas designated Recreation and Open Space are as follows:

1. Active recreational uses including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
2. Passive recreational uses including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
3. Boat ramps and docks.
4. Camping grounds and facilities.
5. Cemeteries.
6. Civic and cultural buildings that are ancillary to the primary recreation use of the site.
7. Community facilities and utilities uses up to five (5) acres, provided that the:
 - a. Community facility or utility use is publicly owned and intended to serve a public purpose that promotes the public health, safety, and welfare;
 - b. Level-of-service standard for local parks is maintained;
 - c. Community facility or utility use is limited to no more than five (5) acres; and
 - d. Sufficient and functional open space to serve the residents is retained.
8. Concessions, such as refreshment stands, souvenir shops, and rental facilities that are accessory to the primary recreation and open space use.
9. Outdoor cultural, educational, and civic facilities including, but not limited to animal exhibits, habitats, bandshells, and outdoor classrooms.

Commercial Recreation Use

The primary intent of the Commercial Recreation category is to accommodate major public and private commercial recreation facilities which offer recreational opportunities to residents and tourists. Those uses permitted in areas designated Commercial Recreation are as follows:

1. Active and passive recreation uses such as nature centers, trails, picnic areas, playgrounds, and athletic fields.
2. Hotels, motels, and similar lodging ancillary to the primary commercial recreation use.

3. Outdoor and indoor recreation facilities such as active recreation and sports complexes, marinas, bowling alleys, and golf courses.
4. Accessory facilities and uses, including outdoor and indoor recreation facilities that are an integral part of and supportive to the primary recreation facility (excluding residential uses).

Community Use

Community Use areas are intended to ensure land is available to provide community facilities uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities. In cases where community facilities are permitted in other future land use designations, the permitted community facility uses include all uses permitted in the Community Use future land use, unless otherwise specified.

Uses permitted in areas designated Community Use are as follows:

1. Communication facilities.
2. Community facilities uses such as schools and educational facilities, houses of religious worship, hospitals, governmental, civic centers, correctional facilities and courts, Special Residential Facilities categories 1, 2, and 3, cemeteries, and recreation and open space.
3. Non-residential agricultural uses, such as community gardens and urban farms.
4. Accessory facilities and uses, including outdoor and indoor community uses, that are an integral part of and supportive to the primary community facility use (excluding residential uses).
5. Recreation and open space uses as identified within the Recreation and Open Space future land use designation.
6. Special Residential Facility categories 1, 2 and 3 as defined in the BCLUP, Plan Implementation Requirements, Special Residential Facilities Uses subsection.
7. Utilities, such as water and wastewater treatment plants, pumping stations, electrical substations, and solid waste disposal and transfer stations, excluding electrical power plants.

Conservation Use

Conservation areas are intended to protect significant environmental resources and include reserve water supply areas and natural reservations.

Reserve Water Supply Areas include the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35, that are commonly referred to as the Water Conservations Areas, Everglades, or historic Everglades. All uses, other than active outdoor recreation uses described below, are subject to authorization by the South Florida Water Management District, as set forth in applicable laws, rules and regulations.

Uses permitted in areas designated Conservation - Reserve Water Supply Areas are as follows:

1. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off-road vehicles, pursuant to State and federal regulations.

2. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.
3. Boat ramps, docks, and camping facilities.
4. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
5. State and federal Indian Reservations, including the Miccosukee leased area.
6. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge, and seepage management features, which may include curtain wall or other types of technology.
7. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, and fire control and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.
8. Surface impoundments that store water at depths not to exceed 12 feet.
9. Utilities transportation and communications facilities, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, State and federal agencies; however hazardous liquid pipelines and electrical power plants are specifically excluded and are therefore not permitted.
10. Oil, gas, and mineral extraction and exploration, through drilling, core testing, fracking, and any other methods, are prohibited in areas designated for Conservation future land use on the BCLUP Map or the BMSD FLUM.

Natural Reservations include public lands designated for conservation that are managed by federal, State, regional, or local governments or not-for-profit agencies.

Uses permitted in areas designated Conservation - Reserve Water Supply Areas and Natural Reservations are as follows:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
2. Uses that do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, State, regional, County, or non-profit agency which manages the Natural Reservation.

Electrical Generation Facilities Use

Electrical Generation Facilities Uses are intended to ensure the availability of land for electrical power plants and associated ancillary uses in order to meet the current and future needs of Broward County's population.

Uses permitted in the areas designated Electrical Generation Facilities are as follows:

1. Electrical power plants as defined in the BCLUP, Section 2: Definitions.
2. Other uses determined to be ancillary to the primary electrical power plant use.

Electrical Generation Facilities land use category shall be based on the following three intensity standards:

1. Only electrical generation facilities utilizing resource recovery methods as defined in the Solid Waste Element Support Documents shall be permitted;
2. Each facility shall be limited to processing a maximum of 3,500 tons of waste per day; and
3. Each facility shall be limited to generating a maximum of 200 megawatts of electrical power.

Recreation and Open Space uses may also be permitted in the areas designated Electrical Generation Facility as long as the location of the uses do not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

Transportation

Transportation Uses are intended to ensure regional transportation facilities are available for the movement of people and goods. Those uses permitted in areas designated Transportation are described below.

Air Transportation Areas

1. Airports and related facilities designed primarily to serve the needs of airport users and airport employees.
2. Airport and aircraft operation and maintenance facilities.
3. Cargo distribution terminals.
4. Transit warehousing.
5. Other uses determined to be compatible uses by the Planning and Development Management Division Director, in consultation with the Aviation Department Director or designee.
6. Except permanent residences, land uses permitted in the Recreation and Open Space, and Commercial Recreation, land use categories.

Expressways

Uses of a non-permanent nature that provide owners of property within proposed expressways with limited uses that do not interfere with the long term public goal of acquiring rights-of-way for expressway purposes or impede the future construction of an expressway, as follows:

1. Agriculture.

2. Nurseries.
3. Grazing.
4. Non-required parking.
5. Open storage.
6. Parks.
7. Other uses of a non-permanent nature, subject to the approval of the Director of the Planning and Development Management Division or successor agency.

Calculation of adjacent residential density:

Unless bordered on both sides by non-residential land use designations, proposed expressways shall have an underlying residential land use designation. The densities accruing to the proposed expressway may be transferred to adjacent parcels, if the owner dedicates the right-of-way to a governmental agency for expressway uses. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway right-of-way.

If a formal determination is made by the Board of County Commissioners that a proposed expressway will not be constructed, the land uses permitted within the expressway corridor can be added to those permitted by the adjacent land use designation through the Planning Council (re)certification process.

Utilities Use

Utilities Uses are intended to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of Broward County. Utilities are also allowed in areas designated Commercial, Industrial, and Activity Center.

Uses permitted in the areas designated Utilities are as follows:

1. Utilities such as water and wastewater treatment plants; pumping stations; electrical substations; and solid waste disposal and transfer stations, including landfills but excluding electrical power plants.
2. Other uses determined to be ancillary to the primary uses described in (1).
3. Recreation and open space, non-residential agricultural uses, and communication facilities uses may also be permitted in the areas designated Utilities as long as such uses do not preclude or adversely affect the future use of the surrounding areas for utility facilities by creating land uses that are incompatible with negative impacts commonly associated with utility facilities uses such as light, noise, and visual impacts.

POLICY BMSD 1.1.2 Lands located in and around Fort Lauderdale-Hollywood International Airport shall only be designated for land uses that are compatible with airport operations.

1. New land uses incompatible with normal airport operations are not permitted and the removal of existing incompatible uses shall be addressed through zoning, the Land Development Code, capital expenditures and projects, and redevelopment activities, as appropriate.
2. Creation or establishment of new airport hazards at Fort Lauderdale-Hollywood International Airport shall be prevented and the removal of existing hazards shall be addressed through zoning, the Land Development Code, capital expenditures and projects, and redevelopment activities, as appropriate.
3. Public funds may be raised and expended to acquire land, property interests, air rights, or otherwise eliminate, remove, alter, or mitigate existing airport hazards.

POLICY BMSD 1.1.3 Future land uses ~~shall be designated~~ map amendments shall be evaluated with consideration of appropriate topography, soil conditions, ~~and~~ floodplain elevation, and adopted sea level rise projections. ~~to avoid flooding, erosion, and repetitive property loss.~~

POLICY BMSD 1.1.4 Oil, gas, and mineral extraction and exploration, through drilling, core testing, fracking, and any other methods, are prohibited in areas designated for Conservation future land use on the BCLUP Map or the BMSD FLUM.

POLICY BMSD 1.1.5 Future land uses shall be coordinated with the availability of public facilities and services.

POLICY BMSD 1.1.6 Future land uses shall be compatible with, and ensure the protection of, natural and historic resources.

POLICY BMSD 1.1.7 Future land uses shall be compatible with adjacent land uses and shall protect existing single-family neighborhoods from incompatible development.

POLICY BMSD 1.1.8 In designating lands for future mixed-use development, Broward County shall identify:

1. Types of uses allowed,
2. Percentage distribution among the mix of uses or other distribution standards,
3. Density and intensity of each use, and
4. Appropriate circulation and mobility options to support the uses.

POLICY BMSD 1.1.9 Land shall be designated for future land uses that encourage redevelopment.

POLICY BMSD 1.1.10 Broward County shall continue to protect historic and archaeological resources through implementation of the Broward County Code of Ordinances, Chapter 5, Article XVII.-Preservation of Historical Cultural Resource Sites.

POLICY BMSD 1.1.11 The BMSD Map Series shall designate Transportation Concurrency Management Areas and Transportation Concurrency Districts that apply Countywide.

POLICY BMSD 1.1.12 The BMSD Map Series shall display the following:

1. Existing and planned public potable water wells, cones of influence, and wellhead protection areas
2. Rivers, bays, lakes, floodplains, canals, and harbors
3. Wetlands
4. Minerals and soils
5. ~~Adaptation Action Areas~~ Broward County Land Use Plan's Priority Planning Areas Map
6. Designated Historic Preservation Sites
7. Floodplain elevations

POLICY BMSD 1.1.13 Public schools and community facilities are encouraged to be developed in locations that are accessible to residents; therefore, they shall be permitted in the following future land use designations:

1. Residential
2. Activity Center
3. Mixed-Use Residential
4. Commercial/Office
5. Industrial
6. Community Use.

POLICY BMSD 1.1.14 Broward County shall evaluate the feasibility of establishing Activity Centers in the BMSD to promote economic and community development.

POLICY BMSD 1.1.15 Facilities and areas of regional importance, such as the Fort Lauderdale Hollywood International Airport, landfill areas, and the Water Conservation Areas, should remain unincorporated.

OBJECTIVE BMSD 1.2 – Future Land Use Map Amendments

Proposed amendments to the BMSD Future Land Use Map shall be evaluated based on the availability of public facilities and services, site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources, and potential future impacts that may result from sea level rise.

POLICY BMSD 1.2.1 Future land use amendments shall include the minimum amount of land needed to ensure:

1. Adequate facilities and services are available to support the uses
2. The site is suitable for the proposed use

3. Mobility options of the site are suitable for the proposed use and are designed using Complete Streets Principles outlined in the Transportation Element
4. Urban Sprawl is discouraged
5. Sufficient affordable housing is provided to meet the needs of the area
6. The proposed use is compatible with surrounding uses

POLICY BMSD 1.2.2 Availability and capacity of the following public facilities and services shall be considered:

1. Potable water
2. Sanitary sewer
3. Solid waste
4. Roads, sidewalks, and bicycle facilities
5. Public transit
6. Drainage, including impacts from potential sea level rise
7. Parks and recreation facilities
8. Hurricane shelters and evacuation routes
9. Public Schools

POLICY BMSD 1.2.3 The following site characteristics shall be considered to determine its suitability for the proposed use:

1. Soils
2. Topography and floodplain elevations
3. Natural resources
4. Presence of historic and archaeological resources

OBJECTIVE BMSD 1.3 – Broward Municipal Services District (BMSD) Enclaves

Broward County will continue to provide basic public services to the BMSD enclaves that are surrounded by local municipalities and too small to be considered neighborhoods.

POLICY BMSD 1.3.1 The BMSD enclaves of Broward County generally consist of individual or small groups of parcels of land that are surrounded by property within a local municipality. These enclaves include:

1. BMSD parcels near Parkland in the area known as the Wedge, which was incorporated into Broward County from Palm Beach County in 2007
2. Privately owned lands in the Monarch Hill area that include the landfill near Coconut Creek
3. Residential lots in the City of Sunrise area, south of SR 84
4. Public lands in the southwestern part of the urban area that include the Broward County Landfill and an industrial property north of Sheridan Street
5. Privately owned lands near the City of Hollywood and Town of Davie, surrounded by Seminole Tribal Lands, that include several houses of worship

POLICY BMSD 1.3.2 In the BMSD enclaves, Broward County shall continue to coordinate with agencies and local governments to ensure the provision of public services, such as law enforcement, fire rescue, water and wastewater, solid waste management, and planning and development services.

POLICY BMSD 1.3.3 Proposed amendments to the BMSD Future Land Use Map designations within BMSD enclaves shall be evaluated based on the availability and cost of providing public facilities and services, in addition to site suitability, compatibility with surrounding uses, complete streets, transportation infrastructure, affordable housing, and potential impacts on natural resources.

POLICY BMSD 1.3.4 Broward County will maintain partnerships between residents and businesses located in the BMSD enclaves, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety, infrastructure improvements, crime prevention, and drug education activities.

POLICY BMSD 1.3.5 Broward County will manage development in the BMSD enclaves through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

POLICY BMSD 1.3.6 Consistent with Policy BMSD 2.1.25, Broward County shall recognize, protect and increase public awareness of significant historical, archaeological and cultural resources in the BMSD enclaves that contribute to the character and singular identity of the County and the neighborhoods where they are located.

OBJECTIVE BMSD 1.4 – Building Permits, Level of Service, and Platting

Broward County shall maintain policies to ensure building permit, level of service, and platting requirements are consistent with the Broward County Land Use Plan.

POLICY BMSD 1.4.1 Broward County shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat, including the parcel or parcels of land, has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953, and such building permit application:

1. Complies with the applicable land development regulations;
2. Does not include any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan that has not been conveyed to the public by deed or grant of easement; and
3. Complies with the Broward County Land Use Plan and with the certified Broward Municipal Services District Element.

The platting requirements above shall not apply to an application for a building permit that meets any of the following criteria:

1. Involves construction of two or fewer residential dwelling units, except applications for two or fewer residential dwelling units on property under the same ownership, within 500 feet of property exempted within the past twelve (12) months.
2. Involves construction of any multi-family or non-residential lot or parcel that is less than ten (10) acres in size and the majority of which is specifically delineated on a plat recorded on or before June 4, 1953.
3. Involves construction of a replacement building in which the new building will be:
 - a. Utilized for the same general use,
 - b. Equal to or less than the gross area of the original principal building, and will be
 - c. Located within the same general footprint. (For the purpose of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978, the effective date of the 1977 Broward County Land Use Plan countywide platting requirement.)
4. Involves construction of single-family, infill development that is deed-restricted to affordable housing for a time period of at least fifteen (15) years. For the purposes of this exemption, infill development shall be defined as "the development of new housing on scattered vacant sites in a built-up area."

Notwithstanding the above, a building permit may be issued for the following:

1. A parcel of land for which a plat has been approved by the Broward County Commission, but not yet been recorded, provided such building permit is granted in an agreement among the developer, the affected unit of local government, and Broward County. Such agreements shall, at a minimum:
 - a. Require compliance with the applicable provisions of plat approval; and
 - b. Prohibit the issuance of a certificate of occupancy until the plat is recorded. Broward County and the applicable service provider shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit.
2. An essential governmental facility following preliminary plat review provided the Broward County Commission finds that immediate construction of the governmental facility is:
 - a. Essential to the health, safety, or welfare of the public; and
 - b. Served by public facilities and services that will be available at the adopted level of service standards concurrent with the impact of the development.

Such a finding shall be made by resolution if Broward County is the government seeking to construct the facility and issue the permit; and by agreement with the affected units of local government in other circumstances. A certificate of occupancy shall not be issued until the plat is recorded.

[POLICY BMSD 1.4.2](#) The Planning and Development Management Division shall:

1. Continue to enforce the countywide platting requirements of the Broward County Charter.
2. Ensure that land development within Broward County meets the minimum standards of the Broward County Land Development Code.
3. Continue to maintain land development regulations that:
 - a. Require platting at least in those circumstances where the Broward County Land Use Plan requires platting; and
 - b. Establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within the Broward Municipal Services District.

[POLICY BMSD 1.4.3](#) When considering Broward County Comprehensive Plan amendments, plats, re-plats, and plat note amendments, it shall be ascertained that adequate public facilities and services, as measured through the level of service standards identified within the various elements of the Broward County Comprehensive Plan, will be available when needed to serve the proposed development, prior to final action by the Broward County Commission.

[POLICY BMSD 1.4.4](#) Broward County shall maintain level of service standards and concurrency management systems for those portions of the regional roadway network within the Broward Municipal Services District, as identified in the Broward County Comprehensive Plan's Transportation Element.

[POLICY BMSD 1.4.5](#) Broward County shall utilize the highway capacity methodology endorsed by the Broward Metropolitan Planning Organization and approved by the Broward County Commission to determine the capacities and levels of service on the regional roadway network.

[POLICY BMSD 1.4.6](#) Broward County shall not issue a building permit unless the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transportation impact fees, based on the appropriate provisions of the Broward County Land Development Code, or it is determined that no such payment is due. The Broward County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.

[POLICY BMSD 1.4.7](#) Broward County shall maintain and implement land development regulations that include development review procedures to assure that facilities and services meet established countywide and Broward Municipal Services District level of service standards and are available consistent with concurrency requirements and Section 163.3180, Florida Statutes.

[POLICY BMSD 1.4.8](#) When considering Broward County Comprehensive Plan Future Land Use Map Series amendments, Broward County shall coordinate with the School Board of

Broward County, Florida, as provided for within the Interlocal Agreement for Public School Facilities Planning, as amended, to obtain the School Board’s recommendation regarding the following:

1. Potentially impacted schools;
2. Projected impacts upon the availability of school capacity at potentially impacted schools; and
3. Whether sufficient capacity is available or anticipated within the short or long-range planning horizons to accommodate the projected student impact.

[POLICY BMSD 1.4.9](#) Broward County shall maintain and implement school impact fee provisions within the Broward County Land Development Code, and review and consider revisions to such fees as required by the Interlocal Agreement for Public School Facilities Planning, as amended, based upon studies and recommendations provided by the School Board of Broward County, Florida.

[POLICY BMSD 1.4.10](#) Broward County shall not issue a building permit for new or additional residential units unless the impact of the proposed development on public educational sites and facilities has been mitigated through one of the following:

1. Payment of school impact fees as required by the Broward County Land Development Code; or
2. An agreement has been recorded among the property owner(s), Broward County, and the School Board of Broward County.

[POLICY BMSD 1.4.11](#) Broward County shall ensure it implements the Broward County Trafficways Plan through the following:

1. Requiring rights-of-way to be conveyed to the public by deed or easement, at the time of plat recordation, which are sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan;
2. Adopting and implementing land development regulations that provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan; and
3. Protecting transportation corridors identified on the Broward County Trafficways Plan, by requiring that development is set back from identified rights-of-way when issuing development orders and providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

GOAL BMSD 2

Broward County will strengthen existing neighborhoods and businesses, and promote resiliency.

OBJECTIVE BMSD 2.1 – Planning and Redevelopment

Broward County will continue to work with residents and business owners within the BMSD to improve the health, safety, and welfare, focusing on security, redevelopment, housing, transportation, education, open space and recreation, and local economic concerns.

POLICY BMSD 2.1.1 Broward County will manage development through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

POLICY BMSD 2.1.2 Broward County will promote best practices in development and redevelopment to encourage storm and disaster resiliency planning, environmental protection, and sustainable development that is energy and resource efficient.

POLICY BMSD 2.1.3 Broward County will maintain partnerships between residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety, infrastructure improvements, crime prevention, and drug education activities.

POLICY BMSD 2.1.4 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY BMSD 2.1.5 Broward County will continue to invest in public parks, community facilities, and libraries to serve neighborhood residents.

POLICY BMSD 2.1.6 Broward County will support programs and activities to promote arts, culture, education, employment opportunities, recreation, community clean-ups, and healthy living activities.

POLICY BMSD 2.1.7 Broward County will invest in BMSD neighborhoods through grants, small business development, affordable housing and construction projects and programs.

POLICY BMSD 2.1.8 Broward County will promote adaptive building design and techniques for existing, new and remodeled structures to improve resilience to higher temperatures, wind, flood, and fire, such as Leadership in Energy and Environmental Design (LEED) Green Building standards, LEED for Neighborhood Development, Low Impact Development strategies, and others that also help to reduce energy consumption.

POLICY BMSD 2.1.9 By 2019, Broward County will develop and implement a program to renovate or redevelop vacant and abandoned single family homes.

POLICY BMSD 2.1.10 Broward County will continue to assist residents with securing affordable housing and offsetting housing costs through federal, State, and local housing programs and initiatives.

POLICY BMSD 2.1.11 Broward County will continue to improve the quality of neighborhoods through implementation of programs or regulations directed toward:

1. Provision of infrastructure, including potable water, sanitary sewer, and drainage
2. Street addressing
3. Street amenities, such as landscaping, sidewalks, signage and street lighting
4. Transit services and amenities, such as community bus service, bus benches, shelters, bicycle racks, signage, and trash receptacles
5. Strategies to support aging in place where seniors can comfortably stay in their current homes or neighborhoods.

POLICY BMSD 2.1.12 Increase minimum housing code enforcement activities in areas where high concentrations of substandard dwelling units are found.

POLICY BMSD 2.1.13 Focus code enforcement and building inspections in areas within the BMSD where code violations are concentrated.

POLICY BMSD 2.1.14 Continue to maintain a code enforcement program that addresses property maintenance, including the removal or repair of deteriorated and dilapidated housing, and continue to contact owners of substandard housing units to communicate necessary corrective actions and provide information about available federal, State and local housing assistance programs.

POLICY BMSD 2.1.15 Use federal and State funding or other available funding for the rehabilitation of existing substandard housing, when appropriate.

POLICY BMSD 2.1.16 Continue to ensure rental properties meet property maintenance standards, protect property values, and preserve the quality of neighborhoods and available housing.

POLICY BMSD 2.1.17 Continue to monitor vacant and abandoned real property, as resources allow, on a neighborhood by neighborhood basis to identify units suitable for concentrated code enforcement, rehabilitation, or demolition.

POLICY BMSD 2.1.18 Evaluate the feasibility of permitting the use of customizable modular designs and other flexible concepts, including modified shipping containers, as a tool to increase the supply of affordable housing units.

POLICY BMSD 2.1.19 In collaboration with the Emergency Management Division, evaluate the development of assistance for hurricane retrofitting of residential buildings, particularly low-

income households, to reduce the risk of displacement following a hurricane or other severe weather event.

POLICY BMSD 2.1.20 Support and collaborate in partnerships to provide homebuyer, homeowner, and home repair/maintenance education for very-low, low, and moderate income affordable housing, such as programs provided by local HUD certified counseling agencies.

POLICY BMSD 2.1.21 Partner with other agencies to encourage healthy and active living by:

1. Participating in the “Good Neighbor Store Initiative,” a partnership between the YMCA and the Broward Regional Health Planning Council
2. Providing recreational programs for all ages groups and levels of ability at County parks
3. Participating in collaborative efforts, such as the Partnerships for Transforming Our Community’s Health Initiative (TOUCH), that seek to reduce disease, promote healthy lifestyles, and reduce health disparities
4. Ensuring availability of safe, continuous sidewalk system connecting to schools and parks, where appropriate
5. Supporting Big Brothers/Big Sisters and similar after school programs for local youth.

POLICY BMSD 2.1.22 Broward County shall strengthen and diversify the BMSD economy and tax base through economic development programs, including the Economic Development Strategy, job creation, and capital investment, including:

1. Façade/Property Improvement Grant Program
2. Business Development/Redevelopment Grant Program
3. Revolving Loan Program
4. Strategic Land Assembly Program
5. Implementing the recommendations of the Urban Land Institute Technical Assistance Panel (2014)
6. Post-storm assistance through federal and State programs and grants.

POLICY BMSD 2.1.23 Broward County shall continue to provide social services and programs that assist children, adults, and families, as well as expand program outreach and awareness.

POLICY BMSD 2.1.24 Broward County shall continue to seek public input on plans, projects, programs, and activities through:

1. Outreach activities related to the development of plans, projects and programs, including organizing workshops;
2. Participation at meetings of the various civic associations and community groups; and
3. Providing notice of public hearings related to proposed zoning code/map, future land use policies/map, and Land Development Code amendments; and

4. Collaboration with stakeholders, such as the American Association for Retired Persons (AARP), to enhance safety and mobility for the County's aging population, particularly within the BMSD.

POLICY BMSD 2.1.25 As articulated in the Historic Preservation Component of the Comprehensive Plan, Broward County shall recognize and protect significant historical, archaeological and cultural resources; locate, identify, evaluate, and record new resources; and expand public awareness, education and appreciation of the contributions that the resources in the BMSD neighborhoods and enclaves make to the character and singular identity of the County and the neighborhoods where they are located.

POLICY BMSD 2.1.26 Broward County shall partner with adjacent municipalities to apply for grant opportunities that also benefit BMSD residents and businesses, including but not limited to brownfield mitigation, historic preservation, economic development, and complete streets and other infrastructure improvements.

POLICY BMSD 2.1.27 Broward County will continue to ensure the provision of basic services to the BMSD residents, such as access to potable water and sewer service, solid waste pick up and disposal, code enforcement, libraries, parks and recreation, street repair, and drainage improvements.

POLICY BMSD 2.1.28 Broward County will develop programs and strategies to assist BMSD residents to improve their access to employment, housing, higher education, and the accumulation of capital to achieve an overall improvement in their quality of life.



Broadview Park

Location

Broadview Park, shown in Figure 7, is a centrally located community. Close to three major employment centers, it is approximately 4.5 miles from downtown Fort Lauderdale, 5 miles from the Fort Lauderdale/Hollywood International airport, and 5.5 miles from Port Everglades. The community is bounded on the north by Peters Road, on the east by U.S. 441, on the south by the North River Canal (L-35), and on the west by Florida's Turnpike. Adjacent municipalities include the City of Plantation to the north and west, the City of Fort Lauderdale to the east, and the Town of Davie to the south. The neighborhood is approximately 688 acres.

Geographical and Political Boundaries

- U.S. Congressional District: 22
- State Senate District: 32
- State House District: 99
- Broward County Commission District: 7
- Zip Code: 33317
- Voting Precinct: Z005

Community Assets

Broadview Park enjoys many community assets (see Figure 8– Community Assets Map, below).

Parks: Sunview Park, a County park, includes athletic fields and courts, playgrounds, picnic tables, and a community center. A community pocket park was completed in 2017 and named Washburn Park, after longtime community activists, Jack and Jan Washburn.

Commerce: The community business area is located along the SR 441/US 7 commercial corridor and Peters Road.

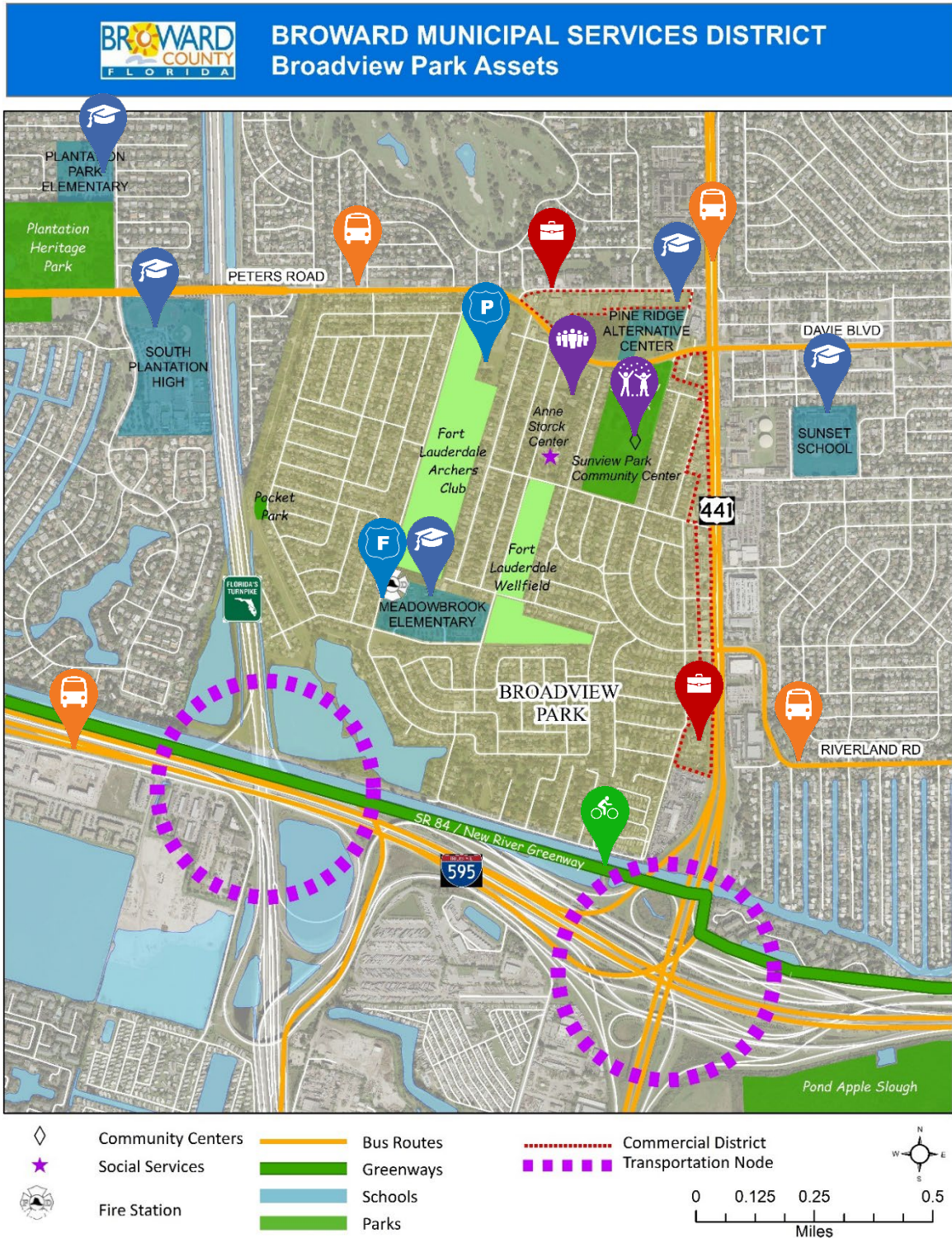
Transportation: Broadview Park benefits from easy access to the regional transportation system with direct access to SR 7/US 441, Peters Road, SR 84, and SR 595. Several bus routes are available along the major roadways that surround the community. The community also has direct access to the SR 84/New River Greenway, a 12-mile long protected bikeway/sidewalk which runs parallel to SR 84 and the SR 595 corridors. Broadview Park has sidewalks connecting throughout.

Social Services: The Sunview Park Community Center provides space for community activities and the park hosts an after-school program.



Figure 12: Map – Broadview Park Location

Education: Meadowbrook Elementary is in the heart of Broadview Park. Other local schools include South Plantation High School. New River Middle School is located just west of the neighborhood.



This map is for conceptual purposes only and should not be used for legal boundary determination nsouful 11212017

Figure 13: Map - Broadview Park Assets

Broadview Park History

The Broadview Park neighborhood was developed around the 1950s. The site was surrounded by cattle and tomato fields. The area remained fairly rural until the early 1960s when one of the building booms in Broward County began. The civic association was formed in 1956 by local residents. With the advice of Broadview Park residents, the County built Sunview Park in 1960 at the site of a former rock pit. The park name came from the blend of two little leagues –Sunset and Broadview became Sunview Park. The neighborhood was shaped by construction of major roadways including SR 84, the Florida Turnpike, which does not directly connect into the neighborhood, and SR 595, which does. SR 84 provided east-west connectivity until SR 595 construction began in 1984 (completed in 1991). The Turnpike opened in stages between 1957 and 1964. More recently, a community pocket park was completed in 2017 and named Washburn Park, after longtime community activists, Jack and Jan Washburn.

Broadview Park Civic Association

Broadview Park is served by the [Broadview Park Civic Association](#). The Association is run by an elected board of officers and directors who, with the support of the general membership, work on neighborhood issues and sponsor neighborhood events. Membership is voluntary and residents may join for a nominal fee. Broward County staff regularly attends civic association meetings, which provides an opportunity for input on community services and planning issues.

Broadview Park Residents

Broadview Park has a total population of approximately 7,593 (2011-2015 US Census estimates). Broadview Park is composed primarily of people of Hispanic/Latino origin representing 65% of the population, which is more than twice the percentage of Hispanics in Broward County at 25%. The other 35% of the Broadview Park residents is composed of 21% White non-Hispanic residents, followed by 11% African American, and about 2% representing other races. Children (up to 17 years old) make up almost one quarter of the residents and retirement age population (62+) represent 7%. The percentage of residents within working age (18-61 years) in Broadview Park is 69%. Fifteen percent of adults in Broadview Park have college or professional degrees, 51% have high school degrees and some college, and 33% have no high school degree.

