

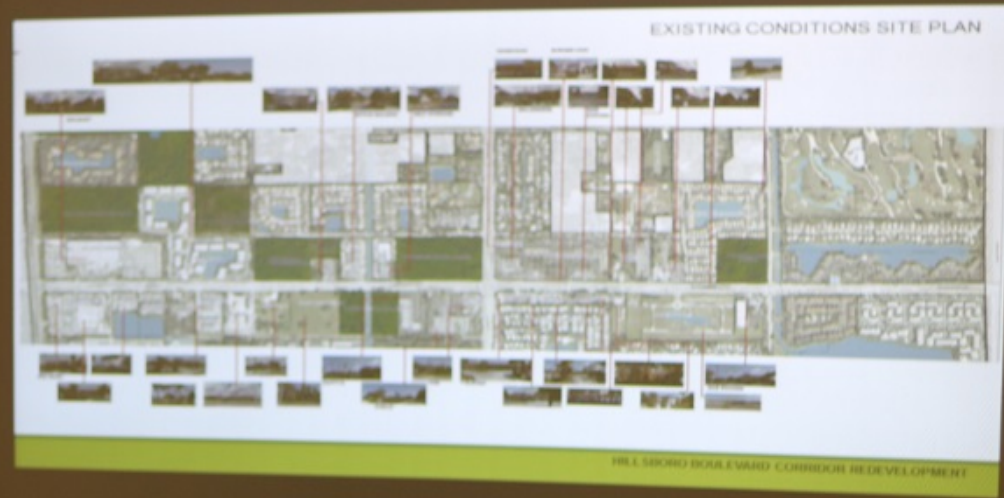
Update of the HILLSBORO CORRIDOR VISIONING PROJECT

