



2021 MEMBER HANDBOOK
CENTRAL COUNTY COMMUNITY ADVISORY BOARD





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TAB 1



BYLAWS

Preamble

The Central County Community Advisory Board ("Board") is established pursuant to Resolution 2012-512 and Section 1-233 of the Broward County Code of Ordinance. The Board's general purpose is to serve in an advisory capacity to the Broward County Board of County Commissioners ("Commission") relative to unincorporated Central County Community issues.

The Board shall be administered through the Environmental Protection and Growth Management Department, Planning and Development Management Division, to carry out the purposes and functions set forth in these Bylaws. Official records of the Board are on file with the Planning and Development Management Division and are open to public inspection upon request to the Director of the Planning and Development Management Division.

Article 1. Functions, Powers, and Duties

It shall be the functions of the Board to:

- A. Act as liaison between the Broward County Board of County Commissioners (Commission) and residents of the Central County Community.
- B. Hold meetings to receive comment from residents with regard to matters which affect the health, safety, and welfare of the residents of the Central County Community and to formulate ideas from the comments received.
- C. Prepare and submit recommendations for consideration to the Commission regarding the nature and quality of services, projects, and program for residents of the Central County Community.
- D. Perform other related activities as may from time to time be requested by the Commission.

The Board shall not operate in a regulatory or authoritative capacity. The Board shall have no power or authority to commit the Commission to any policies or to incur any financial obligation or to create any liability on the part of the County. No actions or recommendations of the Board shall be binding upon the Commission until approved or adopted by the Commission.

Article 2. Membership

- A. The Board shall consist of eight (8) members who shall be appointed by the Board of County Commissioners ("Commission"). There shall be two (2) members from each of the neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park,



consisting of the current president of the recognized neighborhood association and one (1) resident from each neighborhood, appointed by the Commission from a list of neighborhood residents wishing to serve on the Board. The Office of Intergovernmental Affairs and Professional Standards, or its successor agency, shall maintain a list of neighborhood residents wishing to serve on the Board for each neighborhood.

- B. All members of the Board shall reside in the applicable community. A member serving on the Board in the capacity as president of the recognized neighborhood association shall serve for the duration of his or her term as president, unless removed from the Board by the Commission. In the event a neighborhood association president is unable or unwilling to serve on the Board, or is removed from the Board by the Commission, the vice-president of the neighborhood association shall serve on the Board. If neither is willing or able to serve on the Board, or both are removed from the Board by the Commission, the Commission shall appoint a resident from the applicable community from the list of neighborhood residents wishing to serve on the Board. Board members shall serve subject to the provisions of Section 1-233 of the Broward County Code of Ordinances.
- C. Any member of the Board may be removed from the Board without cause by a majority vote of the Commission. The Board may recommend to the Commission removal of a member of the Board. The Board must give the board member reasonable notice and an opportunity to be heard before making its recommendation. The Commission may consider removal of a member of the Board upon its own initiative.
- D. No member of the Board shall receive compensation for performance of Board duties.

Article 3. Term

- A. The appointed members of the Board shall serve pursuant to Section 1-233, Broward County Code of Ordinances (BCCO), as may be amended from time to time. In addition to the conditions identified in the BCCO, a member serving on the Board in the capacity as president of the recognized neighborhood association shall serve for the duration of their term as president.
- B. Any Board appointee who fails to meet the requirements of his or her appointment is automatically disqualified, and his or her appointment shall immediately cease and be deemed vacant.

Article 4. Meetings

- A. The Board shall establish a time and place for holding meetings and shall adopt such rules of organization, regulation, and procedures governing the conduct of its meetings not



inconsistent with the Broward County Administrative Code. The Board shall hold quarterly meetings but may hold additional meetings as necessary to conduct its business.

- B. All meetings of the Board shall be open to the public in accord with the requirements of Section 286.011, Florida Statutes, as may be amended from time to time, and notice of Board meetings shall be advertised as provided by law. The Board shall prepare minutes of its meetings which shall be approved at the next meeting of the Board.
- C. A majority of appointed members of the Board shall constitute a quorum.
- D. A majority of those members present and voting at any meeting shall be sufficient to enable the taking of any action.

Article 5. Organization

A. Election of Officers

The Board shall annually elect a Chair and Vice-Chair (all of whom shall be members of the Board). The Chair and Vice-Chair shall serve for a term of one (1) year, not to exceed two (2) consecutive terms. Elections shall be by open nomination and roll call vote. If no member volunteers to serve as the Chair or Vice-Chair, the current Chair may appoint members to those positions. The Chair may not appoint a member to a position in which that member has already served.

B. Vacancy of Officers

If a vacancy should occur in one of the Officers' positions, the Board shall elect a Board member to fill such vacancy at a regular or special meeting as soon as reasonably possible.

C. Duties of Officers

1) The Chair shall:

- a. Preside at all meetings of the Board.
- b. Be an ex-officio member of all committees of the Board.
- c. Appoint all ad hoc committees, the terms of which may not exceed the term of the Chair.
- d. Appoint the Chair of each standing committee.
- e. Perform all the duties usually pertaining to the office of Chair.

2) The Vice-Chair shall:

- a. Preside at all meetings of the Board in the absence of the Chair.
- b. Perform all such duties usually pertaining to the office of Vice-Chair.



- c. Assume the office and duties of the Chair, if the office becomes vacant, until the Board fills such vacancy through an election as set forth in Article 5.

D. Committees

- 1) The Board may establish subcommittees. The Chair may establish ad hoc committees provided that the Board shall confirm such ad hoc committees established by the Chair. Such ad hoc committees shall not be established for a period exceeding the unexpired term of the Chair.
- 2) The Board may also designate persons not on the Board to serve on committees. The committees shall have such authority as the Board shall direct, subject to applicable Florida Laws.

Article 6. Meetings

A. Regular Meetings

- 1) The Board shall generally hold meetings at least quarterly for the transaction of business according to a schedule arranged by the Board. Officers shall be elected annually at the meeting held in January.
- 2) The Chair, through appropriate administrative staff, shall give written notice of regular meetings of the Board to each member at least seven (7) days before each meeting. If possible, said notice is to be accompanied by an agenda specifying the subject(s) of the meeting; if not possible, the Chair shall distribute the agenda at the meeting.
- 3) Regular meetings may include workshop meetings.
- 4) Meetings may only be cancelled or rescheduled by the Chair or by a majority vote of the Board members present at a regularly scheduled meeting. However, in the event that the Board's administrative support staff is notified between regularly scheduled meetings that a quorum will not be available for the next regularly scheduled meeting, such meeting may be cancelled or rescheduled by the Chair. The Chair, through appropriate administrative staff, shall notify all Board members of such cancellation or rescheduling with as much notice as possible.

B. Public Input

At the Chair's discretion, public input will be permitted and limited to three (3) minutes per person, however the time limit may be adjusted at the Chair's discretion based on the number of speakers with related topics and time availability. The Chair may require that anyone wishing to speak before the Board must complete a public input card. The Board is not required to address speakers' comments.



C. Special Meetings

The Board shall convene in special meetings when called by the Chair, the Vice-Chair in the absence of the Chair, or upon request of a majority of the members of the Board. Special meetings may include workshop meetings. The Chair, through appropriate administrative staff, shall give seven (7) days notice to all members of the Board. If possible, said notice is to be accompanied by an agenda specifying the subject(s) of the meeting; if not possible, the Chair shall distribute the agenda at the meeting. The minutes of the meeting shall show the manner and method by which notice of the meeting was given to each member or shall show a waiver of notice.

D. Emergency Meetings

- 1) Emergency meetings of the Board may be called as follows:
 - a. By the Chair;
 - b. In the absence of the Chair, by the Vice-Chair; or
 - c. By motion of the Board.
- 2) Twenty-four (24) hours' notice of an emergency meeting shall be given to each member of the Board by delivering same via phone, facsimile, or electronic mail. If possible, said notice is to be accompanied by an agenda specifying the subject(s) of the emergency meeting; if not possible, the Chair shall distribute the agenda at the meeting. The Board may discuss only those subjects appearing on the emergency meeting agenda at the meeting. The Chair, Vice-Chair, or Board shall determine the date, time and location of the emergency meeting as appropriate. If after reasonable diligence, it is impossible to give notice to each member, or because of the nature of the emergency it is impossible to let twenty-four (24) hours lapse before the meeting, such failure shall not affect the legality of the meeting if a quorum is in attendance. The minutes of each meeting shall show the manner and method by which notice of the emergency meeting was given to each member or shall show a waiver of notice.

E. Place of Meetings

- 1) Upon the giving of due public notice, regular or special meetings of the Board may be held at any appropriate place in Broward County.
- 2) For the purpose of this section, due public notice shall consist of the manner in which the County generally provides such notice to the public for its regular meetings.

F. Order of Business

The order of business for meetings shall be as determined by the Board.

G. Minutes

- 1) Summary minutes of each meeting of the Board shall be accurately taken, preserved and provided to members before the next regular meeting.



- 2) The Board shall review the draft minutes of each meeting, correct if necessary, and approve the minutes at the next regular meeting, provided that the Board may take this action at an intervening meeting if the Board desires. After approval, the minutes shall be kept as a public record in a file maintained in the Planning and Environmental Regulation Division's administrative offices.
- 3) Unless otherwise shown by the minutes, it shall be presumed that the voice vote of each member present supported any action taken by the Board.

H. Notices

All notices shall be in writing and shall set forth the time, date and place of any meeting. The notice, if mailed, shall be deemed to have been delivered when deposited in the United States mail, postage prepaid, addressed to the member as his or her address appears in the records of the Board. A notice may also be delivered in person, by facsimile or by electronic mail.

Article 7. Voting and Quorum

- A. Each appointed member shall have one (1) vote which may only be exercised by the member.
- B. The selected Broward County Commissioner(s) will serve as non-voting member.
- C. The presence of a majority of the appointed members of the Board shall constitute a quorum. Vacant member positions shall not be counted for purposes of determining the existence of a quorum. Any majority of those members present and voting at any meeting shall be sufficient to enable the taking of any action. This provision shall not conflict with Section 1-233 of the Broward County Code of Ordinances.
- D. Once a quorum is established, a Board meeting may start without regard to the absence of any other Board members. Any appointed Board member may attend the Board meeting and may vote by audio interactive telephone conference; however, no one attending the meeting by audio interactive telephone conference may be counted to establish a quorum.
- E. Proxy voting by any appointed Board member shall be prohibited at meetings of the Board and its subcommittees. The term "proxy" shall include either a person who substitutes or attempts to vote for an absent Board member, or any document, statement or other written manifestation by which a Board member attempts to register a vote without actual, physical presence at a Board meeting.

Article 8. Committee Attendance

Attendance and ongoing participation of the Board members are critical to the Board's success. The attendance of Board members shall be regulated pursuant to Section 1-233, Broward County Code of Ordinances, as amended from time to time.



To ensure that members of the Board do not have to choose between attending meetings or observing religious holidays, any member may request that meetings not be scheduled on religious holidays, and the Chair must honor those requests.

Article 9. Conflict of Interest

Members of the Board shall comply with all County ordinances and Florida Statutes relating to "conflicts of interest."

Article 10. Compensation of Members

No members of the Board shall receive compensation for performance of Board duties.

Article 11. Amendments

Any Board member may propose amendments to these Bylaws, and an amendment shall become effective upon affirmative vote of a majority of all members serving on the Board.

Article 12. Applicability

Nothing in these Bylaws may be constructed or applied in a manner to contravene applicable local, state, or federal funding source laws, regulations and policies.

APPROVED AND ADOPTED by the Central County Community Advisory Board on the 30th day of January, 2012.