Community Goals

Broward County works with residents and business owners to establish and update community goals. At public workshops held at Sunview Park in June and December of 2017, the community reviewed accomplishments and new goals and policies and made recommendations. Community goals will continue to be reviewed regularly as Broward County continues to work with residents and business owners on improving and enhancing the quality of life in Broadview Park. The community goals are:

Managing the BMSD

- Enhance communications between code enforcement and families to improve program awareness, compliance, and community relations
- Educate property owners on how to replace fire alarms and smoke detectors
- Remove or remediate chronically vacant and uninhabitable housing
- Provide assistance with post-storm tree removal
- Provide information about post-storm damage mitigation and home repair programs

Enhancing a Safe Community

- Inhibit speeding by installing safety signs and flashing caution lights (SW 46th) and provide more police presence, particularly at night
- Create a Block Captain program to deliver information to neighbors
- Coordinate with social services to manage homeless population
- Coordinate with contractors to designate a safe pick-up location for daily workers
- Coordinate with public safety officers (BSO and Fort Lauderdale Police) to improve response time to calls from neighborhoods and, particularly, Meadowbrook Elementary

Promoting Safe Streets

- Enhance street safety
- Identify traffic calming options, other than speed bumps
- Inhibit speeding along local streets
- Increase street lighting along SW 46th Avenue

Building Healthy and Vibrant Places

- Coordinate activities for senior citizens
- Provide a community pool, swimming lessons and water aerobics
- Coordinate outdoor movies and concerts; family-oriented activities
- Offer summer camp and youth activities; promote at the schools
- Promote tree give-away program

Investing in Our Community

- Complete improvements to new pocket park (on W 50th Avenue)
- Provide assistance with home improvement
- Promote Free Paint Program
- Implement park improvements for younger children (lower basketball hoops, covered hopscotch, racket ball and tether ball installations)
- Provide infrastructure improvements such as water hook up, drain maintenance, water hydrants
- Work with business community on façade upgrades on west side of US 441
- Increase communication about housing programs for residents

GOAL BMSD 3

Broward County will invest in Broadview Park to enhance the community, manage services, promote safe streets, and build healthy and vibrant places, consistent with the community's goals.

OBJECTIVE BMSD 3.1 – Managing the BMSD in Broadview Park

Community Goals

- ➔ Improve communications among County and regional agencies and the neighborhood to improve the provision of local services, more quickly resolve identified issues, and develop associated programs:
 - Enhance communications between code enforcement and families to improve program awareness, compliance, and community relations
 - Educate property owners on how to replace fire alarms and smoke detectors
- ➔ Remove or remediate chronically vacant and uninhabitable housing
- ➔ Provide assistance with post-storm tree removal
- ➔ Provide information about post-storm damage mitigation and home repair programs

POLICY BMSD 3.1.1 Broward County Administration will continue to coordinate services to the Broadview Park and other neighborhoods, through its BMSD Internal Committee, which includes representatives from County agencies and BSO.

POLICY BMSD 3.1.2 Broward County staff will participate in Broadview Park neighborhood meetings and will assist in distribution of the neighborhood newsletter.

POLICY BMSD 3.1.3 By 2019, County staff will update the BMSD web site to provide enhanced information to the community about programs and services, including assistance with post-storm tree removal and home repair.

POLICY BMSD 3.1.4 Broward County will regulate development in Broadview Park through the administration of the Comprehensive Plan, Land Development Code, and Zoning Code.

POLICY BMSD 3.1.5 Broward County will provide Code enforcement services to Broadview Park to ensure compliance with zoning regulations.



Code Enforcement influenced the legal renovation of a blighted, unsafe structure into an attractive, occupied multi-family residence.

POLICY BMSD 3.1.6 Broward County shall continue to work with the Broadview Park neighborhood to seek public input on plans, projects, programs, and activities through the following:

1. Providing outreach activities related to the development of plans, projects, and programs, including organizing workshops
2. Staff participation at meetings of the civic association and community groups
3. Providing notice of public hearings related to proposed zoning code/map, future land use policies/map, and Land Development Code amendments
4. Coordinating educational workshops on how to perform basic home improvement projects, beginning with installing smoke detectors.



BSO Fire Rescue Operation
S.A.F.E. Installation of free smoke
alarms.

POLICY BMSD 3.1.7 Broward County will promote adaptive building design and techniques for existing, new, and remodeled structures to improve resilience to higher temperatures, wind, flood, and fire, such as Leadership in Energy and Environmental Design (LEED) Green Building standards, LEED for Neighborhood Development, Low Impact Development strategies, and others that also help to reduce energy consumption.

POLICY BMSD 3.1.8 By 2019, Broward County will develop and implement a program to renovate or redevelop vacant and abandoned single family homes.

POLICY BMSD 3.1.9 Consistent with Policy BMSD 2.1.25, Broward County shall recognize, protect and increase public awareness of significant historical, archaeological and cultural resources in the Broadview Park community that contribute to the character and singular identity of the County and the neighborhood.

OBJECTIVE BMSD 3.2 – Enhancing A Safe Community in Broadview Park

Community Goals

- ➔ Enhance safety along neighborhood streets
- ➔ Create a Block Captain program to deliver information to neighbors
- ➔ Coordinate with social services to manage homeless population
- ➔ Coordinate with contractors to designate a safe pick-up location for daily workers
- ➔ Coordinate with public safety officers (BSO and Fort Lauderdale Police) to improve response time to calls from neighborhood and particularly Meadowbrook Elementary

POLICY BMSD 3.2.1 Broward County will maintain partnerships among Broadview Park residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety infrastructure improvements, crime prevention, and drug education activities.



BMSD Comp Plan Community Workshops, July 2017

POLICY BMSD 3.2.2 Broward County will continue to coordinate with the Broadview Park Civic Association to improve outreach and awareness efforts and deliver information to the residents about relevant County programs and to address community needs.

POLICY BMSD 3.2.3 Broward County will coordinate with other agencies to address the following issues within the Broadview Park neighborhood:

1. Manage homeless population
2. Coordinate with contractors to designate a safe pick-up location for daily workers.

POLICY BMSD 3.2.4 Broward County will work with BSO to improve response times to calls from the Broadview Park neighborhood and Meadowbrook Elementary School, as well as provide increased police patrols during nighttime hours.

OBJECTIVE BMSD 3.3 – Promoting Safe Streets in Broadview Park

Community Goals

- ➔ Enhance safety along neighborhood streets
- ➔ Identify traffic calming options, other than speed bumps
- ➔ Inhibit speeding along local streets
- ➔ Increase street lighting along SW 46th Avenue

POLICY BMSD 3.3.1 Broward County will plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY BMSD 3.3.2 Broward County will continue to work with residents and businesses to identify ways to increase safety and security along Broadview Park streets, including implementing lighting and traffic calming improvements.

OBJECTIVE BMSD 3.4 – Building Healthy and Vibrant Places in Broadview Park

Community Goals

Broward County will continue to invest in Broadview Park to improve the quality of life in the neighborhood, including:

- ➔ Activities for senior citizens
- ➔ Community pool, swimming lessons, and water aerobics
- ➔ Outdoor movies and concerts; family-oriented activities
- ➔ Summer camp and youth activities; promote at schools
- ➔ Promote tree give-away program

POLICY BMSD 3.4.1 Broward County will continue to invest in public parks, community facilities, and libraries to serve neighborhood residents in Broadview Park.



Grand Re-Opening of Fire Station 23

POLICY BMSD 3.4.2 Broward County will support programs and activities to promote arts, culture, education, employment opportunities, recreation, community clean-ups, and healthy living activities.

POLICY BMSD 3.4.3 Broward County shall encourage healthy and active living in Broadview Park through the following:

1. Providing recreational programs for all ages groups and levels of ability, including senior citizens, at County parks.
2. Participating in collaborative efforts, such as the partnerships for Transforming Our Community's Health Initiative (TOUCH), that seek to reduce disease, promote healthy lifestyles, and reduce health disparities.
3. Ensuring availability of safe, continuous sidewalk system connecting to schools and parks, where appropriate.

POLICY BMSD 3.4.4 Broward County will continue to provide programs that assist children, adults, and families, and will expand program outreach and awareness, particularly as it relates to access to health services, employment and education.

POLICY BMSD 3.4.5 Broward County Parks and Recreation Division will work with the Broadview Park community to develop family-oriented events and activities such as outdoor movies, concerts, and fairs that can be held at Sunview Park.

POLICY BMSD 3.4.6 Broward County Parks and Recreation Division will work with the Broadview Park community to develop specific programming for different age groups, including senior citizens, such as summer camps, and youth activities, among others.

POLICY BMSD 3.4.7 Broward County Parks and Recreation Division will coordinate with Swim Central or other organizations to identify ways to provide water safety and exercise programs such as swimming lessons and water aerobics for Broadview Park residents.

POLICY BMSD 3.4.8 Broward County will continue to provide the Broadview Park community education and programs that address healthy living, including steps the residents and businesses can take to avoid vector borne illnesses such as the Zika virus and rabies.

OBJECTIVE BMSD 3.5 – Investing in the Broadview Park Community in Broadview Park

Community Goals

Broward County will continue to invest in Broadview Park to improve the quality of life in the neighborhood, including:

- ➔ Complete improvements to new pocket park (on W 50th Avenue)
- ➔ Assistance with home improvement
- ➔ Promote Free Paint program
- ➔ Park improvements for younger children (lower basketball hoops, covered hopscotch, racket ball and tether ball installations)
- ➔ Infrastructure improvements such as water hook up, drain maintenance, and water hydrants
- ➔ Work with the business community on façade upgrades on west side of US 441
- ➔ Increase communication about housing programs for residents

POLICY BMSD 3.5.1 Broward County will strengthen and diversify the economy of Broadview Park through the focus of its economic development programs, including its Economic Development Strategy, on job creation and capital investment, including the following:

1. Façade/Property Improvement Grant Program
2. Business Development/Redevelopment Grant Program
3. Revolving Loan Program
4. Demolition Program
5. Strategic Land Assembly Program
6. Post-storm assistance through federal and State programs and grants
7. Improvements to the permitting process.

POLICY BMSD 3.5.2 Broward County will continue to assist Broadview Park residents with securing affordable housing and offsetting housing costs through housing programs and initiatives, such as the following:

1. State Housing Initiative Partnership
2. Community Development Block Grant/HOME Investment Partnership/Emergency Solutions Grant programs
3. Mortgage Credit Certificate Program
4. Purchase Assistance Program
5. Home Repair Assistance Program
6. Water/Sewer Connection Program
7. Barrier Free/Special Needs Housing Program
8. Multi-family Affordable Rental Locator Service
9. Subsidized Rental Housing.

Broward County will also explore new programs to assist with home improvements and free paint.

POLICY BMSD 3.5.3 Broward County's Parks and Recreation Division will continue to enhance access to open space and recreation opportunities for residents of Broadview Park, including:

1. Completing improvements to new pocket park (on SW 50th Avenue)
2. Park improvements for younger children (lower basketball hoops, covered hopscotch, racket ball and tether ball installations).



Washburn Park – new pocket park

POLICY BMSD 3.5.4 Broward County will continue to implement infrastructure improvements such as drainage improvements, water hook ups, drain maintenance, and water hydrants.

POLICY BMSD 3.5.5 Broward County will continue to ensure the provision of basic services such as access to potable water and sewer service, solid waste pick up and disposal, code enforcement, parks and recreation, street repair, and drainage improvements.

More Information about the Broadview Park Community

Demographics

Broadview Park has a total population of approximately 7,593 (2011-2015 US Census estimates). White residents (72%) are the largest race group, followed by African American residents (14%), see Figure 9. Residents of Hispanic background (of all races) represent 65% of the population, non-Hispanics represent the other 35% of the population (see Figure 10). (Note: unless otherwise indicated all demographic graphs and tables are based on 2011-2015 American Community Survey (ACS) US Census Estimates).

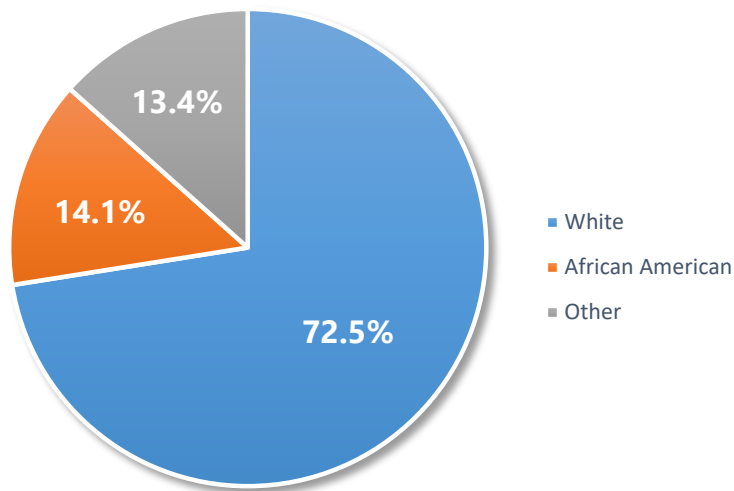


Figure 15: Broadview Park – Population by Race
Source: ACS 5-Year Estimates, 2011-2015; Table B03002

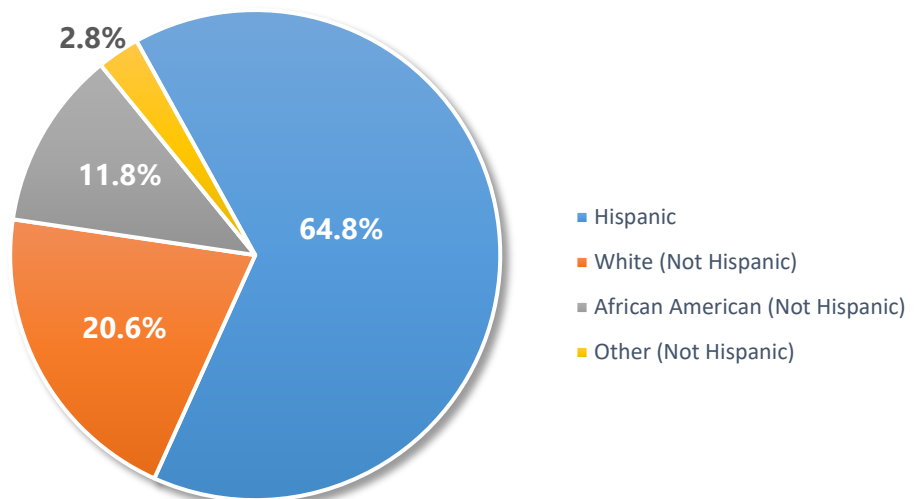


Figure 14: Broadview Park – Hispanic/Latino Origin by Race
Source: ACS 5-Year Estimates, 2011-2015; Table B03002

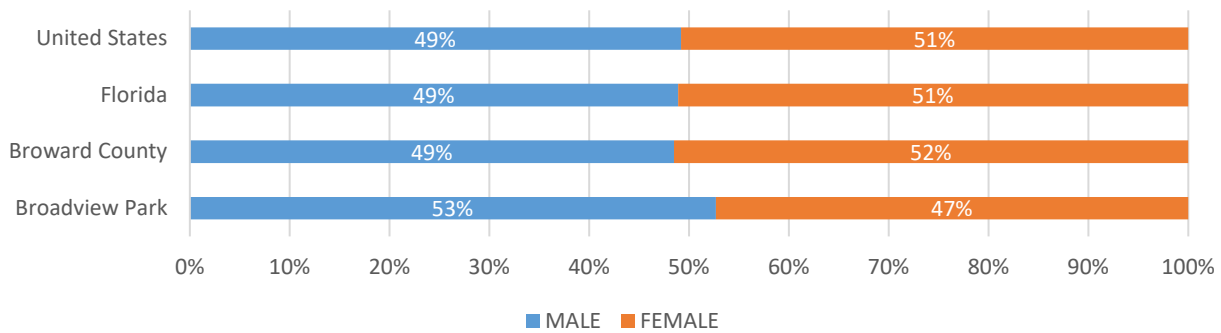


Figure 16: Broadview Park Population by Sex
Source: ACS 5-Year Estimates, 2011-2015; Table B01001

Figure 11 provides an overview of the population by sex in Broadview Park, Broward County, the State of Florida, and the United States. There are more males in the community than females—53% residents are male; only 47% are female. Broadview Park has a slightly higher percentage of males than females, which is higher than Broward County, the State of Florida, and the United States.

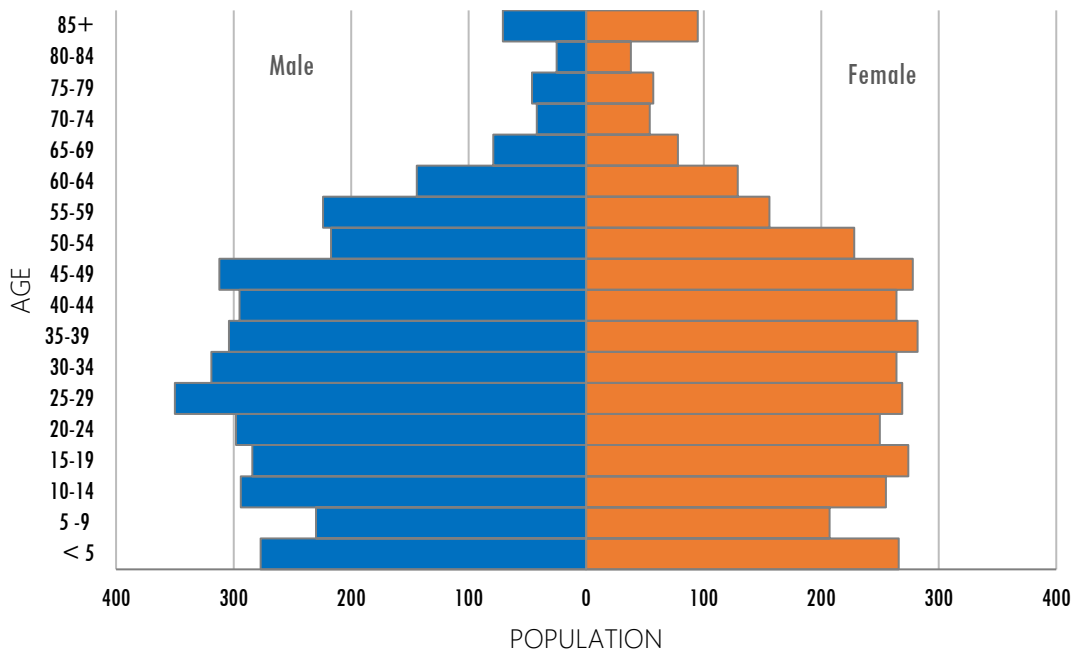


Figure 22: Broadview Park Population by Sex and Age
Source: 2010 Decennial Census Counts; Table QT-P1

Figure 12, above, shows the population pyramid for Broadview Park using counts from the 2010 Decennial Census. 2010 counts were used to improve accuracy over the annual estimates that are based upon small samples of the resident population. The area demonstrates a very typical sex and age distribution, with slightly more males than females, and a population drop off in the older age brackets. Assisted living facilities account for the spike in population ages 85 and older. The percentage of residents within working age (18-61 years) in Broadview Park is 63%, higher than the County at 60%. This distribution is expected to be maintained into the 2020 Decennial Census.

Figure 13, below, shows that children make up 25% of the residents and 11% are over 55 years of age.

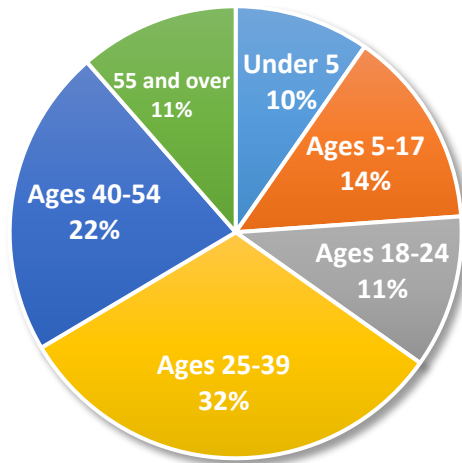


Figure 23: Broadview Park Population by Age Group
Source: ACS 5-Year Estimates, 2011-2015; Table B01001

Figure 14, below, provides an overview of the Broadview Park Socio-economic conditions. Figure 15 shows that 15% of adults in Broadview Park have college or professional degrees, 51% have high school degrees and some college, and 33% have no high school degree (source: ACS Table B15002). Figure 16, below, displays employment by industry. Over 4,000 residents of Broadview Park are employed. The most common type of occupation is the construction industry, employing nearly 23% of Broadview Park’s workforce. The second most common includes arts, entertainment, recreation, accommodation, and food services.

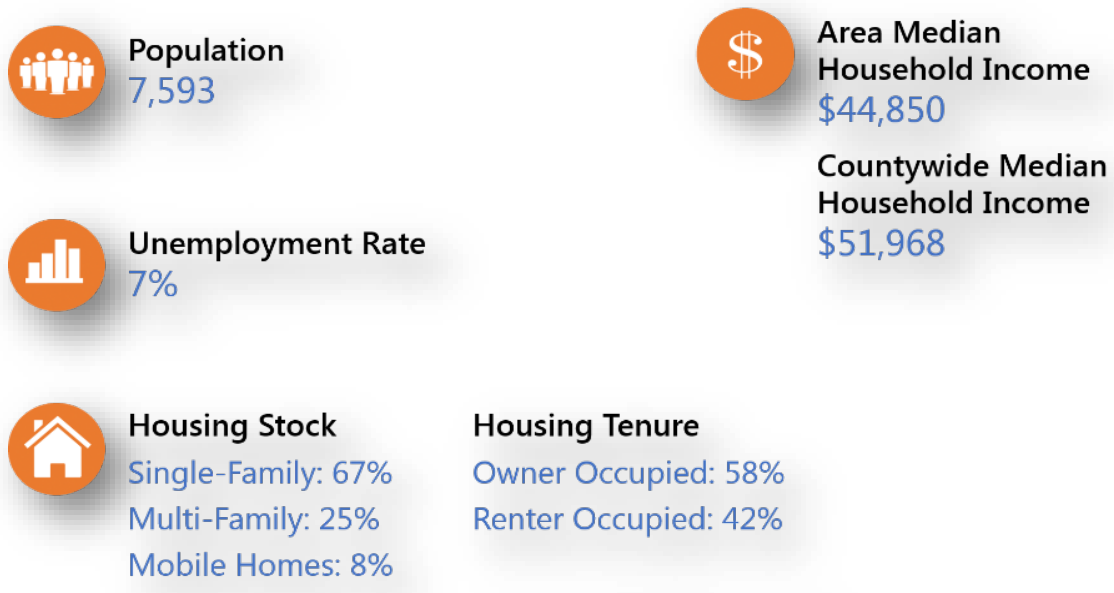


Figure 24: Broadview Park Socio-Economic Data
Source: ACS 5-Year Estimates, 2011-2015; Tables B01003, B19013, S2301, DP04

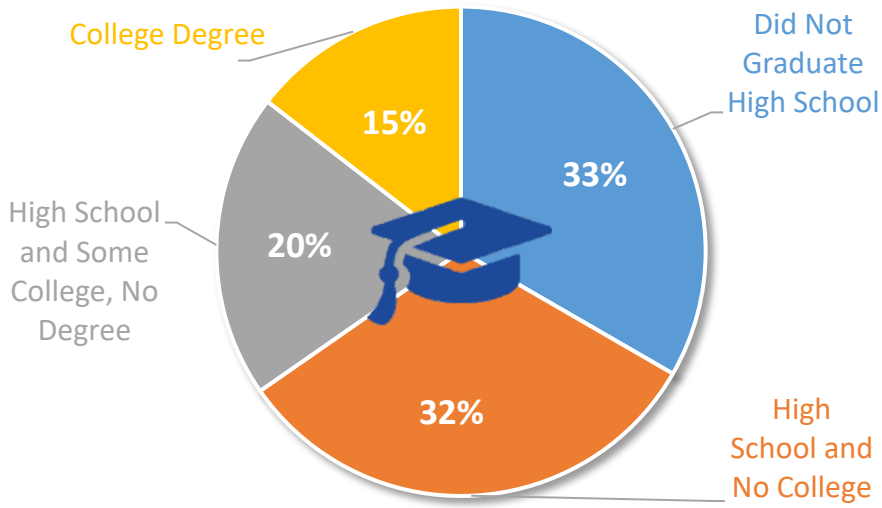


Figure 25: Broadview Park Adult Educational Attainment
Source: ACS 5-Year Estimates, 2011-2015; Table B15001

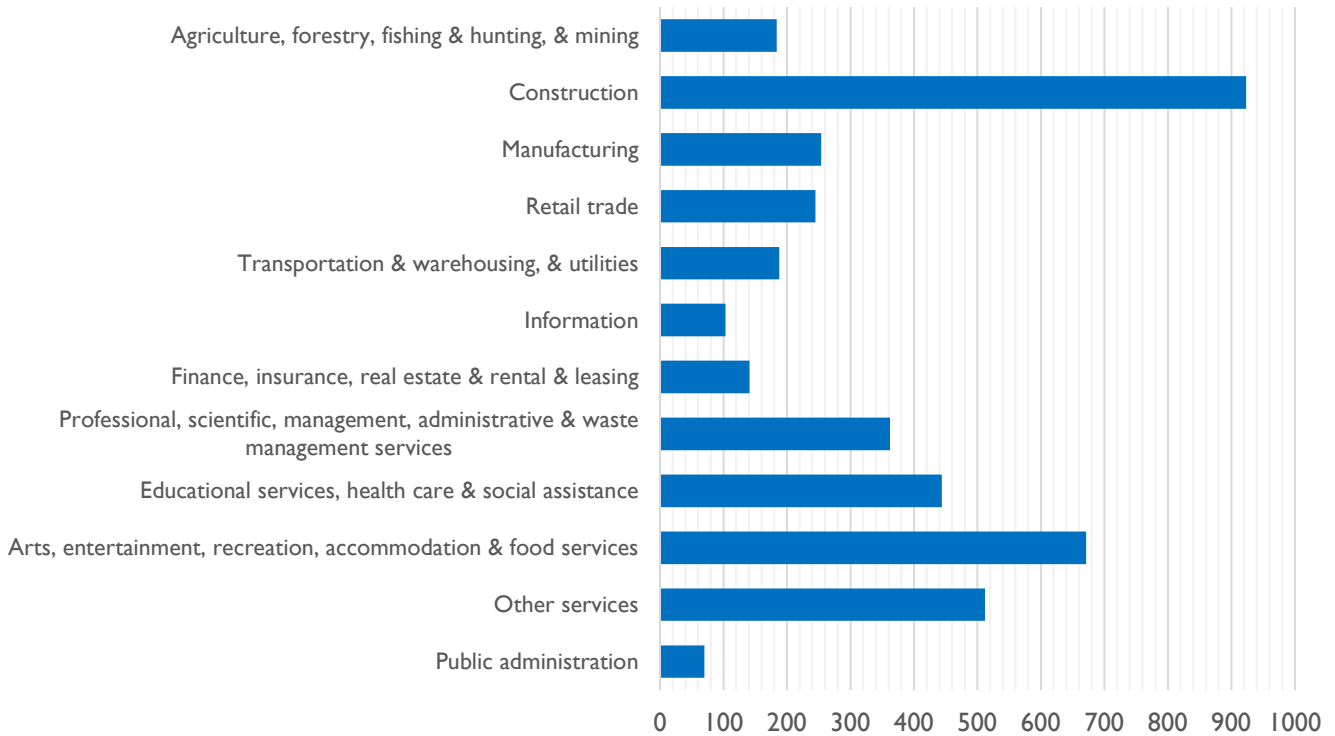


Figure 26: Broadview Park Employment by Industry for Residents 16 Years and Over
Source: ACS 5-Year Estimates, 2011-2015; Table C24030

Managing Broadview Park

Broward County government implements programs and services in the BMSD to help strengthen neighborhoods in the community for today and for the future.

Land Use, Zoning, Building Regulations and Permitting

Each property within a BMSD neighborhood has future land use and zoning designations that determine types of uses and buildings allowed. This section also reviews the development permitting process, including platting, site plan review, and building permit laws, as well as professional licensing and registration requirements.

Existing Land Use Activities

Broadview Park is a fully developed neighborhood mostly comprised of residential streets next to the busy SR 7/US 441 commercial corridor. Figure 17 identifies the percentage of each existing land use. Over half of the community is comprised of residential uses, which include single-family, multiple-family, and mobile homes. Open Space and Recreation and Utilities uses occupy a total of 26% of the neighborhood. Sunview Park with its athletic fields and courts, located in the north end of the neighborhood, is one of several green spaces serving this area.

Others include a new pocket park on the west side, the City of Fort Lauderdale Archer's Club and the Policy Benevolent Society properties, in addition to Fort Lauderdale's water utility's wellfields. Commercial uses dominate the SR 7/US 441 corridor, but only occupy 7% of the community.

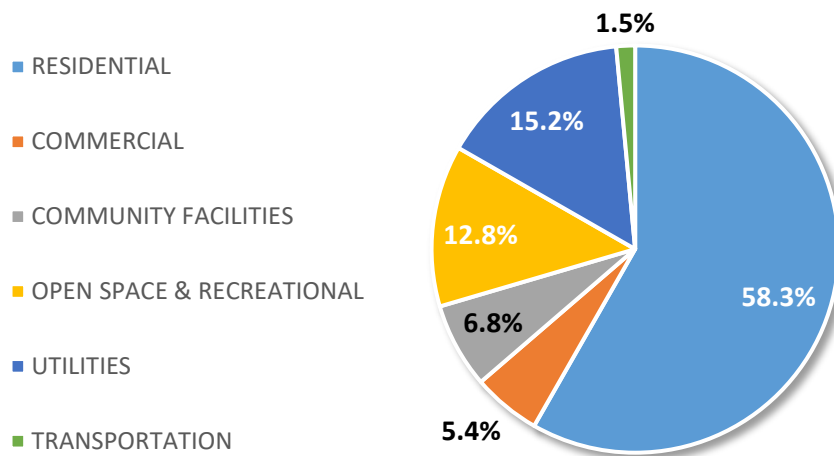


Figure 27: Broadview Park – Existing Land Use Percentages

Note: ROW designations included as Transportation

Source: Broward County GIS; Broward County Planning Council, Broward County Property Appraiser; 2017

Future planning may consider how properties can redevelop after storm or fire damage, particularly if the properties have been the subject of repeated damage for environmental hazards, such as flooding. New development trends in the area or new transportation technology or services may also create opportunities for redevelopment. In each case, the County will continue to analyze the proposed uses and ensure compatibility with existing development to ensure that the new uses, if adopted, will contribute to the needs of the local community and enhance the livability of the BMSD neighborhood.

Broadview Park-Zoning

Figure 19 displays the [Zoning Map](#) for Broadview Park, maintained by the PDMD which must be used for specific zoning district determinations and interpretations. The Zoning Code is available on Municode under Broward County Code of Ordinances [Chapter 39 – Zoning](#).



Figure 29: Map – Broadview Park - Zoning
 Source: Broward County GIS; Broward County Planning Council

Zoning districts regulate what kind of development is allowed on the property, including maximum height, property line setbacks, and list of uses. The Zoning Code also regulates parking, landscaping, signs, home office use, and outdoor events. Requests to rezone a property require contacting the [County's Zoning Official](#) and approval by Board of County Commissioners.

Broadview Park-Permitting

New development, redevelopment and major property changes require permits. Most projects except single family require a full or minor site plan review before the application for building permits. Prior to submittal of an application for [site plan review](#), the applicant should request a pre-application conference to discuss process-related items, such as filing requirements, fees, plat restrictions, and notice and sign posting procedures. Many of the permitting processes are available online through the County's [ePermits](#) website.

Building permits include electrical, plumbing, mechanical, roofing, and structural work. Most construction and renovation work requires one or more types of building permits. Examples of projects that require permits include the construction of houses and commercial buildings, as well as the installation of driveways, fences, concrete patios, sheds, and lawn sprinkler systems.

Many commercial and industrial activities and occupations may require specialized permits, such as tree removal and tree trimming, movers, kosher food sale, chauffeurs, and towing. [Permits A-Z](#) provides a list of activities and related permits required.

Broadview Park Housing

Nearly all of the housing stock in Broadview Park was initially built prior to 1980, with the majority of this construction occurring between 1955 and 1965. A significant number are single-family detached. However, there are also multi-family housing units and some manufactured mobile homes. The recent "Great Recession" caused a substantial decrease in property values and disinvestment, which manifested lower attention to maintenance and increased abandoned and boarded-up homes. However, the regional economy is slowly rebounding along with property values, with an increased focus on property upkeep.

Housing Stock, Types and Housing Tenure

Most of the 2,215 dwelling units in Broadview Park are single-family detached units. Broadview Park has a larger percentage of single-family dwelling units (65.3%) compared to all of Broward County (41.3%), as well as a larger percentage of mobile homes (7.3% compared to 2.7%). Broadview Park has lower percentages of multi-family units than the County (see Figure 20). The neighborhood consists of several subdivisions that were built between 1950 and 1980, so housing stock in the area is currently between 35 and 60+ years old.

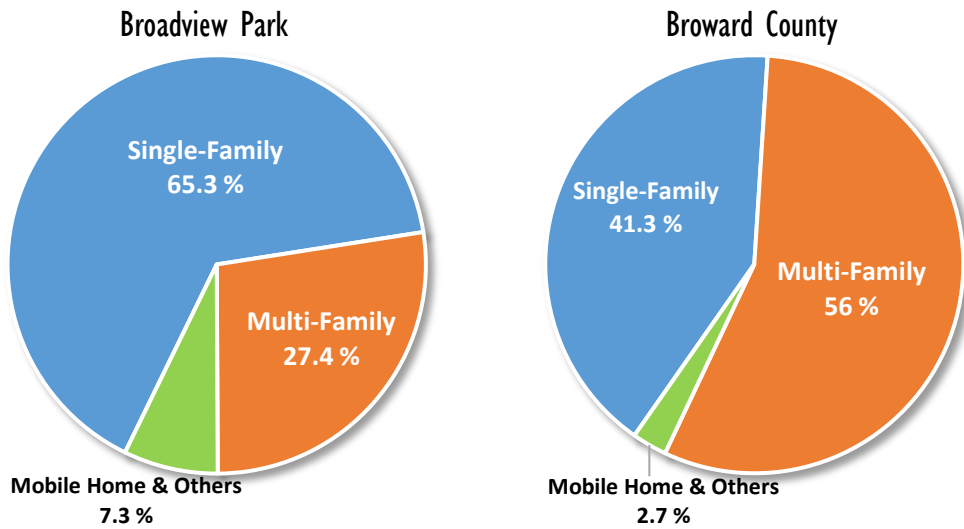


Figure 30: Broadview Park – Housing by Type
Note: Townhouse/Duplex units included in Multi-Family count
Source: ACS 5-Year Estimates, 2011-2015; Table DP04

Broadview Park has a similar percentage of owner-occupied homes as Broward County, as depicted in Figure 21, below. Broadview Park has a significantly higher share of renter-occupied housing, coupled with a comparatively low vacancy rate. In 2015, it is estimated that nearly 8% of all housing was vacant in Broadview Park. Seasonal housing, which is treated as vacant by the Census Bureau, increases vacancy rates for the County figure. Broadview Park likely shares a similar housing profile to the County as a whole.