CORRIDOR VISIONING

Public Meetings

April 20, 2016

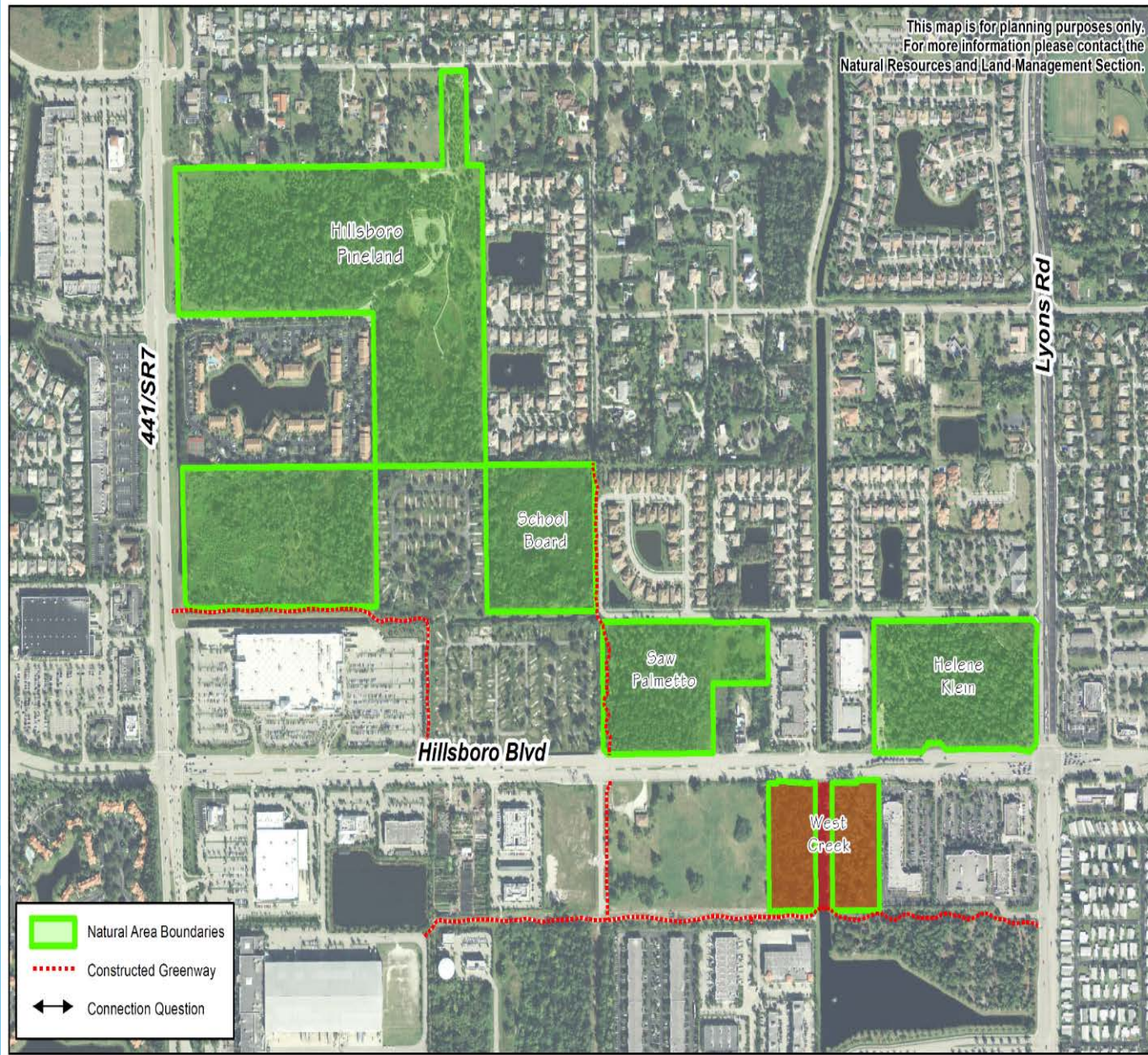
June 13, 2016





Broward County Natural Areas


Along the Hillsboro Boulevard Corridor in Coconut Creek

This map is for planning purposes only.
For more information please contact the
Natural Resources and Land Management Section.



 Natural Area Boundaries

 Constructed Greenway

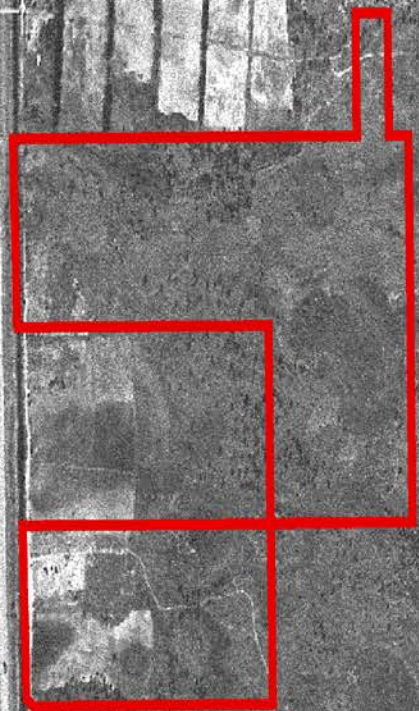
 Connection Question

Coconut Creek Greenway



Parks and Recreation Division
Planning and Development Group
Natural Resources and Land Management Section
954.357.8120