TAB 2



SUNSHINE LAWS

286.011 Public meetings and records; public inspection; criminal and civil penalties.

- 1) All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, including meetings with or attended by any person elected to such board or commission, but who has not yet taken office, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.
- 2) The minutes of a meeting of any such board or commission of any such state agency or authority shall be promptly recorded, and such records shall be open to public inspection. The circuit courts of this state shall have jurisdiction to issue injunctions to enforce the purposes of this section upon application by any citizen of this state.
- 3)
 - (a) Any public officer who violates any provision of this section is guilty of a noncriminal infraction, punishable by fine not exceeding \$500.
 - (b) Any person who is a member of a board or commission or of any state agency or authority of any county, municipal corporation, or political subdivision who knowingly violates the provisions of this section by attending a meeting not held in accordance with the provisions hereof is guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.
 - (c) Conduct which occurs outside the state which would constitute a knowing violation of this section is a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.
- 4) Whenever an action has been filed against any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision to enforce the provisions of this section or to invalidate the actions of any such board, commission, agency, or authority, which action was taken in violation of this section, and the court determines that the defendant or defendants to such action acted in violation of this section, the court shall assess a reasonable attorney's fee against such agency, and may assess a reasonable attorney's fee against the individual filing such an action if the court finds it was filed in bad faith or was frivolous. Any fees so assessed may be assessed against the individual member or members of such board or commission; provided, that in any case where the board or commission seeks the advice of its attorney and such advice is followed, no such fees shall be assessed against the individual member or members of the board or commission. However, this subsection shall not apply to a state attorney or his or her duly authorized assistants or any officer charged with enforcing the provisions of this section.
- 5) Whenever any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision appeals any court order which has found said board, commission, agency, or authority to have violated this section, and such order



is affirmed, the court shall assess a reasonable attorney's fee for the appeal against such board, commission, agency, or authority. Any fees so assessed may be assessed against the individual member or members of such board or commission; provided, that in any case where the board or commission seeks the advice of its attorney and such advice is followed, no such fees shall be assessed against the individual member or members of the board or commission.

- 6) All persons subject to subsection (1) are prohibited from holding meetings at any facility or location which discriminates on the basis of sex, age, race, creed, color, origin, or economic status or which operates in such a manner as to unreasonably restrict public access to such a facility.
- 7) Whenever any member of any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision is charged with a violation of this section and is subsequently acquitted, the board or commission is authorized to reimburse said member for any portion of his or her reasonable attorney's fees.
- 8) Notwithstanding the provisions of subsection (1), any board or commission of any state agency or authority or any agency or authority of any county, municipal corporation, or political subdivision, and the chief administrative or executive officer of the governmental entity, may meet in private with the entity's attorney to discuss pending litigation to which the entity is presently a party before a court or administrative agency, provided that the following conditions are met:
 - (a) The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning the litigation.
 - (b) The subject matter of the meeting shall be confined to settlement negotiations or strategy sessions related to litigation expenditures.
 - (c) The entire session shall be recorded by a certified court reporter. The reporter shall record the times of commencement and termination of the session, all discussion and proceedings, the names of all persons present at any time, and the names of all persons speaking. No portion of the session shall be off the record. The court reporter's notes shall be fully transcribed and filed with the entity's clerk within a reasonable time after the meeting.
 - (d) The entity shall give reasonable public notice of the time and date of the attorney-client session and the names of persons who will be attending the session. The session shall commence at an open meeting at which the persons chairing the meeting shall announce the commencement and estimated length of the attorney-client session and the names of the persons attending. At the conclusion of the attorney-client session, the meeting shall be reopened, and the person chairing the meeting shall announce the termination of the session.
 - (e) The transcript shall be made part of the public record upon conclusion of the litigation.

History.—s. 1, ch. 67-356; s. 159, ch. 71-136; s. 1, ch. 78-365; s. 6, ch. 85-301; s. 33, ch. 91-224; s. 1, ch. 93-232; s. 210, ch. 95-148; s. 1, ch. 95-353; s. 2, ch. 2012-25.

Source: Online Sunshine

www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0286/0286.html



TAB 3



LOBBYING RESTRICTIONS

Sec. 26-70. - Prohibition on lobbying by appointed board members.

- (a) The prohibitions stated in this section shall apply to all persons appointed to advisory boards (including those characterized as boards, committees, commissions, councils, and task forces) established by Broward County ordinance or resolution and to all persons appointed by the Board of County Commissioners (the "Board") to agencies, development and redevelopment authorities, and regulatory and adjustment boards established pursuant to federal or state law, the Broward County Charter, or interlocal agreements (collectively "appointed boards"), except where any such prohibition would be inconsistent with the Broward County Charter, general or special law, or the enabling enactments of such appointed boards.
- (b) No member of an appointed board shall, during his or her term of appointment and for a period of two (2) years after such term of appointment, lobby any employee of the County division(s) or department(s) that provide(s) support services to the appointed board.
- (c) Any member of an appointed board who lobbies in violation of this section shall be disqualified as a member of the appointed board and his or her appointment shall immediately cease, subject to the timely filing of an appeal as referenced below.
- (d) Additionally, the County Administrator shall provide for a procedure applicable to any member of an appointed board who is charged with a violation of the provisions of this section. The procedure shall provide for the following:
- (1) Upon determining that a violation has occurred, the Office of the County Administrator shall notify the member of the offense, and a fine of One Hundred Dollars (\$100) shall be assessed for each occurrence.
 - (2) The member shall pay the fine within twenty (20) days after receipt of the notice of payment due, unless a timely appeal is made to the Board as provided below.
 - (3) Any member of an appointed board may appeal the alleged violation and assessed fine, and may request and shall be entitled to a hearing before the Board, which shall have the authority to determine whether a violation has occurred and, if it determines that a violation has occurred, to waive the fine in whole or in part for good cause shown. To be entitled to such appeal, the member must, within twenty (20) days after receipt of the notice of payment due, deliver a letter requesting a hearing to the Office of the County Administrator.
- (e) For purposes of this section:



- (1) "Department" means those departments of county government listed in Section 2.5 of the Broward County Administrative Code, as same may be amended.
- (2) "Division" means those divisions and offices under the control of any Department, as listed in Section 2.11 of the Broward County Administrative Code, as same may be amended.
- (3) "Lobby," "Lobbies," or "Lobbying" means a communication, by any means, between a lobbyist and a Division or Department employee regarding any item that will foreseeably be decided by a final decision-making authority, which communication seeks to influence, convince, or persuade the employee to support or oppose the item. Lobbying does not include communications:
 - a. Made on the record at a duly-noticed public meeting or hearing; or
 - b. From an attorney to an attorney representing Broward County regarding a pending or imminent judicial or adversarial administrative proceeding against BrowardCounty.
- (4) "Final Decision-Making Authority" and "Lobbyist" shall have the meanings stated in Sections 26-72.5(d) and (g), respectively, of the Broward County Code of Ordinances.

(Ord. No. 2010-21, § 1, 8-10-10; Ord. No. 2015-35, § 1, 9-10-15)

Source: Municode, <http://bit.ly/1SKyFif>



TAB 4



GIFT RESTRICTIONS

Sec. 26-70.1. - Acceptance of gifts by appointed board members.

(a) Applicability; construction.

(1) This Section shall apply to all members of "appointed boards" as that term is defined in Section 26-70(a), except where such application would be inconsistent with the Broward County Charter, general or special law, or the enabling enactments of such appointed boards. All references in Section 26-70.1 to "advisory board or other board member" shall be construed to apply to members of "appointed boards."

(2) This Section shall be supplemental to other code provisions that govern the conduct of Broward County advisory board or other board members; provided, however, that this Section shall prevail in the event of any conflict with such other code provisions in effect prior to the effective date of this Section.

(b) Restrictions on Acceptance of Gifts.

(1) The term "gift" as used herein shall be defined as set forth in Chapter 112, Part III, Florida Statutes, as amended.

(2) No advisory board or other board member shall accept a gift, directly or indirectly, regardless of value, from any lobbyist registered with the County, or from any principal or employer of any registered lobbyist, or from a vendor or contractor of Broward County ("prohibited donors").

(3) No advisory board or other board member shall accept a gift with a value in excess of \$50 per occurrence from sources other than prohibited donors, when such gift is given to the advisory board or other board member in his or her official capacity.

(4) The above restrictions and limitations do not apply to gifts given to advisory board and other board members in their personal (non-official) capacity, or to gifts given to advisory board or other board members by the County, the advisory board, or other board (as defined in (a)(1) above) on which the member serves. Such gifts are subject to applicable reporting requirements under Florida law.

(c) Investigation of Violations.

(1) The Office of Intergovernmental Affairs and Professional Standards shall have the authority to investigate alleged violations of this Section.



(2) If, upon the completion of an investigation by the Office of Intergovernmental Affairs and Professional Standards, the County Administrator determines that an advisory board or other board member has violated any provisions of this Section, the County Administrator shall issue a proposed order notifying the member of such determination and imposing a proposed sanction as provided below.

(3) An advisory board or other board member who wishes to challenge the County Administrator's determination of a violation or the proposed sanction must request a hearing by written notice to the County Administrator within twenty (20) calendar days after receipt of the County Administrator's proposed order. If the proposed order is sent by certified mail, it is deemed to have been received three (3) calendar days after the proposed order was mailed by the County Administrator. If the proposed order is hand-delivered, it is deemed received on the date the proposed order is hand-delivered directly to the advisory board or other board member or is provided to the business office or residence of the advisory board or other board member.

(4) If the advisory board or other board member does not timely request a hearing pursuant to paragraph (3) above, the County Administrator's proposed order shall become final.

(5) If the advisory board or other board member requests a hearing pursuant to section (3) above, the County Administrator shall set a hearing before a Hearing Officer on a date not later than forty-five (45) calendar days after the date on which the County Administrator receives the request for hearing.

(d) Hearing Procedures.

(1) These procedures govern hearings before Hearing Officers as provided in this Section. Each party is entitled:

- a. To be accompanied, represented, and advised by counsel;
- b. To offer the testimony of witnesses and examine opposing witnesses on relevant matters; and
- c. To present relevant documentary evidence.

(2) The Office of the County Administrator shall bear the burden of establishing, by a preponderance of the evidence, that there has been a violation of this Section.

(3) Subpoenas.



- a. The Hearing Officer shall have the power to issue subpoenas to compel the attendance of witnesses at a hearing, upon the written request of any party or upon the Hearing Officer's own initiative.
- b. A subpoena may be served by any person authorized by law to serve process. Service shall be made as provided by law.
- c. Any person subject to a subpoena may, before compliance with the subpoena is required, petition the Hearing Officer to quash the subpoena.
- d. A party may seek enforcement of a subpoena issued by a Hearing Officer under the authority of this Section by filing a petition for enforcement of such subpoena in a court of competent jurisdiction.

(4) Evidence.

- a. In any hearing before a Hearing Officer, irrelevant, immaterial, or unduly repetitious evidence shall be excluded. All other evidence of a type commonly relied upon by reasonably prudent persons, in the conduct of their affairs, shall be admissible, whether or not such evidence would be admissible in a trial in the courts of Florida. Any part of the evidence may be received in written form, and all testimony of parties and witnesses shall be made under oath. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but it shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions.
- b. The Hearing Officer shall ensure that a full record of the hearing is preserved, which record shall be public and open to inspection and transcription or copying by any person.

(5) Within thirty (30) calendar days after completion of the hearing, the Hearing Officer shall issue a final order determining whether a violation of this Section has occurred. The final order shall contain detailed findings of fact and conclusions of law. If a violation has occurred, the final order shall specify the sanction imposed, which may vary from the County Administrator's proposed sanction.

(6) Obligation to Pay Hearing Officer's Fee. The non-prevailing party shall be responsible for paying the Hearing Officer's fee in full.

(7) Once a hearing is scheduled, failure to appear before the Hearing Officer may, at the discretion of the Hearing Officer, result in dismissal of the hearing with prejudice, in which case the proposed order of the County Administrator shall become the final order.



(8) Orders and final orders issued by the Hearing Officer or the County Administrator, pursuant to this Section, are subject to judicial review as provided by applicable law.

(e) Sanctions. A monetary fine of up to \$500 may be assessed for any violation of this Section. In determining the amount of the fine, the gravity of the violation, whether it was intentional, and whether it is a repeat offense shall be considered. No fine shall be imposed upon an affirmative express finding that the violation was unintentional and de minimis.

(f) Disqualification. Any advisory board or other board member who is found to have violated the provisions of this Section in a final order of the County Administrator or a Hearing Officer shall be disqualified from serving as a member of the advisory board or other board on which he or she serves and his or her appointment shall immediately terminate.