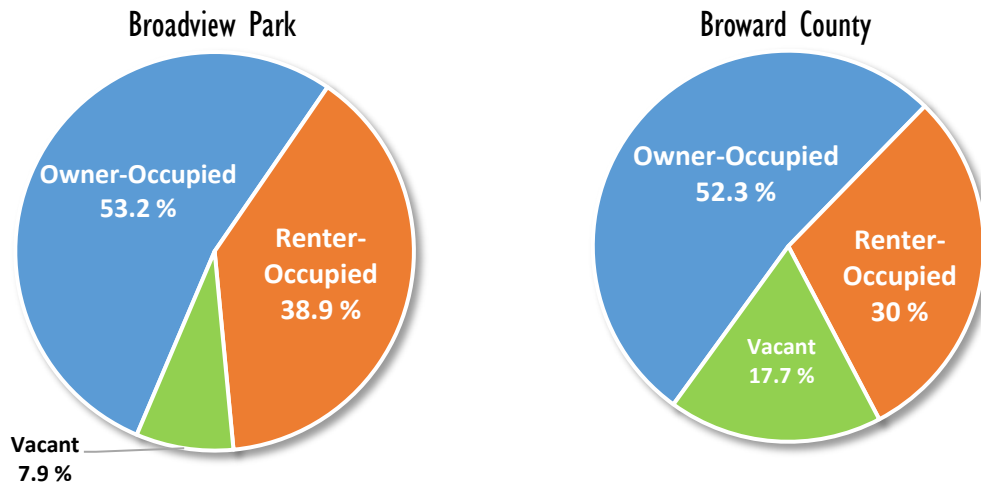
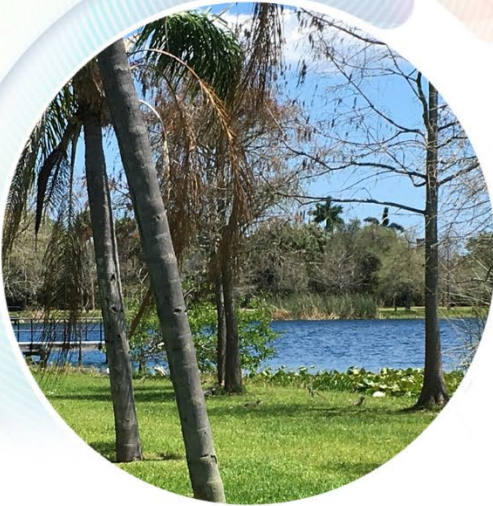


Figure 31: Broadview Park – Housing by Tenure
Source: ACS 5-Year Estimates, 2011-2015; Table DP04



Central County Community

Location

The Central County Community, shown in Figure 22, is a centrally located community made up of four neighborhoods: Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park. Close to three major employment centers, the community is approximately 2 miles from downtown Fort Lauderdale, 5.5 miles from the Fort Lauderdale/Hollywood International airport, and 6.5 miles from Port Everglades.

The community is bounded on north, east and south by the City of Fort Lauderdale, and to the west by the City of Lauderhill. The northern boundary includes the residential properties on the north side of NW 15th Court. The eastern boundary consists of several local streets adjacent to the City of Fort Lauderdale. Broward Boulevard provides the boundary on the south side, which is also one of the main commercial corridors in the community. The western boundary is with the City of Lauderhill along NW 31st Avenue. The North River Canal crosses diagonally through the community and provides the backdrop for two of the local parks. The community is the largest of the Broward Municipal Services District communities with approximately 693 acres.

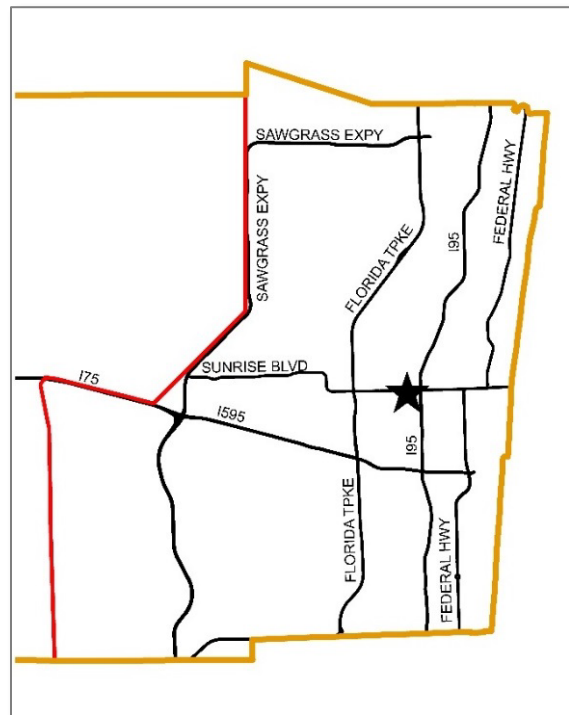


Figure 32: Map – Central County Location

Geographical and Political Boundaries

- U.S. Congressional District: 20
- State Senate District: 33
- State House District: 94
- Broward County Commission District: 9
- Zip Code: 33311
- Voting Precinct: Z001 and Z002

Community Assets

The Central County Community enjoys many assets (see Figure 23– Community Assets Map, below).

Parks: Most homes in the Central County Community sit within a 5-minute walk (1/4 mile) of one of several Broward County parks that are embedded in the neighborhoods. Boulevard

Gardens Park includes a [Community Center](#) and was voted Best Neighborhood Park in 2016. This 1.52-acre park is located in the heart of Boulevard Gardens. [Franklin Park](#) has recently been enhanced with new playground equipment. Additionally, it contains athletic courts, trails and a community center that features a fitness center for residents. Improvements to [Lafayette-Hart Park](#), located in the Washington Park neighborhood, were completed in 2016 and include a community center with a computer lab, in addition to play area and several athletic courts. [Roosevelt Gardens Park](#) is a 5-acre park, which makes it one of the larger parks in the Central County Community. In addition to the many recreational opportunities, it also has an assembly hall with a capacity for 100 people. The center piece of the Central County Community is the [Reverend Samuel Delevoe Memorial Park](#) that sits on the south bank of the North Fork New River. This 36-acre park shares property with the African-American Research Library and Cultural Center. The County annually hosts several events at the library and park, which also features a 17-acre lake with canoe launch, a recreation center, and destination fitness outdoor exercise facility. Several of the parks also highlight public art works. [Lewis-Chisom Park](#), a linear green space found on the northern bank of the New River, contains a paved path and landscaped open space has become a popular hangout for residents.

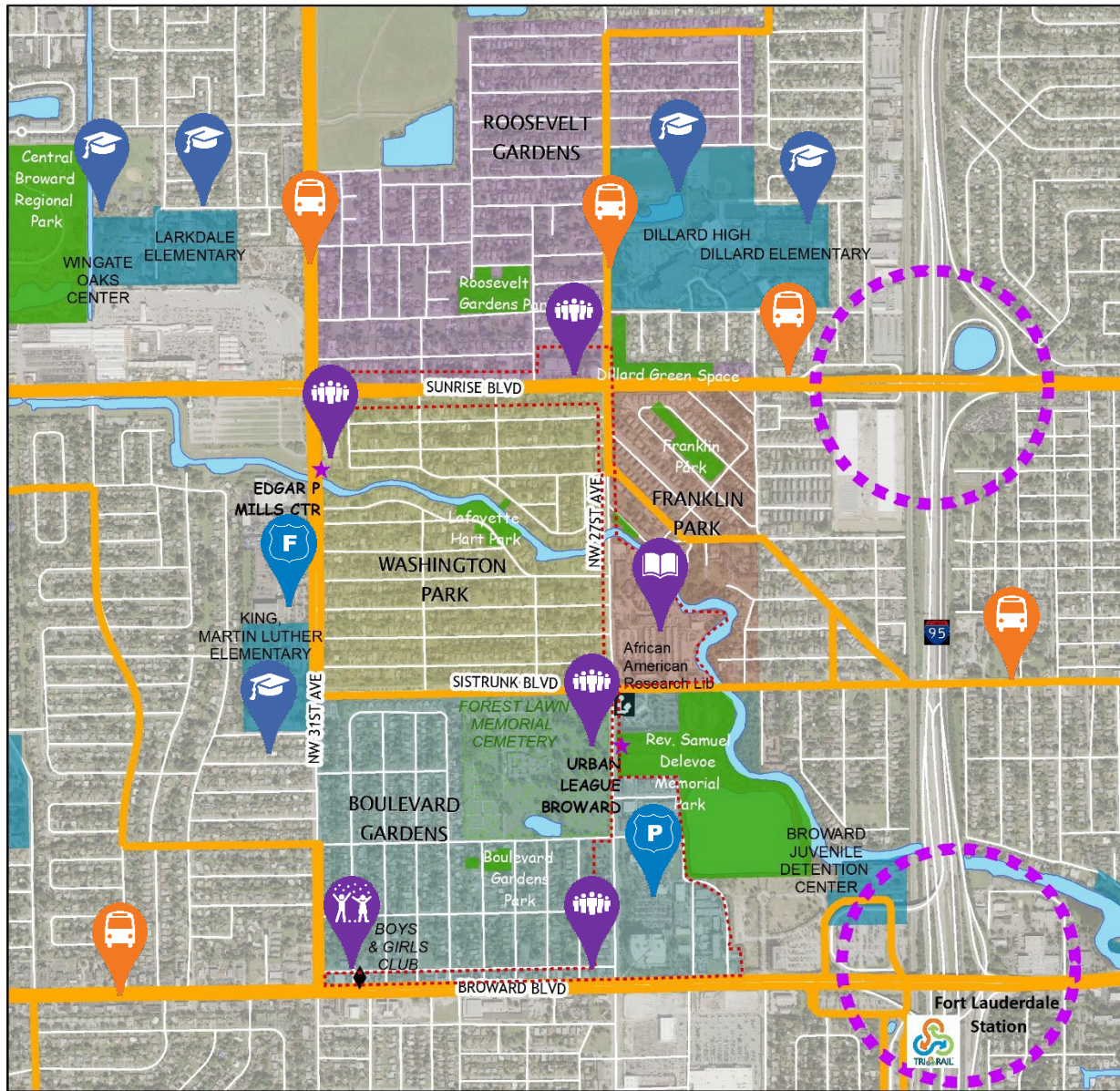
Commerce: The community has businesses along three major corridors: Broward Boulevard, NW 27th Avenue, and Sunrise Boulevard. A new Walmart nearby is located across from Broward Boulevard at NW 27th Avenue in the City of Fort Lauderdale. The community also contains an industrial area with many small businesses.

Transportation: The Central County benefits from access to the regional transportation system with easy access to I-95 via Broward Boulevard and Sunrise Boulevard. Several bus routes are available along the major roadways that surround and cross through the community. Only one-half mile east is the Broward Boulevard Tri-Rail station and the new Brightline express train station is located just 2 miles east in downtown Fort Lauderdale, next to the main Broward County Transit (BCT) bus station. The Central County Community has sidewalks connecting throughout. NW 27th Avenue has been redesigned to include Complete Streets features, which will be constructed in 2019.

Social Services: Several of the neighborhood parks and schools include spaces dedicated to community activities and after-school programs. Also, the [Edgar P. Mills Center](#) on the southeast corner of Sunrise Blvd. and NW 31st Ave. is one of the County's Centers for Family Success that provides health and family programs and services. [The Boys and Girls Club](#) in the southwest area of the community on Broward Boulevard focuses on fitness, education and art. [Parent Camps](#) are offered at Central County parks. Additional information about social services provided by the County can be found on the [Broward Municipal Services District \(BMSD\)](#) webpage.

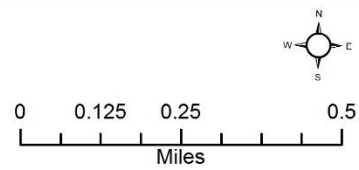
Libraries: The [African-American Library and Cultural Center](#) is located on Sistrunk Avenue. In addition to the library and cultural displays, the center hosts a [Small Business Resource Center](#) that serves local businesses and entrepreneurs.

Education: Dr. Martin Luther King Montessori Academy (Elementary) is just west of the Boulevard Gardens neighborhood, within walking distance of several of the neighborhoods. Dillard High School, an historic local school, is located just north of Franklin Park and east of Roosevelt Gardens. Dillard High School houses performing arts and computer technology magnet programs. Two middle schools serve the community, Parkway Middle School in Lauderhill and Dillard 6-12 in Fort Lauderdale. The [Urban League of Broward County](#) is located in Central County near the library and offers job, housing, and business assistance and education.



Legend

- | | | |
|----------------------|-------------------|---------------------|
| Neighborhoods | ROOSEVELT GARDENS | BUS ROUTES |
| BOULEVARD GARDENS | WASHINGTON PARK | COMMERCIAL DISTRICT |
| FRANKLIN PARK | SCHOOLS | TRANSPORTATION NODE |



This map is for conceptual purposes only and should not be used for legal boundary determination

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Figure 33: Central County Assets

Central County Community History

A historic and traditionally African-American community, the neighborhoods that comprise the Central County Community were established in the early 1900s. Some notable establishments include historic

Dillard High School which was established in 1907 and named after James H. Dillard, a black-education advocate. Famed saxophonist Julian Cannonball Adderley became the high school band director at Dillard High School in Fort Lauderdale in 1948 and worked there until 1950. Several notable performers and professional football players attended the high school. Next to the school is the Old Dillard Museum, built in 1924 and listed in the National Register of Historic Places since 1991.

Also in the community is the Forest Lawn Memorial Gardens cemetery, which includes Rocky Marciano's grave. The African American Research Library and Cultural Center, which opened in 2002, sits next to the 36-acre park renamed after Reverend Samuel Delevoe, one of Fort Lauderdale's first black police officers, who later became a community activist, politician, businessman and civil rights leader. The Sistrunk business corridor is named after Broward County's first black physician, Dr. James Sistrunk, who co-founded and operated Provident Hospital for 25 years; the first black hospital in Broward County.

Central County Community Advisory Board

The Central County Community is served by an Advisory Board with the same name. On September 11, 2012, the Broward County Board of County Commissioners adopted Resolution No. 2012-512, establishing the Central County Community Advisory Board (CCCAB). The general purpose of the CCCAB is to relay to the Board the proposals and concerns of the four Broward Municipal Services District's Central County neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park.

The CCCAB consists of eight members that are appointed by Board: two members from each of the four Central County neighborhoods. One of the neighborhood representatives shall be the president of the recognized neighborhood association and the other a resident from the neighborhood wishing to serve on the Board. Quorum is achieved with the majority of the eight appointed members and voting at any meeting shall be sufficient to enable the taking of any action to Board.

Central County Community Residents

The total population for the Central County Community, all four neighborhoods combined, is approximately 6,898 (2011-2015 US Census estimates). As shown in Figure 24, in 2015 Roosevelt Park had the largest population and represented 40% of the total population. The Central County Community population is primarily Black or African-American (97%). The remaining 3% of residents include 2% White and 1% other races. Only 4.5% of the Central County Community residents reported to have Hispanic/Latino background, compared to 27% Hispanics Countywide. Children (up to 17 years old) make up 24% of the residents and retirement age population (62+) represent 20%. More than half of residents (56%) are within working age (18-61 years) in Central County. Eighteen percent (18%) of adults in Central County have college or professional degrees, 54% have high school degrees and some college, and 28% have no high school degree.

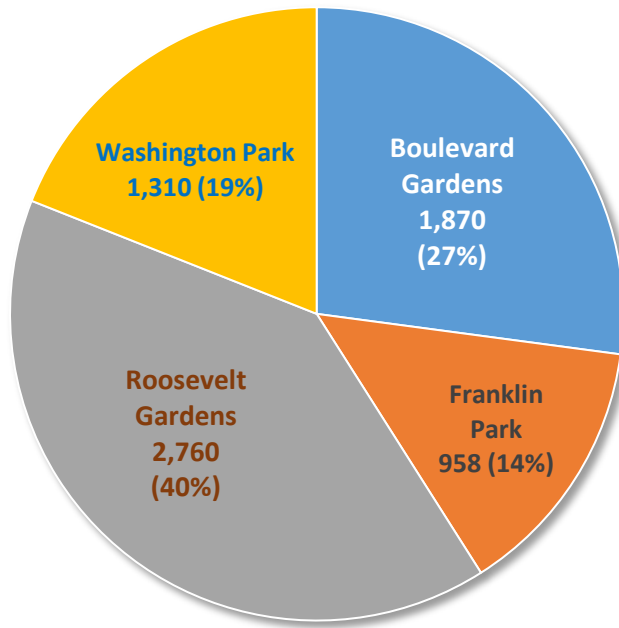


Figure 34: Central County Community Population by Neighborhood
Source: ACS 5-Year Estimates, 2011-2015; Table B01003

Community Goals

Broward County works with residents and business owners to establish and update community goals. At public workshops in July and December of 2017, held at the meeting facilities of the Urban League of Broward, Central County Community residents and business owners reviewed previous and later new goals and policies and made new recommendations. Goals that received the highest community support, as listed below, are being used to update this Comprehensive Plan. Community goals will continue to be reviewed regularly as Broward County continues to work with residents and business owners on improving and enhancing the quality of life in the Central County Community.

Managing the BMSD

- Improve communications among County and regional agencies and the neighborhood to improve the provision of local services, more quickly resolve identified issues and develop associated programs.

Enhancing a Safe Community

- Increase security: Crime Watch, Neighborhood Policing; eliminate block parties
- Improve relationship with BSO: better communication, neighborhood policing, increase patrolling and availability
- Remove boarded up houses and improve gateways to the community

Promoting Safe Streets

- Slow down traffic, prioritize the implementation of speed bumps
- Look at promoting solar lighting
- Increase street lighting on NW 27th and Sistrunk, near the cemetery
- Improve street drainage
- More BSO presence

Building Healthy and Vibrant Places

- Promote/establish local farmers market to encourage healthy eating
- Healthy food events, "healthy food" trucks
- Increase visibility of the community garden, create programs for kids and promote volunteering
- Plan improvements block by block
- Allow local contractors to qualify for CBE, qualified Black Contractors
- Ensure that contractors and employees are "qualified" and not delinquents
- Help improve education and literacy
- Update community parks
- More streetscaping and landscaping and assistance with local planting and gardening

Investing in Our Community

- Training programs for youth, job access, and elderly residents, including digital, self-help, job skills, and business ownership
- Repair old homes and provide maintenance assistance programs
- Complete, improve, and maintain drains and local drainage system
- Promote resident participation in the economy
- Small business assistance, particularly to bridge the digital divide
- Promote business ownership by residents
- Reflect local demographics in employment opportunity selection
- Provide incentives to local businesses
- Increase youth programs and job training

GOAL BMSD 4

Broward County will invest in the Central County Community, including Boulevard Gardens, Franklin Park, Roosevelt Gardens and Franklin Park, to enhance the community, manage services, promote safe streets, and build healthy and vibrant places, consistent the community's goals.

OBJECTIVE BMSD 4.1 – Managing the BMSD in the Central County Community

Community Goals

- ➔ Improve communications among County and regional agencies and the neighborhood to improve the provision of local services, more quickly resolve identified issues, and develop associated programs.

POLICY BMSD 4.1.1 Broward County will continue to coordinate programs and services to the Central County Community, through its BMSD Internal Committee, which includes representatives from County agencies, BSO, Fire Rescue, Broward Public Schools, and other community organizations.

POLICY BMSD 4.1.2 Broward County staff will participate in Central County neighborhood associations' meetings and the Central County Community Advisory Board and will assist in distribution of the community newsletter.

POLICY BMSD 4.1.3 By 2019, County staff will update the BMSD web site to provide enhanced information to the community about programs and services.

POLICY BMSD 4.1.4 Broward County will regulate development in the Central County Community neighborhoods through the administration of the Comprehensive Plan, Land Development Code, and Zoning Code.

POLICY BMSD 4.1.5 Broward County will provide code enforcement services to the Central County Community to ensure compliance with zoning regulations and work with the HOAs and residents to identify code enforcement priorities.

POLICY BMSD 4.1.6 Broward County shall continue to work with the Central County Community to seek public input on plans, projects, programs, and activities.



BMSD Comp Plan Community Workshops, July 2017

POLICY BMSD 4.1.7 Broward County will promote adaptive building design and techniques for existing, new and remodeled structures to improve resilience to higher temperatures, wind, flood, and fire, such as Leadership in Energy and Environmental Design (LEED) Green Building standards, LEED for Neighborhood Development, Low Impact Development strategies, and others that also help to reduce energy consumption.

POLICY BMSD 4.1.8 By 2019, Broward County will develop and implement a program to renovate or redevelop vacant and abandoned single family homes.

POLICY BMSD 4.1.9 By 2018, Broward County will adopt design standards to improve the aesthetics of commercial properties in the Central County Community.

POLICY BMSD 4.1.10 Broward County shall plan educational workshops on how to perform basic home improvement projects, beginning with installing smoke detectors.

POLICY BMSD 4.1.11 Consistent with Policy BMSD 2.1.25, Broward County shall recognize, protect and increase public awareness of significant historical, archaeological and cultural resources in the Central County community that contribute to the character and singular identity of the County and the neighborhoods where they are located.

OBJECTIVE BMSD 4.2 – Enhancing A Safe Community in the Central County Community

Community Goals

- ➔ Increase security: Crime Watch, Neighborhood Policing; eliminate block parties
- ➔ Improve relationship with BSO: better communication, neighborhood policing, increase patrolling and availability
- ➔ Remove boarded up houses and improve gateways to the community
- ➔ Ensure that contractors and employees are “qualified” and not delinquents

POLICY BMSD 4.2.1 Broward County will maintain partnerships among the Central County Community residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, public safety infrastructure improvements, crime prevention, and drug education activities.

POLICY BMSD 4.2.2 Broward County will continue to coordinate with the Central County Community Advisory Board and neighborhood homeowner associations and civic groups to improve emergency and safety outreach and awareness efforts, deliver information to the residents about relevant County programs, and address community needs.



Proclamation of Mrs. Lula Mae Walker Day and unveiling of hurricane mitigation repairs completed on her home through the Residential Mitigation Program.

POLICY BMSD 4.2.3 Broward County will coordinate with other agencies to address the following issues within the Central County Community neighborhood:

1. block parties
2. boarded up houses
3. entryways improvements.

POLICY BMSD 4.2.4 Broward County will work with BSO to improve security through Crime Watch, Neighborhood Policing, and similar programs.

POLICY BMSD 4.2.5 Broward County will work with BSO to improve communication with the community leaders, residents, and businesses.

POLICY BMSD 4.2.6 Broward County will coordinate with regulatory agencies to protect the community from unqualified contractors.

OBJECTIVE BMSD 4.3 – Promoting Safe Streets

Community Goals

- ➔ Slow down traffic; prioritize the implementation of speed bumps
- ➔ Promote solar lighting
- ➔ Increase street lighting on NW 27th and Sistrunk, near Forest Lawn cemetery
- ➔ Improve street drainage
- ➔ Increase BSO presence

POLICY BMSD 4.3.1 Broward County will work with the Central County Community to plan, design and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.



BMSD Safe Streets Project – Phase I : landscaped medians, decorative crosswalks with flashing beacon and bike lanes from NW 24 Ave and 6 Street (Sistrunk Blvd) – pictured-down to 27 Avenue

POLICY BMSD 4.3.2 Broward County will continue to work with residents and businesses to identify ways to increase safety and security along Central County Community streets, including implementing lighting and traffic calming improvements.

POLICY BMSD 4.3.3 Broward County will continue to work with the community to install street lights, particularly on NW 27th and Sistrunk Boulevard (NW 6th Street).

POLICY BMSD 4.3.4 Broward County will work with residents to address street drainage issues and continue to implement the maintenance schedule.

POLICY BMSD 4.3.5 Broward County will evaluate the use of renewable technologies for street improvement projects, including solar lighting.

POLICY BMSD 4.3.6 Broward County will work with BSO to maintain an effective presence in the community and improve response times.

OBJECTIVE BMSD 4.4 – Building Healthy and Vibrant Places

Community Goals

- Promote/establish local farmers market to encourage healthy eating
- Healthy food events, "healthy food" trucks
- Create a community garden program, increase visibility of the community garden, create programs for kids, and promote volunteering
- Help improve education and literacy
- Update community parks
- More streetscaping, landscaping, and assistance with local planting and gardening

POLICY BMSD 4.4.1 Broward County will continue to invest in public parks, community facilities, and libraries to serve neighborhood residents in the Central County Community.

POLICY BMSD 4.4.2 Broward County will support programs and activities to promote arts, culture, education, employment opportunities, recreation, community clean-ups, and healthy living activities that benefit residents and businesses of the Central County Community.

POLICY BMSD 4.4.3 Broward County shall encourage healthy and active living in the Central County Community through the following:

1. Providing recreational programs for all ages groups and levels of ability, including senior citizens, at County parks
2. Participation in collaborative efforts, such as the partnerships for Transforming Our Community's Health Initiative (TOUCH), that seek to reduce disease, promote healthy lifestyles, and reduce health disparities
3. Ensuring availability of safe, continuous sidewalk system connecting to schools and parks, where appropriate
4. Exploring the establishment of a local farmers market to encourage healthy eating
5. Promoting Healthy Food events, including "healthy food" trucks
6. Continue to promote tree and plant give-aways and education on gardening and landscape maintenance
7. Promoting community gardens in the appropriate locations.



Interactive gardening activity at the 3rd Annual BMSD Healthy Community Zone Celebration and Wellness Jamboree

POLICY BMSD 4.4.4 Broward County will continue to provide programs that assist children, adults, and families, and will expand program outreach and awareness, particularly as it relates to access to health services, employment and education.

POLICY BMSD 4.4.5 Broward County Parks and Recreation Division will work with the Central County Community to develop family-oriented events and activities that can be held at the local parks.

POLICY BMSD 4.4.6 Broward County Parks and Recreation Division will work with the Central County Community to develop specific programming for different age groups, including senior citizens, summer camps, and youth activities, among others.

POLICY BMSD 4.4.7 Broward County Parks and Recreation Division will work with the Central County Community to identify ways to update and enhance the local parks.

POLICY BMSD 4.4.8 Broward County will continue to provide the Central County Community education and programs that address healthy living, including steps the residents and businesses can take to avoid vector borne illnesses such as the Zika virus and rabies.



BMSD MLK Day of Service – Zap Zika larvicide giveaway and outreach

OBJECTIVE BMSD 4.5 – Investing in the Central County Community

Community Goals

- ➔ Training programs for youth, job access, and elderly residents, including digital, self-help, job skills, and business ownership repair old homes and provide maintenance assistance programs
- ➔ Improve and maintain the local drainage system
- ➔ Increase youth programs and job training
- ➔ Allow local contractors to qualify for CBE; qualified Black Contractors
- ➔ Promote resident participation in the economy
- ➔ Small business assistance, particularly to bridge the digital divide
- ➔ Promote business ownership by residents
- ➔ Reflect local demographics in employment opportunity selection

POLICY BMSD 4.5.1 Broward County will strengthen and diversify the economy of the Central County Community through the focus of its economic development programs, including the implementation of the Economic Development Strategy, on job creation and capital investment. The programs include:

1. Façade/Property Improvement Grant Program
2. Business Development/Redevelopment Grant Program
3. Revolving Loan Program
4. Demolition Program
5. Strategic Land Assembly Program
6. Post-storm assistance through federal and State programs and grants
7. Improvements to the permitting process.

POLICY BMSD 4.5.2 Broward County shall continue to work with agencies and community partners to provide training programs for youth, job access, digital divide, self-help, job skills, and business ownership.

POLICY BMSD 4.5.3 Broward County will work with other agencies to provide training and educational workshops to residents and businesses of the Central County Community to help them apply for County Business Enterprise (CBE) certifications.

POLICY BMSD 4.5.4 Broward County will continue to assist Central County Community residents with securing affordable housing and offsetting housing costs through housing programs and initiatives, such as the following:

1. State Housing Initiative Partnership
2. Community Development Block Grant/HOME Investment Partnership/Emergency Solutions Grant programs
3. Mortgage Credit Certificate Program
4. Purchase Assistance Program
5. Home Repair Assistance Program

6. Water/Sewer Connection Program
7. Barrier Free/Special Needs Housing Program
8. Multi-family Affordable Rental Locator Service
9. Subsidized Rental Housing

Broward County will also explore new programs to assist with home improvements and free paint.

POLICY BMSD 4.5.5 Broward County will continue to implement infrastructure improvements such as drainage improvements, and continue to maintain water hook ups and drainage structures.

POLICY BMSD 4.5.6 Broward County will continue to ensure the provision of basic services such as access to potable water and sewer service, solid waste pick up and disposal, code enforcement, libraries, parks and recreation, street repair, and drainage improvements.



Drainage improvement project completed in Washington Park

More Information about the Central County Community

Demographics

With the exception of Figure 24 (on page 68), for the purposes of this document, data for the four neighborhoods in the Central County Community of the Broward Municipal Services District (BMSD) Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park has been consolidated.

The total estimated population for the Central County Community neighborhoods, combined, is approximately 6,898 (2011-2015 US Census estimates). Central County Community population is primarily Black or African-American (97%). The remaining 3% of residents include 2% White and 1% Other Races. Only 4.5% of the Central County Community residents reported to have Hispanic/Latino background, compared to 27% Hispanics Countywide.

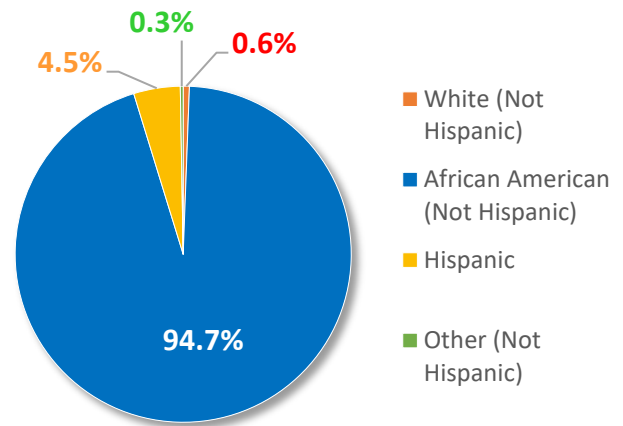


Figure 35: Central County - Hispanic/Latino Origin by Race
 Source: ACS 5-Year Estimates, 2011-2015; Table B03002

Figure 26, below, provides an overview of the population by sex in Central County Community neighborhoods, Broward County, the State of Florida, and the United States. There are more males in the community than females 5.2 out of 10 residents are males; 4.8 out of 10 residents are female. The Central County Community has a higher percentage of males than Broward County, the State of Florida, and the United States.

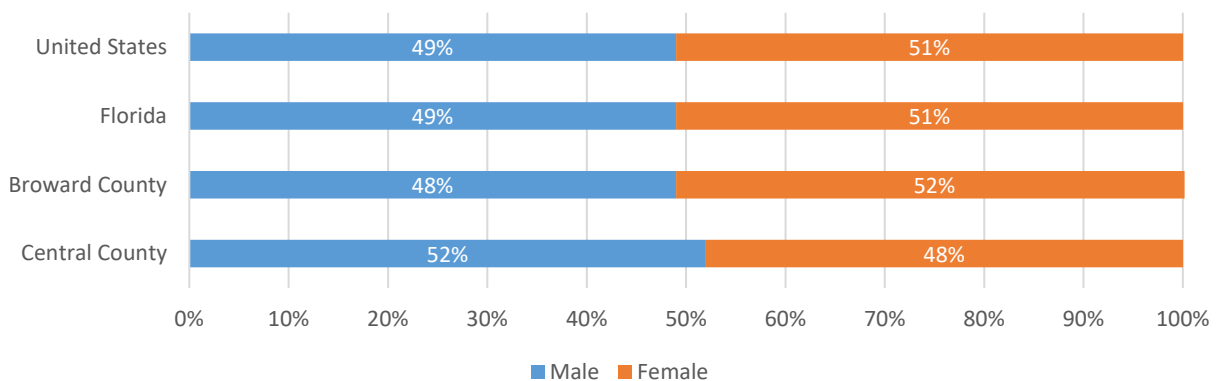


Figure 36: Central County Population by Sex
 Source: ACS 5-Year Estimates, 2011-2015; Table B01001

Figure 27, below, shows the population pyramid for the Central County Community from the 2010 Decennial Census. The percentage of residents within working age (18-61 years) in the area is 57%, lower than the County at 60%. The area demonstrates fairly typical population pyramid that includes a dip in population ages 25-40, but with a large share of population under 20 years of age (34%). The age and sex distribution in the 2020 Decennial Census is likely to resemble 2010 counts.

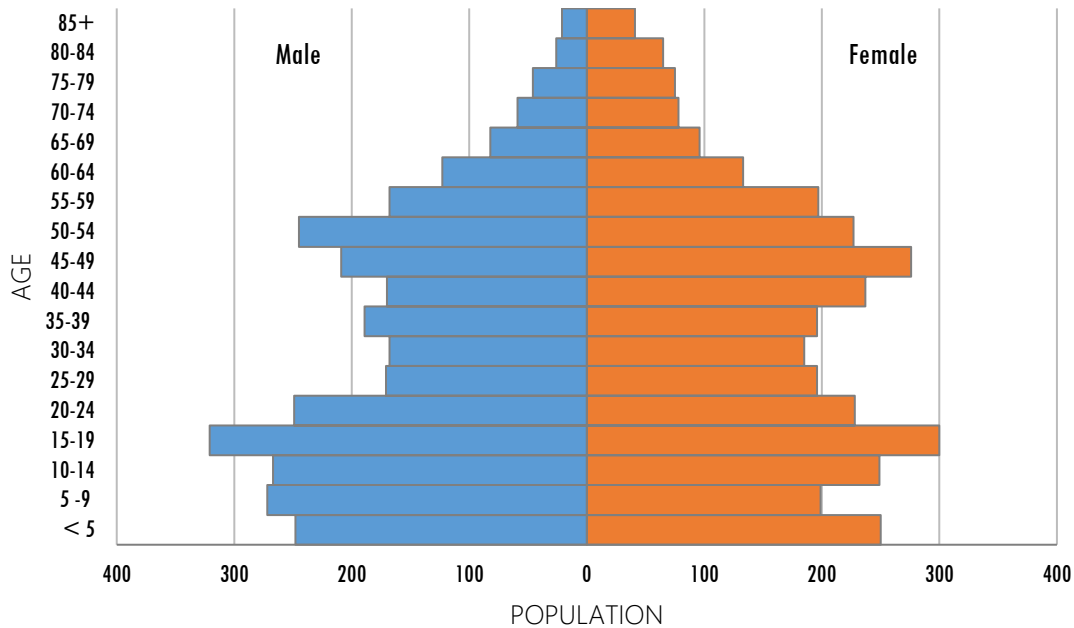


Figure 37: Central County Population by Sex and Age
Source: 2010 Decennial Census Counts; Table QT-P1

Figure 28 below shows that children (up to 17 years) make up 24% of the residents and retirement age population (62+) represent 20%. Fifty six percent (56%) of the community is of working age, between 18 and 61 years of age.