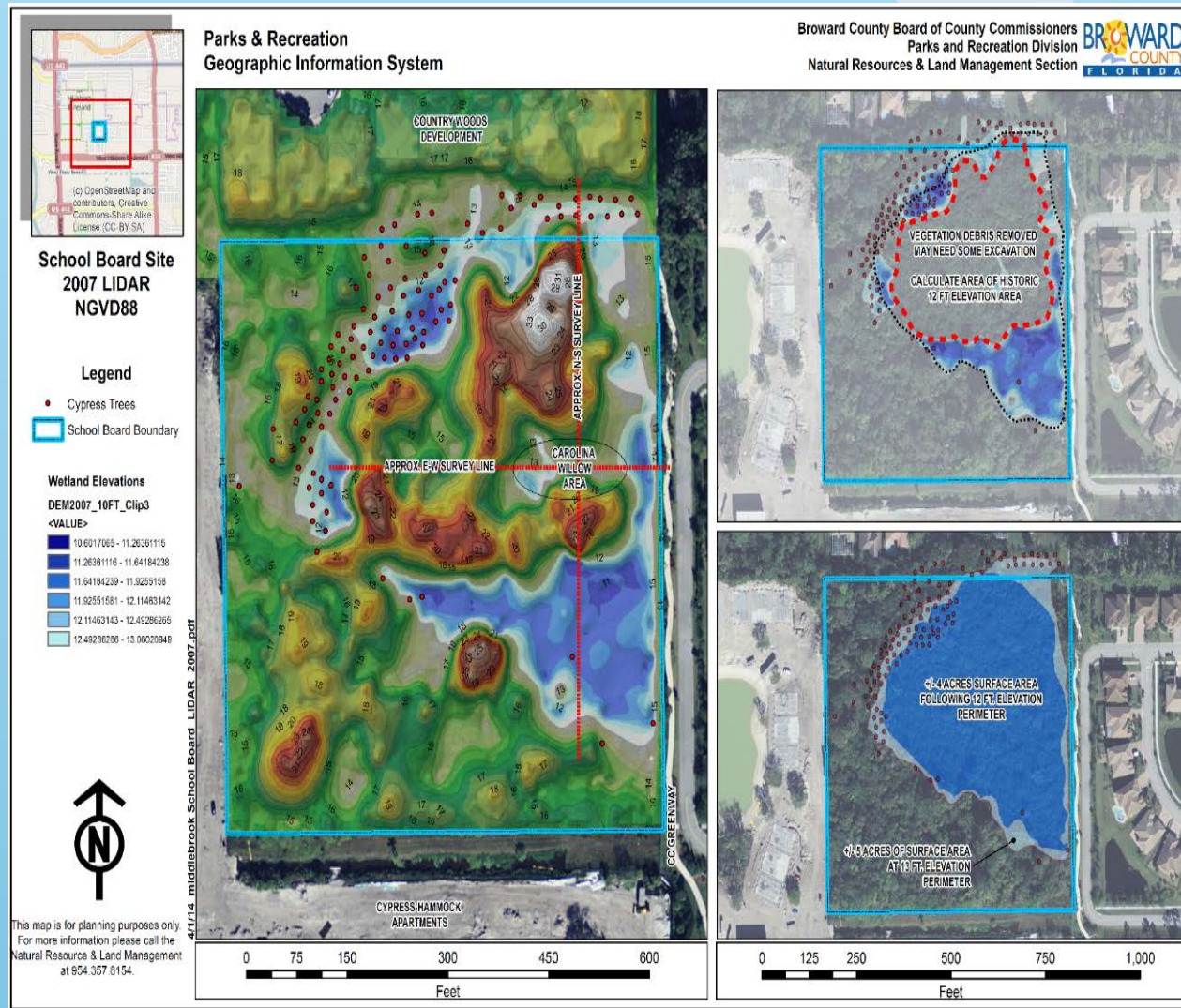


Goals of Conservation Program

- ▶ Improve habitat and functional quality of natural areas
- ▶ Improve native plant and animal species abundance and diversity
- ▶ Protect cultural and archaeological resources and values
- ▶ Provide educational and recreational opportunities consistent with the resource



School Board Site (Willow Pond)



Saw Palmetto Natural Area

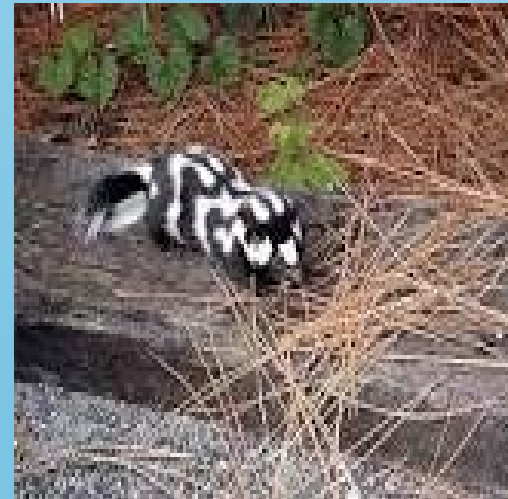
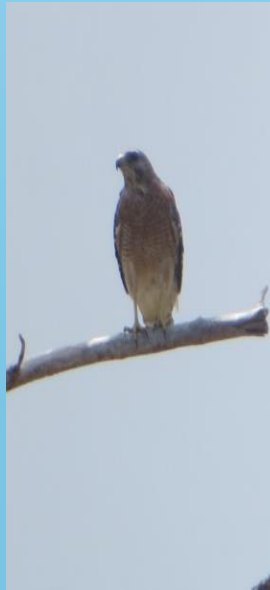




Helene Klein Pineland Preserve



Crescent Trail Natural Area




Broward NATURE BOOK Club

Do you love reading about nature and the great outdoors?

Join us once a month on Wednesday, from 9:30 to 11 a.m., for a book discussion followed by a short naturalist-led hike. This season's theme is "Florida Authors."