(Ord. No. 2011-13, § 1, 6-28-11; Ord. No. 2015-35, § 1, 9-10-15)



TAB 5



RESOLUTION NO. 2012-512

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AMENDING THE BROWARD COUNTY ADMINISTRATIVE CODE ("CODE") BY AMENDING CHAPTER 12, "ORGANIZATION, COUNCILS, BOARDS, AND COMMITTEES," PART XXIV, ESTABLISHING AN UNINCORPORATED COUNTY COMMUNITY ADVISORY BOARD; PROVIDING FOR MEMBERSHIP TERMS, MEETINGS, AND ORGANIZATION; PROVIDING FOR DUTIES AND FUNCTIONS; PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the residents of the central County unincorporated community, consisting of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park utilize several neighborhood councils and homeowners' and civic associations to relay concerns to the Broward County Board or County Commissioners; and

WHEREAS, the residents do not have a unified forum to express their interests and concerns to the Board of County Commissioners; and

WHEREAS, the residents would like to obtain regular input on matters of concern regarding the nature of services, projects, and programs offered by Broward County; and

WHEREAS, the residents have expressed an interest in the creation of an advisory board to represent the unincorporated community as a whole and serve as liaison between the Board of County Commissioners and the residents of the unincorporated community; and

WHEREAS, the Board of County Commissioners recognizes the value of an advisory board to work with staff on behalf of the central County unincorporated community to distill the issues and develop recommendations for Commission consideration; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. Chapter 12 of the Broward County Administrative Code, "Organization, Councils, Boards, and Committees," is hereby amended to create Part XXIV to be entitled "Central County Community Advisory Board," and to read as follows:

[UNDERLINING OMITTED]



PART XXIV. CENTRAL COUNTY COMMUNITY ADVISORY BOARD

Sec. 12.240. Creation.

There is hereby created and established an advisory board to be known as the Central County Community Advisory Board ("Board").

Sec. 12.241. Membership.

- a. The Board shall consist of eight (8) members who shall be appointed by the Board of County Commissioners ("Commission"). There shall be two (2) members from each of the neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park, consisting of the current president of the recognized neighborhood association and one (1) resident from each neighborhood, appointed by the Commission from a list of neighborhood residents wishing to serve on the Board. The Office of Intergovernmental Affairs and Professional Standards, or its successor agency, shall maintain a list of neighborhood residents wishing to serve on the Board for each neighborhood.
- b. All members of the Board shall reside in the applicable community. A member serving on the Board in the capacity as president of the recognized neighborhood association shall serve for the duration of their term as president. In the event a neighborhood association president is unable or unwilling to serve on the Board, the vice-president of the neighborhood association shall serve on the Board. If neither is willing or able to serve on the Board, the Commission shall appoint a resident from the applicable community from the list of neighborhood residents wishing to serve on the Board. Members shall serve subject to the provisions of Section 1-233 of the Broward County Administrative Code, as may be amended from time to time.
- c. No member of the Board shall receive compensation for performance of Board duties.

Sec. 12.242. Duties and responsibilities.

The Board shall have the following duties and responsibilities:

- a. To act as liaison between the Commission and residents of the unincorporated central County community.
- b. To hold meetings to receive comment from residents with regard to matters which affect the health, safety, and welfare of the residents of the unincorporated central County community and to formulate ideas from the comments received.
- c. To prepare and submit recommendations for consideration to the Commission regarding the nature and quality of services, projects, and programs for residents of the central County unincorporated community.
- d. To perform other related activities as may from time to time be requested by the Commission.



Sec. 12.243. Meetings, organization, and quorum.

- a. The Board shall establish a time and place for holding meetings and shall adopt such rules of organization, regulation, and procedures governing the conduct of its meetings not inconsistent with the Broward County Administrative Code. The Board shall hold quarterly meetings but may hold additional meetings as necessary to conduct its business.
- b. The Board shall elect a Chair and such other officers as are deemed necessary for the purposes of managing its activities and bringing direction and leadership to the Board. The Chair and other officers shall serve for one (1) year and until a successor is chosen.
- c. A majority of the appointed members of the Board shall constitute a quorum. A majority of those members present and voting at any meeting shall be sufficient to enable the taking of any action.
- d. All meetings of the Board shall be open to the public in accord with the requirements of Section 286.011, Florida Statutes, as may be amended from time to time, and notice of Board meetings shall be advertised as provided by law. The Board shall prepare minutes of its meetings which shall be approved at the next meeting of the Board.
- e. The Environmental Protection and Growth Management Department, or successor agency, shall provide staff support to the Board.

Section 2. SEVERABILITY.

If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property or circumstance.

Section 3. INCLUSION IN CODE.

It is the intention of the Board of County Commissioners that the provisions of this Resolution shall become and be made a part of the Broward County Administrative Code; and that the sections of this Resolution may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention.

Section 4. EFFECTIVE DATE.

This Resolution shall become effective upon adoption.

Adopted this 11th day of September, 2012. Item 1 – 2PM



TAB 6



RESOLUTION NO. 2012-793

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, PERTAINING TO THE CENTRAL COUNTY COMMUNITY ADVISORY BOARD; AMENDING THE BROWARD COUNTY ADMINISTRATIVE CODE, CHAPTER 12, "ORGANIZATION, COUNCILS, BOARDS, AND COMMITTEES," PART XXIV, "CENTRAL COUNTY COMMUNITY ADVISORY BOARD," SECTIONS 12.241 AND 12.243, PROVIDING FOR THE INCLUSION OF COUNTY COMMISSIONERS ON THE ADVISORY BOARD; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE BROWARD COUNTY ADMINISTRATIVE CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissions of Broward County (the "Commission") adopted Resolution No. 2012-512 on September 11, 2012, creating the Central County Community Advisory Board in order to relay concerns of the central County unincorporated community residents to the Commission; and

WHEREAS, the residents have requested that the membership of the Central County Community Advisory Board be expanded to include Commission members; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. Chapter 12, "Organization, Councils, Boards, and Committees," Part XXIV, "Central County Community Advisory Board," Section 12.241, "Membership," of the Broward County Administrative Code, is hereby amended to read as follows:

Sec. 12.241. Membership.

- a. The Board shall consist of ~~eight (8)~~ ten (10) members. Eight (8) of the members ("Appointed Members") ~~who~~ shall be appointed by the Board of County Commissioners ("Commission"). The remaining two (2) members shall be the Commission Mayor, or Vice Mayor as an alternate member, and the Commissioner representing District 9. The Mayor/Vice Mayor and District 9 Commissioner members shall be non-voting members. ~~There~~ The Appointed Members shall be comprised of two (2) members from each of the neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park, consisting of the current president of the recognized neighborhood association and one (1) resident from each neighborhood, appointed by the Commission from a list of neighborhood residents wishing to serve on the Board. The Office of Intergovernmental Affairs and Professional Standards, or its successor agency, shall maintain a list of neighborhood residents wishing to serve on the Board for each neighborhood.
- b. Except for the Mayor/Vice Mayor and District 9 Commissioner, All members of the Board shall reside in the applicable community. A member serving on the Board in the capacity as president of the recognized neighborhood association shall serve for the duration of their term as president. In the event a neighborhood association president is unable or unwilling to serve on



the Board, the vice-president of the neighborhood association shall serve on the Board. If neither is willing or able to serve on the Board, the Commission shall appoint a resident from the applicable community from the list of neighborhood residents wishing to serve on the Board. Appointed Members shall serve subject to the provisions of Section 1-233 of the Broward County Administrative Code, as may be amended from time to time. The Mayor/Vice Mayor and District 9 Commissioner shall serve for the duration of their terms.

Section 2. Section 12.243, "Meetings, organization, and quorum" of the Broward County Administrative Code, is hereby amended to read as follows:

Sec. 12.243. Meetings, organization, and quorum.

- c. A majority of the ~~a~~Appointed ~~m~~Members of the Board shall constitute a quorum. A majority of those Appointed ~~m~~Members present and voting at any meeting shall be sufficient to enable the taking of any action.

Section 3. SEVERABILITY.

If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property or circumstance.

Section 4. INCLUSION IN CODE.

It is the intention of the Board of County Commissioners that the provisions of this Resolution shall become and be made a part of the Broward County Administrative Code; and that the sections of this Resolution may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention.

Section 5. EFFECTIVE DATE.

This Resolution shall become effective upon adoption.

Adopted this 11th day of December, 2012. Item 11-2PM

Source: 11/01/12 #12-049 CentralCountyCommunityAdvisoryBoard(2)-R01.doc



TAB 7



Central County Community Redevelopment Plan

October 23, 2012

Broward County Board of County Commissioners

John E. Rodstrom, Jr., District 7, Mayor
Kristin Jacobs, District 2, Vice Mayor
Sue Gunzburger, District 6, Commissioner
Dale V.C. Holness, District 9, Commissioner
Chip LaMarca, District 4, Commissioner
Ilene Lieberman, District 1, Commissioner
Stacy Ritter, District 3, Commissioner
Barbara Sharief, District 8, Commissioner
Lois Wexler, District 5, Commissioner

Broward County Staff

Bertha Henry, County Administrator
Cynthia S. Chambers, Director, Environmental Protection & Growth Management Department
Henry Sniezek, Director, Planning & Environmental Regulation Division
Heather E. Cunniff, AICP, Associate Planner, Planning & Environmental Regulation Division

Central County Community Neighborhood Groups

Boulevard Gardens Community Group
Boulevard Gardens Neighborhood Council
Friends of Franklin Park
Lafayette Hart Park Civic Association
Roosevelt Gardens Homeowners Association
Washington Park Civic Association
Washington Park Neighborhood Council



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN

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CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 1

PART I: PLAN FUNDAMENTALS

A. Executive Summary. This Central County Community Redevelopment Plan (CCCRP) replaces the Central County Community Redevelopment Area Plan adopted in 2005, and includes updated data, plans, programs, and requirements for four unincorporated neighborhoods consisting of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park. In this Plan, these four neighborhoods are referred to collectively as the *Central County Community*. Please see Appendix 1 for a map of the Central County Community and Appendix 2 for a legal description.

Previous planning efforts resulted in the formulation of Neighborhood Enhancement Plans (NEPs) for Boulevard Gardens, Roosevelt Gardens, and Washington Park. The Franklin Park area was also the subject of planning and plan implementation programs. The CCCRP is meant to advance, supplement, and consolidate past planning and implementation efforts.

Throughout the past two years, discussions and meetings have been held regarding the neighborhood plans with Central County Community representatives, including neighborhood and homeowner associations, individual residents, business owners, property owners, and Broward County staff. As a result of these discussions, it was determined that the individual neighborhoods are facing many similar issues. These issues include urban infill, redevelopment, public safety, aesthetics, and code enforcement, among others.

Furthermore, residents, business owners, and property owners expressed that the current NEPs and similar plans for the individual neighborhoods may not underscore the community's ambitions and promote its desires. As a result, it was recommended that a unified partnership, including the formation of a single community board and a consolidated plan for the four neighborhoods, could accomplish greater benefits.

Consequently, Broward County staff has worked with representatives and residents of the four neighborhoods to establish a Central County Community Advisory Board, a Zoning Overlay District, and this CCCRP. The CCCRP serves the following purposes:

- Provides an overall vision for the Central County Community.
- Establishes a common plan goal, objectives, and policies to guide the Central County Community and further the overall vision.
- Affords the opportunity to leverage strength through the collective voice of the community.

The Central County Community Redevelopment Plan that follows consists of three Parts. In addition to this section (Section A), Part I includes the following Sections:



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 2

- Section B describes the Central County Vision.
- Section C provides the CCCRP goal, objectives and policies. The objectives and policies speak to a range of issues, including protecting and enhancing the established predominately low density residential character of the community, health and safety, parks and recreation, community livability, aesthetics and code enforcement, commercial and employment-based (re)development, and community outreach and communication. Several policies reference the newly created Central County Community Advisory Board, as well as specifically confirm Broward County’s current and future role and commitments in support of the community.
- Section D describes the Central County Community Advisory Board, which will provide a community-wide forum for communication and participation in support of the CCCRP.
- Section E lists community coordination forums, including active neighborhood organizations.
- Section F describes the recently enacted Zoning Overlay District, which is a companion effort to the CCCRP to promote a unified Central County Community.
- Section G describes the County’s capital improvements program.
- Section H describes Community code enforcement programs.

Part II of the CCCRP consists of Plan support materials including existing and projected conditions and facilities and services in the Central County Community, such as demographics, income, current and planned land use, housing, parks, community facilities, and infrastructure. Part III is an appendix of associated maps, tables and other background materials.

It is emphasized that this Plan should be considered a “living” document. This means that it is expected that the CCCRP will be continuously monitored and evaluated by community representatives and residents, as well as the County’s elected officials and staff. Revisions and updates may be proposed, adopted by the County Commission, and implemented as appropriate.

As per regulations outlined in Chapter 163, Part III, Florida Statutes, this Plan is developed in accordance with the Broward County Comprehensive Plan as amended through September, 2012.