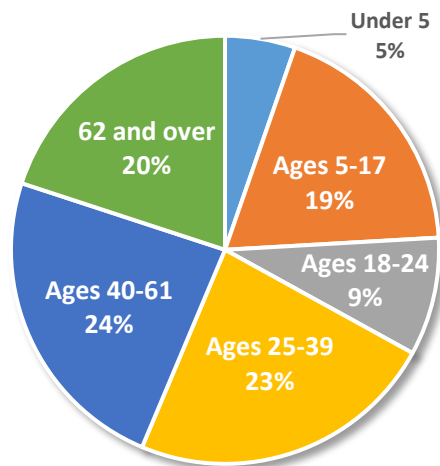


Figure 38: Central County Population by Age Group
Source: ACS 5-Year Estimates, 2011-2015; Table B01001

Figure 29 below provides an overview of the Central County Community socio-economic conditions. The median household income is 76% of the Countywide median household income. Eighty percent of the median household income is considered low income.

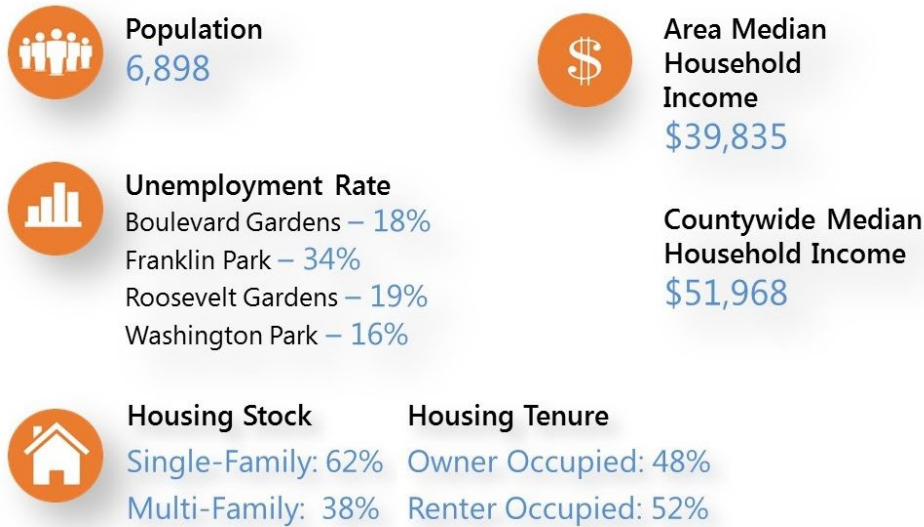


Figure 39: Central County Socio-Economic Data
Source: ACS 5-Year Estimates, 2011-2015; Tables B01003, B19013, S2301, DP04

Figure 30 below summarizes educational attainment for adults in the Central County Community. Most adults in the Central County Community (72%) have at least a high school diploma; 28% do not. Adults with college or professional degrees represent 18% of the local population, and 54% have high school degrees and some college.

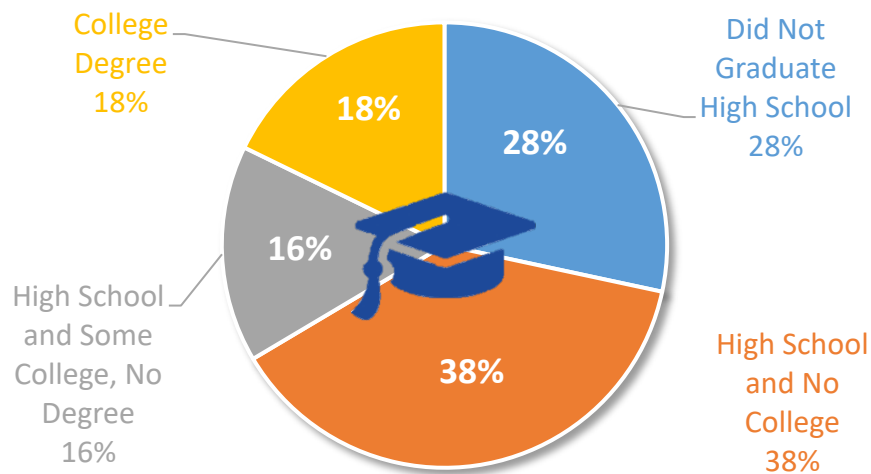


Figure 40: Central County Adult Educational Attainment
Source: ACS 5-Year Estimates, 2011-2015; Table B15001

Figure 31 displays employment by industry. Close to 2,730 residents of the Central County Community are employed. The most common type of occupation includes educational and health care services, employing 31% of the Central County Community population that is 16 years old and older. The second most common occupation includes retail trade, which employs 21% of the adult population. Construction (9%), professional, scientific, management and administrative occupations (8%), and public administration (6%) employ most of the remaining residents.

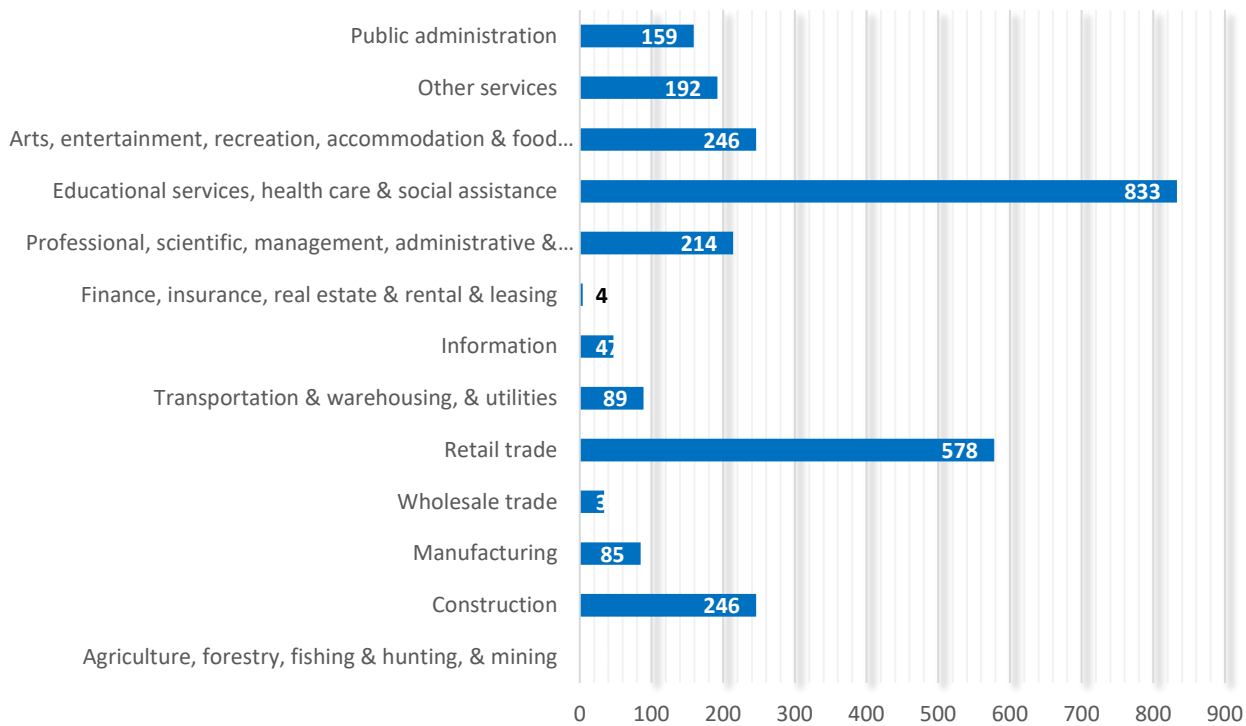


Figure 41: Central County Employment by Industry for Residents 16 Years and Over
Source: ACS 5-Year Estimates, 2011-2015; Table C24030

Central County Housing

The houses in the Central County neighborhoods were built between 1940 and 2016, the majority of which were constructed between 1950 and 1979 (74%), and 11% of all units were built after 2000. A significant number are single-family detached. However, there are also multi-family housing units and a small number of manufactured mobile homes. The recent “Great Recession” caused a substantial decrease in property values and continued disinvestment is reflected in lower maintenance and an increase in abandoned and boarded up homes. Since the regional economy is slowly rebounding, property values and property upkeep are improving. Broward County has applied affordable housing funding to build new homes to replace abandoned structures, most of which were built at the end of the recession and prior to 2010. Housing stock in the area is currently between 1 and 60+ years old.

Housing Stock, Types and Housing Tenure

Sixty-one percent (61%) of the 2,342 dwelling units in Central County are single-family units, which is higher than the Countywide percentage at 42%. Most single-family units are detached with a small percentage of attached units. Central County also has lower percentages of multi-family (39%) and mobile home (0.3%) units than the County (see Figure 32 below).

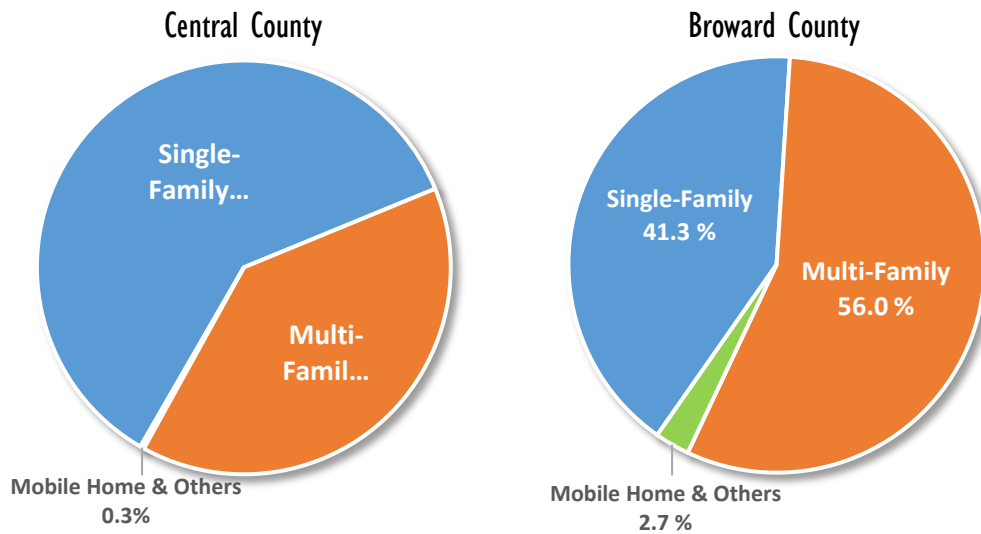


Figure 42: Central County – Housing by Type
Note: Townhouse/Duplex units included in Multi-Family count
Source: ACS 5-Year Estimates, 2011-2015; Table DP04

Central County has a smaller percentage of owner-occupied homes than Broward County, and a significantly higher percentage of renter-occupied, as depicted in Figure 33 below. Central County has a similar vacancy rate as the County, however with seasonal units considered, Central County demonstrates an elevated vacancy rate. In 2015, it is estimated that 16% of all housing units in Central County Communities were vacant.

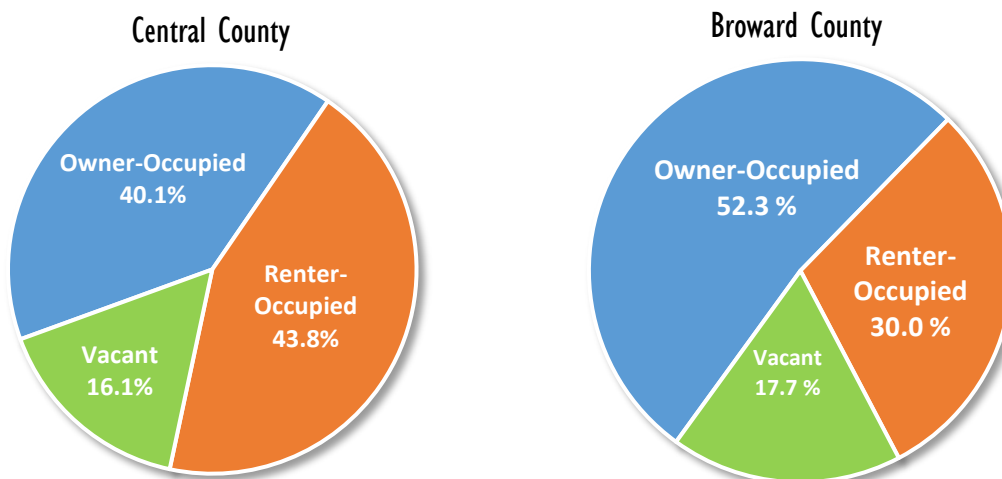


Figure 43: Central County – Housing by Tenure
Source: ACS 5-Year Estimates, 2011-2015; Table DP04

Managing the Central County Community

Broward County government implements programs and services in the BMSD to help strengthen neighborhoods in the community for today and for the future.

Land Use, Zoning, Building Regulations and Permitting

Each property within a BMSD neighborhood has future land use and zoning designations that dictate types of uses and buildings allowed. This section also reviews the development permitting process, including platting, site plan review, and building permit laws, as well as professional licensing and registration requirements.

Existing Land Use Activities

The neighborhoods in the Central County Community are mostly developed. As depicted in Figure 34 below, residential is the primary use (69%) with densities ranging from low to medium density residential. Commercial activities represent 7% of the area and can be found fronting Broward Boulevard, NW 27th Avenue, Sunrise Boulevard, and the northern section of NW 31st Avenue. Industrial uses (12%) can be found primarily along the NW 27th Avenue corridor. In general, most non-residential parcels are fairly small and commercial parcels tend to be very shallow, impacting the potential for future redevelopment. Recreational and open spaces (12%) are a combination of the acreage covered by the historic Forest Lawn Memorial Gardens cemetery and a number of parks located throughout the community. Community facilities are found throughout the area, including the Edgar P. Mills Family Success Center on NW 31st Avenue and the Harold Reitman Boys and Girls Club on West Broward Boulevard.

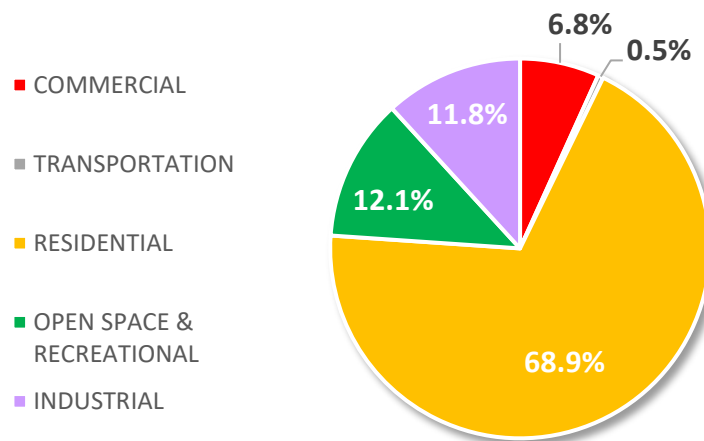


Figure 44: Central County – Existing Land Use Percentages

Note: ROW designations included as Transportation

Source: Broward County GIS; Broward County Planning Council, Broward County Property Appraiser; 2017

Central County Community – Future Land Use

Figure 35 displays a map of the [Future Land Use Designations](#) for the Central County Community, and is included within the Broward County [Comprehensive Plan Map Series](#). Adopted residential densities range between low (5 DU/Ac) (depicted yellow) and Medium Residential (16 DU/Ac) (depicted in orange). Commercial uses are allowed along Broward Boulevard, NW 27th Avenue, Sunrise Boulevard, and the northern section of NW 31st Avenue (depicted in red on the map). Industrial uses are found primarily along the NW 27th Avenue corridor and portions of Broward Boulevard, depicted in light purple. Community facilities are not depicted on the future land use map, since some of them are established in parks and others with a commercial future land use designation. The green is for open space and recreation. There are no agricultural designations on the map. The boundaries between the neighborhoods are depicted with a dashed line.

For proposed future land use amendments or rezonings within the BMSD, Broward County analyzes availability of public facilities and services, site suitability, compatibility with surrounding uses, transportation infrastructure, affordable housing, and potential impact on natural resources (see criteria under Objective BMSD 1.2 of the BMSD Future Land Use). The [Planning and Development Management Division \(PDMD\)](#) coordinates the amendment process with property owners.

Future planning may consider how properties can redevelop after storm or fire damage, particularly if the properties have been the subject of repeated damage for environmental hazards, such as flooding. New development trends in the area or new transportation technology or services may also create opportunities for redevelopment. In each case, the County will continue to analyze the proposed uses and ensure compatibility with existing development to ensure that the new uses, if adopted, will contribute to the needs of the local community and enhance the livability of the BMSD neighborhood.

Central County Community – Zoning

Zoning districts regulate what kind of development is allowed on the property, including maximum height, property line setbacks, and list of uses. The Zoning Code also regulates parking, landscaping, signs, home office use, and outdoor events. Requests to rezone a property require contacting the [County's Zoning Official](#) and approval by Board of County Commissioners.

Figure 36 displays the [Zoning Map](#) for the Central County Community neighborhoods. The Zoning map is maintained by the PDMD which must be contacted for specific zoning district determinations and interpretations. The Zoning Code is available on the Municode website under [Chapter 39 – Zoning](#).

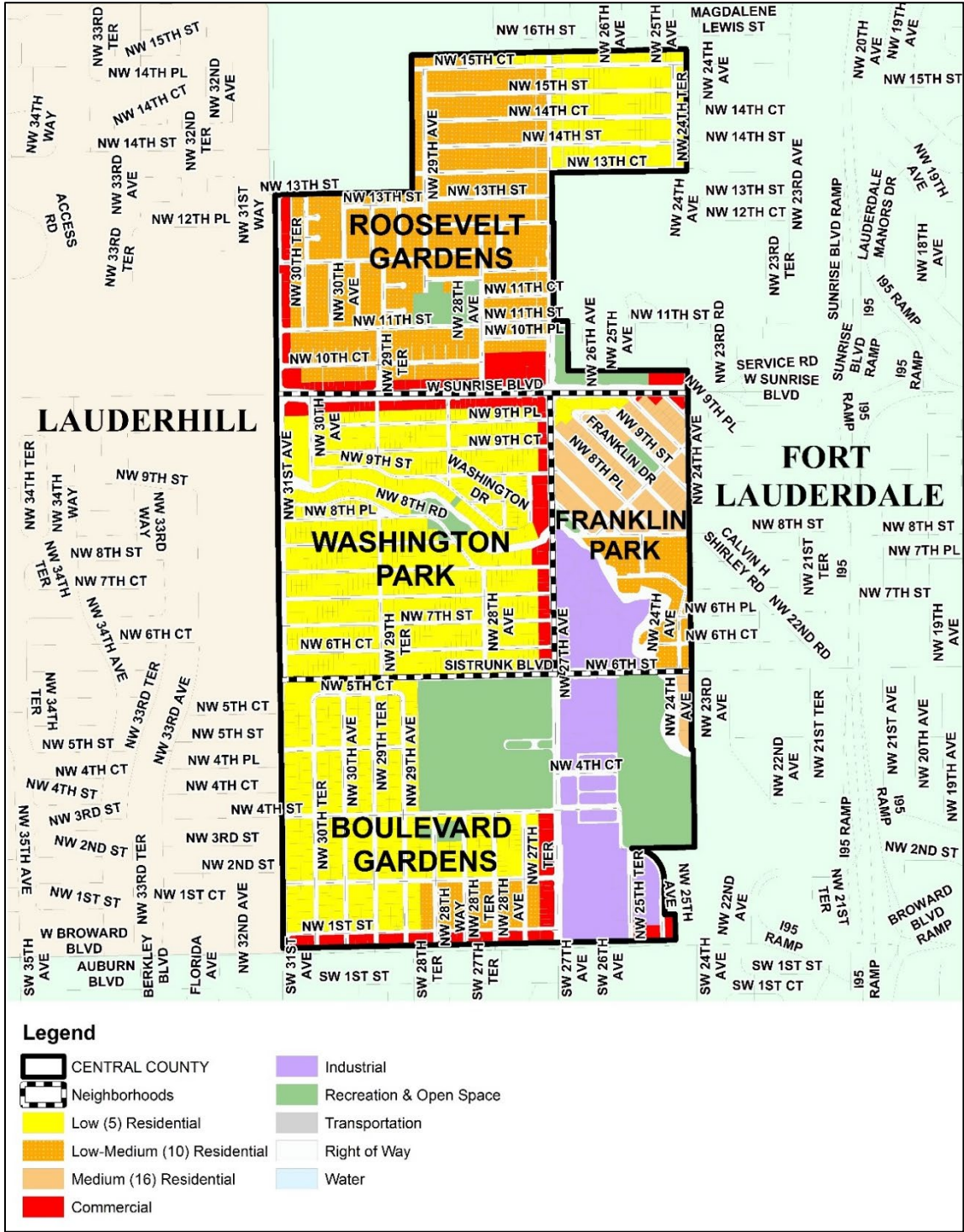


Figure 45: Map – Central County – Future Land Use
 Source: Broward County GIS; Broward County Planning Council

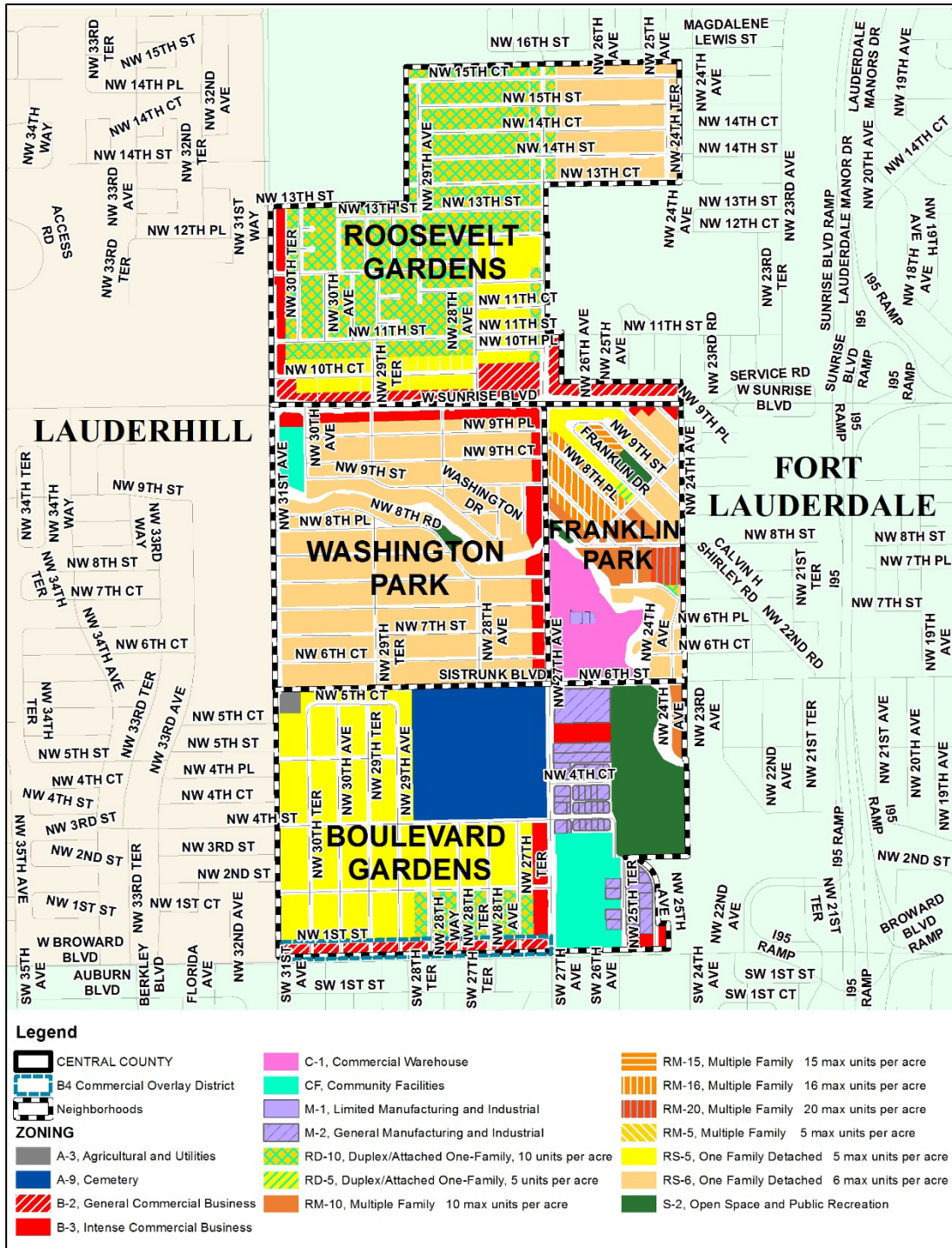


Figure 46: Map – Central County – Zoning
 Source: Broward County GIS; Broward County Planning Council



North County: Hillsboro Pines and Hillsboro Ranches

Location

The BMSD neighborhoods of Hillsboro Pines and Hillsboro Ranches, shown in Figure 37, are located in the northern part of Broward County. These neighborhoods of the Broward Municipal Services District (BMSD) are generally bounded on the north by the Hillsboro Canal, on the east and south by the City of Coconut Creek, and on the west by highway SR 7/US 441. Lyons Road separates the neighborhoods from each other. Adjacent jurisdictions include the City of Coconut Creek on all sides and Palm Beach County to the north, on the opposite side of the Hillsboro Canal. The neighborhoods together total 172 acres.

Geographical and Political Boundaries

U.S. Congressional District: 22

- State Senate District: 29
- State House District: 96
- Broward County Commission District: 3
- Zip Code: 33073
- Voting Precincts: F011, F012, Q044

Community Assets

Surrounded by natural pineland preserves and canals, the Hillsboro Pines and Ranches neighborhoods enjoy many community assets (Figure 38 – Community Assets Map, below).

Parks: The neighborhoods have six (6) County maintained natural pineland areas and a park within a short walk. The natural areas include trails and were purchased with funds from the 1989 Environmentally Sensitive Lands Bond acquisition program to be preserved. The City of Coconut Creek maintains a park on the north side of the Hillsboro Ranches neighborhood. Quiet Waters Park, a County regional facility is located about 2.5 miles southeast of the area. In addition to bike trails, camping and nature hikes, this park is known for its water activities, including a cable skiing in the large lake and a splash park.

Commerce: Hillsboro Boulevard is a commercial corridor within half a mile of both neighborhoods. A small community business area is located along the SR 441/US 7 on the west side of the Hillsboro Pines neighborhood.



Figure 47: Map – North County Neighborhoods Location

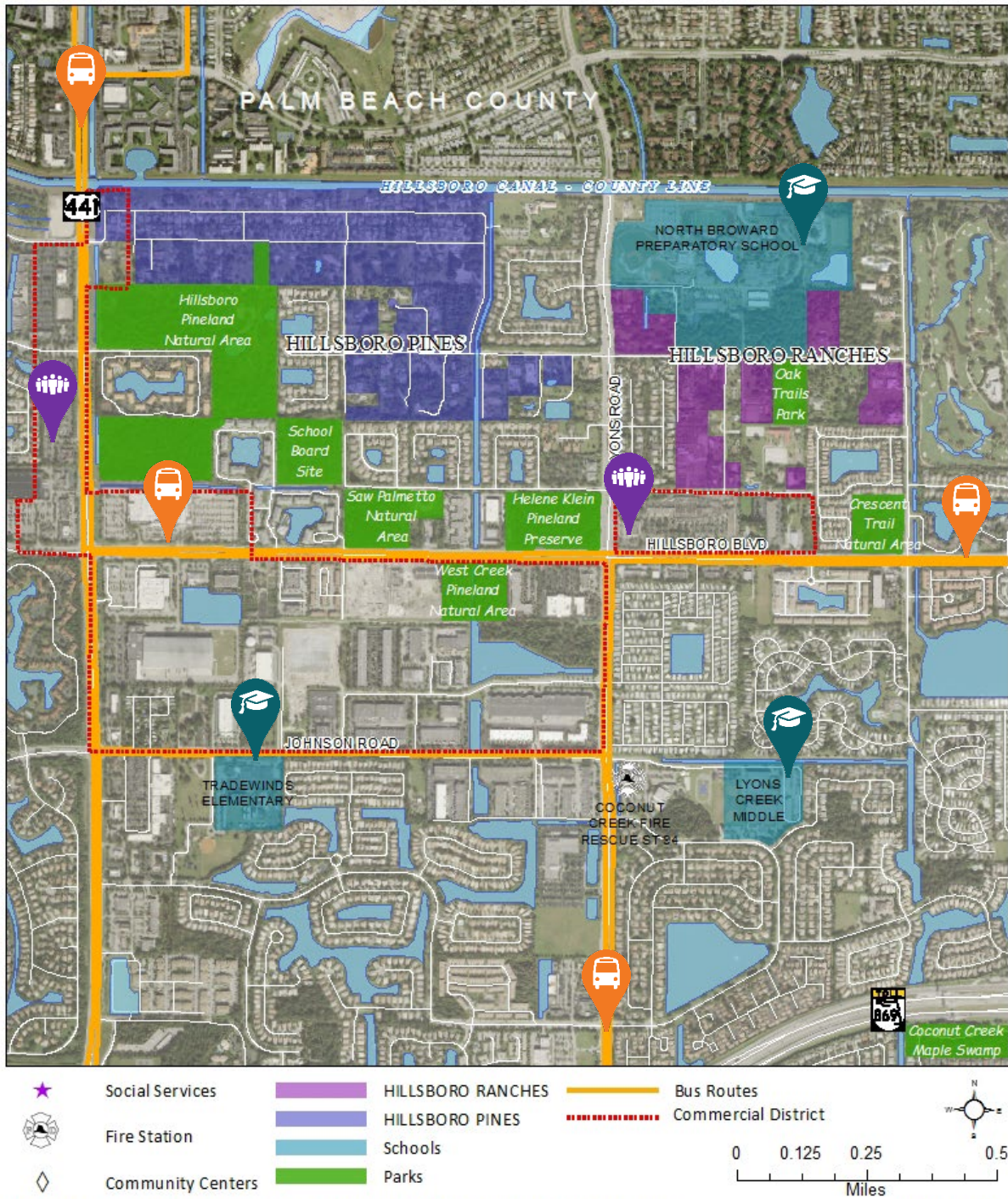
Transportation: The Hillsboro Pines and Ranches neighborhoods benefit from easy access to the regional transportation system, with direct access to SR 7/US 441, Lyons Road, and in close proximity to Hillsboro Boulevard, to the south. Several bus routes are available along the major roadways that surround the community. Streets in Hillsboro Pines were recently resurfaced. Given the low-density character of the residential neighborhoods, the neighborhood preference has been to not have sidewalks.

Social Services: The nearest Broward County Family Success Center is the [Annie L. Weaver Health Center and Family Success Center](#).

Education: Neighborhood children attend Tradewinds Elementary and Lyons Creek Middle School located just south of Hillsboro Blvd. Monarch High School is located south of the area on Wiles Rd. The North Broward Preparatory School, a private facility, is located just north of the Hillsboro Ranches neighborhood.

North County Neighborhoods Character and History

Hillsboro Pines and Hillsboro Ranches are two neighborhoods predominantly composed of single-family, detached residential development. Densities range from large estate residential to smaller lot single-family homes. Land clearing, earthwork, and roadway construction first began in the Hillsboro Pines/Hillsboro Ranches area in the early 1940s. However, the development of homes began in earnest in the early 1970s. By 1980, the land development pattern that predominantly exists today was established. The pineland preserves that surround the neighborhoods were purchased with Park Bond funding in the early 1990s. The Hillsboro Pines neighborhood is relatively compact and made up of a system of connected streets bound by Lyons Road on the east side, US 441 on the west side and the Hillsboro Canal to the north. It is separated from Hillsboro Ranches by Lyons Road. The Hillsboro Ranches neighborhood consists of a collection of disparate local streets. Several parcels in this area have annexed into the City of Coconut Creek, creating pockets of unincorporated streets and parcels in isolated enclaves surrounded by the City.



This map is for conceptual purposes only and should not be used for legal boundary determination

Figure 48: Map – North County Community Assets

North County Residents¹

The total estimated population for Hillsboro Pines and Hillsboro Ranches, combined, is approximately 454 (2011-2015 US Census estimates). North County BMSD population is primarily White (83%) (Figure 39). Black or African-American residents (9.5%) are the next largest race group and 7.5% of the residents represent other races. Only 6% of the North County BMSD residents reported to have Hispanic/Latino background, significantly lower than the representation Countywide of 27% Hispanics. The rest of the local non-Hispanic population (94%) represent a mix of White non-Hispanic (77.3%), Black/African-American non-Hispanic (7.5%), and the remaining 9.5% of non-Hispanics come from other races/ethnic backgrounds. Children make up more than a quarter of the residents (28%) and retirement age population (62+) represent 21%. The percentage of residents within working age (18-61 years) in Hillsboro Pines/Ranches is 51%. Most of North County BMSD adults have at least a high school diploma. 43% of North County adults have a college or professional degree and 57% have high school diplomas and some college.

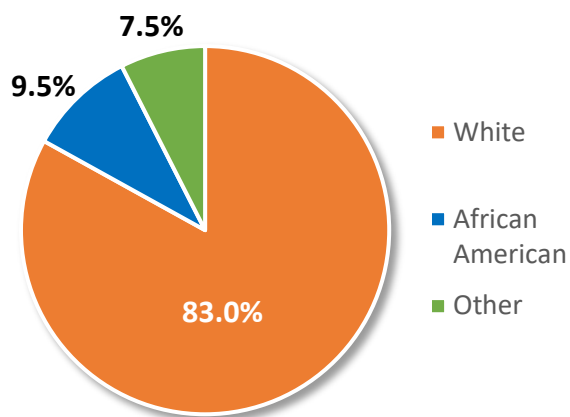


Figure 49: North County – Origin by Race
Source: ACS 5-Year Estimates, 2011-2015; Table B03002

Community Goals

Broward County works with its residents and business owners to establish and update goals that are used to guide actions to resolve community issues. The goals below are organized by BMSD priority areas.