B. Vision Statement. Vision may be defined as the ability to anticipate possible future events and developments, or having farsightedness. In the case of Central County, vision may be described as how the community will appear and function in the future, as a result of implementation of the community’s plans and programs. The following vision is established for Central County:

“Central County Vision: Central County will be a safe and desirable neighborhood in which to live, work, and recreate, with clean and attractive streets, buildings, and green space and a vibrant local business community.”



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 3

C. Goal, Objectives, & Policies. This section includes the Central County Community Redevelopment Plan’s goal, objectives, and policies. These were developed largely by synthesizing the goals, objectives, and policies from the previous individual Neighborhood Enhancement Plans and other associated plans, including the 2005 CRA Plan.

GOAL: Promote the development of an attractive, predominantly single-family residential community that has a unique sense of place, and supports a vibrant local business community, and reflects the values and character of residents.

OBJECTIVE 1: Enhance the established predominantly low density residential character of the Community, and support the introduction of new compatible housing.

POLICY 1.1: The Broward County Permitting, Licensing and Consumer Protection Division shall, in coordination with the Central County Community Advisory Board, prepare and enforce a *rental property inspection and registration program*, which will include thorough rental property inspections to determine and ensure conformity with the zoning code.

POLICY 1.2: To ensure compatible existing and future development, the Broward County Permitting, Licensing and Consumer Protection Division shall continue to enforce Part II, Chapter 39 (Zoning), of the County Code of Ordinances, which includes standards for items such as setbacks, driveways, roofing, fences, hedges, parking, adult living facilities, roofing, and prohibitions on home stores and rooming/boarding houses.

POLICY 1.3: Broward County shall continue to identify and monitor vacant, low-density residentially zoned properties scattered throughout the Community, and develop a scenario for such properties to be utilized for compatible infill residential development. Public sector options may include:

- Purchase underutilized tax exempt properties in the community and transform these parcels into housing;
- Rehabilitate existing underperforming housing; and,
- Work to educate community residents on programs to enhance housing and create new programs to promote residential rehabilitation.

POLICY 1.4: The Broward County Planning and Environmental Regulation Division shall review previous studies, conduct updated analyses, and issue recommendations regarding potential changes in land use and zoning to allow desired uses at an appropriate density.

POLICY 1.5: Broward County shall continue to investigate, identify, and support efforts to include low density, affordable housing within the community and provide low- to moderate income residents an opportunity to own a home.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 4

POLICY 1.6: Efforts to promote affordable/workforce housing within the Community shall include working with nonprofit agencies to develop more housing opportunities where possible. Existing procedures available through the Broward County Housing

Finance and Community Development Division may be utilized to address potential needs for relocation assistance.

OBJECTIVE 2: Increase property values and community aesthetics.

POLICY 2.1: Broward County, in coordination with the Central County Community Advisory Board and the Community at large, shall develop proposals to participate in the County's *Unincorporated Area Redevelopment Program* focusing on improvements to promote job creation and economic development.

POLICY 2.2: The Central County Community Advisory Board may coordinate with and provide the Broward County Permitting, Licensing and Consumer Protection (PLCP) Division with a list of addresses of dilapidated or vacant houses for action and follow-up to minimize opportunities for the development of blighting influences. The PLCP Division shall continue to enforce existing community codes regarding property maintenance and junk or abandoned property, as per Part II, Chapter 39, of the County Code of Ordinances.

POLICY 2.3: Existing Broward County code enforcement programs will be utilized as an incentive for property owners and other parties to participate in revitalization projects that enhance the quality of life of the residents. The Broward County Permitting, Licensing and Consumer Protection Division will serve as a consolidated referral resource and the local governmental agency responsible for the enforcement of minimum standards for property maintenance and community aesthetics.

POLICY 2.4: The Broward County Permitting, Licensing and Consumer Protection staff shall continue to inform residents, including assisting the elderly, of building and zoning code requirements, including potential violations, and attempt to obtain compliance with these requirements prior to notice of violations being issued by the appropriate enforcement agency.

POLICY 2.5: Broward County shall act as a catalyst to actively improve Community property values and aesthetics. The County may utilize a variety of tools and mechanisms such as, but not limited to:

- Constructing public infrastructure projects to support site specific redevelopment;
- Facilitating and leveraging federal, state and local funding sources, venture capital, and grant sources for eligible projects; and
- Play an active role in private/public partnerships to leverage additional private investment.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 5

POLICY 2.6: The Broward County Solid Waste and Recycling Services staff shall, in coordination with the Central County Community Advisory Board, continue to work to enhance property values by finding sponsors for the Adopt-a-Street Program and organizing volunteer neighborhood “clean-ups.”

POLICY 2.7: The Broward County Permitting, Licensing, and Consumer Protection Division will lead an effort to create the Survey Tracking and Referral Team (START) to increase communication among the multiple agencies that provide code enforcement and compliance services.

POLICY 2.8: The Central County Community Advisory Board may, in coordination with Broward County staff, recommend the establishment of additional community and building design standards, including modifications and additions to existing buildings.

OBJECTIVE 3: Improve the health and safety of community residents.

POLICY 3.1: The Broward County Pollution Prevention, Remediation and Air Quality Division, and the Broward Sheriff’s Office, shall continue to enforce Part II, Article VII, Chapter 27, of the Broward County Code of Ordinances which addresses maximum allowable sound levels within the Community.

POLICY 3.2: Broward County staff shall investigate and develop recommendations for the consideration of the Central County Community Advisory Board regarding the sufficiency and operations of street lighting in the Community.

POLICY 3.3: Broward County staff shall, in coordination with the Broward Sheriff’s Office and the Central County Community Advisory Board, assist the community in encouraging, especially children, the proper and safe use of bicycles.

POLICY 3.4: Broward County staff shall, in coordination with the Broward County Sheriff’s Office and the Central County Community Advisory Board, seek to protect people and property by assisting in setting up and operating successful community-wide crime watch programs, including signage.

OBJECTIVE 4: Develop active and passive recreational opportunities within the Community to support family activities and enhance quality of life.

POLICY 4.1: Broward County staff shall coordinate with the Central County Community Advisory Board to monitor existing parks and recreation lands and facilities within the Community and satisfactorily address any documented activities which are disruptive to health, safety and welfare.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 6

POLICY 4.2: Implement Broward County-budgeted improvements to Community parks, including Lafayette Hart Park, Roosevelt Gardens Park, Franklin Park and Boulevard Gardens Park.

POLICY 4.3: Continue to utilize the Dillard Park Greenspace located at the intersection of Sunrise Boulevard and NW 27th Avenue for passive open space or other appropriate use as permitted through the Broward County Park Bond Program.

POLICY 4.4: The Broward County Planning and Environmental Regulation Division shall work with Broward County Parks and Recreation Division and the South Florida Water Management District to evaluate the appropriateness of additional greenway/blueway connections within the Community.

OBJECTIVE 5: Enhance the livability of the Community.

POLICY 5.1: Broward County staff will review current information regarding the community's potential vulnerability to sea level rise and develop and, in coordination with the Central County Community Advisory Board, recommend an adaptation strategy to address anticipated sea level rise scenarios.

POLICY 5.2: Broward County staff shall, in coordination with the Central County Community Advisory Board, evaluate the adequacy, condition and safety of existing pedestrian paths, with an emphasis on connectivity to existing and planned transit facilities, and successfully address any documented deficiencies, including opportunities to provide new and safe pedestrian paths.

POLICY 5.3: Broward County shall, in coordination with the Central County Community Advisory Board, evaluate and provide recommendations to the County Commission regarding the enhancement of the tree canopy in public areas of the community.

POLICY 5.4: Broward County staff shall ensure the timely installation and maintenance of landscape projects within public rights-of-way to enhance the natural environment, and advise the Central County Community Advisory Board of such activity and progress.

OBJECTIVE 6: Seek opportunities in support of successful commercial and employment based (re)development, which is compatible with the existing and future predominantly lower density residential character of the community.

POLICY 6.1: Broward County shall evaluate the purpose and efficacy of the existing Commercial B-4 Overlay District to facilitate the successful redevelopment of properties along commercial corridors.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 7

POLICY 6.2: Broward County shall continue to investigate, identify, and support efforts to create compatible commercial and employment-based (re)development with more depth along major thoroughfares in the community.

POLICY 6.3: Support mixed use development proposals (i.e. commercial and employment-based uses with integrated residential use) on lands along major transit thoroughfares, which are compatible with the character of surrounding uses and the overall community.

POLICY 6.4: Proposals for the County to acquire lands for the purpose of facilitating business and/or employment-based (re)development within the Community must be supported by a professionally acceptable market study/feasibility analysis, and be consistent with and further approved community (re)development strategies.

POLICY 6.5: Broward County may utilize the findings and recommendations of market studies/feasibility analyses referenced in Policy 6.4 and other relevant current data and information, and, in coordination with the Central County Community Advisory Board, to revisit existing business and employment based (re)development strategies/plans for all or portions of the community and propose the adoption of updated (re)development strategies/plans, with a priority to ensure compatibility with the existing and future predominant lower density residential character of the community.

POLICY 6.6: Job training programs for Community residents should be a primary focus in order to provide additional employment opportunities as existing employment based businesses are retained and successful (re)development occurs.

POLICY 6.7: Programs offered by the County’s Office of Economic and Small Business Development such as, but not limited to, entrepreneur and business plan training, business incubation, and enterprise zone incentives, should be a primary focus to retain and attract successful employment-based activity within the community.

OBJECTIVE 7: Provide safe, efficient and accessible transportation infrastructure and services to Community residents and businesses.

POLICY 7.1: Broward County staff shall continue to work with the community to reduce and eliminate “cut-through” commercial traffic within the community.

POLICY 7.2: Broward County, as part of the redevelopment of the Franklin Park Estates Plat, shall delete the right turn lane on Sunrise Boulevard and the opening of NW 25th Avenue/NW 9th Court at NW 24th Avenue.

POLICY 7.3: Broward County shall continue to monitor and improve the quality of and accessibility to transit infrastructure, such as ADA accessibility and bus stop facilities, serving the community.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 8

OBJECTIVE 8: Promote the Central County Community as a great place to live.

POLICY 8.1: The Central County Community Advisory Board shall develop strategies to encourage broad-based participation from residents and stakeholders, including civic, faith-based and business leaders, in identifying and addressing Community issues.

POLICY 8.2: The Central County Community Advisory Board, with support from Broward County staff, shall develop and distribute a regular newsletter that discusses and reports on issues facing the Central County Community, as well as publicize future meetings.

POLICY 8.3: The Central County Community Advisory Board, with support from Broward County staff, shall produce and distribute a “Central County Community Redevelopment Plan” summary brochure to all residents to improve awareness of the Plan’s goal, objectives and policies.

POLICY 8.4: The Community prioritizes educational achievement, and wishes to promote the availability of a full range of educational opportunities for residents, including job and business training, safety awareness, and life enhancement.

D. CENTRAL COUNTY COMMUNITY ADVISORY BOARD. On September 11, 2012, the County Commission adopted Resolution 2012-512 and established the Central County Community Advisory Board (Board). The purposes and duties of the Central County Community Advisory Board include the following:

- Act as liaison between the Broward County Board of County Commissioners and residents of the Central County Community.
- Obtain regular input regarding services, projects, and programs offered by Broward County.
- Hold meetings to receive comment from residents with regard to matters which affect the health, safety and welfare of the residents and to formulate ideas from the comments received. The Board will develop strategies to encourage broad-based participation from residents and stakeholders, including civic, faith-based and business leaders, in identifying and addressing community issues.
- Work with Broward County staff on behalf of the Central County Community, and prepare and submit recommendations for consideration to the Broward County Board of County Commissioners, regarding the nature and quality of services, projects, and programs for the Community. (Many of the CCCRP policies focus on and further define the role and activities of the Central County Community Advisory Board.)
- Perform other related activities as may from time to time be requested by the Broward County Board of County Commissioners, and periodically meet with the County Commission and/or CRA Board.



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 9

The Board consists of eight (8) members, with two members each from the neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park. Members shall be appointed by the Broward County Board of County Commissioners. The Board includes the president of each neighborhood association and one other resident selected from each neighborhood.

E. COMMUNITY PARTICIPATION/COORDINATION. There are seven organizations currently meeting and discussing neighborhood-level issues. These organizations operate separately from the newly created Central County Community Advisory Board and are important forums for the identification and resolution of neighborhood issues. The meetings times and locations, as of this writing, are shown below.

1. BOULEVARD GARDENS COMMUNITY GROUP

Meets 3rd Monday at 7:00pm.
Boulevard Gardens Park, 313 NW 28th Terrace
President: Rev. Lonnie B. Spry
Vice-President: Ms. Matlene Coleman
Parliamentarian: Ms. Bessie Mallory

2. BOULEVARD GARDENS NEIGHBORHOOD COUNCIL

Meets 2nd Monday at 6:00pm
Boulevard Gardens Park, 313 NW 28th Terrace
President: Mr. Bob Miller
Vice-President: Rev. Jesse Scipio

3. FRIENDS OF FRANKLIN PARK

Meets 3rd Monday at 6:30pm.
Franklin Park, 2501 Franklin Drive.
President: Mr. Theotis Pressley
Vice-President: Mr. Melvin Davis

4. LAFAYETTE HART PARK CIVIC ASSOCIATION

Meets 1st Monday at 7:00pm
Lafayette Hart Park, 2851 NW 8th Road
President: Mrs. Sallie Tillman-Watson
Vice-President: Ms. Sandra Austin



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 10

5. ROOSEVELT GARDENS HOMEOWNER ASSOCIATION

Meets 3rd Monday at 7:00pm.
Roosevelt Gardens Park, 2841 NW 11 ST
President: Mr. Eligha Lewis, III
Secretary: Ms. Tanya Freeman

6. WASHINGTON PARK CIVIC ASSOCIATION

Meets 2nd Thursday at 7:00pm
Lafayette Hart Park, 2851 NW 8th Road
President: Ms. Alverine Brihm
Vice-President: Ms. Julia Porter
Parliamentarian/Treasurer: Mr. Andre Jackson

7. WASHINGTON PARK NEIGHBORHOOD COUNCIL

Meets 1st Thursday at 7:00pm
Lafayette Hart Park, 2851 NW 8th Road
President: Mr. Andre Jackson
Vice-President: Ms. Juanita Dixon

F. CENTRAL COUNTY COMMUNITY OVERLAY DISTRICT. Adopted by the County Commission on September 27, 2012, Sections 39-634 through 39-640 of the Broward County Zoning Code established the Central County Community Overlay District (Overlay District). The Overlay District incorporates various development and community regulations previously recommended within the NEPs. The Overlay District specifically addresses construction and site requirements for new single-family homes, duplexes, and Adult Living Facilities, and prohibits mobile food-dispensing vehicles within the Community. The regulations are intended to enhance and sustain the desired quality of life in the Central County Community.

The standards included in the Overlay District take precedence over those included within the underlying zoning category. The boundaries of the Overlay District are coincident with the Central County Community.

G. CAPITAL IMPROVEMENTS. Significant capital improvement projects are budgeted or have been completed within the Central County Community. These improvements include infrastructure such as drainage, sidewalks, landscaping, roadways, parks, transit and housing, as well as enhanced services.



1. NEIGHBORHOOD IMPROVEMENT PROGRAM. Broward County has allocated significant funding for neighborhood infrastructure improvements in the Central County Community. As shown below, between 1999 and 2005, more than \$25 million was expended for drainage, sidewalks, landscaping, and roadway improvements through the Neighborhood Improvement Program (NIP).

Table 1: Central County Neighborhood Improvement Program			
Neighborhood	Improvements	Completion Date	Cost
Boulevard Gardens	Stormwater drainage, roadway, sidewalk and landscaping, installation of a force main and twin seven-foot culverts to eliminate the open drainage ditch, green space with jogging path and landscaping	July 2004	1,874,964
Franklin Park	Stormwater drainage, roadway, sidewalk and landscaping	Dec. 2001	3,725,935
Roosevelt Gardens	Stormwater drainage, roadway, sidewalk and landscaping	June 2005	10,181,916
Washington Park	Upgrades to potable water distribution system, stormwater drainage, roadway, sidewalk and landscaping in swale areas	Dec. 2002	9,654,724
Total			\$25,437,539

Source: Broward County Neighborhood Improvement Program, 2011



CENTRAL COUNTY COMMUNITY REDEVELOPMENT PLAN, page 12

2. FISCAL YEAR 2013 PROGRAMS AND PROJECTS. Table 2 includes the previously budgeted projects and projects recommended for fiscal year 2013.

PARK IMPROVEMENT PROJECTS. Since 2006, Broward County has expanded the Central County Community park acreage by 13.24 acres. In addition to increasing park acreage, there have been numerous improvements to park infrastructure and equipment. Budgeted park improvements total more than \$1.3 million. Additional improvements totaling \$230,000 are included in the Recommended FY 13 Budget. These park improvements cover all four Central County neighborhoods. Table 2 shows the park improvements within each neighborhood.

Table 2 - Capital Projects		
Neighborhood/Project	Budgeted Projects	FY 13 Projects
Park Improvements		
- Building demolition (completed), fencing, addition of parking lot	\$96,000	---
- Security system and ball field sod	---	\$20,000
Infill Housing		
- DRI funds for construction of 9 houses	\$1,750,000	---



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Washington Park		
Lafayette Hart Park Improvements		
- Playground (completed), swing set, water misters, parking lot relocation, restroom/shelter, modular building replacement	\$442,300	---
- Replace tables/benches and restrooms/storage room improvements	---	\$160,000
Infill Housing		
- DRI funds for construction of seven houses	\$1,225,000	---
Franklin Park		
Park Improvements		
- Replace floor tile in restrooms, two classrooms, and hallway common areas; add exterior security cameras and one security camera in lobby; replace three pieces of equipment in fitness room; repair building exterior; and repaint building exterior and fence	\$72,000	---
Redevelopment of Franklin Park Estates Plat		
- Construction of perimeter wall along Sunrise Boulevard	---	\$664,000
- Deletion of right turn lane on Sunrise Boulevard and opening of NW 25 th Ave./NW 9 th Ct. at NW 24 th Ave.	\$125,000	---
Boulevard Gardens		
Park Improvements		
- Playground, replacement of double-wide modular unit with triple-wide, earthwork/regrading to enable separate parking lot and basketball court, lights	\$334,000	



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All Central County Neighborhoods		
New and Enhanced Programs and Services		
- Enhanced zoning code enforcement; proactive zoning code compliance (contracts in place for recycled paint program, towing, sweeps, clean-up; rental property registration; lot clearing	---	*
Redevelopment Program		
Program improvements for redevelopment, job creation, and economic development	---	**
Streetscaping Improvements		
Swale/planter and median/bus stop landscaping, bridge painting, sidewalk repairs, ADA ramp improvements	\$910,000	---
Transit Infrastructure Improvements		
- ADA infrastructure, bus shelters at 12 bus stops, benches and trash cans at 4 bus stops	\$532,000	---
Park Maintenance	\$373,907	\$50,000
Fire Station 14 Improvements	\$130,000	\$50,000
Total Central County	\$5,990,707	\$944,000
* No amount is shown for Central County since the FY 13 Recommended Budget includes \$222,000 for all unincorporated areas.		
** No amount is shown for Central County since the FY 13 Recommended Budget includes \$4.86 million for all unincorporated areas.		

TRANSPORTATION IMPROVEMENT PROJECTS. The transportation network for the Central County Community consists of roadways, transit, and pedestrian access, which provide mobility to residents and visitors.

The roadway network is series of arterials and collector roadways which provide access to I-95, the Sawgrass Expressway, Tri-Rail and other major transportation facilities. The arterials serving the Community include Sunrise Boulevard, Broward Boulevard and Martin Luther King Boulevard/NW 31st Avenue. The collectors are NW 27th Avenue and Sistrunk/NW 6th Street.



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As shown in Table 2, budgeted streetscape improvements total \$910,000. The improvements, which may cover more than one neighborhood, are:

- Swale, Planter, Median and Bus Stop Landscaping and/or Hardscaping
- NW 27th Avenue between Sunrise Boulevard and NW 15th Court
- Sunrise Boulevard between NW 24th and NW 31st Avenues
- Sistrunk Boulevard between NW 27th and NW 31st Avenues
- NW 31st Avenue between Sistrunk Boulevard and NW 13th Street
- Area within NW 27th Avenue, Sunrise Boulevard, NW 31st Avenue and Sistrunk Boulevard Bridge Painting
- Sistrunk Boulevard between NW 24th and NW 27th Avenues
- Sidewalk Repairs and ADA Ramp Improvements
- NW 27th Avenue between Broward Boulevard and NW 15th Court
- Sistrunk Boulevard between NW 31th and NW 24th Avenues
- NW 31st Avenue between Broward Boulevard and NW 13th Street

TRANSIT IMPROVEMENTS. Access to transit is an integral part of the Central County Community transportation system. Improvements on existing transit routes enhance access to the Community and promote additional employment opportunities outside the Community.

There are three Broward County Transit (BCT) routes (11, 36, and 40) which provide service and three routes (9, 22, and 81) which traverse the perimeter of the Central County Community. As shown in Table 2, budgeted transit infrastructure improvements along transit routes totaling \$532,000 include: a) installing ADA accessible infrastructure at 12 bus stops; b) adding 12 bus shelters; and c) adding benches and trash cans at 4 bus stop locations. Additionally, there are transit service enhancements programmed for FY 13 and FY 14 that will improve headways and increase weekend service.

REDEVELOPMENT OF THE FRANKLIN PARK ESTATES PLAT. With respect to redevelopment of the Franklin Park Estates, Table 2 shows that \$125,000 was budgeted for the deletion of the right turn lane on Sunrise Boulevard and opening of NW 25th Avenue/NW 9th Court at NW 24th Avenue. An additional \$664,000 is included in the FY 2013 Budget for construction of a perimeter wall along Sunrise Boulevard.

DISASTER RECOVERY INITIATIVE (DRI). DRI funding provides assistance to households following a natural disaster as declared by the President of the United States or Governor of the State of Florida. DRI funds, resulting from Hurricane Wilma, are budgeted for infill housing in the amount of \$1.75 million for construction of 9 homes in Roosevelt Gardens and \$1.225 million for the construction of 7 homes in Washington Park, as shown in Table 2.



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FIRE STATION 14 IMPROVEMENTS. Fire Station 14, located on NW 31st Avenue between Broward Boulevard and Sunrise Boulevard, provides service to the Central County Community. An evaluation and correction of sinking soil at Fire Station 14 is included in the FY 13 budget (\$50,000). The FY 12 budget includes \$130,000 for Fire Station 14 improvements.

3. NEW AND ENHANCED PROGRAMS AND SERVICES. The FY 13 Budget includes an additional \$222,000 for new and enhanced programs in all unincorporated areas including the Central County Community. The programs and services will increase the productivity of the code compliance program through: enhanced zoning code enforcement; proactive efforts for zoning code compliance; development of a rental property registration program; coordinated code sweeps; continuing the lot clearing, junk vehicle and property removal, and commercial property improvement and maintenance programs; continued unsafe structure board-ups and abatement programs; and information on responsible pet ownership. Some contracts are in place for recycled paint distribution, towing of junk vehicles, neighborhood sweeps, and cleanup.

4. REDEVELOPMENT PROGRAM. The FY 13 Budget includes an additional \$4.86 million over three years for programs and improvements to promote redevelopment, job creation and economic development. The funding is available for programs and improvements in all unincorporated areas including the Central County Community. Program design anticipates community involvement.

H. CODE ENFORCEMENT/COMMUNITY SAFETY PROGRAMS & AGENCIES. Enforcement of the Broward County Code of Ordinances is accomplished by utilizing a multidisciplinary approach which involves several County departments and state agencies. The primary agency that provides community code enforcement is the Zoning Code Services Section of the Broward County Permitting, Licensing, and Consumer Protection Division. Staff coordinates efforts and works closely with the various agencies that administer programs and services. The shared purpose is to ensure the health, safety, and welfare of the public. This section identifies the code enforcement responsibilities of various agencies and outlines various code enforcement programs. The Broward County Code of Ordinances addresses the issues referenced above. For example, Part II, Chapter 39-Zoning, Article X addresses Property Maintenance and Junk or Abandoned Property and Part II, Chapter 27-Pollution Control, Article VII addresses noise.



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1. BROWARD COUNTY ZONING CODE ENFORCEMENT. The Broward County Permitting, Licensing, and Consumer Protection Division is responsible for enforcing Broward County’s zoning regulations, located in Chapter 39 of the Broward County Code of Ordinances. Zoning and land use issues include:

- Abandoned/derelict and vehicles and vessels on private property
- Overgrowth and weed abatement
- Property maintenance
- Junk and trash
- Graffiti removal
- Major auto repair
- Private property parking
- Landscaping
- Outside storage
- Illegal signs
- Illegal rooming houses
- Abandoned/vacant homes
- Prohibited commercial vehicles
- Unpermitted yard sales
- Unauthorized commercial activities
- Unkempt properties.