Public workshops were held in June and December of 2017 at the Coconut Creek Community Center for the North County neighborhoods of Hillsboro Pines and Hillsboro Ranches. At the workshops residents reviewed previous and later new goals and policies implemented. Below is a summary of the community recommendations stated as goals that received the highest community support. These goals have been used in the development of new community policies and programs that follow in the next section of the plan. Community goals will continue to be reviewed regularly as Broward County continues to work with residents and business owners on improving and enhancing the quality of life in Hillsboro Pines and Hillsboro Ranches.

¹ For the purposes of this document, data for the two neighborhoods, Hillsboro Pines and Hillsboro Ranches has been consolidated. However, since the neighborhoods are small, more extensive census data is published for Hillsboro Pines than for the Ranches. In some cases, the data provided only applies to Hillsboro Pines.

Managing the BMSD

- Continue to enhance communications between Broward County and the residents to improve program awareness, compliance, and community relations through the presence of a community liaison, among others
- Increase code enforcement
- Coordinate with Solid Waste and Recycling Services to ensure consistency with pick up schedules and services
- Coordinate with the appropriate agencies to remove trees along the canal on NW 48th Avenue

Enhancing a Safe Community

- Address code enforcement issues, including vacant and derelict homes, improper boat parking, overgrown landscaping, and invasive plant species
- Improve emergency response through clear addressing and improved coordination with responders
- Work with Seminole Tribe to improve safety and deter illegal dumping occurring on their property (NW 48th Ave/NW 74th Place)

Promoting Safe Streets

- Improve signage to improve traffic compliance at NW 76th Place/US 441 intersection (entry to the neighborhood)
- Improve drainage along streets to reduce flooding on driveway aprons and yards
- Assist with improving lighting along local streets such as NW 76th Place

Building Healthy and Vibrant Places

- Evaluate maintenance and improvement needs for the Phil Black Memorial Park, owned by the community
- Coordinate vacant property clean-up
- Coordinate canal clean-up along NW 48th Avenue

Investing in Our Community

- Improve Mosquito Control
- Improve sewer service along NW 74th Place
- Evaluate water and sewer service needs for Hillsboro Ranches
- Coordinate issues with infrastructure improvements

GOAL BMSD 5

Broward County will invest in Hillsboro Pines and Hillsboro Ranches to enhance the neighborhoods, manage services, promote safe streets, and build healthy and vibrant places, consistent the neighborhoods' goals.

OBJECTIVE BMSD 5.1 – Managing the BMSD in North County

Community Goals

- ➔ Continue to enhance communications between Broward County and the residents to improve program awareness, compliance, and community relations through the presence of a community liaison, among others
- ➔ Coordinate with Solid Waste and Recycling Services to ensure consistency with pick up schedules and services
- ➔ Assist with coordinating with the appropriate agencies to remove trees along the canal on NW 48th Avenue

POLICY BMSD 5.1.1 Broward County Administration will continue to coordinate services to Hillsboro Pines, Hillsboro Ranches, and other neighborhoods through its BMSD Internal Committee, which includes representatives from County agencies.

POLICY BMSD 5.1.2 By 2019, County staff will update the BMSD web site to provide enhanced information to the community about programs and services.

POLICY BMSD 5.1.3 Broward County will regulate development in Hillsboro Pines and Hillsboro Ranches through the administration of the Comprehensive Plan, Land Development Code, and Zoning Code.

POLICY BMSD 5.1.4 Broward County will provide code enforcement services to Hillsboro Pines and Hillsboro Ranches to ensure compliance with zoning regulations.

POLICY BMSD 5.1.5 Broward County shall continue to work with the Hillsboro Pines and Hillsboro Ranches neighborhoods to seek public input on plans, projects, programs, and activities through the following:

1. Outreach activities related to the development of plans, projects, and programs, including organizing workshops
2. Staff participation at community meetings and improved communication with the community liaison
3. Providing notice of public hearings related to proposed zoning code/map, future land use policies/map, and Land Development Code amendments
4. Distributing information about BMSD programs and services.



BMSD Comp Plan Community Workshops June 2017

POLICY BMSD 5.1.6 Broward County will promote adaptive building design and techniques for existing, new and remodeled structures to improve resilience to higher temperatures, wind, flood, and fire, such as Leadership in Energy and Environmental Design (LEED) Green Building standards, LEED for Neighborhood Development, Low Impact Development strategies, and others that also help to reduce energy consumption.

POLICY BMSD 5.1.7 Broward County will coordinate with solid waste and recycling collection contractors to ensure consistent and reliable services.

POLICY BMSD 5.1.8 Consistent with Policy BMSD 2.1.25, Broward County shall recognize, protect and increase public awareness of significant historical, archaeological and cultural resources in the Hillsboro Pines and Ranches neighborhoods that contribute to the character and singular identity of the County and the neighborhoods.

OBJECTIVE BMSD 5.2 – Enhancing A Safe Community in North County

Community Goals

- ➔ Address code enforcement issues, including vacant and derelict homes, improper boat parking, property maintenance, overgrown landscaping and invasive plant species
- ➔ Improve emergency response through clear addressing and improved coordination with responders
- ➔ Work with Seminole Tribe to improve safety and deter illegal dumping occurring on their property (NW 48th Ave/NW 74th Place)

POLICY BMSD 5.2.1 Broward County will maintain partnerships among Hillsboro Pines and Hillsboro Ranches residents and businesses, law enforcement, and fire rescue to address code enforcement, community safety, emergency management, disaster preparedness, and public safety infrastructure improvements.

POLICY BMSD 5.2.2 Broward County shall continue to safeguard the Hillsboro Pines and Hillsboro Ranches neighborhoods by coordinating the activities of its public safety services, including the following:

1. Code enforcement,
2. Law enforcement, and
3. Fire and emergency response services.

POLICY BMSD 5.2.3 Broward County shall continue to work with the Hillsboro Pines and Hillsboro Ranches neighborhoods on identifying and implementing safety improvements, including improved street lighting and signage, at the NW 76th Place/US 441 intersection.

POLICY BMSD 5.2.4 Broward County will continue to coordinate with the Hillsboro Pines and Hillsboro Ranches property owners, residents, and businesses to improve outreach and awareness efforts, deliver information to the residents about relevant County programs, and address community needs.

POLICY BMSD 5.2.5 Broward County will coordinate with property owners to address safety, illegal dumping, boat parking, property maintenance, and overgrown landscaping, among other code enforcement issues.

POLICY BMSD 5.2.6 Broward County will work with County agencies to ensure the proper response team is dispatched for the Hillsboro Pines and Hillsboro Ranches neighborhoods.

OBJECTIVE BMSD 5.3 – Promoting Safe Streets

Community Goals

➔ Enhance safety along neighborhood streets:

- Improve signage to improve traffic compliance at NW 76th Place/US 441 intersection (entry to the neighborhood)
- Improve drainage along streets to reduce flooding on driveway aprons and yards
- Assist with improving lighting along local streets such as NW 76th Place

POLICY BMSD 5.3.1 Broward County will plan, design, and implement safe streets, including safe routes to school, that accommodate walking, bicycling, transit, and motorized vehicles.

POLICY BMSD 5.3.2 Broward County will continue to work with residents and businesses to identify ways to increase safety and security along the Hillsboro Pines and Hillsboro Ranches streets, including implementing lighting and traffic calming improvements.

POLICY BMSD 5.3.3 Broward County will evaluate drainage improvement needs along streets to reduce flooding on driveway aprons and yards.

OBJECTIVE BMSD 5.4 – Building Healthy and Vibrant Places

Community Goals

- Broward County will continue to invest in Hillsboro Pines and Hillsboro Ranches to improve the quality of life in the neighborhood, including:
 - Evaluate maintenance and improvement needs for the Phil Black Memorial Park, owned by the community
 - Coordinate vacant property clean-up
 - Coordinate canal clean-up along NW 48th Avenue with the appropriate jurisdiction

POLICY BMSD 5.4.1 Evaluate maintenance and improvement needs for the Phil Black Memorial Park and provide recommendations to the community.

POLICY BMSD 5.4.2 Broward County will continue to provide programs that assist children, adults, and families and will expand program outreach and awareness, particularly as it relates to access to health services, employment, and education.

POLICY BMSD 5.4.3 Broward County will continue to provide the Hillsboro Pines and Hillsboro Ranches neighborhoods education and programs that address healthy living, including steps the residents and businesses can take to avoid vector borne illnesses such as the Zika virus and rabies.

OBJECTIVE BMSD 5.5 – Investing in the Hillsboro Pines and Hillsboro Ranches Neighborhoods

Community Goals

- Broward County will continue to invest in Hillsboro Pines and Hillsboro Ranches to improve the quality of life in the neighborhood, including:
 - Improve Mosquito Control
 - Improve sewer service along NW 74th Place
 - Evaluate water and sewer service needs for Hillsboro Ranches
 - Coordinate issues with infrastructure improvements

POLICY BMSD 5.5.1 Broward County will strengthen and diversify the economy of neighborhood commercial areas through the focus of its economic development programs, including its Economic Development Strategy, on job creation and capital investment.

POLICY BMSD 5.5.2 Broward County will work with residents to address issues associated with infrastructure improvements.

POLICY BMSD 5.5.3 Broward County's Parks and Recreation Division will continue to enhance access to open space and recreation opportunities for residents of Hillsboro Pines and Hillsboro Ranches.

POLICY BMSD 5.5.4 Broward County will evaluate water and sewer service needs for Hillsboro Ranches.



Hillsboro Pines Neighborhood Project improvements include stormwater drainage sanitary sewers, lift station and street enhancements.

POLICY BMSD 5.5.5 Broward County will continue to work with the community to ensure the provision of basic services such as access to potable water and sewer service, solid waste pick up and disposal, street repair, mosquito control, and drainage improvements.

More Information about North County — Hillsboro Pines and Hillsboro Ranches Community

Demographics²

The total estimated population for Hillsboro Pines and Hillsboro Ranches, combined, is approximately 454 (2011-2015 US Census estimates). As depicted in Figure 40 below, North County BMSD population is primarily White (83%). Black or African-American residents (9.5%) are the next largest race group and 7.5% of the residents represent other races. Only 6% of the North County BMSD residents reported to have Hispanic/Latino background, significantly lower than the representation Countywide of 27% Hispanics. The rest of the local non-Hispanic population (94%) represent a mix of White non-Hispanic (77.3%), Black/African-American non-Hispanic (7.5%), and remaining 9.5% of non-Hispanics come from other races/ethnic backgrounds. (Note: unless otherwise indicated all demographic graphs and tables are based on 2011-2015 American Community Survey (ACS) (US Census Estimates).

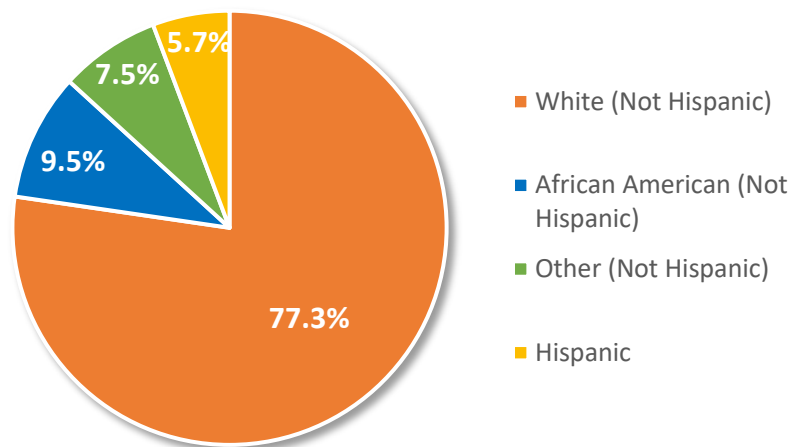


Figure 50: North County – Hispanic/Latino Origin by Race
Source: ACS 5-Year Estimates, 2011-2015; Table B03002

Figure 41 provides an overview of the population by sex in North County BMSD neighborhoods, including Hillsboro Pines and Hillsboro Ranches (BMSD enclave), Broward County, the State of Florida, and the United States. There are fewer males in the community than females 5.5 out of 10 residents are females; 4.5 out of 10 are males. North County neighborhoods has a higher percentage of females than Broward County, the State of Florida, and the United States.

² For the purposes of this document, data for the two neighborhoods in the North County Broward Municipal Services District (BMSD)—Hillsboro Pines and Hillsboro Ranches—have been consolidated. However, since the neighborhoods are small, census demographics are more complete for Hillsboro Pines than for the Ranches, so in some cases the data provided applies only to Hillsboro Pines.

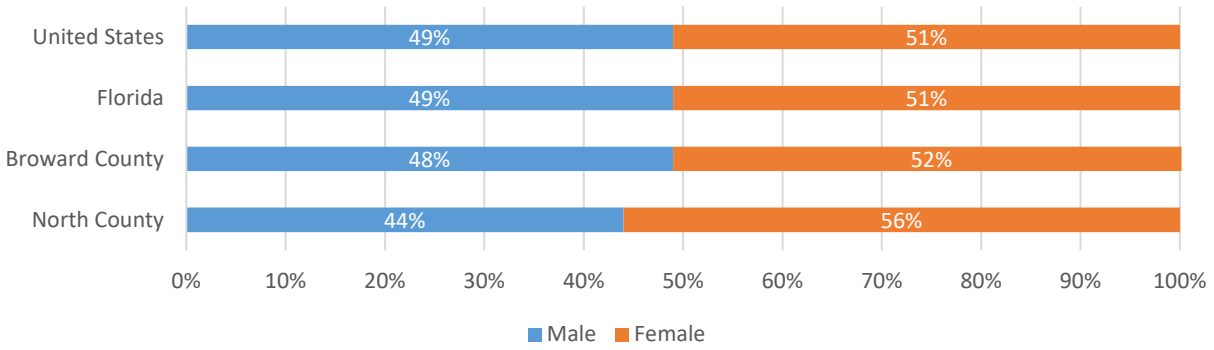


Figure 51: North County – Population by Sex
Source: ACS 5-Year Estimates, 2011-2015; Table B03002

Figure 42 below shows the population pyramid for North County BMSD from the 2010 Decennial Census. The percentage of residents within working age (18-61 years) in the area closely resembles the County at 60%. The larger homes in the area suitable for families contribute to a resident population that is predominantly ages 40-60 or under 20 years of age.

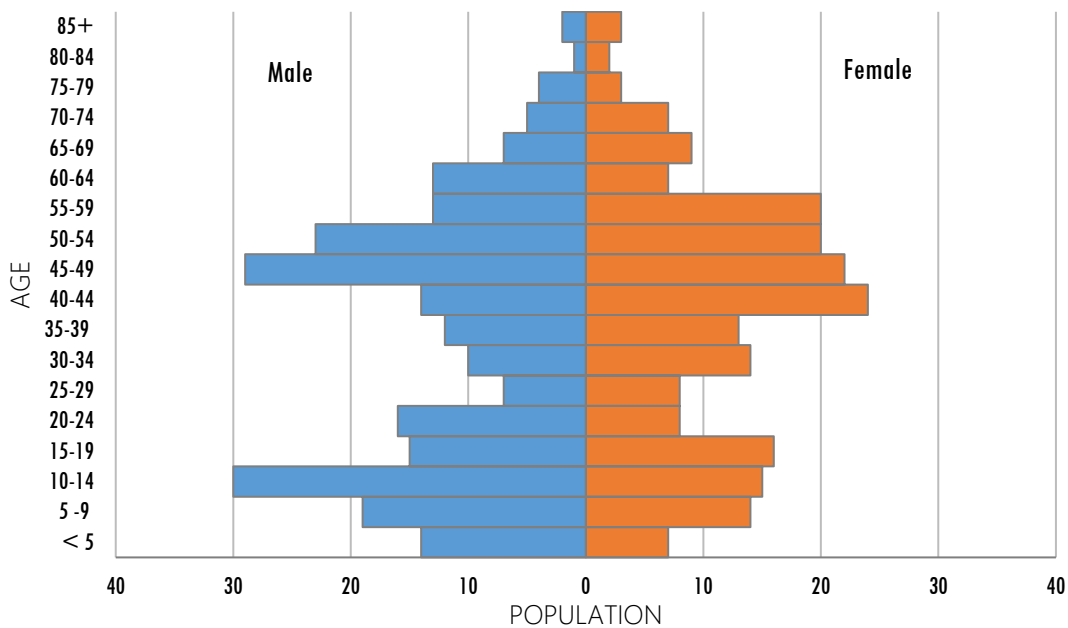


Figure 57: North County – Population by Sex and Age
Source: 2010 Decennial Census Counts; Table QT-P1

Figure 43 below shows that children make up 28% of the residents and retirement age population (62+) represent 21%.

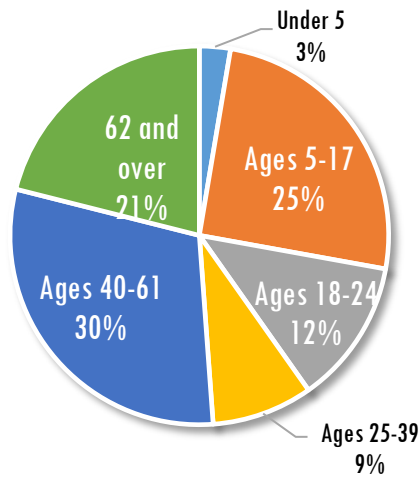


Figure 58: North County – Population by Age Group
Source: ACS 5-Year Estimates, 2011-2015; Table B01001

Figure 44 below provides an overview of the Hillsboro Pines/Ranches socio-economic conditions.



Figure 59: North County – Socio-Economic Data
Source: ACS 5-Year Estimates, 2011-2015; Tables B01003, B19013, S2301, DP04

All adults in North County BMSD have at least a high school degree. Adults with college or professional degrees represent 43% of the local population. Additionally 57% have high school degrees and some college. Figure 45 displays employment by industry. Close to 180 residents of North County BMSD are employed. The most common type of occupation includes services that are not listed in any other category, employing 27% of North County BMSD population that is 16 years old and older. The second most common includes educational and health care services and retail trade, both of which employ eighteen percent (18%) of adults in the area. These are followed by arts, entertainment, recreation, accommodation and food services category (16%). Most of the remaining residents work in professional, scientific, and administrative positions (10%).

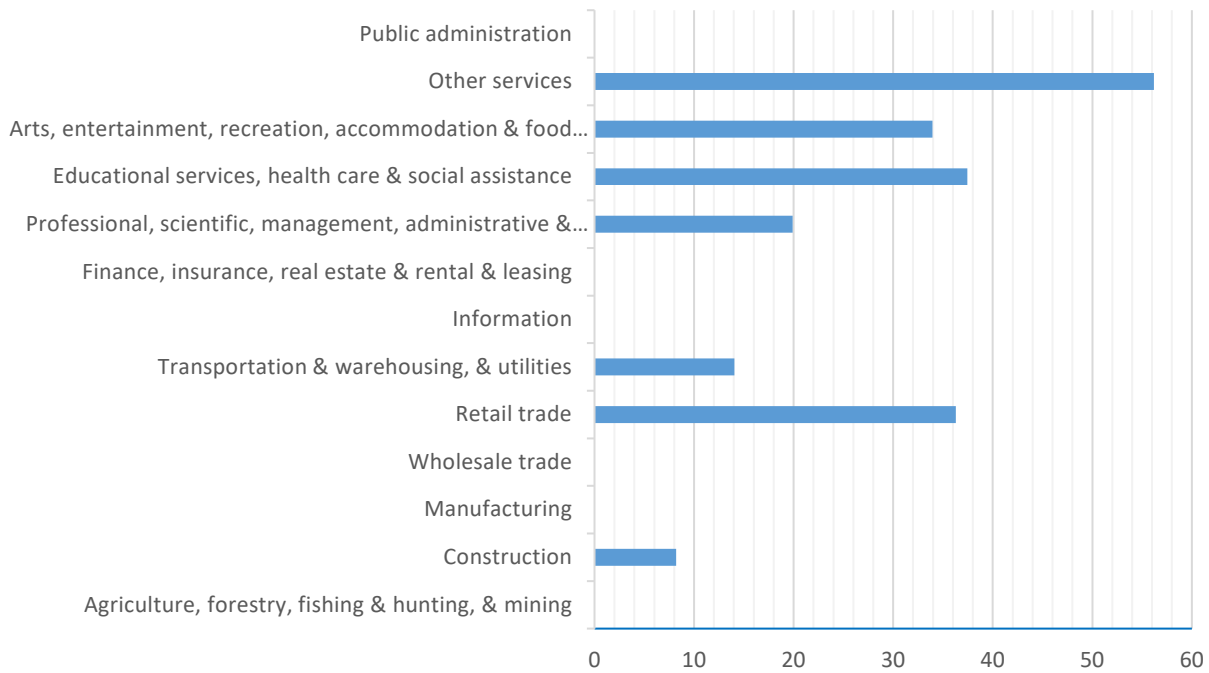


Figure 60: North County – Employment by Industry for Residents 16 Years and Over
Source: ACS 5-Year Estimates, 2011-2015; Table C24030

Managing North County Neighborhoods

Broward County government implements programs and services in the BMSD to help strengthen neighborhoods in the community for today and for the future.

Land Use, Zoning, Building Regulations and Permitting

Each property within a BMSD neighborhood has future land use and zoning designations that dictate types of uses and buildings allowed. This section also reviews the development permitting process, including platting, site plan review, and building permit laws, as well as professional licensing and registration requirements.

Existing Land Use Activities

The neighborhoods in the North County BMSD are mostly developed and primarily low density residential. Fronting on the SR7 /US 441 corridor is a small area of commercial properties. Figure 46 identifies the percentage of each existing land use. Agricultural use includes landscaping nurseries. Hillsboro Pines is 138 acres in size. Hillsboro Ranches is currently a grouping of noncontinuous parcels, since many of the properties have annexed into the City of Coconut Creek. The BMSD parcels currently add up to approximately 34 acres.

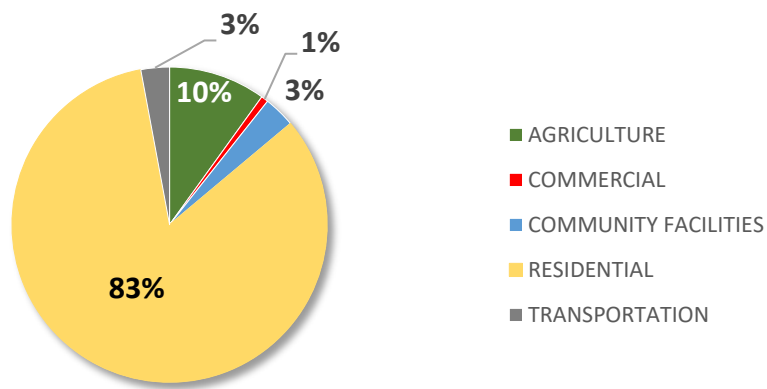


Figure 61: North County – Existing Land Use Percentages

Note: ROW designations included as Transportation

Source: Broward County GIS; Broward County Planning Council, Broward County Property Appraiser; 2017

Hillsboro Pines and Hillsboro Ranches – Future Land Use

Figure 47 displays the [Future Land Use Map](#) for Hillsboro Pines and Hillsboro Ranches in the North County BMSD, which is part of the Broward County [Comprehensive Plan Map Series](#). Adopted residential densities range between Estate Residential (1 DU/Ac) (depicted in light orange) and Low-Medium Residential (10 DU/Ac) (depicted in orange). Commercial uses are allowed along the east side of SR 7/US 441 corridor (depicted in red on the map). Community facilities are depicted in teal blue, including schools. The green is for open space and recreation. The agricultural uses in the area have residential future land use designations.

For proposed future land use amendments or rezonings within the BMSD, Broward County analyzes availability of public facilities and services, site suitability, compatibility with surrounding uses, transportation infrastructure, affordable housing, and potential impact on natural resources (see criteria under Objective BMSD 1.2 of the BMSD Future Land Use). The [Planning and Development Management Division \(PDMD\)](#) coordinates the amendment process with property owners.

Future planning may consider how properties can redevelop after storm or fire damage, particularly if the properties have been the subject of repeated damage for environmental hazards, such as flooding. New development trends in the area or new transportation technology or services may also create opportunities for redevelopment. In each case, the County will continue to analyze the proposed uses and ensure compatibility with existing development to ensure that the new uses, if adopted, will contribute to the needs of the local community and enhance the livability of the BMSD neighborhood.

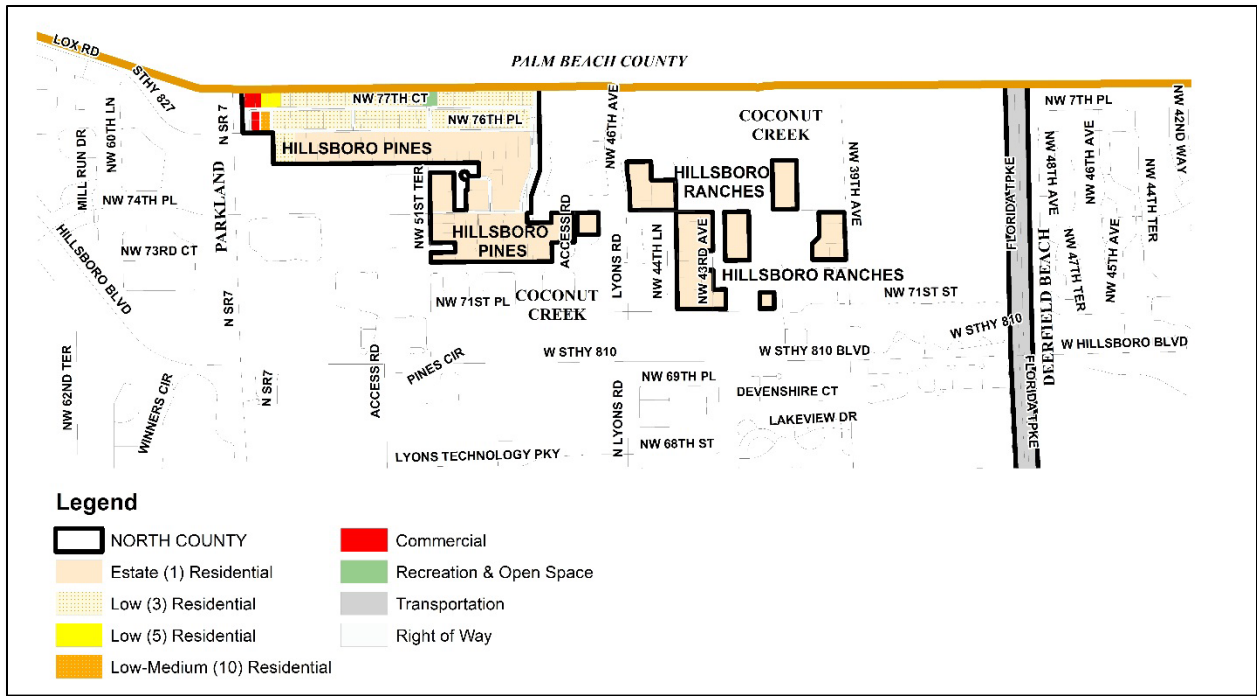


Figure 62: Map – North County – Future Land Use
 Source: Broward County GIS; Broward County Planning Council

Hillsboro Pines and Hillsboro Ranches – Zoning

Figure 48 displays the [Zoning Map](#) for the North County BMSD neighborhoods. The Zoning map is maintained by the PDMD which must be used for specific zoning district determinations

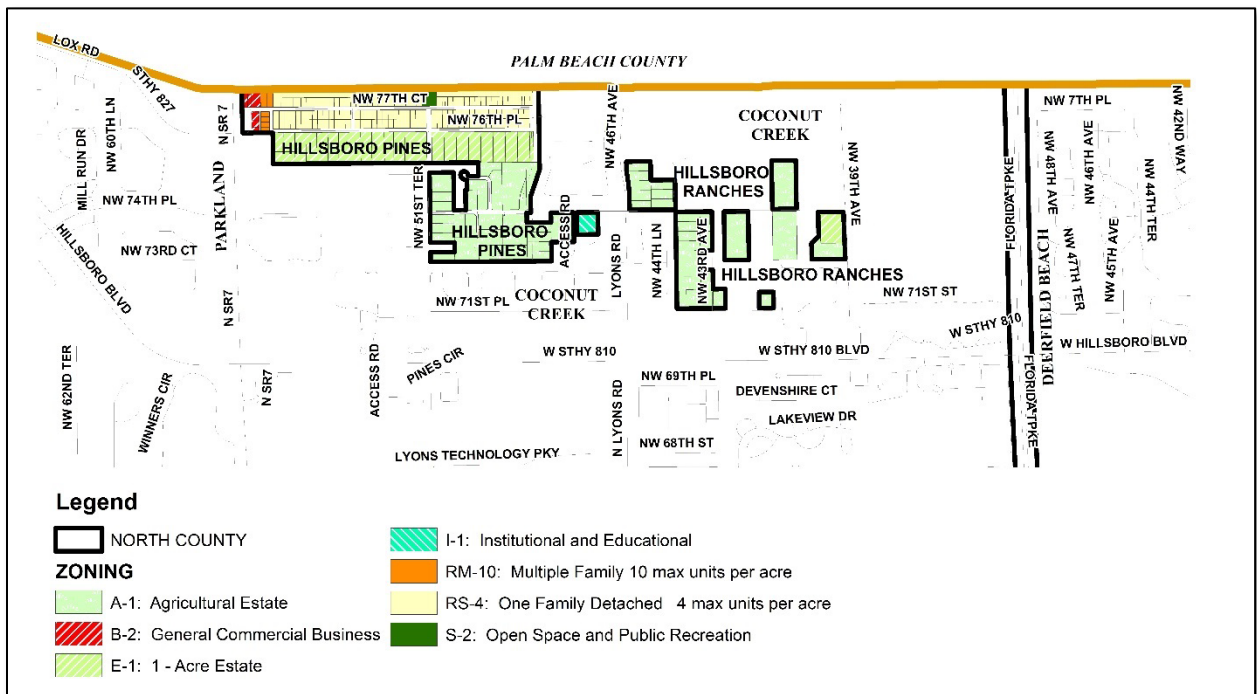


Figure 63: Map – North County – Zoning
 Source: Broward County GIS; Broward County Planning Council

and interpretations. The Zoning Code is available on the Municode website under Broward County Code of Ordinances [Chapter 39 – Zoning](#).

North County – Permitting

New development, redevelopment and major property changes require permits. Most projects require a full or minor site plan review before the application for building permits. Prior to submittal of an application for site plan review, the applicant should request a pre-application conference to discuss process-related items, such as filing requirements, fees, plat restrictions, and notice and sign posting procedures. Many of the permitting processes are available online through the County's ePermits website.

Building permits include electrical, plumbing, mechanical, roofing, and structural work. Most construction and renovation work requires one or more types of building permits. Examples of projects that require permits include the construction of houses and commercial buildings, as well as the installation of driveways, fences, concrete patios, sheds, and lawn sprinkler systems.

Many commercial and industrial activities and occupations may require specialized permits, such as tree removal and tree trimming, movers, kosher food sale, chauffeurs, and towing. Permits A-Z provides a list of activities and related permits required.

North County Housing

Houses in the North County neighborhoods were built between 1950 and 2009, the majority of which were constructed between 1970 and 1989. A significant number are single-family detached. However, there are also duplex units. The recent "Great Recession" caused a decrease in property values and some disinvestment manifested in lower maintenance in some pockets. However, in general, the area has been well maintained with some cases where code enforcement issues have been a concern. The regional economy is slowly rebounding, along with property values and an increased focus on property upkeep.

Housing Stock, Types and Housing Tenure

Most of the 184 dwelling units are single-family detached units (Hillsboro Pines and Ranches, combined). North County has a larger percentage of single-family dwelling units (95%) compared to all of Broward County (41%). North County neighborhoods also have a much lower percentage of multi-family, mainly duplexes (5%), and no mobile home units (see Figure 49). Hillsboro Pines is a Census Designated Place (CDP) for which census data is collected; however, due to its limited size, in terms of number of residential units, there is no American Community Survey (ACS) (US Census) data for Hillsboro Ranches. However, the "Housing Types" chart, below, was created using Broward County Property Appraisers (BCPA) data for Hillsboro Ranches and ACS 5-year estimates for Hillsboro Pines, which includes the duplexes.

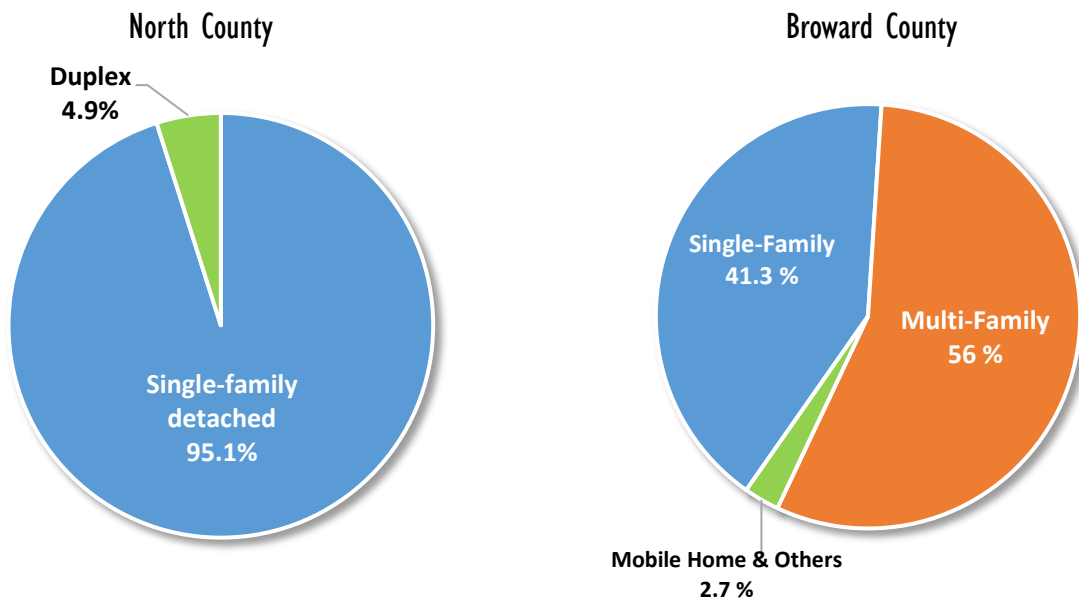


Figure 65: North County – Housing by Type
 Source: ACS 5-Year Estimates, 2011-2015 (Hillsboro Pines CDP); Table DP04; BCPA 2017 for Hillsboro Ranches

North County neighborhoods also have a significantly higher percentage of owner-occupied homes compared to Broward County, as depicted in Figure 50 below. In 2015, it is estimated that none of the housing units were vacant, which is related to the high percentage of large, single-family homes in the area. 77% of Hillsboro Pines homes are owner-occupied.