2. BROWARD COUNTY BUILDING CODE ENFORCEMENT. A permit is required to construct, enlarge, alter, repair, move, remove or demolish any building, structure or part thereof. The need for and type(s) of permits required are based on the scope of work. When a permit is issued, it sets into motion a process that is aimed at protecting the building owner from sub-standard work that may pose a danger to public health and safety. For some work, such as a swimming pool installation, individual inspections of each of the various aspects of the job (structural, electrical, plumbing, etc.) may be required to verify that the work complies with all applicable laws, regulations and rules. A final inspection is required to confirm the job was completed properly.

3. BROWARD SHERIFF’S OFFICE. Law enforcement services are provided to the Central County Community by the Broward Sheriff’s Office through the Central Broward District Office. It is located at 200 NW 27th Avenue. In addition to the community, the Broward Sheriff’s Office Central Broward District includes Broadview Park, Madison Apartments and Myers Estates. The district has an annual operating budget of approximately \$4.7 million and provides for 52 positions. Inoperable/abandoned vehicles on streets and public rights-of-ways, parking over sidewalks, traffic infractions, noise and public disturbances, illegal dumping, graffiti in progress, and other illegal activities should be reported to the Broward Sheriff’s Office. **CITIZEN OBSERVER PATROL.** In an effort to prevent crimes, the Broward Sheriff’s Office (BSO) encourages residents to report suspicious activities.



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Residents may report suspicious activities by calling the Broward Sheriff's Office or by participating in the Citizen Observer Patrol (COP) Program. The COP is a volunteer group sponsored by the Sheriff's Office that uses a simple approach to safeguarding neighborhoods through residents' involvement. COP volunteers are local residents who help the BSO fight crime by patrolling their community, looking out for suspicious activity or potential hazards, and offering assistance to local residents. In addition to patrol activities, assignments include fulfilling requests to check on unoccupied houses, elderly residents, or homebound residents and reporting potential problems and neighborhood hazards to the BSO. BIKE TRACK. The Broward Sheriff's Office has developed the BikeTrack registration system to help reduce the number of bicycle thefts in Broward County and to support law enforcement officers in their efforts to recover lost or stolen bicycles. BikeTrack registration can be completed online. The information submitted is reviewed and an appointment is scheduled to verify the serial number and description of the bicycle.

4. BROWARD COUNTY SOLID WASTE AND RECYCLING SERVICES. On January 2, 2012, Choice Environmental Services of Broward Inc. began providing solid waste and recycling services. Rolling carts are provided for recyclables, as well as regular trash, to increase convenience and efficiency for both the customer and the service provider. The rolling containers eliminate heavy lifting and provide a larger container for recyclables. Notices of Violation are issued for failure to comply with the established solid waste collection guidelines. Property owners are responsible for all violations on their property, regardless of residency.

5. ENVIRONMENTAL RESPONSE HOTLINE. Certain types of violations should be reported to the environmental response hotline at 954-519-1499. These include open burning, odor, smoking vehicles, discharges into storm drains, contamination, septic tanks and sanitary sewers, tree abuse or removal, dust, painting overspray, solid waste incidents, and hazardous materials release such as motor oils, fuels and paint thinners.

6. BROWARD COUNTY ANIMAL CARE & ADOPTION SECTION. The Broward County Animal Care and Adoption Section handles cases of cruelty to dogs and cats. Instances of suspected dog and cat cruelty should be reported to the Broward County Animal Cruelty Hotline at 311. If it is after 5 pm., weekends or holidays, residents may contact the Broward Sheriff's Office at 954-765-4321 and press option 5. The Broward County Animal Care and Adoption Division is responsive only in matters concerning dogs and cats. Observed acts of cruelty against livestock, farm animals, or wildlife such as birds, ducks and raccoons, should be reported to the Broward Sheriff's Office.

7. BROWARD COUNTY CONTRACTOR LICENSING & ENFORCEMENT. Building construction and certain types of building repairs or remodeling must be performed by a contractor licensed by Broward County or the State of Florida. County licenses are issued for the following trades: plumbing, electrical, mechanical, engineering and structural. To confirm a contractor's license status and the type of work the contractor may perform under that license, or to file a complaint, residents may contact 954-765-4400.



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8. BROWARD COUNTY RECORDS, TAXES AND TREASURY DIVISION. The Local Business Tax (formerly known as Occupational License) is required of any individual or entity choosing to engage in or manage any business, profession or occupation in Broward County, unless specifically exempted. When a Local Business Tax is paid, a Local Business Tax Receipt will be issued, which is valid for one year, from October 1 through September 30. Tax rates vary, depending on business classification. Renewal applications are mailed each July 1 to current, valid Local Business Tax Receipt holders, to the mailing address on record. A Local Business Tax Receipt must be renewed by September 30. If not, it becomes delinquent on October 1, and a penalty will be assessed for its renewal for the following year.

9. STATE OF FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION.

This Department handles unlicensed construction contractors, unlicensed or unsafe restaurants, public lodging establishments, and rental apartment buildings of more than four units.

10. RENTAL PROPERTY INSPECTION AND REGISTRATION PROGRAM. The Rental Property Inspection and Registration Program is a proposed program that would apply to all owners of properties containing four or less rental units, including single-family residences. Under this proposed program, landlords would be required to obtain a Certificate of Use in order to rent, lease, or occupy residential rental property of 4 units or less. This Certificate of Use would have an annual renewal requirement. The purpose of the proposed program is to ensure that neighborhoods with high numbers of rental properties are maintained according to the zoning code. Implementation of this proposed program requires amendments to Chapter 39, Broward County Zoning Code, to provide for a Certificate of Use requirement and fee for licensing and inspections of residential rental property.

Note: In September 2011, a neighborhood survey of the Central County Area, excluding Broadview Park and Hillsboro Pines, identified approximately 219 multi-family properties of two to four rental units and approximately 618 singlefamily residences with non-homestead exemption status. Of the possible singlefamily rental properties, 25 homes were owned by Broward County or the Fort Lauderdale Housing Authority. If the properties owned by Broward County and Fort Lauderdale were excluded, the approximate number of units that may fall under this inspection program would be 812, not including units in Broadview Park and Hillsboro Pines. This number may be further reduced by the number of single-family properties that are vacant; at that time there were 49. This number represents approximately 52% of the total number of developed properties within the Central County area.

11. COMMUNITY CODE COMPLIANCE SWEEPS. Community Code Compliance Officers for the Broward County Permitting, Licensing and Consumer Protection Division spend most of their time focused on improving the appearance and safety of neighborhoods by responding to complaints from citizens, handling referrals from other agencies, and addressing various violations of the zoning code and other County ordinances. During their routine patrols, Code Compliance Officers inspect neighborhoods to identify and remove nuisance violations. These include illegal placement of commercial signs, unpermitted outside storage, illegal dumping, overgrown vegetation and litter on vacant lots, and unkempt lawns.



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Neighborhood tours or “sweeps” are periodically performed to target the most common or problematic issues. The sweeps are designed to systematically address a variety of property maintenance and code issues that are in need of direct attention. It is not intended to be a heavy-handed or punitive measure, but rather to educate persons of potential violations and the steps that are required to bring properties into compliance. Typically, adequate time is provided to bring properties into compliance before any penalties are assessed. Only violations that may be considered more serious in nature such as public nuisances, unsafe conditions, or repeat violations, may require shorter timeframes for compliance. The Permitting, Licensing and Consumer Protection Division staff works very closely with the community to respond to concerns regarding quality of life and the health, safety, and welfare of their neighborhood. Periodic surveys are taken at monthly meetings of the various neighborhood and civic associations. These help to communicate the priorities and concerns of community members to Broward County staff.

*The Broward County Environmental Licensing and Building Permitting may be contacted at:
1 North University Drive-Room 302, Plantation, FL 33324*

Main number: 954-675-4400, Customer service number: 954-831-4000

E-mail: EPGMDCitizenInquires@broward.org Website: Broward.org/PermittingAndLicensing

12. COMMUNITY CLEANUP. The Community Cleanup Program (CCP) is managed by the Broward County Solid Waste and Recycling Services Division. This program has been in place for over 20 years. Through the CCP, bulk waste is collected as a supplement to monthly bulk collections, at no additional cost. The CCP collections are coordinated through homeowner associations and civic groups. The service is intended to discourage illegal dumping, maintain an uncluttered community, and promote a positive community image. Community cleanups are typically hosted by homeowners associations and civic groups once per year. The host community is responsible for the solicitation of volunteers to provide assistance. The bulk waste is collected from the swale by a claw truck and a roll-off container is made available as well. Residents are notified of the community cleanup via mail or door flyers.

The Community Cleanup Program is expected to be continued as follows:

- Zoning Code Enforcement Officers will be working with staff from the Solid Waste and Recycling Services Division to support the community cleanups in each of the Central County neighborhoods.
- Zoning Code Enforcement Officers will be provided with advance notice of every scheduled cleanup to provide code enforcement patrol.
- The Solid Waste and Recycling Services Division will be identifying opportunities to increase litter prevention. This may include ensuring trash receptacles and pick-up services are provided at bus stops.



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- The Solid Waste and Recycling Services Division staff will be working with Code Enforcement Officers to identify and refer problematic locations related to solid waste. This includes early placement of bulk trash on the swale and overflowing dumpsters.

13. POINT OF INITIAL NUISANCE TARGETING (POINT). The goal of the POINT program is to promote a collaborative effort between the Broward Sheriff's Office and the Broward County Community Code Compliance Unit. Deputies from the Broward Sheriff's Office frequently respond to calls for service at locations where code violations exist. These may include illegal uses, such as rooming houses, that create an unsafe environment or unsafe structures. These conditions often continue because they lack visibility or awareness by the property owner. Continued neglect may spur nuisance activities and crime. To increase communication and sharing of concerns, Sheriff's Office deputies are being provided with the contact information of the code compliance officers who are assigned to their patrol areas. This will make referrals for problematic locations easier for deputies in the field.

14. NEIGHBORHOOD WATCH PROGRAM. Increased reporting and prevention of criminal and suspicious activity remains a priority for the CCC. Improved communication between community members and the Broward Sheriff's Office to target and reduce crime will be most effective. Participation in neighborhood crime watch groups and National Night Out events is being encouraged.

15. PROPOSED SURVEY TRACKING AND REFERRAL TEAM (START). Broward County staff is proposing the establishment of the Survey Tracking and Referral Team (START). The goal of the START is to increase communication among the multiple agencies that provide code enforcement and compliance services. The lead agency for START is the Permitting, Licensing, and Consumer Protection Division. Through START, surveys will be conducted and reviewed throughout the year and referrals to appropriate agencies for follow-up will be made. The areas of greatest concern will be identified and provided to neighborhood and civic association representatives and the responsible agency staff. Policy 2.7 of the addresses START.

16. ADOPT-A-STREET PROGRAM. The Adopt-A-Street Program is a collaboration among Broward County, participating municipalities and volunteer groups. Residents volunteer to remove litter from an adopted street four times a year for two years. Streets are at least a half a mile long. Broward County provides organizational help, cleanup supplies, free disposal, and Adopt-A-Street signs that include the name of the street sponsor. A group leader coordinates cleanups between the group and *Keep Broward Beautiful*. The Adopt-A-Street program empowers volunteer groups to keep their neighborhoods litter-free one street at a time. The program began in Central County Broward County in 1995 and was subsequently made available countywide as a result of a partnership between Solid Waste and Recycling Services and Broward Beautiful.



PART II: SUPPORTING DATA

A. EXISTING & PROJECTED CONDITIONS. This section provides an analysis of existing and projected conditions in the Central County Community. Specifically, this section addresses location, demographics, income, land use, housing, parks and community facilities, infrastructure, environmental conditions, neighborhood associations, chronology of planning efforts, annexation efforts, and voting districts.

1. LOCATION. The Central County Community is an approximately 695-acre area generally located on north of Broward Boulevard, east of NW 31st Avenue, west of I-95, and south of Oakland Park Boulevard. The area and its environs are commonly referred to as central Broward County. Appendix 1 provides a general location map for Central County and Appendix 2 provides a legal description.

2. DEMOGRAPHICS. This section discusses the demographics of the Central County Community, including total population, gender, age, and race. Data from Broward County as a whole also is provided as a reference for comparison. Appendix 3 includes detailed data from 2010 United States Census.

TOTAL POPULATION. According to the 2010 Census, the total population is 6,262, representing 0.36% of Broward County's total population.

GENDER. According to the 2010 Census, the male - female composition reflects a 48.5% - 51.5% split, noting 3,034 males and 3,228 females.

AGE. According to the 2010 Census, 29.6% of the Central County population is under 18 years of age, 61% is between ages 18 to 64 years old, and 9.4% is 65 years of age and older. The comparative figures for Broward County as a whole are 22.4%, 63.3% and 14.3%, respectively. Boulevard Gardens had the smallest pre-kindergarten age group (under 5 years old) with 5.7%, as well as the largest senior population (age 65 and older) with 15.0%. Franklin Park had the youngest overall population, with 35.1% of the population being under 18 years old and 11.2% under 5 years old.

RACE. According to the 2010 Census, the vast majority of the population in the Central County Community is black, accounting for 95.2% of the total population. This is a significant difference from the County as a whole, where the black population is 25.7% of the total population.



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3. INCOME. The analysis in this section is based upon income data from the 2006-2010 American Community Survey. Among the four neighborhoods, Franklin Park has the lowest income across all income categories and Washington Park has the highest. The income figures reported by the American Community Survey indicate large gaps between the four Central County neighborhoods and Broward County as a whole. These gaps exist for each of the three ways in which income is categorized, including median household income, median family income, and per capita income. The largest income gap exists in Franklin Park, where the median family income \$23,828 or 38% of Broward County's median family income of \$62,619.

4. EXISTING LAND USE. Central County contains a variety of existing land uses including residential, commercial, industrial, recreation and open space, institutional and community facilities, and vacant

RESIDENTIAL. Central County is an almost fully developed, predominantly residential community, with little vacant land. Residential uses, single-family residential in particular, account for the overwhelming majority of residential uses.

COMMERCIAL. Commercial uses are located along the Broward Boulevard, Sunrise Boulevard, NW 27th Avenue, and NW 31st Avenue corridors. The commercial uses mostly occupy small, narrow, and shallow lots along a significant length of roadway frontage. The development that has occurred on this configuration of commercial property is commonly referred to as strip commercial development. Uses include small restaurants, offices, gas stations, and stores, among others. These are mostly small, independent commercial uses of the *Mom and Pop* variety; however, there are some retail chain stores.

The commercial corridors in Central County, like many aging commercial corridors, have experienced disinvestment. This has resulted in vacant, abandoned, and underused properties such as abandoned gas stations and obsolete retail strip centers. The Broward Boulevard and Sunrise Boulevard corridors are key transportation corridors with connections to Interstate 95.

INDUSTRIAL. Industrial uses are located north of Broward Boulevard and east of NW 27th Avenue. The industrial uses consist primarily of warehouse, storage, and distribution uses.

RECREATION & OPEN SPACE. The Recreation and Open Space Element of the Broward County Comprehensive Plan provides for a comprehensive system of public and private recreation sites, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. According to the Broward County Comprehensive Plan, local parks include both neighborhood and community parks that are designed to serve



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recreational needs of residents in the Unincorporated Area. They may be up to 40 acres in size and have a service radius of 2.5 miles. Regional Parks include those parks having over 40 acres, which are intended to serve the recreational needs of the population of the entire County. A park 40 acres or smaller may be classified as a regional park, provided it possesses unique recreation, environmental, or cultural resources. Parks are classified as community cultural facilities, activity-based, or resource-based. Community cultural facilities are buildings or structures whose purpose is to further cultural activities, including visual art facilities, performing art facilities, museums, planetariums and botanical gardens. Activity-based parks feature active facilities such as baseball, basketball, handball, and tennis courts. Resource-based parks feature passive facilities such as picnic areas, shelters, swimming and other activities oriented toward the natural resources of the park site. The Central County Community is served by five activity-based parks and two resource-based parks, ranging in size from the nearly one (1) acre Boulevard Gardens Park to the nearly 110-acre Central Broward Regional Park. These are listed in Table 3.

Park	Type	Location	City	Acres
Boulevard Gardens	Resource	313 NW 28 th Terrace	Unincorporated	0.96
Central Broward Regional Park	Activity	Northeast corner of Sunrise Blvd. & SR 7/US 441	Lauderhill	109.58
Delevoe Park	Activity	2520 NW 6th Street	Unincorporated	35.97
Dillard Park Green Space	Resource	Northeast corner Sunrise Blvd. & NW 27 th Ave.	Unincorporated	3.93
Franklin Park	Activity	2501 Franklin Dr.	Unincorporated	3.1
Lafayette Hart Park	Activity	2851 N.W. 8th Rd.	Unincorporated	1.75
Roosevelt Gardens Park	Activity	2841 NW 11th St.	Unincorporated	4.68
Total				159.97
Source: Broward County Comprehensive Plan, Recreation & Open Space Element, Support Document, 2011.				

- *Boulevard Gardens Park.* Boulevard Gardens Park is a nearly one-acre, resource-based park, located at 313 NW 28th Terrace. The Broward County Board of County Commissioners acquired and developed the park at the request of the Boulevard Gardens Neighborhood Association. It opened on March 27, 2006. The park features picnic tables, benches, grills, a lighted concrete pathway, basketball and tetherball. The community center offers free



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- *Central Broward Regional Park*. The Central Broward Regional Park is a nearly 110-acre park located at the northeast corner of the intersection of Sunrise Boulevard and SR 7/US 441. It was acquired through the Broward County Board of County Commissioners' 2000 Safe Parks and Land Preservation Bond Program. The park is the only one in the region capable of hosting major cricket competitions due to its state-of-the-art field house, 5,000 covered seats, and professionally maintained cricket pitch. The only stadium in the United States certified by the International Cricket Council is located within the park. Central Broward Regional Park includes the following facilities and amenities:

- Main event field
- Field house
- Multipurpose fields
- Netball courts, tennis courts, and basketball courts
- Tropical Splash Water Playground
- Instructional pool
- Funbrellas
- Boats
- Picnic shelters and corporate pavilions
- Nature trail
- Pedestrian bridge
- Playgrounds
- Clock tower and a public art and design project entitled: *Whirls and Swirls and a Vortex on Water*

- *Dillard Park Greenspace*. This greenspace is a 3.93-acre resource-based park that was acquired through Broward County's 2000 Land Preservation Bond Program. The passive, L-shaped park is located at the northeast corner of the intersection of Sunrise Boulevard and NW 27th Avenue. The land was preserved for its coniferous forest and upland resources. It also serves as a buffer between the noise, light, and dust generated by traffic traveling along Sunrise Boulevard and NW 27th Avenue and the adjacent single-family houses.

- *Franklin Park*. Franklin Park is an approximately three- acre, activity-based, local park. It is located at 2501 Franklin Drive. The site was designated as a park in 1954 as part of the Franklin Park subdivision. In 1999, Franklin Park underwent a \$1.6 million expansion that included:

- Playground equipment
- Covered and lighted basketball court
- Picnic shelters
- Walking trail



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- 6,000 square feet community center with a kitchen, office, storage, restrooms, activity rooms, landscaping, and parking The park includes a public art and design project named *The Word Garden*, designed by artists Angela Curreri and Rick Yasko. The project is a colored and patterned concrete walkway that includes seven benches, each one engraved with the Seven Principles of Kwanzaa, along with seven inspirational quotes.

- *Lafayette Hart Park*. Lafayette Hart Park is a nearly two- acre, activity-based, local park. It is located at 2851 NW 8th Road. The park first opened in 1974 and was named Washington Park. Lafayette Hart was a community leader who was instrumental in the establishment of the park. Following his death in 1989, the Broward County Board of County Commissioners renamed the park at the request of the community. The park includes basketball courts, a picnic shelter, a play structure, tennis courts, and a racquetball court. Programming at the park includes a free after-school program for youths ages 6 to 15, youth sports development, and a summer recreation program.

- *Reverend Samuel Delevoe Memorial Park*. The Reverend Samuel Delevoe Memorial Park, more commonly referred to as Delevoe Park, is a roughly 36-acre activity-based park. The African-American Research Center and library and the park are collocated. The park includes a 17-acre lake with an attractive fountain. Facilities and amenities at the park include the following:

- 4,575-square foot recreation center that opened on June 1997 with a 125-person capacity multipurpose room, 25-person capacity meeting room, park office, public use computers, storage areas, and restrooms
- 41-60 person capacity picnic shelter
- Playground
- One full-court and one half-court basketball courts
- Two fishing piers
- Canoe launch
- Volleyball area
- Jogging trail
- 2,029 square foot fitness center
- A public art and design project named *Pillars of the Community* is a highlight of the recreation center. The project includes the hand-made tiles of artist Chisseko Kondowe, with the artists' hand-inscriptions of the names of 84 individuals who have made significant contributions to Broward County's black community since 1911.

The park first opened in 1975 and was named River Bend Park ostensibly due to its location on a bend in the North Fork of the New River. In 1979, the park was renamed to honor the Reverend Samuel Delevoe, who was fatally shot at age 41. The Reverend Samuel Delevoe was one of Fort Lauderdale's first black police officers. He also was a community activist, politician, businessman, civil rights leader, and minister.



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- *Roosevelt Gardens Park*. Roosevelt Gardens Park is a roughly five-acre, activity-based, local park that opened in November 2007. It is located at 2841 NW 11th Street. A free after-school program is offered and a summer recreation program is offered for youths ages 6 to 15. The park's facilities and amenities include the following:

- Two open air playground areas
- One covered playground area
- Two full-court, lighted basketball courts with benches
- Three picnic shelters, including two with grills
- Concrete pathway
- 4,500 square feet community center with a 125-person capacity assembly hall, game room, warming kitchen, computer lab, patio with rocking chairs, and park offices

COMMUNITY FACILITIES. Community facility uses include the following:

- African-American Cultural Center and Resource Library
- Boulevard Gardens Community Center
- Franklin Park Community Center
- Roosevelt Gardens Community Center
- Lafayette Hart Park Community Center
- Forest Lawn Memorial Gardens Cemetery
- Broward County Public Safety Complex
- Broward County Fire Station 14

African-American Cultural Center & Resource Library. The African-American Cultural and Resource Library, located at the southeast corner of the intersection of Sistrunk Boulevard (NW 6th Street) and NW 27th Avenue, was opened in 2002. It shares a common entrance with the Reverend Samuel Delevoe Memorial Park, which is located on the library's east side. The library includes the following special resources:

- Literary collections of African-American authors
- Books and artifacts from Africa, the Caribbean, North America, and South America
- Small Business Resource Center
- Local history resources
- Free wireless internet access
- 5,000 square feet art gallery

The African-American Cultural Center and Resource Library houses numerous special collections. Two of the most notable collections include the Alex Haley Collection and the



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Esther Rolle Collection. Mr. Haley's is most known for his famous book entitled *ROOTS*, which was made into a television mini-series. Esther Rolle was an actress who was born and raised in Pompano Beach, Florida. Ms. Rolle is most known for her role on the television shows *Maude* and *Good Times*, in which she played the aptly named character Florida Evans. Ms. Rolle also had roles in major motion pictures, such as *Driving Miss Daisy* and *How to Make an American Quilt*.

Franklin Park Community Center. The Franklin Park Community Center was completed and opened in the year 2000, as part of a \$1.6 million project to improve and expand the park. The Franklin Park Community Center is located in a neighborhood park that bears the same name. It was designated as part of the Franklin Park subdivision in 1954. The 6,000 square feet community center includes a kitchen, office, storage, restrooms, activity rooms, landscaping, and parking.

Roosevelt Gardens Community Center. The Roosevelt Gardens Community Center is located at 2841 NW 11th Street within the approximately five (5) acre Roosevelt Gardens Park. The 4,500 square feet community center includes a 125-person capacity assembly hall, game room, warming kitchen, computer lab, park offices, and an outdoor patio.

Forest Lawn Memorial Gardens Cemetery. This cemetery is located at 499 Northwest 27th Ave. The cemetery's website states it has professional staff with expertise in veterans' burial benefits provided by the U.S. Department of Veterans Affairs.

Broward County Public Safety Complex. The Broward Sheriff's Office provides police and law enforcement services to the Central County Community. Its headquarters, the Broward County Public Safety Complex, is located within the Central County Community. The public safety complex spans five (5) buildings, located at the northeast corner of the intersection of Broward Boulevard and NW 27th Avenue.

Broward County Fire Station 14. This fire station serves the Central County Community, but is not located within its borders. It is sited in close proximity, south of Sunrise Boulevard and on the west side of NW 31st Avenue, at 791 NW 31 Avenue. It operates an Advanced Life Support engine and an Advanced Life Support rescue unit.