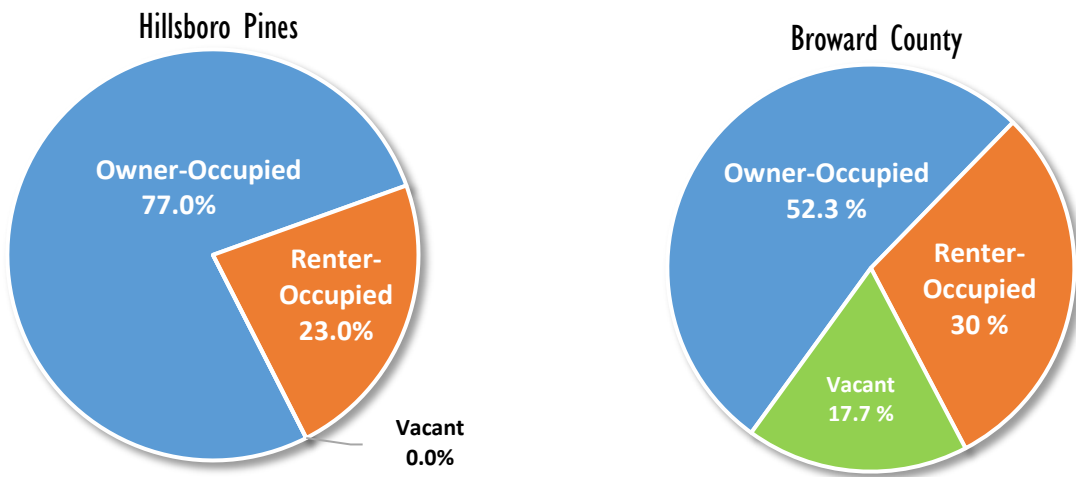


Figure 64: North County – Housing by Tenure
 Source: ACS 5-Year Estimates, 2011-2015; Table DP04



BROWARD
COUNTY
F L O R I D A
MUNICIPAL SERVICES DISTRICT



Broward Municipal Services District
Enclaves and County-Owned Facilities



Broward.org/MunicipalServicesDistrict

BMSD Enclaves And County-Owned Facilities

Location

Previous sections address the BMSD neighborhoods. However, there are other properties within the BMSD that are not part of a BMSD neighborhood and are categorized for the purposes of this section as enclaves and County-owned facilities. The BMSD enclaves generally consist of individual or small groups of parcels of land that are surrounded by property within a local municipality. The enclaves are too small to be considered a neighborhood and vary in size and ownership. Some enclave parcels are owned by the County, but leased to private entities. However, County-owned facilities within the BMSD are not considered enclaves.

Broward County provides basic services to this group of properties and in some cases coordinates with other providers to ensure the provision of services. BMSD enclaves and County-owned facilities and the applicable future land use designations appear on the County's BMSD Map Series. They include the following locations:

1. Privately owned lands near Parkland in the area known as the Wedge, which was incorporated into Broward County from Palm Beach County in 2007. (See Map BMSD 2 – FLU Sheet 1)
2. Private and publicly owned lands in the Monarch Hill area that include the landfill near Coconut Creek. (See Map BMSD 2 – FLU Sheet 2)
3. Residential lots in the City of Sunrise area, south of SR 84, between I-75 South and Weston Road. (See Map BMSD 2 – FLU Sheet 5)
4. Public lands in the southwestern part of the urban area that include the Broward County Landfill and an industrial property north of Sheridan Street. (See Map BMSD 2 – FLU Sheet 10)
5. County-owned facilities such as the Fort Lauderdale-Hollywood International Airport and surrounding properties (see Map BMSD 2 – Sheet 8) and the Ash Monofill Landfill area (see Map BMSD 2 – FLU Sheet 7).
6. Privately owned lands near the City of Hollywood and Town of Davie, surrounded by Seminole Tribal Lands, that include several houses of worship. (See Map BMSD 2 – Sheet 9)
7. Right-of-way along major County and State Roads. (See Map BMSD 2 – Sheets 1, 2, 3, 5, 6, 9)

Table 1: BMSD Enclaves – Utility and Service Providers

Utility/Service	Provider	Contact Information
Electricity	Florida Power & Light (FPL)	Customer Service: 954-797-5000 Report Outage or Damages Power Lines: 1-800-4-OUTAGE 1-800-468-8243 https://www.fpl.com/account/report-outage.html
Potable Water and Sanitary Sewer Services <ul style="list-style-type: none"> Fort Lauderdale-Hollywood International Airport Monarch Hill area 	Broward County Water and Wastewater Services	954-831-0704 Payments: 2555 West Copans Road in Pompano Beach or at the Sopher Center Building at 4000 North State Road 7, Suite 101, Lauderdale Lakes. For other locations see: https://www.broward.org/WaterServices/CustomerService/Pages/PaymentLocations.aspx
<ul style="list-style-type: none"> Parkland area: <ul style="list-style-type: none"> Northwest Wedge area 	North Springs Improvement District	954-752-0400 Payments: by mail at North Springs Improvement District, 9700 N.W. 52nd Street, Coral Springs, FL 33076 Online at: http://nsidfl.gov/online-bill-pay.php and: https://nsidfl.gov/
<ul style="list-style-type: none"> Hendrix Agriculture 	Well and septic	
<ul style="list-style-type: none"> Northeast Wedge area 	Parkland Utilities Inc.	954-753-7906 8001 Parkside Drive, Parkland, FL 33067
<ul style="list-style-type: none"> Broward County Landfill 	Well and septic	No service
<ul style="list-style-type: none"> Southwest Broward industrial enclave near the landfill 	City of Pembroke Pines Utilities	954-518-9000 601 City Center Way, Pembroke Pines, FL 33025 https://www.ppines.com/472/Customer-Service
Solid Waste <ul style="list-style-type: none"> - Garbage - Bulk waste - Recycling - Yard waste 	Waste Pro (Service provided through contract with Broward County)	Waste Pro: 954-967-4200 Broward County Customer Service: 954-765-4999
Major Roadways Streetlights	Broward County Traffic Engineering Division	954-847-2713
Residential Street Lighting Program	Florida Power & Light (FPL)	Program: https://www.fpl.com/partner/pdf/streetlight-brochure.pdf Rates: https://www.fpl.com/partner/pdf/premium-lighting-brochure.pdf
Phone, Cellular Cable Television Satellite Television Internet	Numerous companies provide phone, television, and internet services.	N/A



Broward Municipal Services District Programs and Services



BMSD Community Resources: Programs And Services

The Broward Municipal Services District (BMSD) Plan contains a listing of programs and services that Broward County provides, particularly to BMSD residents and businesses. The programs and services are organized by topic area:

- ➔ Managing the BMSD
- ➔ Enhancing a Safe Community
- ➔ Promoting Safe Streets
- ➔ Building Healthy and Vibrant Places
- ➔ Investing in Our Community

Websites have been linked to information provided throughout the document which promotes more direct access to information, which is updated regularly.

Managing the BMSD

Broward County implements programs and services in the BMSD to help strengthen neighborhoods in the community for today and for the future.

Affordable Housing

Affordable housing differs from market rate housing primarily in two ways: income of the residents and financing. The American Community Survey (US Census) indicates that the median household income in Broward County is \$51,968. The median household income for the County and BMSD communities are shown in Table 2, below.

Table 2: Median Household Income by BMSD Community

Community	Median Income	Percentage relative County Median
Broward County, Florida	\$51,968	
Broadview Park	\$44,850	86%
<u>Central County</u>		
Boulevard Gardens	\$44,145	85%
Franklin Park	\$21,574	42%
Roosevelt Gardens	\$38,611	74%
Washington Park	\$41,058	79%
Hillsboro Pines	\$80,300	155%

Source: 2011-2015 American Community Survey 5-Year Estimates

The individual recipients of affordable housing programs funds must be income eligible according to their own household income. Income eligibility is defined in terms of area median income, adjusted for family size as follows:

- Extremely low income: At or below 30% of area median income (AMI)
- Very low income: At or below 50% of AMI
- Low income describes: At or below 80% of AMI
- Moderate income: At or below 120% of AMI.

The [Broward County Housing Finance and Community Redevelopment Division](#) and the [Housing Finance Authority of Broward County](#) administer a variety of State and federal programs to deliver affordable housing. These include the following:

- State Housing Initiatives Partnership Program
- Community Development Block Grant Program
- Mortgage Credit Certificate Program
- Purchase Assistance Program
- Home Repair Assistance Program
- Water Sewer Connection Program
- Barrier Free/Special Housing Needs Program
- Multifamily Affordable Rental Locator Service
- Affordable Communities Program.

Broward County Housing Assistance Programs

The following are programs in Broward County that are available for qualifying BMSD residents.

State Housing Initiative Partnership: The [State Housing Initiative Partnership \(SHIP\)](#) funds support programs for Disaster Relief, Foreclosure Prevention, Water/Sewer Connection Assistance, Minor Home Repair, Special Needs/Barrier Free Housing and Down Payment/Closing Costs Assistance. Access to the program requires that each jurisdiction have a Local Housing Assistance Plan (LHAP) that provides strategies to meet the affordable housing needs of their community.

Community Development Block Grant: The [Community Development Block Grant \(CDBG\)](#), the [Home Investment Partnerships Program \(HOME\)](#), and [Emergency Solutions Grant \(ESG\)](#) provide funding support towards Single Family Housing Rehabilitation, Residential Redevelopment, Beautification and Minor Home Repair, Water/Sewer Connection and Consultant Service, Down Payment/Closing Costs Assistance, New Construction of single-family homes, Special Needs/Barrier Free Housing, and Foreclosure Prevention.

Mortgage Credit Certificate Program: Mortgage Credit Certificates (MCC) were authorized by Congress in 1984. Under the [MCC Program](#), Florida Housing Finance Corporation (FHFC) issues MCCs to eligible borrowers who obtain mortgage loans from lenders who have executed a Lender Participation Agreement with FHFC in connection with the purchase of a home. An MCC is a nonrefundable federal income tax credit and, in effect, creates additional income for the borrower to use in making mortgage payments. The FHFC offers an MCC with a 50% tax credit amount. Homeowners with the credit are allowed to use 50% of the annual mortgage interest (up to a maximum of \$2,000) as a direct federal tax credit.

Purchase Assistance Program and First Time Homebuyers Program: The [Purchase Assistance Program](#) provides eligible residents with low and very low incomes with a deferred payment loan. The deferred payment is applied towards the down payment for the purchase of eligible owner-occupied affordable housing. Purchase assistance for first-time homebuyers is also available through the Home Buyer Program.

Home Repair Assistance Program: The [Home Repair Assistance Program](#) provides current eligible homeowners with home repair loans that may be forgiven after ten years. The maximum loan amount is \$40,000. Eligible households must have incomes less than 80% of the Area Median Income, adjusted by family size. Home repair funds must be secured with a junior note and mortgage on the property. Interest is not charged as long as the borrower continues to own, occupy, and maintain the home. Repairs are limited to roof repair or replacement, window or door replacement, insulation, and hurricane/storm shutters.

Water/Sewer Connection Program: The [Water/Sewer Connection Program](#) provides grants to eligible homeowners to offset the cost of connecting to public water supply and sewer systems. For further information contact the [Central County Neighborhood Improvement Project](#).

Barrier Free/Special Needs Housing Program: The [Barrier Free/Special Needs Housing Program](#) provides income eligible senior (62 years or older) and/or disabled Broward County residents with deferred payment loans for housing modifications and barrier removal. Eligible projects include improving accessibility and health and safety repairs that allow residents to maintain independence. The program depends on available funding.

Multi-Family Affordable Rental Locator Service: A free one-stop search web-based [Affordable Rental Locator](#) provides detailed information on affordable units, amenities, accessible features, and rents.

Subsidized Rental Housing: Subsidized rental housing includes Affordable Communities, Multi-family Communities, and Housing Choice Vouchers. Subsidies are funded by the federal Department of Housing and Urban Development and administered by the [Broward County Housing Authority](#). Rent is below the cost of comparable market rate rentals. Occupants must be income eligible. Applicants and tenants must meet certain requirements, including reporting of annual income of family members, among others. Applicants must agree to pay the rent required by the program.

Affordable Communities: The [Broward County Housing Authority](#) is contracted as the management agent for the HUD-subsidized [Affordable Communities](#). None of these properties are located within BMSD neighborhoods at this time; however, all income eligible households may apply for residence. Tenants pay 30% of their income towards their rent. The HUD subsidy makes it financially feasible for the property owners to participate in the program. There is a waiting list to live in a HUD-subsidized rental unit. Prospective eligible tenants may only be placed on the waiting list for the property where they would like to live when the waiting list for that property is open. All affordable communities accept applications on-site.

Housing Choice Vouchers: The [Housing Choice Voucher Program](#), formerly known as Section 8, provides rental assistance to low income families who secure housing in the private rental market. The federally funded program offers rent subsidies in the form of vouchers to eligible families. The participating family pays a portion of their income toward rent and the remainder is paid by HUD. There is a limited number of Housing Choice Vouchers; therefore interested families must get placed on a waiting list. A random lottery is used to select applicants on the waiting list. When the list is opened for applicants, notice is provided in the local newspapers and on the Broward County Housing Authority website.

Enhancing A Safe Community

Community safety is a partnership among residents, law enforcement, fire rescue and local government. Priorities include code enforcement and drug education activities, as well as public safety infrastructure improvements.

Code Enforcement

In the past, one of the primary issues identified by the BMSD residents has been improving code compliance and enforcement. The County's code enforcement section provides quarterly reports on code compliance and enforcement services for the BMSD. [Code Enforcement Quarterly Reports](#) can be found online.

Typical code enforcement activities in the BMSD address the following types of issues:

- Community standards inspections
- Enforcement cases
- Building maintenance violations
- Citing properties for unkempt landscaping
- Zoning violations
- Properties identified with open-air storage
- Improper vehicle parking violations
- Violations issued due to citizen complaints received

Code enforcement works with property owners and other County agencies to help ensure the quick removal of unsightly and unsafe public nuisances. Below are before and after images in the Broadview Park neighborhood that occurred as a result of code enforcement efforts in 2016. Over 700 cases were opened and an overall compliance rate of 87% was achieved in the Broadview Park community. Recent information about code enforcement efforts can be found in the [Quarterly Reports](#) and the [BMSD Semi-Annual Report](#).



Before (top) and after (below) images of code enforcement activities in Broadview Park (2016).

A combined list of community-identified code enforcement goals to reduce the occurrence of common code violations is listed below:

- Junk vehicle storage
- Overgrown vegetation, particularly of invasive species
- Performing major auto repair in residential areas
- Prohibited commercial vehicle parking in residential areas
- Storage of junk, trash, and debris
- Parking or vehicle storage on unpaved surfaces
- Operating a home office without a Certificate of Use
- Outdoor storage of prohibited items
- Use of single-family residence as a rooming house or multi-family dwelling
- Residential swimming pool not completely enclosed by a fence or screen
- Boats parked in front yards

Code enforcement is regulated through the enforcement of Chapter 39, Broward County Code of Ordinances. In particular, the following Articles address particular issues related to the community's goals:

- Article V - Littering and Illegal Dumping
- Article VI - Illegal Signs
- Article IX½ - Landlord Registration and Residential Rental Property Inspections Program
- Article X - Property Maintenance, Junk, or Abandoned Vehicles
- Article X½ - Abandoned/Vacant Property Registration and Certification Program

Illegal dumping in progress may be reported to Broward Sheriff's Office at 954-493-TIPS. An existing illegal dumping site may be reported to the code violation report line at 954-357-9700.

Public Safety and Emergency Response

Fire Rescue and Emergency Response: The Broward Sheriff's Office Department of Fire Rescue assumed all operational and administrative responsibilities for fire rescue and emergency response in 2003. These responsibilities were previously handled by the Board of County Commissioners. Each of the BMSD communities is served by a fire station located within the community or within a very close distance. In addition to emergency services, the Department of Fire Rescue's operations include arson investigation, fire safety inspections, fire code enforcement, and public education services.

Hurricane Shelters and Emergency Preparedness: Broward County is susceptible to hurricanes. In 2017, Broward County was brushed by an edge of Hurricane Irma, which had a greater impact along the west coast of Florida. Previously, the last hurricane to strike South Florida was Hurricane Wilma in 2005. All residents should be prepared to care for themselves for a few days in the absence of basic services such as water, gas, electricity, phone service, and medical care. They should also be prepared with sufficient basic supplies of necessities such as potable water, medicines, groceries, and flash lights. Broward County maintains a [Hurricane Preparedness Guide](#) that recommends what residents need to do before, during, and after the storm.

The BMSD communities are not located within a mandatory [Hurricane Evacuation Zone](#). However, after a hurricane or other emergency, residents may experience prolonged power and phone outages, or have difficulty seeking assistance due to disabilities. Mobile home community residents are encouraged to seek shelter in the event of a hurricane. Individuals who are at risk due to disability, frailty, or health issues, regardless of age, who elect to stay at home in the event of a hurricane or other emergency may be placed on the [Vulnerable Population Registry](#). The Registry helps emergency responders plan for recoveries from hurricanes and other emergencies. However, the registry does not automatically register you for a special needs shelter or evacuation transportation. For additional sheltering and transportation information, visit the [Residents at Risk](#) pages online. Pre-registration is encouraged.

Evacuation transportation services to and from your pre-planned shelter destination, including transfer assistance, are available, through either [emergency BCT fixed route service or Paratransit \(TOPS\)](#). All BCT buses are wheelchair accessible and online bus route timetables are provided in text-based format for the visually impaired. Paratransit (TOPS) buses are available for individuals with physical, cognitive, emotional, visual, or other disabilities which prevent them from using BCT's fixed route service. Pre-registration for [Paratransit \(TOPS\)](#) is strongly encouraged, if you think you may need this service. You are not obligated to take advantage of either service if your plans change.

Public Safety: Community safety is a paramount concern when individuals and families make decisions about where to live, work, and recreate. Community safety is coordinated through law enforcement, code enforcement, and fire and emergency response activities and programs.

The [Broward Sheriff's Office \(BSO\)](#) provides public safety services, including law enforcement, fire rescue, detention, regional communications, and 911. The BSO also provides community services and programs including drug court, in-custody behavioral services, and juvenile assessment. The [Crime Mapping](#) web-based tool developed by BSO helps citizens report and combat crime. It displays up to three months of crime data.

Animal Care: The [Broward County Animal Care and Adoption Division](#) operates an Animal Care and Adoption Center located southwest of the Fort Lauderdale-Hollywood International Airport on Airport Perimeter Road. The Center houses lost and surrendered dogs and cats that are available for adoption or retrieval by their owners. The Center is required to hold lost pets without identification for three days. Lost pets with identification are required to be held at the Center for five days. The Center also offers rabies vaccination clinics and sterilization programs and enforces Broward County and State of Florida Animal Care ordinances and regulations.

Promoting Safe Streets

Comprehensive community planning includes safe streets designed with vehicles, bicycles and pedestrians in mind.

Mobility, Access and Safety

Both Broadview Park and the Central County Community are centrally located and well served by the existing local and regional roadway networks, as well as in close proximity (2-6 miles) to downtown Fort Lauderdale, the Fort Lauderdale-Hollywood International airport, and Port Everglades. Hillsboro Pines and Ranches, located in the north part of Broward County, are adjacent to Palm Beach County to the north. These neighborhoods are also well connected to local and regional networks, but approximately 16-20 miles away from Fort Lauderdale, the international airport, and the seaport.

Public Transit, Bus and Rail Service

Access to public transit is an integral part of the transportation system. Broward County Transit's bus system provides service to the community along surrounding arterials. Greyhound Bus, Amtrak, and Tri-Rail commuter rail service are located within a five-mile radius from Broadview Park and Central County.

Multiple [Broward County Transit](#) routes directly serve Broadview Park (Routes 9, 18, 30, and 441 Breeze) and Central County (Routes 9, 22, 36, 40, 81, and 441 Breeze is nearby) as shown in Figures 51, 52, and 53. Headways range from 15 minutes to 40 minutes. The routes traverse major corridors such as SR

7/US 441, Davie Boulevard/Peters Road, Broward and Sunrise Boulevards, and SR 84. Central County is within ½ - 1 mile from the Broward Boulevard Tri-Rail Station. Connections are provided to the Lauderhill Mall Bus Transfer Facility, West Regional Terminal, and the Central Terminal in downtown Fort Lauderdale. From these facilities, connecting routes are available to popular destinations throughout the County. North County routes in proximity to the BMSD neighborhoods of Hillsboro Pines and Hillsboro Ranches run along corridors to the south and west, including routes 14, 19, 31 and 48. Route 19 connects to Palm Tran via a transfer station on US7/SR 441 in Palm Beach County, just north of Hillsboro Pines.

The [Fort Lauderdale Greyhound Bus Station](#), [Amtrak/Tri-Rail Fort Lauderdale Station](#), and [Tri-Rail Griffin Road Station](#) are less than 5 miles east of the neighborhood. Tri-Rail is a tri-county train with commuter train, with service in Palm Beach, Broward, and Miami-Dade counties. The northern-most station is Magnolia Park, just north of West Palm Beach, and the southern-most stop is the Miami Airport. The [Brightline](#), an express, limited stop rail service, completed Phase I construction in early 2018 (Miami, Fort Lauderdale, and West Palm). Phase II construction to connect to Orlando is expected to be completed by 2019.

The Fort Lauderdale [Sun Trolley](#) is a free neighborhood link with a route that connects downtown with the Swap Shop on West Sunrise Boulevard between 8:15 am and 2:30 pm.

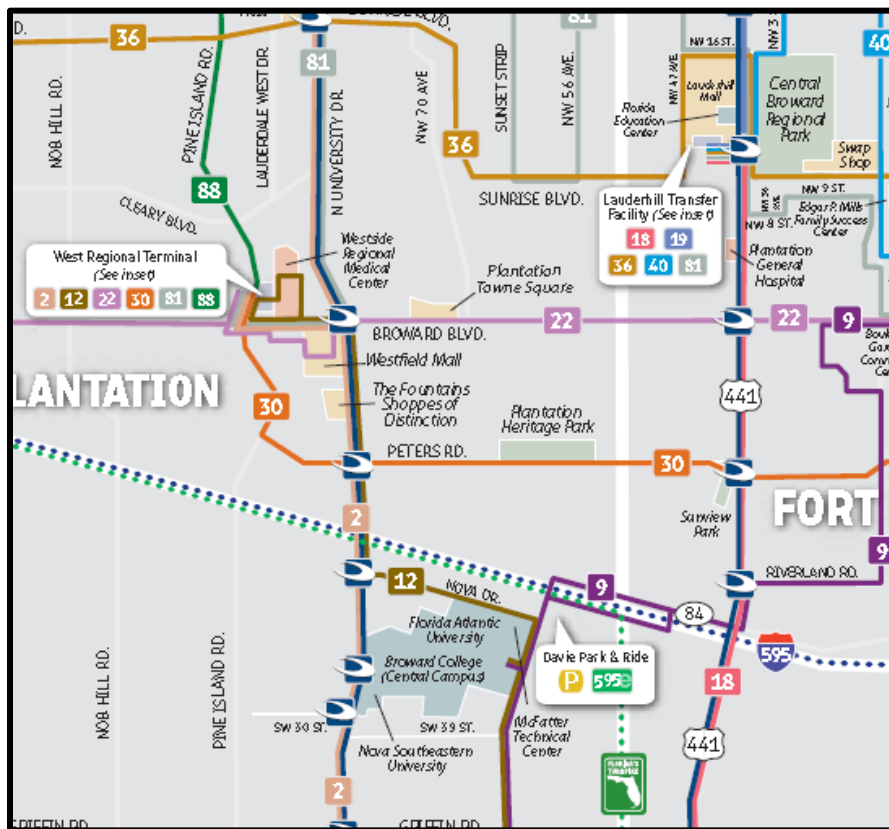


Figure 66: Map – Broadview Park Area Transit Routes
 Source: [Broward County Transit](#), (January 2017)

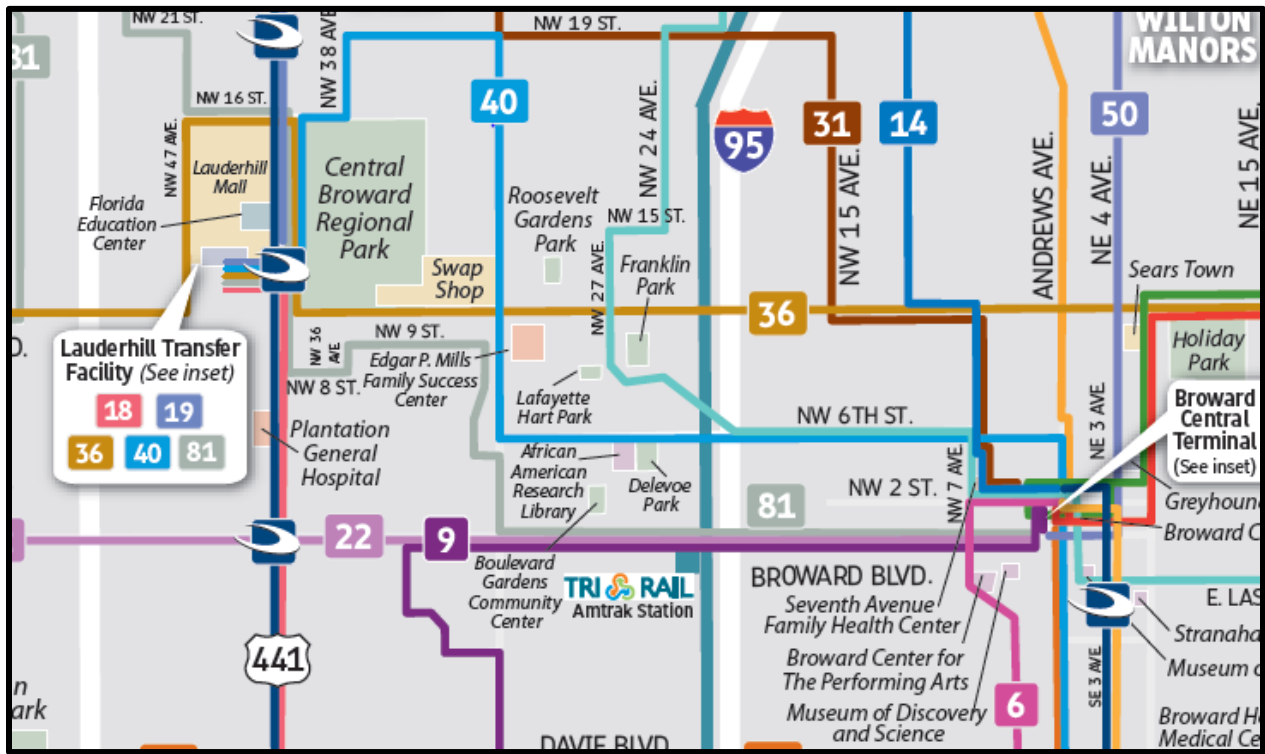


Figure 67: Map – Central County Area Transit Routes
 Source: Broward County Transit, (January 2017)



Figure 68: Map – North County Area Transit Routes
 Source: Broward County Transit, (January 2017)

Air Travel

The Broward County Board of County Commissioners owns two airports: the [Fort Lauderdale-Hollywood International Airport](#) and [North Perry Airport](#). The Fort Lauderdale-Hollywood

International Airport is within easy reach from Broadview Park and Central County via SR 595 or SR 84 in direction to Federal Highway. North County residents would typically access the port and airports via I-95 and SR 595. On an average day, over 650 commercial flights are offered on 30 airlines to hundreds of destinations inside and outside the United States. The Fort Lauderdale-Hollywood International Airport (FLL) is located within the BMSD.

Seaport: The Broward County Board of County Commissioners operates Port Everglades. Several cruise ships call Port Everglades home port. The port is also a leading US container shipping port. Port Everglades is also a major employment center. Between operations, container shipping, cruise ships, and related ground transportation and government services (customs), the port generates approximately 13,000 jobs and over \$29M in economic activity. The port is located within 2 miles from the international airport. While a County facility, the port is located within Fort Lauderdale city limits.

Pedestrian and Bicycle Facilities: Bicycle and pedestrian facilities provide an alternative to vehicles and provide access to transit stops. Broadview Park and Central County have extensive sidewalk systems. Bicycle lanes are located on SR 7/US 441. Broadview Park also has direct access to the SR 84/New River Greenway, a 12-mile long protected bikeway/sidewalk which runs parallel to SR 84 and the SR 595 corridors. Hillsboro Pines and Ranches generally do not have sidewalks, primarily due to resident preference.

Building Healthy and Vibrant Places

Parks, libraries and community facilities are popular places to promote arts and culture and healthy living activities, including community clean-ups and recycling.

Healthcare and Social Services

Broward County manages and supports numerous social services and healthcare programs available to Broward residents. [The Human Services Find a Service](#) page contains a list of useful contacts. Some of these services are shared below. [Broward Regional Health Planning Council](#) also provides links to many healthcare and social service resources and is another good place to begin the search.

Free Back to School Immunizations

The [Florida Department of Health \(DOH\)](#) provides [Free Back to School Immunizations](#) at numerous locations across Broward County, including the Edgar P. Mills Family Success Center in the BMSD, located at 900 NW 31st Avenue, and may be reached via telephone at 954-357-6367.

Affordable Healthcare Act

In 2010, the [Affordable Care Act](#) was enacted to improve access to health care, improve the quality of healthcare, lower health care costs, and establish new consumer protections. The next open enrollment period opens November 1, 2018, and closes in December 2018. Open enrollment and

deadlines are defined each year. Insurance coverage begins on January 1 of the year following enrollment.

Broward Community and Family Health Centers

Affordable health care is provided at the [Broward Community and Family Health Centers](#). Primary care services are available to families, businesses, and individuals regardless of age, race, sex, sexual orientation, national origin, or their ability to pay. The Centers' medical staff consist of highly-trained Board Certified physicians, nurse practitioners, LPNs, Medical Assistants, and other support staff.

Addiction Recovery

The [Broward Addiction Recovery Center](#) (BARC) offers a comprehensive range of services for Broward County residents over the age of 18 who are affected by substance abuse and/or co-occurring disorders.

Adult Care

Adult care facilities consist of assisted living facilities, adult day care centers, and adult family care homes. Adult Day Care facilities are licensed by the [Florida Agency for Health Care Administration](#). Residential group care facilities for adults are licensed by either the Agency for Health Care Administration or the Agency for Persons with Disabilities. The Agency for Health Care Administration regulates homes and facilities serving the elderly, the disabled, and the mentally ill. The Agency for Persons with Disabilities licenses homes and facilities serving the disabled. Additional information about support for elder and veteran care can be found through the [Community Care for the Elderly Program](#) on the Elder and Veteran Services webpage. Information about nearby facilities can be found at the Florida Health Finder [Facility Locator](#).

The [Aging and Disability Resource Center \(ADRC\)](#) is a nonprofit organization administered by the Areawide Council on Aging of Broward County, Inc., that manages programs, funds services, and advocates for senior residents and adults with severe and persistent mental illness. The ADRC is a one-stop source of information and referrals. The ADRC publishes the [Directory of Community Resources](#).

Behavioral Health

[Henderson Behavioral Health](#) center provides help for persons living with mental illnesses and substance use disorders. Adult outpatient and psychosocial rehabilitation services, crisis and housing services are available for youth and adults. Henderson programs set specific short and long-term goals and objectives with each individual, depending on their needs, strengths and expectations.

[Broward Health](#) offers comprehensive mental health services include crisis intervention, treating underlying medical conditions or helping a patient make the transition back to independent living. Both Broward Health Medical Center and Broward Health Imperial Point have emergency behavioral

health areas in their emergency departments, open 24 hours a day, seven days a week for psychiatric assessments, crisis intervention as well as initial stabilization and referral to the most appropriate level of care.

Children

Boys and Girls Club - Harold Reitman Club: [Boys and Girls Clubs of Broward County](#) is committed to the well-being of children and their preparation for future success; providing girls and boys with diverse after-school and summer activities that meet their interests and developmental needs. Clubs are guidance-oriented in order to help young people develop a system of values related to family, community and country and to make appropriate and satisfying choices in all aspects of their lives. The three strategic programming areas: academic success, good character and citizenship and healthy lifestyles. The Harold Reitman Club is located on the south side of the Central County Community on West Broward Boulevard.

Child Care Services: The Broward County Children's Services Administration [child care services](#) are provided throughout Broward County and the BMSD.

Children's Services Council: The [Children's Services Council of Broward County](#) is an independent taxing authority established by the voters in 2000. The CSC's mission is to provide leadership, advocacy, and resources necessary to enhance the lives children of Broward County and empower them to become responsible, productive adults through collaborative planning and funding of a continuum of quality care. The Children's Services Council funds a multitude of programs offered through various agencies, such as the [Ann Storck Center Inc.](#), [Boys and Girls Club](#), [Career Source Broward](#), [Kids in Distress, Inc.](#), and the [YMCA of Broward County](#).

Nancy J. Cotterman Center: The [Nancy J. Cotterman Center](#) specializes in sexual assault victim advocacy and care. The center is located just east of the Central County community and I-95.

Broward 2-1-1

By dialing [2-1-1](#), residents may access information and connect with a wide range of available programs and services. These include emergency financial assistance, food, shelter, child care, health care, suicide prevention, and mental health services and programs. This 24/7 helpline is for individuals of all ages.