VACANT. There is scattered vacant land located in the Central County Community. The vacant land that does exist mostly consists of scattered parcels that are currently eligible for single-family residential development.

SUMMARY OF EXISTING LAND USE. The existing land use pattern is expected to remain intact, particularly for the residential uses. The properties along the commercial corridors are prime candidates for redevelopment and urban infill projects due to their connections with the regional transportation network, high traffic volume, and transit use. However, obstacles exist.



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Some of these obstacles include brownfield sites, land assembly, proximity to residential uses, access issues, and inadequate public and private capital investment funds.

5. FUTURE LAND USE. Central County contains a mix of future land use designations. These include the following:

- Low (5) Residential: Five (5) dwelling units per gross acre
- Low-Medium (10) Residential: Ten (10) dwelling units per gross acre
- Medium (16) Residential: Sixteen (16) dwelling units per gross acre
- Commercial
- Industrial
- Community Facilities
- Recreation and Open Space

In accordance with the provisions of the Broward County Land Use Plan, all references to density within the Broward County Land Use Plan 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 by the Broward County Land Use Plan.

6. ZONING. Central County includes a variety of zoning districts. These include the following:

- A-3: Agricultural and Utilities
- A-9: Cemetery
- B-2: General Commercial Business
- B-3: Intense Commercial Business
- B-4 Overlay
- C-1: Commercial Warehouse
- CF: Community Facilities

- M-1: Light Manufacturing and Industrial
- M-2: General Manufacturing and Industrial
- RD-10: Duplex/Attached One-Family, 10 units per acre
- RD-5: Duplex/Attached One-Family, 5 units per acre
- RM-10: Multiple Family 10 max. units per acre
- RM-15: Multiple Family 15 max. units per acre
- RM-16: Multiple Family 16 max. units per acre
- RM-20: Multiple Family 20 max. units per acre
- RM-5: Multiple Family 5 max. units per acre
- RS-5: One Family Detached 5 max. units per acre



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- RS-6: One Family Detached 6 max units per acre
- S-2: Open Space and Public Recreation

7. HOUSING. Appendix 4 provides housing data including, housing tenure, housing type, and year structure built.

HOUSING TENURE. According to the 2006-2010 American Community Survey (ACS), the Central County Community accounted for a total of 2,250 housing units, a number that represented 0.3% of the County's total housing stock in that time period. Occupied units totaled 1,959, with approximately 47.9% identified as renter-occupied and 52.1% identified as owner-occupied. Approximately 52.1% of the housing in the Central County Community is owner-occupied, significantly lower than the County's 69.3%.

HOUSING TYPE. The type of housing units varied greatly among the four neighborhoods. While single-family homes comprised more than 90% of the total housing stock in Boulevard Gardens and Washington Park, Roosevelt Gardens had 59.1% single-family housing units. Franklin Park's housing stock was mostly comprised of multi-family units which represented 84.3% of the total housing stock.

YEAR STRUCTURE BUILT. Approximately 77.4% of the housing stock was built prior to 1979. Nearly half (47.0%) of all the housing units were built between 1960 and 1979 and another 30.4% were built between 1940 and 1959.

8. INFRASTRUCTURE. The Central County Community is served by a full complement of urban services, including centralized public water, centralized sanitary sewer, drainage, and solid waste. It is noted that the Community has been subject to major infrastructure improvements during the last decade.

9. TRANSPORTATION. The transportation network serving the Community includes roadway, transit, bicycle, pedestrian and greenways which provide access to residents. Pedestrian, bicycle, roadway and transit all provide mobility to the residents. To that extent, this analysis provides information on each of these subjects.

ROADWAY NETWORK. The Community is well served by the existing roadway network. A series of arterials and collector roadways provide access to I-95, the Sawgrass Expressway, Tri-Rail and other major transportation facilities.

Arterials are large roadways that provide regional transportation connections to residents of the County. Those arterials which provide access to the Community are: Broward Boulevard (SR 842), a major east-west route with six lanes of traffic providing access from the Community directly to downtown Fort Lauderdale and I-95; Sunrise Boulevard (SR 838), a 6-lane



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east-west roadway which travels across the entire County from the Atlantic Ocean to the Sawgrass Expressway; and Martin Luther King Boulevard/NW 31st Avenue, a major 6-lane north/south arterial that bisects the Community. With the exception of Franklin Park, this north-south roadway connects to all of the neighborhoods. A collector road is one which provides access from neighborhoods to larger arterial roadways such as the ones listed above. There are a number of collectors in the Community. NW 27th Avenue, a 5-lane north-south roadway between Broward Boulevard and Sunrise Boulevard, serves as a major thoroughfare between these two arterials and is located just west of the I-95 corridor. North of Sunrise Boulevard, the roadway becomes a two-lane road in the Roosevelt Gardens neighborhood. Sistrunk Boulevard/NW 6th Street, a four-lane road which provides access to Boulevard Gardens, Franklin Park, and Washington Park. Sistrunk Boulevard is another roadway which provides an east-west connection underneath I-95 thereby alleviating on- and off-ramp traffic congestion for east-west travelers.

TRANSIT. Access to transit is an integral part of the Community's transportation system. Currently, six (6) Broward County Transit routes serve the Central County Community (Routes 9, 11, 22, 36, 40 and 81) with headways ranging from 15 minutes to 40 minutes.

10. ENVIRONMENTAL CONDITIONS. The Community is nearly fully developed. The only remaining significantly unaltered land is the Dillard Greenspace, which includes coniferous forest and upland resources.

CONTAMINATED SITES. This section discusses properties with known contamination. These include both brownfield sites and United States Environmental Protection Agency (USEPA) superfund sites. There ten brownfield sites located in Central County and one USEPA superfund site located in close proximity.

BROWNFIELDS. Section 376.79, Florida Statutes, defines a brownfield site as "real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination."

Brownfield sites are often industrial or commercial properties that are abandoned, idle, or underused. Oftentimes, brownfield sites were once utilized by gas stations, dry cleaners, automotive repair shops, construction companies, and other businesses that handle or store hazardous materials. Of the ten brownfield sites located in Central County, five are contaminated with petroleum, one is contaminated with gasoline, one is contaminated with dioxin metals, and four are not documented.

SUPERFUND. Superfund is the environmental program administered by the USEPA to address abandoned hazardous waste sites. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the USEPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Superfund was developed in the



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wake of the discovery of toxic waste dumps, such as Love Canal and Times Beach, in the 1970s. It allows the USEPA to clean up such sites and to compel responsible parties to perform cleanups or reimburse the government for USEPA-lead cleanups.

The Wingate Road Municipal Incinerator Dump is a 61-acre superfund site located at 1300 NW 31st Avenue. It was placed on the USEPA's National Priorities list on October 4, 1989. The facility was in operation between 1955 and 1978 and included two incinerators and a 40-acre dump. Pollutants detected at the site included dioxins and metal, as well as pesticides such as DDT, aldrin, dieldrin, and chlordane. The City of Fort Lauderdale began closure of the landfill in 1986 and it was placed on the USEPA's National Priorities List in 1990.

In 2001, soil samples indicated that 17 residential properties in the vicinity of the site contained low levels of dioxin. Removal of the contaminated soils and site restoration was completed on April 4, 2002. On June 29, 2010 the USEPA conducted its Five Year Review of the site and found the facility in compliance. The Five Year Review noted that burrowing owls were nesting at the site and posed a threat to the geomembrane. The City of Fort Lauderdale is using methods to deter the burrowing owls from nesting, as well as relocating the burrowing owls.

The groundwater, surface water, and sediments are being sampled twice per year. Access issues have impeded Sampling at Rock Pit Lake, although the USEPA, the City of Fort Lauderdale, and the property owners have been working to resolve this issue. The USEPA will conduct its next Five Year Review in 2020.

AIR QUALITY. The Broward County Pollution Prevention, Remediation, and Air Quality Division operate seven ambient air monitoring stations throughout Broward County. Many of these sites have been in continuous operation since 1971, while other sites have been established over the years to keep up with the growth of the County. Each monitoring site has equipment designed to measure specific pollutant concentrations. The data gathered is analyzed and reported as an Air Quality Index, which has six categories. These include Good, Moderate, Unhealthy for Sensitive Groups, Unhealthy, Very Unhealthy, and Hazardous (Alert). Over 90% of the time, the air quality is "Good."

WATER RESOURCES. The Central County Community is located in the Plantation (C-12) drainage basin. The C-12 basin has an area of approximately 19 square miles and is located in eastern Broward County. Flow in the canal is to the east with discharge to the New River. Wellfield protection zones are not located in Central County.

11. PRIOR PLANNING EFFORTS. Appendix 5 includes a brief narrative of prior planning efforts. These include the neighborhood enhancement plans, Central County Community Redevelopment Area Plan, Central County Community Redevelopment Area Subarea Plan entitled the NW 27th Avenue Corridor Study, and the Northwest 27th Avenue Demonstration Area Report.



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12. ANNEXATION EFFORTS. The annexation of unincorporated areas into existing municipalities and the creation of new municipalities have historically occurred incrementally through municipal and state legislative actions. Thirty-one municipalities have been incorporated from these incremental annexations and municipal incorporations. In 1996, the Broward County Board of County Commissioners became concerned about the fiscal impacts of piecemeal annexation and expressed these concerns to the Broward Legislative Delegation. The Broward Legislative Delegation Office was created by the Florida Legislature in 1972 to provide a communication resource between the Federal, State, local governments and Broward County citizens to facilitate the legislative process.

The Broward Legislative Delegation created the Ad Hoc Committee on Annexation Policy. Two policies promulgated by the Ad Hoc Committee on Annexation Policy were adopted by the Florida Legislature in 1996. The first discontinues the practice of dual referenda of municipal and unincorporated area voters. Only voters residing within the area proposed for annexation may vote on an annexation referendum. The second requires any annexation, including voluntary annexations, to be considered by the Broward Legislative Delegation at a public hearing and to be effective on the first day of October (later changed to September 15) following adjournment of the next regular legislative session.

Another Ad Hoc Committee on Annexation Policy, convened in 2001, established a policy creating "Partnership Committees", composed of municipal, County and unincorporated area neighborhood organization representatives. Partnership committees identify projects or issues of interest for possible inclusion in interlocal agreements associated with proposed annexations. In 2002, the Broward County Board of County Commissioners created five regional Partnership Committees, each chaired by one or more County Commissioners. To date, the Central County Community has not been included in an annexation agreement.

To facilitate annexation efforts, the Planning and Environmental Regulation Division staff is available to attend neighborhood meetings to explain the annexation process and discuss annexation options.

13. HISTORY. Fort Lauderdale incorporated as a city in 1911. According to historical boundary maps, city leaders annexed large areas of Central County around 1925. Fort Lauderdale city officials de-annexed the western most areas in 1931. At the time, the City's taxes were higher than the County's. The purpose of the de-annexation was to lessen the taxes paid by the few resident farmers.

Prior to 1940, the Central County Unincorporated Area was mostly farmland and cow pastures. When servicemen returned from World War II, builders began constructing modest tract houses in the area. Most of the development dates to the 1950s and 1960s. Many of those who moved into Central County were black and had family in the Sistrunk Boulevard area, just a short distance away.



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Central County lacked a full complement of urban infrastructure until the 1990s when a major effort began to install sewer, drainage, sidewalks, and park and recreation facilities. Since that time, significant cultural amenities have been developed, such as the African-American Research Library and Cultural Center in 2002 and the Urban League Community Center in 2012.



TAB 8



OVERLAY DISTRICT



TAB 9



CAPITAL IMPROVEMENTS STATUS SHEET



TAB 10



CENTRAL COUNTY MAPS

Broward Municipal Services District Neighborhoods

The Broward Municipal Services District, Unincorporated Broward County, consists of 11.4 square miles and has a population of approximately 16,148.*

The Broward County Commission serves as the local government and municipal authority. Services provided by the County include business and housing developments, library and wellness programs, neighborhood parks and community assets, zoning and code enforcement, sustainability planning, solid waste and recycling services, and highway engineering.

Central County

Boulevard Gardens, Franklin Park
 Roosevelt Gardens, Washington Park

Commission District 9



Broadview Park

Commission District 7



Hillsboro Pines & Hillsboro Ranches

Commission District 2



* Source: Population data from the U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. Land area was updated by using Planning and Development Management Division, GIS Section's latest annexation information (August 2018).