Family Success Centers

The [Broward County Family Success Administration Division](#), a Division of the Human Services Department, partners with community-based providers in Broward County to operate [Family Success Centers](#) (FSC) that connect individuals and families with human services. Family Success Centers may also help with rent or mortgage payments, electric or water bills, and family reunification. Family Success Centers do not charge for services. The Edgar P. Mills Family Success Center serves the BMSD, is located at 900 NW 31st Avenue, and may be reached via telephone at 954-357-6367. The [Annie L.](#)

[Weaver Health Center](#) located in Pompano Beach, provides family health services for North County BMSD residents. The FSCs provide the following services:

1. Referrals to the Broward Addiction Recovery Center (BARC)
2. Self-sufficiency programs
3. Elderly and Veteran Services
4. Ryan-White Program
5. On-site medicals services by Dept. of Health
6. Emergency food and shelter program

Civil Services

[Broward County Justice Services](#) serves as the lead agency in Broward County responsible for managing processes and promoting systemic change to redirect youth and adult offenders away from the justice system through prevention, intervention, collaboration, coordination, and systems management to ensure equity and strength-based services that improves client outcomes and opportunities. Some of the programs listed on their webpage include the following.

[Broward Civil Citation Program for Juvenile Offenders](#): Section 985.12, Florida Statutes, provides for juvenile offenders to have the opportunity to participate in a juvenile civil citation process. The program involves a partnership among the judiciary, law enforcement, and public defense. Eligible first-time offenses include any misdemeanor criminal offense, with the exception of traffic violations, gang related activities, and domestic violence. For more information, contact the Civil Citation Program.

[Juvenile Predisposition Services \(JPS\)](#): The JPS provides case coordination and linkages to community-based therapeutic services and engagement in positive youth development activities, education services, and community programs. Every youth is assigned a case coordinator who completes an intake with the youth and family and creates an individualized case plan.

[Adult Civil Citation](#): As a public-policy response to issues of overburdened courts, arrests for minor offenses, racial disparities, and an expensive system for taxpayers to fund, Broward County Commissioners passed an ordinance that gives law enforcement officers the option of issuing a citation to adults caught with 20 grams or less of marijuana, instead of making an arrest.

[Broward County Drug Court](#): Broward County's Drug Court serves close to 800 clients daily. The Drug Court Treatment Division's Pre-Trial Intervention Program and the Diversionary Treatment Program provide diversion from jail or prison for persons with substance related conditions. The Pre-Trial Intervention Program is an alternative to traditional incarceration for first time, non-violent criminal offenders who are charged with the purchase or possession of a controlled substance and/or other substance abuse related offense. The Diversionary Treatment Program is designed to divert adjudicated felons with substance abuse-related

conditions from returning to prison. Both programs require a minimum of one-year of treatment designed to break the cycle of addiction and criminal justice involvement through a variety of individualized treatment services.

[In-Custody Behavioral Services](#): The In-Custody Behavioral Services Division provides programs and treatment services to inmates. These include Substance Abuse, Life Skills, and Mental Health programs. The Substance Abuse and Life Skills Programs target factors that resulted in an inmate's incarceration. The programs promote attitudes and behavioral changes in an effort to reduce criminal behavior. Both programs provide inmates with a set daily schedule of activities that include group sessions, lesson plans, workbook assignments, and video learning.

The Mental Health Program takes a holistic approach to offender mental health treatment including psychological assessment, individual and group counseling interventions, and discharge planning. Counseling services are provided to offenders located on the Mental Health Unit of the North Broward detention facility. Services are individualized to meet the needs of offenders with varying levels of psychological functioning.

[Juvenile Assessment Center](#): The Juvenile Assessment Center is the central receiving and intake facility for all juveniles arrested in Broward County. Youth brought to the Juvenile Assessment Center by law enforcement officers are fingerprinted, photographed and booked. Assessments are made of a juvenile's risk to the public, as well as the existence of mental health and substance abuse disorders. Juveniles may be referred to court and community services.

Homeless Partnership

Homelessness continues to be a social challenge in the State of Florida, as well as Broward County. According to the National Alliance to End Homelessness report, "The State of Homelessness in America: 2016," the national rate of homelessness in 2015 is 17.7 people out of every 10,000. The State of Florida's rate of homelessness is roughly the same as the national rate, with 18 people out of 10,000 experiencing homelessness.

The [Homeless Initiative Partnership](#) is a section within Broward County that plans and coordinates services for homeless persons and serves as liaison to the Homeless Initiative Partnership (HIP) Advisory Board. The HIP Board serves as the agent for the Board of County Commissioners in the development and implementation of homeless assistance programs. The HIP Board also serves as the lead agency for the County's Homeless Continuum of Care, a network of organizations, advocates, residents and businesses that plan programs to help alleviate homelessness in Broward County. The goal is to end chronic and veteran homelessness by 2016, and family and youth homelessness by 2020.

Broward County's Homeless Initiative Partnership Section has several programs designed to assist homeless individuals and homeless families seek permanent housing. These include limited housing subsidies and case management. Persons experiencing homelessness may dial [2-1-1](#).

Encouraging Healthy and Active Living

Recreation and Open Space

Broward County maintains a variety of public parks around the County, many of which are located in municipalities, but maintained by the County's [Parks and Recreation Division](#). Two tools that can be used to find a park near your location by types of activities offered are the [list of Broward County Parks](#) and Broward County's [Park Finder Map](#). The BMSD also has several parks within the BMSD. Broadview Park has two parks: Sunview Park on the north side and a pocket park on the west side of the neighborhood. Most homes in the Central County Community sit within a 5-minute walk (1/4 mile) of one of several Broward County parks that are embedded in the neighborhoods. The North County neighborhoods are surrounded by six (6) County-maintained natural pineland areas and a Coconut Creek park within a short walk. The natural areas include trails and were purchased with funds from the 1989 Environmentally Sensitive Lands Bond acquisition program to be preserved. The City of Coconut Creek maintains a park on the north side of the Hillsboro Ranches neighborhood.

BMSD Parks and Open Space are listed below:

BROADVIEW PARK

[Broadview Park-Sunview Park](#): The 21-acre park is located on the north side of Broadview Park, south of Davie Boulevard and west of SR 7/US 441. Facilities include a community center, baseball/softball fields, dog recreation area, multipurpose field, lighted basketball court, picnic tables, and a playground. Programs for teenagers between the ages of 13 and 17 are available, as well as a variety of classes.

[Broadview Park-Washburn Pocket Park](#): Broward County developed a pocket park on a 0.64-acre site located at 1955 SW 50th Avenue. The triangular shaped site was formerly used for the Broadview Park Water Company. The abandoned site was being illegally used by all-terrain vehicles to access the Florida Turnpike's right-of-way. The pocket park design includes a walking path, landscaping, and benches. The park was recently named Washburn Park in December 2017 after longtime community activists.

CENTRAL COUNTY

[Boulevard Gardens Park](#): This 1.52-acre park is located in the heart of Boulevard Gardens and includes a community center. The park was voted Best Neighborhood Park in 2016. The basketball court is covered and can easily be converted into an outdoor stadium with portable bleachers.

[Franklin Park](#): This park contains athletic courts, trails and a community center that features a fitness center for residents and has recently been enhanced with new playground equipment.

[Lafayette-Hart Park](#): The park is located in the Washington Park neighborhood, west of NW 27th Avenue on the edge of the New River. Improvements were completed at the end of 2016 and include a community center with a computer lab, in addition to play area and several

athletic courts. In 2017, the County completed construction of a covered pavilion, new outdoor bathrooms, and a paved brick driveway. A unique attraction of this park is a bridge across the New River that connects two sides of the neighborhood.

[Roosevelt Gardens Park](#): The park is a 5-acre park, which makes it one of the larger parks in the Central County Community. In addition to the many recreational opportunities, including a bike repair station. It also has an assembly hall with a capacity for 100 people.

[Reverend Samuel Delevoe Memorial Park](#): This park is the center piece of the Central County Community. It sits on the south bank of the New River, east of NE 27th Avenue on the south side of Sistrunk Boulevard. This 36-acre park shares property with the African-American Research Library and Cultural Center. The County annually hosts several events at the library and park, which also features a 17-acre lake with canoe launch, a recreation center, and Destination Fitness outdoor exercise facility. This park is also one of the many parks that highlight public art works. The park also has a bike repair station.

[Lewis-Chisom Park](#) is a linear green space found on the northern bank of the New River that contains a paved path and landscaped open space has become a popular hangout for residents.

NORTH COUNTY

[Helene Klein Pineland Preserve](#): Located on W. Hillsboro Boulevard, this 13 acre site contains walkways and interpretative signage that points out the diversity of vegetative and wildlife species.

[Hillsboro Pineland Natural Area](#): Voted best natural area in 2016, this 56.3 acre site is located off of NW 74th Place and contains 2,334 feet of elevated boardwalk and nature trail. Eco-Action days are hosted here for volunteers to assist with clean up and invasive species control. Nature Night Hikes are also held regularly.

[Saw Palmetto Natural Area](#): Purchased as two separate parcels, it is now almost 12 acres in size. The natural area also provides examples of unique natural characteristics vegetation and wildlife endemic to the mesic flatwoods habitat.

[West Creek Pineland Natural Area](#): Also located on W. Hillsboro Blvd., this 7.5 acre tract consists of two parallel pineland parcels connecting the City of Coconut Creek's urban greenway trail system. The site, adjacent to the County's Helene Klein Pineland Preserve and Saw Palmetto Natural Area, buffers visitors from busy Hillsboro Boulevard and showcases the C-5 canal.

Broward County also administrates a number of regional parks, all of which are located within the jurisdictional boundaries of County municipalities and are maintained by the County. Additional local and regional parks can be found at the [Parks and Recreation](#) website and the [Parks Map](#). Regional parks nearest to the BMSD communities include those listed below:

[Central Broward Regional Park and Stadium](#): Located in Lauderhill, just north of Broadview Park and west of Central County. This 110-acre multipurpose facility includes a soccer and cricket stadium, in addition to numerous multipurpose fields and athletic courts. The park also includes pools and hosts [SWIM Central](#) water-safety lessons.

[Secret Woods Nature Center](#): Located just east of Broadview Park on SR 84, the nature center includes butterfly walks, oak trails, nature classrooms and Julia Hall, a banquet hall that can be rented for events.

[Quiet Waters Park](#): A County-maintained regional facility, is located about 2.5 miles southeast of the North County neighborhoods. In addition to bike trails, camping, and nature hikes, this park is known for its water activities including cable skiing in a large lake and a splash park.

TOUCH Broward

The Partnerships for [Transforming Our Community's Health \(TOUCH\)](#) Initiative is a collaboration with the participation of more than 25 community organizations and coalitions that support efforts to reduce health disparities and improve the health and well-being of the residents, commuters, and workers of Broward County. TOUCH is funded by the U.S. Department of Health and Human Services' Partnerships to Improve Community Health (PICH) Grant. The Grant awarded the County \$1.7 million to support public health efforts to reduce chronic diseases, promote healthier lifestyles, reduce health disparities, and control health care spending. The programs are organized around four topics:

- [Tobacco Free Living](#)
- [Active Living and Healthy Eating](#)
- [Clinical and Community Linkages](#)
- [Healthy Built Environment](#)

Food Access

In 2008, the United States Congress enacted the Food, Conservation, and Energy Act. The legislation directed the United States Department of Agriculture to assess the extent of areas with limited access to affordable and nutritious food. In June 2009, the United States Department of Agriculture published its findings in a report to Congress entitled ["Access to Affordable and Nutritious Food: Measuring and Understanding Food Deserts and Their Consequences."](#) The [Food Access Research Atlas](#) shows Broadview Park is classified as a low income and low food access community. Funding sources that support the development of food access projects includes the [Florida Community Loan Fund](#).

[Sustainability Stewards of Broward](#): The [Sustainability Stewards of Broward \(SSB\)](#) is a collaborative peer network, bringing municipal staff and other interested parties together to discuss best practices in sustainability occurring in Broward County and the greater South Florida region. In 2014, an SSB workshop was held on Food Systems Planning and Food Rescue. The emphasis was on food deserts as well as health issues due to the lack of access to healthy foods. Recommendations included allowing urban farming, targeting areas of the County to locate stores with healthy food options. These efforts continue to expand in Broward County.

Food for All Broward: [Food for All Broward](#) is an Urban Health Partnership and Broward County initiative to expand access to healthy foods for residents of all ages, abilities, cultural and economic backgrounds. By collaborating with local jurisdictions over the next year, the aim is to increase healthy eating options by co-developing policy and system changes that will facilitate healthier, thriving communities by strengthening and expanding the food system across Broward County.

Good Neighbor Store Initiative: The [Good Neighbor Store Initiative](#) is a program that encourages neighborhood stores near schools to promote healthy foods. It is a partnership between the Broward Regional Health Planning Council and the YMCA. Pilot programs are currently operated in the cities of Lauderhill and Pompano Beach. The pilot programs involve students from schools that have after-school programs run by the YMCA.

Children’s Services Council

The [Children’s Services Council \(CSC\) of Broward County](#) is an independent taxing authority that was created by voter referendum on the year 2000. Voters reauthorized the CSC in 2014. The mission of the CSC is “to empower Broward’s children to become responsible, productive adults capable of realizing their full potential, their hopes, and their dreams.” The Children’s Services Council builds partnerships to address issues such as:

- Maternal and Child Health
- Family Strengthening and Abuse Prevention
- Afterschool and Summer Programming
- Kinship Care
- Youth Leadership, Advocacy, and Employment
- Support for Youth and Families with Special Needs.

The CSC publishes the [Broward County Family Resource Guide](#). The guide includes contact information for assistance including abuse, basic needs, disability services, education resources, family support, legal and criminal justice, mental health care, substance abuse/addictions, and targeted group (ex-offender, gay, lesbian, transgender) services.

Animal Care and Adoption Services

Broward County provides or coordinates with numerous agencies to also provide animal care services. The [Animal Care and Adoption Services](#) webpage lists several services including discounted rabies vaccinations. Similar programs can be found at the [Broward County Humane Society](#) webpage.

Investing in Our Community

Investments in the community include small business development, housing and construction projects, and enhancements to parks and libraries.

Broward Municipal Services District (BMSD)

In an effort to improve delivery of services and communication with the unincorporated neighborhoods in Broward County, the Board of County Commissioners voted to rename the urbanized unincorporated areas as the Broward Municipal Services District. The County dedicates several staff members solely to the administration of the BMSD, including Code Enforcement Officers and a BMSD Community Coordinator. The [BMSD](#) webpage contains resource information for the residents and businesses of the BMSD.

BMSD Utility and Service Providers

Broward County serves the BMSD with a full array of municipal services and utilities, including sanitary sewer, potable water, solid waste removal, and major roadway lighting. Florida Power and Light provides electric service, as well as a voluntary residential street light program. Numerous private companies provide telephone, cellular, cable television, satellite television, and internet services. Broward County coordinates water conservation and utility management efforts with other federal, State and regional agencies through the Water Management, Solid Waste, and Conservation Elements of the [Broward County Comprehensive Plan](#).

Table 3: Broadview Park Utility and Service Providers

Utility/Service	Provider	Contact Information
Electricity	Florida Power & Light	Customer Service: 954-797-5000 Report Outage or Damages Power Lines: 1-800-4-OUTAGE 1-800-468-8243 https://www.fpl.com/account/report-outage.html
Potable Water and Sanitary Sewer Services	Broward County Water and Wastewater Services	954-831-0704 Payments: 2555 West Copans Road in Pompano Beach or at the Sopher Center Building at 4000 North State Road 7, Suite 101, Lauderdale Lakes. For other locations see: http://www.broward.org/WaterServices/Pages/PaymentLocations.aspx .
Solid Waste - Garbage - Bulk waste - Recycling - Yard waste	Waste Pro (Service provided through contract with Broward County)	Waste Pro: 954-967-4200 Broward County Customer Service: 954-765-4999
Major Roadways Streetlights	Broward County Traffic Engineering Division	954-847-2713
Residential Street Lighting Program	Florida Power & Light (FPL)	https://www.fpl.com/partner/pdf/streetlight-brochure.pdf https://www.fpl.com/partner/pdf/premium-lighting-brochure.pdf
Phone Cellular Cable Television Satellite Television Internet	Numerous companies provide phone, television, and internet services.	

Table 4: Central County Utility and Service Providers

Utility/Service	Provider	Contact Information
Electricity	Florida Power & Light (FPL)	Customer Service: 954-797-5000 Report Outage or Damages Power Lines: 1-800-4-OUTAGE 1-800-468-8243 https://www.fpl.com/account/report-outage.html
Potable Water and Sanitary Sewer Services	City of Fort Lauderdale Water and Wastewater	(954) 828-5150 Payments: Utility Billing & Collections Office, 100 N. Andrews Avenue, First Floor, Fort Lauderdale, FL 33301 For Customer Self-Service Website, go to: https://utilitybilling.fortlauderdale.gov/
Solid Waste - Garbage - Bulk waste - Recycling - Yard waste	Waste Pro (Service provided through contract with Broward County)	Waste Pro: 954-967-4200 Broward County Customer Service: 954-765-4999
Major Roadways Streetlights	Broward County Traffic Engineering Division	954-847-2713
Residential Street Lighting Program	Florida Power & Light (FPL)	https://www.fpl.com/partner/pdf/streetlight-brochure.pdf https://www.fpl.com/partner/pdf/premium-lighting-brochure.pdf
Phone Cellular Cable Television Satellite Television Internet	Numerous companies provide phone, television, and internet services.	

Table 5: North County Utility and Service Providers

Utility/Service	Provider	Contact Information
Electricity	Florida Power & Light (FPL)	Customer Service: 954-797-5000 Report Outage or Damages Power Lines: 1-800-4-OUTAGE 1-800-468-8243 https://www.fpl.com/account/report-outage.html
Potable Water and Sanitary Sewer Services	Broward County Water and Wastewater Services	954-831-0704 Payments: 2555 West Copans Road in Pompano Beach or at the Sopher Center Building at 4000 North State Road 7, Suite 101, Lauderdale Lakes. For other locations see: broward.org/WaterServices/CustomerService/Pages/PaymentLocations.aspx
Solid Waste - Garbage - Bulk waste - Recycling - Yard waste	Waste Pro (Service provided through contract with Broward County)	Waste Pro: 954-967-4200 Broward County Customer Service: 954-765-4999
Major Roadways Streetlights	Broward County Traffic Engineering Division	954-847-2713
Residential Street Lighting Program	Florida Power & Light (FPL)	https://www.fpl.com/partner/pdf/streetlight-brochure.pdf https://www.fpl.com/partner/pdf/premium-lighting-brochure.pdf
Phone Cellular Cable Television Satellite Television Internet	Numerous companies provide phone, television, and internet services.	

BMSSD-Electricity: Electrical service is provided by Florida Power and Light. The existing electrical service adequately provides for the community needs. However, Broward County supports alternative energy initiatives. To this end, the BMSSD participates in the [GoSolar Florida Online Permitting System](#) for solar panel installations. The online permitting system may be used for rooftop solar installations of 10Kw or less.

BMSSD-Potable Water and Sanitary Sewer: The source of nearly all of Broward County’s potable water is groundwater drawn from the Biscayne aquifer. The United States Environmental Protection Agency designated the Biscayne aquifer as a “sole source” drinking water supply, meaning it is the only viable groundwater source in the area.

Broward County Water Conservation: Broward maintains a [Go Green](#) webpage that includes links to several [Rebates](#). [Conservation Pays Broward County](#) encourages the use of high-performing, water-efficient toilets that are labeled as EPA-Approved WaterSense toilets. Customers that have an active residential water account are eligible to receive a \$100 account credit upon the installation of a WaterSense toilet, up to two credits per residential unit.

The neighborhoods of Broadview Park, Hillsboro Pines and Hillsboro Ranches are located in the [Broward County Water and Wastewater Services \(BWWS\)](#) Division's District 1. Broadview Park is supplied with potable water through a purchase agreement between the City of Plantation and the Broward County Water and Wastewater Services Division. The County is in the process of finalizing the provision of municipal water and sewer service to Hillsboro Pines, but not all of the homes are connected, so some are still on well and septic. Hillsboro Ranches is also on well and septic.

Central County's water and wastewater service is provided by the [City of Fort Lauderdale Water and Waste Water utility](#).

BMSD-Stormwater Management, Drainage, and Flood Hazard: Stormwater and drainage are managed by drainage districts based on the different drainage basins within Broward County. The most recent Federal Emergency Management Agency (FEMA) [Flood Insurance Rate Maps \(FIRM\)](#) became effective on August 18, 2014. Most of Broadview Park is not located at elevations where flood insurance is mandated. [FEMA Flood Maps](#) are available on the County's maps website.

Broadview Park is directly served by the North New River Canal, a primary drainage canal that spans 61 miles between the southern tip of Lake Okeechobee and the South Fork of the New River in Fort Lauderdale. Broadview Park is located in the North New River Canal East drainage basin, a secondary drainage basin. Broadview Park is not located within the jurisdiction of a local water control district and is not served by stormwater pipes. Drainage is primarily provided through tertiary drainage systems and the North New River Canal.

Broadview Park is located outside the hurricane evacuation zone, but is located within FEMA Flood Zones. The community includes flood zones AH, AE, X (Moderate Risk), and X (Minimal Risk). Owners of properties located in flood zones A and AE must purchase flood insurance. New construction and re-construction within the community are subject to the standards and requirements of the Florida Building Code, one of the most stringent codes in the US. The Florida Building Code protects homes from damaging winds from hurricanes.

Central County: Stormwater management system upgrades were completed in the Central County Community in 2012. The County has now transitioned to maintenance and monitoring of these recent upgrades. New FEMA Flood Insurance Rate maps became effective in Broward County on August 18, 2014. Most of the Central County communities are not located at elevations where flood insurance is mandated. However, there are a few areas that are currently designated on the maps as Zone AH where flood insurance is required.

In Hillsboro Pines, construction of stormwater management system upgrades began in 2016 and were completed at the end of 2017. The County has now transitioned to maintenance and monitoring of these recent upgrades. New FEMA Flood Insurance Rate maps became effective in Broward County on August 18, 2014. Most of Hillsboro Pines is not located at elevations

where flood insurance is mandated. For Hillsboro Ranches, no improvements are currently planned, but will be considered in the future.

BMSSD-Solid Waste: Solid waste collection services, including bulk-up, are provided to Broadview Park residents and businesses through a contract between Broward County and a private service provider. Waste Pro is currently the contracted service provider. Residential drop-off centers are available for household hazardous waste and electronics recycling. Additional information about [solid waste services](#) and schedules can be found on our website.

BMSSD-Regional Utility Facilities: In addition to the customary utilities that directly serve development, Broadview Park has two regional utility facilities. One is the Florida Power and Light transmission lines that pass through the southwest portion of Broadview Park and extend north along the western-most neighborhood boundary line. The other is the City of Fort Lauderdale's water wellfields, generally located east of SW 43rd Way. Broward County needs to coordinate with Florida Power and Light and the City of Fort Lauderdale to ensure that maintenance of these facilities does not generate unreasonable negative impacts upon Broadview Park.

BMSSD-Broadband Internet: Broadband services are available from a number of providers, including cable television, satellite television, and telephone service providers. Connectivity with high speed broadband internet services is becoming accepted as an essential service. Broward County supports closing the [Digital Divide](#) for low-income families and has partnered with a service provider on a pilot program.

BMSSD-Environmental Protection: The Broward County Code of Ordinances, Chapter 27-Pollution Control, provides regulations that protect air, water, soil, and wildlife. The regulations include minimum standards for environmental concerns, such as the discharge of effluent, management of solid waste, generation of noise, storage of toxic chemicals/hazardous materials, and transportation of waste.

Economic Development

Commerce

- Broadview Park includes neighborhood commercial uses along the community business area is located along the SR 441/US 7 commercial corridor and Peters Road.
- The Central County Community has business along three major corridors: West Broward Boulevard, NW 27th Avenue and West Sunrise Boulevard. A new Walmart nearby is located across from Broward Boulevard at NW 27th Avenue. The community also features an industrial area with many small businesses.
- In North County, Hillsboro Boulevard is a commercial corridor within half a mile of both neighborhoods. A small community business area is located along the SR 441/US 7 on the west side of the Hillsboro Pines neighborhood.

Broward County Office of Economic and Small Business Development

The [Broward County Office of Economic and Small Business Development \(OESBD\)](#) offers or participates in economic development and job creation initiatives. The OESBD also offers a [Business Assistance](#) resource page with links to support business and industry in the County. Additionally, the OESBD also offers a number of [workshops](#) for business entrepreneurs. An overview of some of the many programs and initiatives offered is available on the website.

Opportunity Zone (OZ) Program: The OZ program was enacted through the federal Tax Cuts and Jobs Act in December 2017. The program is designed to spur economic development and job creation in distressed communities. OZs spur economic development by providing tax benefits to investors. Investors may be able to defer taxes on any prior capital gains by reinvesting those gains in qualified OZ projects. The communities of Roosevelt Gardens, Washington Park, Franklin Park and Boulevard Gardens are all part of the OZ Program.

BMSD Economic Development (ED) Program: The BMSD ED program comprises several matching grant programs designed to remove blight and assist BMSD business and property owners in making improvements to commercial properties in the BMSD. Components of the program include: 1) Façade/Property Improvement Grant Program (80%-County/20%-Property Owner Match) designed for blight removal and external improvements; 2) Business Development/Redevelopment Grant Program designed for internal, permanent improvements; 3) Demolition Program designed to assist commercial property owners in accelerating demolition of blighted commercial structures. Commercial property and/or business owners are required to provide a match of 20%-50% of project costs and maximum County participation is limited to \$100,000-\$300,000 based on the grant program used; all programs are subject to funding availability.

Schools and Job Training

Employment Training

In Broward County, there are many resources available for those seeking education and employment. This section highlights public and private education resources that are available for residents within the BMSD. Additionally, a multitude of colleges, universities, trade schools, and private employment agencies located within Broward County provide educational and training opportunities. [Broward County's Office of Economic and Small Business Development](#) continues to work with community partners such as the [Urban League of Broward County](#), [Opportunities for Industrialization Center of South Florida \(OIC of South Florida\)](#), and [Broward County Public Schools](#) to identify areas for partnership in the delivery of services to BMSD businesses and residents.

Arc Broward: Arc Broward has worked hand-in-hand with our community, changing how people with developmental disabilities and life challenges are embraced and included. This

critical work ensures that people with disabilities, not only live, learn, work, and play in their communities, but more importantly, thrive.

Arc Broward operates at 10 locations and provides 21 programs throughout Broward County, FL. Arc Broward's three social enterprises Arc Educates, Arc Culinary and Arc Tech are groundbreaking efforts to transform the community by providing opportunities for people with disabilities and other life challenges to realize their full potential.

CareerSource Broward: [CareerSource Broward](#) is the County's workforce development agency. CareerSource Broward, along with the OESBD and the Greater Fort Lauderdale Alliance, provides direct assistance to employers seeking to hire employees or to upgrade the skills of existing employees. The OESBD also partners with CareerSource Broward to administer the Broward County Workforce Investment Program. This program is designed to encourage Broward County contractors to employ economically disadvantaged or otherwise "Hard-to-Hire" Broward County residents.

CareerSource Broward assists job seekers with job placement, job leads, job listings, Internet job searches, workshops, and job training programs. Resource Centers offer free faxes, phones, copiers and computers to assist with job searches. Employability and career development training as well as résumé writing assistance is available.

CareerSource Broward helps businesses remain competitive. Some services include free job postings and referrals, employee recruitment, applicant pre-screening, on-site interviewing facilities, access to dollars that help train existing employees, labor market analysis and information, and access to financial incentives for hiring from specific populations.

CareerSource Broward offers [Summer Youth Programs](#) for low-income/economically disadvantaged youth who are deficient in basic literacy skills, school dropouts, homeless, runaways, foster children, pregnant, parenting, ex-offenders, or need assistance to complete an educational program or to secure and hold employment.

Center for Working Families: The [Center for Working Families](#) offers planning assistance with managing money, improving credit, and securing employment. Check the website for orientation dates.

Certifications in Supply Chain Management: Education, job training, and job placement and support is available for adults 18 years or older. Participants are given the opportunity to obtain a vocational credential in the supply chain industry. The supply chain is the movement of materials from their source to the end customer. The supply chain includes purchasing, manufacturing, warehousing, transportation, customer service, demand planning, and supply planning. Entry to mid-level jobs in the supply chain include:

- Customer Service Representatives
- Warehouse Operator
- Inventory Coordinator

- Supply Chain Analyst
- Expeditor
- Buyer Assistant.

Opportunities Industrialization Centers of South Florida (OIC-SFL): is a community-based workforce development, education and training organization that reduces barriers to employment, by providing comprehensive vocational skills training and fostering youth aspirations through prevention and intervention strategies that support positive youth development and strengthen families.

Urban League of Broward County: The [Urban League of Broward County](#) offers various resources and programs to assist with money management and job training. These include the Center for Working Families, certifications in supply chain management, the Urban Youth Empowerment Program Now, workplace excellence workshops, and the Urban Tech Jobs Program. The Urban League continually updates the programs and services offered.

Urban Youth Empowerment Program Now: [Urban Youth Empowerment Program](#) NOW (UYEP NOW) provides services to youth (age 14-24) who have been involved in the juvenile justice system and who reside in the 33311, 33312, and 33313 zip codes.

Work Place Excellence Workshops: [Workplace Excellence Workshops](#) provide essential tools and services to help individuals prepare and search for employment. Workshops are held in a four-day series which run consecutively from Monday to Thursday. Workshops are facilitated by career coaches and focus on the following:

- Job Search Techniques
- Financial Literacy
- Family and Child Support Services
- Life-skills Development
- Resume and Job Search Techniques
- Interview Attire
- Image Consultation
- Pre-interview Counseling
- Interview Preparation

Urban Tech Jobs Program: The [Urban Tech Jobs Program](#) provides access to subsidized work experience opportunities for adults 18 and older who are currently unemployed and have a high school diploma or GED. Opportunities include obtaining a vocational credential in the information technology industry and job placement in information technology, case management, and career counseling.

Broward College Employment and Business Training: OESBD works closely with [Broward College](#) to deliver business assistance to companies in Broward County. Broward College's

[Innovation Hub Business Incubator](#) is the host for the [FastTrac® NewVenture™](#) Entrepreneur Development Course. Additionally, Broward College serves as host for Broward County’s “Doing Business” and Export Readiness seminar series.

Schools

Broadview Park is served by three public schools, including Meadowbrook Elementary, New River Middle School, and South Plantation High School. The State of Florida has a system of grading schools as a measure of how well each school is serving its students. Grades may be A, B, C, D, or F. The grades are based upon student achievement in English Language Arts, Mathematics, Science, and Social Studies, as well as middle school acceleration, graduation rate, and high school acceleration. Tables 6-8 show the public schools that serve the BMSD, grades, and the schools’ locations.

Table 6: Broadview Park – Educational Facilities and Public School Grades – 2016/2017

School	Address	Grade
Meadowbrook Elementary	2300 SW 46 th Avenue, Fort Lauderdale, FL, 33317	C
New River Middle	3100 Riverland Road, Fort Lauderdale, FL, 33312	C
South Plantation High	1300 SW 54 th Avenue, Plantation, FL, 33317	B

Source: <https://www.browardschools.com/page/36340>

Table 7: Central County – Educational Facilities and Public School Grades – 2016/2017

School	Address	Grade
Dr. Martin Luther King Montessori Academy (elementary)	591 NW 31 Avenue, Lauderhill, FL, 33311	F
Parkway Middle	3600 NW 5 Court, Lauderhill, FL, 33311	C
Dillard Elementary	2330 NW 12 Court, Ft. Laud, 33311	D
Dillard 6-12 Middle/High	2501 NW 11 Street, Ft. Lauderdale, FL, 33311	C

Source: <https://www.browardschools.com/page/36340>

Table 8: North County – Educational Facilities and Public School Grades – 2016/2017

School	Address	Grade
Tradewinds Elementary	5400 Johnson Road, Coconut Creek , FL, 33073	A
Lyons Creek Middle	4333 Sol Press Blvd, Coconut Creek , FL, 33073	A
Monarch High	5050 Wiles Road, Coconut Creek , FL, 33073	B

Source: <https://www.browardschools.com/page/36340>

[Pine Ridge Education Center](#): The [Pine Ridge Education Center](#) is the only Broward County Public Schools Alternative Center for grades K-6. The curriculum is the same as every other elementary school in the District with implementation of the Social Emotional Learning (SEL) standards through our Life Skills class. Other programs include the Promise Program (K-12), The R.I.S.E Program (7), and the AES Program (K-6).

Overcoming the Digital Divide

The digital divide challenge is defined as the gulf between those who have ready access to computers and the internet and those who do not. Studies show the impact on income levels and educational attainment as a result of this divide. Although the number of Americans with access to computers and the internet continues to grow, the digital divide also continues to grow at an alarming rate. According to a study conducted by the National Telecommunications and Information Administration (NTIA), the gap is widening along already strained economic and racial lines. The latest national data indicates that 92% of households with income over \$100,000 have internet access. Conversely, the following was found:

- 58% of households that didn't graduate from high school have no internet access;
- 53% of low-income households (below \$25,000) have no internet access;
- 50% of limited English-speaking households have no internet access;
- 40% of African-American households have no internet access; and
- Employed households are more likely to have internet access than unemployed households.

[The Digital Divide Pilot Program](#): The Board of County Commissioners have approved a new two-year pilot program that seeks to close the digital divide in the BMSD. The Digital Divide Pilot Program in the BMSD is a partnership with T-Mobile and will provide some residents in the BMSD with access to information and technology. T-Mobile is donating 300 tablets for this pilot program with their overall investment equaling \$114,497. The County is investing \$46,800 annually, or \$93,600 over the two-year period, to provide data service to eligible BMSD residents and students.

The goal of the Program is to increase access to information and technology by integrating into existing library, educational and employment assistance programs. This pilot is proposed as a two- year collaboration between T-Mobile, the Libraries Division, Broward Public Schools, Career Source Broward, and other agencies, as appropriate. Qualified BMSD residents may use their library cards to borrow the tablets from the library for up to six months.

The Program will target students (K - 12th grade) that are eligible for the National School Lunch Program (free or reduced) and residents that are currently unemployed and looking for work with a household income of less than \$36,273. Program participants will be required to attend an orientation and agree to several accountability factors.

[Internet Essentials](#): Another program that aims to overcome the digital divide is the [Internet Essentials](#) program, a cooperative venture with Comcast, Broward County Public Schools, the

Urban League, and Broward County Libraries. The program is for low-income families whose children get free or reduced-priced lunches under the National School Lunch Program and who live in an area where Comcast provides service. Qualifying families receive residential Internet services for \$9.95 a month, plus applicable taxes, and can purchase a computer for \$149.99 plus tax. Both the Internet service and the computers are heavily discounted to below-market prices.

Capital Planning and Investment

BMSD Capital Projects are found in the Appendix to this document. The Broward County Capital Improvement Program (CIP) is a five-year funding plan which addresses facility and infrastructure needs, including the Broward Municipal Services District.

Neighborhood improvements projects implemented through the County's Neighborhood Improvement Program (NIP). Major infrastructure improvements:

- new sewer system to replace 1,500 septic tanks
- new water system
- drainage improvements in areas known to flood (water piping network and new exfiltration trenches)
- roadway paving
- sidewalks
- landscaping
- entrance features
- Fire Station 23 improvements

Other community projects address improvements to park facilities, including purchase of additional lands to expand parks. The County is also funding complete streets and street beautification projects along Sunrise Blvd., Sistrunk Street (NW 6th Street), and NW 27th Avenue.

The Appendix contains a recent list of projects, including descriptions and funding, organized by BMSD community (Central County, Broadview Park, and North County, and BMSD-wide) and also grouped by the following Community Goal areas:

- **Managing the BMSD**
- **Enhancing a Safe Community**
- **Promoting Safe Streets**
- **Building Healthy and Vibrant Places**
- **Investing in our Community**

Not all goal areas have projects. Projects are coordinated based on community needs and available funding. The content of the project and budget tables contained in the Appendix is subject to change through the annual budget and planning process.

Appendix



Broadview Park Project Updates: December 2018

Includes FY13 through FY19 Budget Appropriations Approved by the Board of County Commissioners*

Broadview Park Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Investing in Our Community				
<u>Washburn Park</u>	3/10/2015	Complete	Project initiated with the Planning and Development Management Division collaborating with the Broadview Park Civic Association to identify potential projects that could be funded by \$170,000 paid to Broward County for use of the County's easement along Florida's Turnpike. With consensus from the Broadview Park Civic Association and capital improvements funding a vacant parcel was transformed into a community pocket park at 1955 SW 50th Avenue. New community asset includes jogging/walking path, fencing, benches, water fountain, landscaping with butterfly garden and irrigation system. January 2018, the Board gave final approval for the renaming of the pocket park after the Broadview Park Civic Association and community champions, Jack and Jan Washburn.	\$470,000
<u>Sunview Park Improvements</u>	<u>Budget FY17</u>	In Progress	Planned improvements include construction of a 3,000 square foot building with offices, restrooms, computer room, warming kitchen and assembly hall and new playground. Construction of the new playground and building is underway. Building is 30% complete and both projects are scheduled for completion by first quarter of 2019, per Public Works Quarterly Report July 10, 2018.	\$1,480,000
Sunview Park ADA-accessibility Improvements	June 2018	In Progress	Construction of an ADA-accessible switchback ramp that will provide accessibility from the new Sunview Park community center and playground to the sports field located in the south area of the park. Completion is expected in winter 2019.	\$130,000

Broadview Park Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>Fire Station 23 Improvements</u>	3/10/2015	Complete	Replaced the roof and air conditioning units, added attic insulation, renovated bathrooms, created separate sleeping areas, kitchen repairs and a few minor life safety improvements.	\$300,000
Subtotal:				\$2,380,000
Promoting Safe Streets				
Streetlights Pilot Program	TBD	In Progress	Traffic Engineering Division (TED) and Florida Power and Light (FPL) collaborating on Pilot program to improve / provide street lighting as needed in Broadview Park.	TBD
New River Greenway Bridge Project	02/12/2002	In Progress	The bridge will connect Broadview Park with the south side of the New River opening up access to the S. FL Education Campus, Marina mile and Secret Woods. In addition to the bridge there will be a path connecting Broadview Park and the Riverland Woods Park. The path will essentially open up access destinations south of the River to neighborhoods on both sides of SR 7. The project was funded as part of the Greenways Plan using impact fees and gas taxes. Week of July 25, 2018: Notice to proceed issued, bridge design expected in approximately eight weeks. Design to be completed in October, 2018.	\$1,136,758
Subtotal:				\$1,136,758
Enhancing a Safer Community				
Solar Lights at SW 49 Ave Entryway Sign	12/6/2016	Complete	Two commercial solar floodlights to illuminate the Broadview Park neighborhood sign at the SW 49 Ave entryway	\$1,995
Solar Lights at Sunview Park Entrance	10/4/2016	Complete	Two LED commercial solar floodlight at a cost of \$440 each have been installed to illuminate the Sunview Park entrance sign	\$880
Subtotal:				\$2,875
Total for Broadview Park Community:				\$3,519,633

**Content of these tables is subject to change through the annual budget and planning process.*

Central County Project Updates: December 2018

Includes FY13 through FY19 Budget Appropriations Approved by the Board of County Commissioners*

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Managing the BMSD				
<u>Purchase of 329 NW 27 Ave</u>	3/10/2015	Complete	Acquisition for economic revitalization of the commercial corridor of the Central County Community. Future plans for the parcel include aggressive marketing and partnering with a private-sector developer to leverage its strategic location combined with flexible zoning to redevelop in a manner that complements and enhances the surrounding community.	\$350,000
Subtotal:				\$350,000
Investing in Our Community				
<u>Sunrise Boulevard Beautification between NW 24 Ave and 31 Ave</u>	2/3/2015	Complete	Enhanced roadways in the Roosevelt Gardens, Washington Park, and Franklin Park neighborhoods of the Broward Municipal Services District. Project includes installation of landscape and irrigation improvements within the medians on Sunrise Boulevard between NW 31 Avenue and NW 24 Avenue in compliance with the requirement for minimum 50% native species by plant types and with the Broward County NatureScape Program and Florida-Friendly Landscaping principles. The County to maintain the landscape improvements for a period of 25 years.	\$192,000
<u>Franklin Park Estates Including Neighborhood Landscaped Buffer Wall</u>	1/27/2015	Complete	Transfer of 17 vacant lots to the HFA in addition to one lot currently owned by the HFA (total of 18 lots) for new Franklin Park Estates development: low to moderate income single family homes in the Franklin Park neighborhood. All homes are occupied by new homeowners.	\$4,282,265
Franklin Park Neighborhood Improvements	Budget FY14	Complete	The Franklin Park Neighborhood Improvements project included sidewalk and landscaping improvements in the Franklin Park neighborhood located at Sunrise and 27th Ave.	\$137,000
Habitat For Humanity Affordable Housing	12/8/2015	In Progress	On December 8, 2015, Board approved the conveyance of six buildable parcels in Washington Park to Habitat for Humanity of Broward, Inc. limiting use and occupancy to affordable single family homes with a minimum square footage of 1,500, two-car garage, tile roof, and the use of down payment assistance. June 2018, homes in final phase construction. The total land value for the six parcels conveyed to Habitat for Humanity is \$60,000 with each lot valued at \$10,000.	\$60,000

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>In-fill Homes</u>	4/3/2012	Complete	Construction of 1 Infill Homes in Roosevelt Gardens and Washington Park by multiple developers. As of December 2018: Construction and closings complete for all homes.	4,100,000
<u>In-Fill Housing w/10 non-profit agencies</u>	3/14/2017	In Progress	Conveyance of 40 parcels for construction of 40 affordable homes - minimum 1500 square feet, three bedroom, two bath and two car garage. County will provide predevelopment funding and buyer purchase assistance for each home. July 2018 Update: 33 of the 40 homes have buyers and 17 of the 40 homes are currently under construction.	\$8,000,000
<u>Boulevard Gardens Park and Community Center</u>	8/16/2016	In Progress	Phase I of the Boulevard Gardens Project: remodeling and repurposing a single family residence that was approved for purchase by the Board on November 10, 2015 into a park services building. The property was made a part of Boulevard Gardens Park. Includes design and permitting, interior demolition and remodeling, new patio deck, millwork, window replacement, mechanical and electrical upgrades, and site work to include parking, drainage, and a basketball court.	\$505,000
<u>Boulevard Gardens Community Center (Building & Land Purchase)</u>	11/10/2015	Complete	Broward County purchased the land and building adjacent to Boulevard Gardens Park for a new community center	\$215,000
<u>Delevoe Park Improvements</u>	Budget FY20	Not Started	Replace Maintenance Building at Delevoe Park	\$75,000
Delevoe Park Improvements – New Restroom	Budget FY19	Not Started	Tear down and build new restroom building at a new location within Delevoe Park Public Art integrated in FY19 Parks Improvements (4,440)	\$258,440
Delevoe Park Improvements	Budget FY14	Complete	Park improvements include the stabilization of 70 grass parking spaces, development of a community garden, fencing, construction of a medium picnic shelter, asphalt pathway and parking lot lighting.	\$676,000
Delevoe Park Improvements	Budget FY13	Complete	Restrooms renovated	\$150,000
<u>Lafayette Hart Park Improvements</u>	8/16/2016 Commission Approved \$339,350 Budget FY18 Park neighborhood	In Progress	Planned improvements for the neighborhood park include construction of additional parking, a new restroom, gazebo, play equipment (installed), landscaping, an irrigation system, and a new modular structure. Modular building: Construction Complete. Additional enhancements complete: Entryway Canopy and mister at playground, and security cameras	\$650,000

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Lafayette Hart Park Additional Parking Spaces	FY19	In Progress	Construction of 12-14 additional parking spaces to serve Lafayette Hart Park	\$150,000
Lafayette Hart Park Public Art for Parking Addition	Funding Provided FY18	Not Started	Public Art for Lafayette Hart Park's Additional Parking Area	\$3,000
Lafayette Hart Park Improvements	Budget FY13	Complete	Replacement of tables and benches and improvements to the restroom and storage room at Lafayette Hart Park	\$160,000
Roosevelt Gardens Park Improvements	Budget FY15	Complete	Improvements at Roosevelt Garden's neighborhood park included construction of additional parking, decorative fencing, landscaping and an irrigation system.	\$135,000
Roosevelt Gardens Park Improvements	Budget FY13	Complete	Installation of a fire alarm system and sod in the ball field at Roosevelt Gardens	\$20,000
Fire Station 14 Improvements	Budget FY18	Complete	Fire Station 14 Improvements project included installation of new permanent generator for backup electrical power.	\$65,000
Fire Station 14 Improvements	Budget FY17	Complete	Fire Station 14 Exterior Washing	\$40,000
Fire Station 14 Improvements	Budget FY14	Complete	Fire Station 14 Improvements project included \$50,000 for new fuel tank and pumps, \$21,000 for an HVAC upgrade and \$11,000 for a paving upgrade. Also, an additional \$10,000 was provided to address sinking soil conditions.	\$92,000
Fire Station 14 Improvements	Budget FY13	Complete	Fire Station 14 Improvements project included \$50,000 for an evaluation and correction of the sinking soil issue.	\$50,000
Subtotal:				\$20,015,705
Promoting Safe Streets				
Safe Streets: Phase I of II; Sistrunk	July 2015, Phase I & II Budget FY16 \$1,881,500 with additional FY17 \$1 million	Complete	Phase I – Improvements included milling and resurface of the roadway west of the intersection of Sistrunk Blvd and NW 27th Ave to NW 24th Ave, add pedestrian scale lighting, add landscaped medians, add bike lanes, add decorative crosswalks, and the African-American Library logo at the intersection of NW 27th Ave and Sistrunk Blvd. and curb ramps into compliance with the ADA as needed.	Phase I of II

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>Safe Streets: Phase II of II; 27 Ave</u>	July 2015, Phase I & II Budget FY16 \$1,881,500 with additional FY17 \$1 million	In Progress	Phase II - improvements consist of milling, resurfacing, converting the two-way left turn lane into landscaped medians, and reducing two lanes of travel along NW 27th Avenue for approximately one mile between Broward and Sunrise Boulevards. Reduction of two lanes will provide two 5-foot bicycle lanes and parking on the west side of the road. In addition, the project includes improvements along Sistrunk Boulevard, east of NW 27th Avenue for approx. 1,200 ft. All comments from the public meeting held on 3/28/18 have been addressed. The schedules and cost estimates have been adjusted due to additional scope added in April 2018. The scope now includes wayfinding signs. Design plans are complete. Construction expected to start by Summer_2019 and end by Summer 2020.	\$2,445,949
Safe Streets: 6th St. from 27 Ave to 31 Ave	TBD	Not Started	Reviewing plans for safe streets modifications	TBD
Safe Streets: 31st Ave (Broward to Sunrise Blvd)	NA (FDOT project)	Complete	Milling, Resurfacing & Re-striping to accommodate 4' & 5' bike lane on NW 31 AV. from Broward Bl. to Sunrise Bl. This segment was part of a Design-Build package from FDOT in 2014 grouping several road.	*\$941,200 *This amount not included in total below.
Traffic Calming: Delineator Posts Installed in Washington Park	8/1/2017	Complete	At the request of Washington Park Civic Assoc. and after BCTED confirmed that request complied with traffic laws, delineator posts were installed to prevent drivers from using designated street side parking areas to go around speed humps. Installed as a traffic calming measure to enhance public safety	\$2,857
Traffic Calming - Speed Humps: Boulevard Gardens NW 2 St and 4 St (total of 3)	10/16/2017	Complete	On October 16, 2017, the Boulevard Gardens Community Group requested traffic calming studies for the installation of speed humps. November 1, 2017 TED analysis concluded that humps were warranted at: • NW 2 Street at Mid-point between NW 30 Avenue and NW 29 Terrace; • NW 2 Street at Mid-point between NW 28 Terrace and NW 28 Avenue; and • NW 4 Street at Mid-point between NW 28 Terrace and NW 28 Avenue. Speed humps installed.	\$19,500

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Traffic Calming - Speed Humps: Washington Park NW 9 Place and 9 Court	1/14/2016	Complete	At the January 14, 2016 Washington Park Civic Association meeting, board members and residents requested installation of speed humps / bumps at various locations including NW 9 Place and NW 9 Court. After review and approval by TED, BSO Fire and Highway and Bridge Maintenance. Traffic Study results warranted speed humps along NW 9 Pl and NW 9 Ct. Sufficient Petition signatures obtained. Speed humps installed.	\$20,000
Upgrades to Streetlights and Infrastructure Along NW 27 Avenue	Summer 2017	Complete	36 existing streetlights along NW 27 Avenue between Broward Boulevard and Sunrise Boulevard received LED upgrades. Additional upgrades include improved infrastructure, and illuminance level, reduce energy costs, and assist BSO with crime prevention in the area. Average light readings are 75% improvement. Approximately \$25,000 for materials and installation. Approximately \$75,000 invested in underground infrastructure repair and replacement costs (conduits, wiring, fusing, pull boxes, etc.)	\$100,000
<u>Wayfinding</u>	Budget FY17	In Progress	A wayfinding signage program in Central County highlighting and promoting public facilities such as parks, cultural facilities and other major areas of interest. The project serves to provide a unified signage theme, enhancing the aesthetics of BMSD Central County. Multi-agency collaboration underway. FDOT approval pending.	\$62,300
Drainage Improvements in Washington Park	4/1/2016	Complete	Drainage improvement project in Washington Park alleviated flooding issues along NW 9th Street between NW 30th Avenue and NW 29th Terrace - by increasing the capacity of the existing drainage system is underway. Construction activities included: installing new pipes (French drain) and drainage structures, restoring impacted pavement and driveways, and installing a check valve to the outfall pipe to prevent backflow from the North Fork New River.	\$175,000
Drainage Improvements in Washington Park	9/2018	Complete	Over 500 feet of drainage pipes and several drainage inlets were added to alleviate future flooding at the NW 9 th Street and NW 29 th Terrace intersection.	\$400,000

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Sidewalk and curb ramp improvements in Boulevard Gardens	11/2018	Complete	Sidewalk and curb ramps improvements on NW 5 th St from NW 31 st Ave to NW 29 th Ave	\$50,000
Subtotal:				\$3,275,606
Building Healthy and Vibrant Places				
Delevoe Manatee Watching Station	TBD	Not Started	Reviewing potential installation of manatee watching station in Delevoe Park. Pending project design and construction estimates. Based on availability of grant funds.	TBD
<u>Destination Sistrunk</u>	FY15	In Progress	Destination Sistrunk is the first phase of a cultural tourism program designed to inspire residents and visitors to discover and explore historic cultural neighborhoods throughout Broward County. Multiple heritage tour stops are in Central County. Project includes: History and Wayfinding Markers, Trolley and Walking Tour, and interactive web site, historical markers.	\$200,000
<u>Dillard Green Space - Phase II of II</u>	Budget FY18	In Progress	Phase II Planned improvements include installation of solar lights, landscaping, irrigation and exercise stations.	\$152,000
<u>Dillard Green Space - Phase I of II</u>	Budget FY17	Complete	Phase I Artwork installed, As-One Sculpture, construction of a jogging/walk path, new trees planted and other landscape improvements.	\$250,000
Dillard Green Space Public Art	FY19	In Progress	Relocation of As-One Sculpture: excavation for the new site starting the week of 1/7/19.	\$100,000
<u>Electronic Sign</u>	Budget FY16	In Progress	Planned installation of community electronic sign for Central County neighborhoods on West Sunrise Blvd.	\$300,000
Electronic Sign	TBD	Not Started	Reviewing potential installation of an electronic sign at the AARLCC	TBD
<u>FLIPANY Bike Fix-It Station in Delevoe Park</u>	2/2/2016	Complete	Florida Introduces Physical Activity and Nutrition to Youth (FLIPANY) donated and installed one Dero Bicycle Fix-it station in Delevoe Park.	\$1,500
<u>FLIPANY Bike Fix-It Station in Roosevelt Gardens Park</u>	9/14/2017	Complete	Florida Introduces Physical Activity and Nutrition to Youth (FLIPANY) donated and installed one Dero Bicycle Fix-it station in Roosevelt Gardens Park.	\$1,500
<u>FLIPANY Bike Fix-It Station in Franklin Park</u>	1/10/2017	Complete	Florida Introduces Physical Activity and Nutrition to Youth (FLIPANY) donated and installed one Dero Bicycle Fix-it station in Franklin Park.	\$1,500

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Franklin Park Cleanup	FY16	Complete	County staff administered a project to clean up and remove debris from the lot on the corner of Harris Terrace and NW 7th Street in Franklin Park. This one acre lot is bordered on two sides by the North Fork of the New River Canal. Completed January 2016	\$750
<u>Healthy Community Zone Tech Assistance</u>	9/10/2015	Complete	Partnership between Broward Regional Health Planning Council, Inc. (BRHPC) and Broward County established and implemented the BMSD Healthy Community Zone initiative that built local momentum and consensus around the importance of developing a community framework that promotes shared planning, goals and commitment directed to building a healthier well connected community.	\$100,000
<u>Median Art Project</u>	03/2017	In Progress	Transform a raised traffic median, approximately 680 feet long by 14 feet wide, located on NW 27th Avenue between NW 6th Street and Sunrise Boulevard replaced by Public Art for 27th Ave. This art project shall include free standing sculptural elements that are reflective of the surrounding landscape and the rich historical and cultural heritage of the community. The sculptural elements could be abstract or representational in nature. Artist Selected	\$220,000
<u>Outdoor Gym / Fitness equipment at Delevoe Park - Destination Fitness</u>	12/6/2016	Complete	Grant awarded for Fitness Zone from the Health Foundation of South Florida. Outdoor Gym/Fitness equipment that was installed in Delevoe Park. Grand opening and ribbon cutting ceremony for "Destination Fitness" was held on June 21, 2017.	\$54,090
Mural: Harold Reitman Boys and Girls Club	7/12/2018 per County Administration	In Progress	Cultural Division managing project to enhance the appearance of the exterior walls at the Harold Reitman Boys and Girls Club, 3025 W Broward Blvd, 33311. County-owned facility housing the BGC.	\$14,000
<u>Harold Reitman Boys and Girls Club Improvements</u>	Budget FY18	In Progress	Reitman Club projects: Exterior gym bleachers, replace acoustical ceiling tiles, replace tiles and cove base on second floor, reset brick pavers at main entrance, and install additional water fountain and plumbing.	\$34,305
Enhance street crossing elements near Harold Reitman Boys and Girls Club	3/1/2018	Complete	Install double yellow center line along NW 1 Street and rumble strips on NW 1 Street near entrance to Boys and Girls Club.	\$531

Central County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>Roof Replacement at Harold Reitman Boys and Girls Club</u>	Budget FY16	Complete	Roof replaced at the Harold Reitman Boys and Girls Club (in Boulevard Gardens).	\$123,000
Sistrunk Barrier Wall Mural	TBD	Not Started	Collaboration between Cultural / Public Arts Division and Boulevard Gardens HOA to have community-inspired mural painted on wall parallel to private properties along NW 5 Court - Wall facing Sistrunk. Funded by Public Arts grant funds. The County is drafting license agreements for the project.	\$57,000
Subtotal:				\$1,610,176
Total for Central County Community:				\$25,251,487

**Content of these tables is subject to change through the annual budget and planning process.*

North County Project Updates: December 2018

Includes FY13 through FY19 Budget Appropriations Approved by the Board of County Commissioners*

North County Project	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Investing in Our Community				
<u>Hillsboro Pines Neighborhood Project</u>	Budget FY15	Complete	Improvements include potable water distribution system, sanitary sewers, sewage lift station, stormwater drainage, pavement restoration and swale reshaping.	\$8,282,000
<u>Contract for Water and Wastewater Services Connection Incentive Program for Hillsboro Pines Neighborhood Project</u>	FY18	In Progress	Contract provides for labor, materials, equipment, services and incidentals for the construction of private sanitary laterals and private potable water services for the property owners to be served by the new utility lines currently under construction in the right-of-way in Hillsboro Pines.	\$928,388
Total for North County Neighborhoods:				\$9,210,388

*Content of these tables is subject to change through the annual budget and planning process.

BMSD-Wide Project Updates: December 2018

Includes Investments Assigned To Multiple Bmsd Neighborhoods

Includes FY13 through FY19 Budget Appropriations Approved by the Board of County Commissioners*

BMSD Wide Projects	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
Managing the BMSD				
<u>Digital Divide in Broward Municipal Services District Pilot Program (2-year)</u>	4/4/2017	In Progress	300 T-Mobile tablets available for check out at the African-American Research Library for up to six months for BMSD residents. Pilot Program which seeks to close the digital divide for a two-year period for residents of the Broward Municipal Services District (BMSD) within certain restrictions and program participation criteria.	\$93,600
<u>BMSD Economic Development Program</u>	9/15/2016	In Progress	Program offers business owners low interest loans and matching grants for façade work, landscaping, paving, demolition, interior build-outs, and specific soft costs. On March 28, 2017, Board approved 2 Pilot Projects: Rooms to Grow Academy and Wal Bri, LLC. County's commitment: Rooms to Grow Academy - \$234,928 (AI 47, 4/4/17) and Wal Bri, LLC - \$85-658	\$3,800,000
<u>Employment Self-Sufficiency Program</u>	6/14/2016	In Progress	Employment Self-Sufficiency Program provides employment opportunities for Broward County adults that are age 18 and above residing in Broward Municipal Services District (BMSD) boundaries that are unemployed or have low income. (Commission Districts 2, 7 and 9). The program is structured for residents in the area, who based on specific program requirements, are hired from the area. All employees offered vocational and job readiness training including soft skills development	\$458,760
Neighborhood Landscape Enhancements at Entrance Signs	6/17/2017	Complete	Tree Trust Fund Committee approved proposal to enhance the landscaping for the entrance signage within the BMSD. Enhancements Complete. Dead trees removed as needed. New trees and native plant life installed as needed.	\$17,000
<u>Neighborhood Signs Improvement</u>	Budget FY16	Complete	Improvements included replacement, repair, and painting of wood neighborhood signs as needed. Four signs replaced in Boulevard Gardens, one in Washington Park, and two constructed for Hillsboro Pines in North County.	\$26,000

BMSD Wide Projects	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>BMSD Reserve of Tree Trust Fund</u>	12/13/2016	In Progress	Ordinance amending Chapter 27, Article XIV, of the Broward County Code of Ordinances to reserve a minimum level of funding in the Tree Preservation Trust Fund for the Broward Municipal Services District, and to approve funds contributed within municipalities for Countywide use if contributed funds are not used or waived by the municipality over a certain time period (2-3 years).	\$50,000
<u>Transit Transitional Employment Pilot Program, 2-Year Extension</u>	6/22/2016	In Progress	Transit Transitional Employment Pilot Program provides supplemental transit bus cleaning services for the Broward County Transit (BCT) bus fleet and employment opportunities for Broward County adults that are age 18 and above residing in targeted areas of low income, high unemployment or persons participating in a state or local re-entry program.	\$2,195,522
Subtotal:				\$6,640,882
Investing in Our Community				
<u>Community Enhancement Projects</u>	Budget FY17	In Progress	Community enhancement projects in the Broward Municipal Services District.	\$150,000
<u>Community Enhancement Projects</u>	Budget FY18	In Progress	Community enhancement projects in the Broward Municipal Services District.	\$50,000
<u>Community Enhancement Projects</u>	Budget FY19	Not Started	Community enhancement projects in the Broward Municipal Services District.	\$250,000
<u>Community Enhancement Projects</u>	Budget FY20	Not Started	Community enhancement projects in the Broward Municipal Services District.	\$51,500
<u>Community Enhancement Projects</u>	Budget FY21	Not Started	Community enhancement projects in the Broward Municipal Services District.	\$53,050
<u>Community Enhancement Projects</u>	Budget FY22	Not Started	Community enhancement projects in the Broward Municipal Services District.	\$54,640

BMSD Wide Projects	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
BMSD Minor Home Repair Pilot Program	12/12/2017	In Progress	In agreement with Rebuilding Together Broward County: minor home improvements and safety upgrades at a minimum of \$1,500/home for an estimated 20 low income, elderly, veteran, and disabled homeowners residing within the BMSD at no cost to the homeowners. Coordination of a "Martin Luther King, Jr. Day of Service Block Rebuild" with volunteers performing services under the "Minor Home Repairs Pilot Program", or general community enhancements, including landscaping, vacant lot clearing and general beautification activities within the BMSD.	\$10,000
<u>Minor Home Repair, Exterior Paint, and Water/Sewer Assistance</u>	12/1//2015	In Progress	All of Broward: Exterior Paint Assistance *\$4,500 max grant per home. Water and Sewer Connections Assistance. Applications on qualified basis. *\$4,000 max grant per home.	\$80,000
<u>Minor Home Repair, Exterior Paint, and Water/Sewer Assistance</u>	2/9/2016	In Progress	All of Broward: Provide mitigation hardening or exterior repairs (including, but not limited to roofs, windows and doors, new air conditioning systems, electrical upgrades to meet code) up to a maximum amount of \$40,000 for each qualified homeowner who resides in a municipality which does not receive a direct allocation of CDBG or SHIP funds. Additional funds in process of being allocated for this program.	\$2,257,028
<u>Residential Construction Mitigation Program - AKA Home Repair Assistance</u>	5/24/2016	Complete	Grant funds will supplement the Minor Home Repair program's qualified applicants. Grant award is for residential mitigation of homes in the BMSD. The Board approved the grant agreement between the State of Florida, Emergency Management (EM) and Broward County for residential mitigation of homes in the BMSD. The homes must be owned by income eligible households, and the funds must be used to mitigate the homes against future hurricanes through the installation of new impact windows and doors, the construction and/or hardening of roofs and other retrofit improvements to harden the home against future storms.	\$194,000

BMSD Wide Projects	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>Hurricane Loss Mitigation Program - AKA Minor Home Repair Assistance</u>	8/22/2017	Complete – State inspections pending	Grant funds will supplement the Minor Home Repair program's qualified applicants. Grant Award for residential mitigation of homes in the BMSD. The Board approved the grant agreement between the State of Florida, Emergency Management (EM) and Broward County for residential mitigation of homes in the BMSD. The homes must be owned by income eligible households, and the funds must be used to mitigate the homes against future hurricanes through the installation of new impact windows and doors, the construction and/or hardening of roofs and other retrofit improvements to harden the home against future storms.	\$194,000
BMSD Commercial Market Study	12/14/2018	In Progress	This study will provide the County with commercial real estate market data and recommendations for strategic planning of revitalization efforts to increase the economic viability of the BMSD's local businesses located along the commercial corridors. The market study/analysis will enable the County to better understand the market conditions affecting six (6) commercial corridors by researching the study area to extract detailed analyses relating to existing commercial conditions, commercial space supply and demand, and future trends.	\$28,500
Parks Facilities Improvement	Budget FY13	Complete	\$50,000 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$50,000
Parks Facilities Improvement	Budget FY14	Complete	\$50,000 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$50,000
Parks Facilities Improvement	Budget FY15	Complete	\$50,000 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$50,000
<u>Parks Facilities Improvement</u>	Budget FY16	Complete	\$50,000 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$50,000
<u>Parks Facilities Improvement</u>	Budget FY17	Complete	\$50,000 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$50,000
<u>Parks Facilities Improvement</u>	Budget FY18	In Progress	\$51,500 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park. The Sunview ADA Switchback was funded from FY18 Park Facility Improvement Capital Funds.	\$51,500
<u>Parks Facilities Improvement</u>	Budget FY19	Not Started	\$53,050 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$53,050

BMSD Wide Projects	Commission Approval or Start Date	Status	Project Description and Scope	Estimated Investment
<u>Parks Facilities Improvement</u>	Budget FY20	Not Started	\$54,640 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$54,640
<u>Parks Facilities Improvement</u>	Budget FY21	Not Started	\$56,280 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$56,280
<u>Parks Facilities Improvement</u>	Budget FY22	Not Started	\$57,970 Budget for improvements at seven BMSD parks: five parks in Central County and the two parks in Broadview Park.	\$57,970
<u>Security Cameras, Additional Lighting, Upgrade Building Security Features for all six neighborhood parks</u>	Budget FY18	In Progress	\$540,000 Budgeted for Purchase and Install Security Cameras, Additional Lightins, Upgrade Building Security Features for all seven neighborhood parks (5 in Central County and two in Broadview Park).	\$540,000
Subtotal:				\$4,436,158
Promoting Safe Streets				
<u>ADA Improvements at Bus Stops</u>	9/27/2016	Complete	ADA improvements at 17 bus stops in the BMSD made by the Broward County Transportation Department. Enhancements include the addition of an ADA landing pad, and adjacent sidewalk and curb ramps as needed.	\$100,000
<u>Drainage Projects and Improvements</u>	Budget FY17	In Progress	Drainage projects and improvements throughout the BMSD.	\$100,000
<u>Drainage Projects and Improvements</u>	Budget FY18	In Progress	Drainage projects and improvements throughout the BMSD.	\$95,000
<u>Drainage Projects and Improvements</u>	Budget FY19	Not Started	Drainage projects and improvements throughout the BMSD.	\$95,000
<u>Drainage Projects and Improvements</u>	Budget FY20	Not Started	Drainage projects and improvements throughout the BMSD.	\$95,000
<u>Drainage Projects and Improvements</u>	Budget FY21	Not Started	Drainage projects and improvements throughout the BMSD.	\$95,000
<u>Drainage Projects and Improvements</u>	Budget FY22	Not Started	Drainage projects and improvements throughout the BMSD.	\$95,000
Subtotal:				\$675,000

Building Healthy and Vibrant Places				
HCZ Safe Routes Broward Mobile App Pilot Program	5/3/2016	Complete	The Safe Routes Broward (SRB) APP pilot enables mobile and online users to report non-emergency safety issues in Central County and Broadview Park neighborhoods. This is a deliverable of the partnership between Broward County, Broward Regional Health Planning Council and Urban Health Partnership, and a component of the Healthy Community Zone (HCZ) initiative. Service period from January 30, 2016 thru September 29, 2017	\$2,100
HCZ Community Liaison Position	11/1/2017 per MOU	In Progress	The HCZ Community Liaison shall be an employee of UHP and a consultant for County to interface and engage with the BMSD community to support efforts to improve health in the BMSD. Service agreement extended for the period November 1, 2017 thru October 31, 2018	\$15,240
HCZ Safe Routes Broward Mobile App, Service Extension	10/1/2017	Complete	The Safe Routes Broward (SRB) APP pilot enables mobile and online users to report non-emergency safety issues such as damaged or malfunctioning elements of public infrastructure within Central County and Broadview Park neighborhoods. App supported by the See Click Fix platform. Service agreement extended for the period October 1, 2017 thru July 25, 2019.	\$1,750
Wrap Traffic Signal Boxes - Urban Treasures	09/2016	Complete	<p>Eight signal boxes/ cabinets within or abutting BMSD wrapped with artwork that reflects the adjacent BMSD neighborhoods' culture and intrinsic heritage. Wraps are graffiti and adhesive resistant. Presentation to CCCAB on Nov 15, 2017. Revised and integrated CCCAB's feedback from September 2018</p> <p>Locations include the following:</p> <ul style="list-style-type: none"> • File 2019 Broadview Park FDOT Sr 7 Davie Blvd Ext • 2068 Broadview Park Davie Blvd Sw 46 Ave • 2287 Broadview Park Davie Blvd Ext Peters Rd • 2153 Boulevard Gardens FDOT W Broward Blvd Nw 27 Ave • 2102 Roosevelt Gardens FDOT W Sunrise Blvd Nw 24 Ave • 2008 Roosevelt Gardens FDOT W Sunrise Blvd Nw 27 Ave • 2039 Washington Park Nw 27 Ave Sistrunk Blvd (Nw 6 St) • 2051 Washington Park Nw 31 Ave Nw 6 St 	\$20,000
Subtotal:				\$39,090

Enhancing a Safer Community				
<u>Wireless Security Cameras (Wildfire)</u>	Budget FY18	In Progress	Multi-agency and vendor (Wildfire) collaboration underway to install surveillance cameras along BMSD public streets. Optimal camera locations identified. Estimated investment based on installation of twenty-one cameras in total (13 in Central County, 8 in Broadview Park). Finalizing locations for pole installations with BSO and Wildfire. Selected type and design standard for new poles that will be installed as needed.	\$302,850
				Subtotal:
				\$302,850
Total for BMSD-Wide Projects:				\$12,093,980

**Content of these tables is subject to change through the annual budget and planning process.*