- Jan. 20 - *The Barefoot Mailman* (1943) by Theodore Pratt - Hillsboro Pineland Natural Area
- Feb. 17 - *A Land Remembered* (1984) by Patrick D. Smith - Tall Cypress Natural Area
- Mar. 16 - *The Yearling* (1938) by Marjorie Kinnan Rawlings - Helene Klein Pineland Preserve
- Apr. 13 - *The Talking Earth* (1983) by Jean Craighead George - Saw Palmetto Natural Area
- May 18 - *The Old Man and the Sea* (1951) by Ernest Hemingway - Deerfield Island Park

Program is free, but R.S.V.P. by calling 954-357-5113 or emailing NaturalAreas@Broward.org.



BROWARD COUNTY
FLORIDA
PARKS AND RECREATION DIVISION

BROWARD COUNTY
PARKS AND RECREATION

Get acquainted with your neighborhood's newest natural area

NATURE BLOCK PARTY

Saw Palmetto Natural Area
4856 N.W. 71st Place
Coconut Creek 33073

Saturday, September 6, 2014 • 10 a.m. to 2 p.m.

Fun Activities for the Whole Family

- Opening Ceremony • Light Refreshments
- Scavenger Hunt • Native Plant Installation
- Geocaching • Arts & Crafts
- Bicycle Excursions • Games & Other Activities
- Live Animal Exhibit

Directions:
I-95: Go west on Hillsboro Boulevard, right (north) at Lyons Road, then immediately left (west) onto N.W. 71st. The entrance to the natural area is a third of a mile on the left (south).

Guests with disabilities requiring accommodations in order to participate in events, and activities must contact the Special Populations Section at 954-357-5113 or 954-357-2844 at least five (5) business days prior to the scheduled event.

PARKS AND RECREATION DIVISION
Recruitment, Preservation, Education
950 N.W. 38th St., Oakland Park, FL 33309-5987
954-357-8100 • Fax 954-357-5989 • Broward.org/P



Polliwogs

Discover • Play • Experiment... TOGETHER!

A science and nature program for preschoolers ages 3 to 5 and their parents.

First Wednesday of the month (except March), 9:30-11 a.m.
No program in June, July, and August.

SCHEDULE

- Jan. 6 - Scents & Senses (wildlife senses)
- Feb. 3 - I Spy: Wildlife! (animal tracks and clues)
- Mar. 9 - Over the Rainbow (clouds, rain, and rainbows)
- Apr. 6 - Eggcellent Animals (insects to dinosaur eggs)
- May 4 - Beaks & Bills (bird diets/adaptations)
- Sept. 7 - Walk, Waddle, Wiggle (animal movement)
- Oct. 5 - Not-So-Scary Halloween
- Nov. 2 - Hide & Seek (camouflage)
- Dec. 7 - Under the Sea (fish, mollusks, seaweed)

Fee: \$5/child.
Call 954-357-5100 to preregister or register online at WebTrac.Broward.org.

ONLINE

This is an outdoor program, so come dressed in play clothes and closed-toe shoes.

Hillsboro Pineland Natural Area
5591 N.W. 74th Place, Coconut Creek 33073
954-357-5100



BROWARD COUNTY
FLORIDA
PARKS AND RECREATION DIVISION

family central
Changing lives for a better future

GRANT OPPORTUNITIES

- Broward Redevelopment Program (BRP)
- The Recreational Trails Program (RTP)
- Land and Water Conservation Fund (Florida)
- Art of the Community
- Commercial Rehab
- Commercial Rent Subsidy

BROWARD REDEVELOPMENT PROGRAM

Funding is available through Broward County as a redevelopment grant program, known as the **Broward Redevelopment Program** (BRP).

Eligible projects include:

- Property acquisition for lot assemblage
- Public improvement

Ineligible projects include:

- Projects already underway
- Projects in CRA's that receive TIF funding

BROWARD REDEVELOPMENT PROGRAM

Key requirements of the Grant include:

- A defined redevelopment area
- A finding of “blight” for the area
- An identifiable project that demonstrates measurable economic development

BROWARD REDEVELOPMENT PROGRAM

Florida Statutes Chapter 163, Part III

Chapter 163 establishes criteria for blighted areas which include the following factors:

1. Defective street layout, parking facilities, roadways, bridges, or public transportation facilities
2. Lack of appreciable property value increase
3. Faulty lot layout
4. Unsanitary or unsafe conditions.
5. Deterioration of site/improvements
6. Inadequate building density patterns
7. Falling lease rates
8. Tax delinquency
9. High vacancy rates
10. High Incidence of crime
11. High Fire and emergency calls
12. High Florida Building Code violations
13. Defective or unusual conditions of title
14. Governmentally owned property

BROWARD REDEVELOPMENT PROGRAM

Process for 'Finding of Blight'

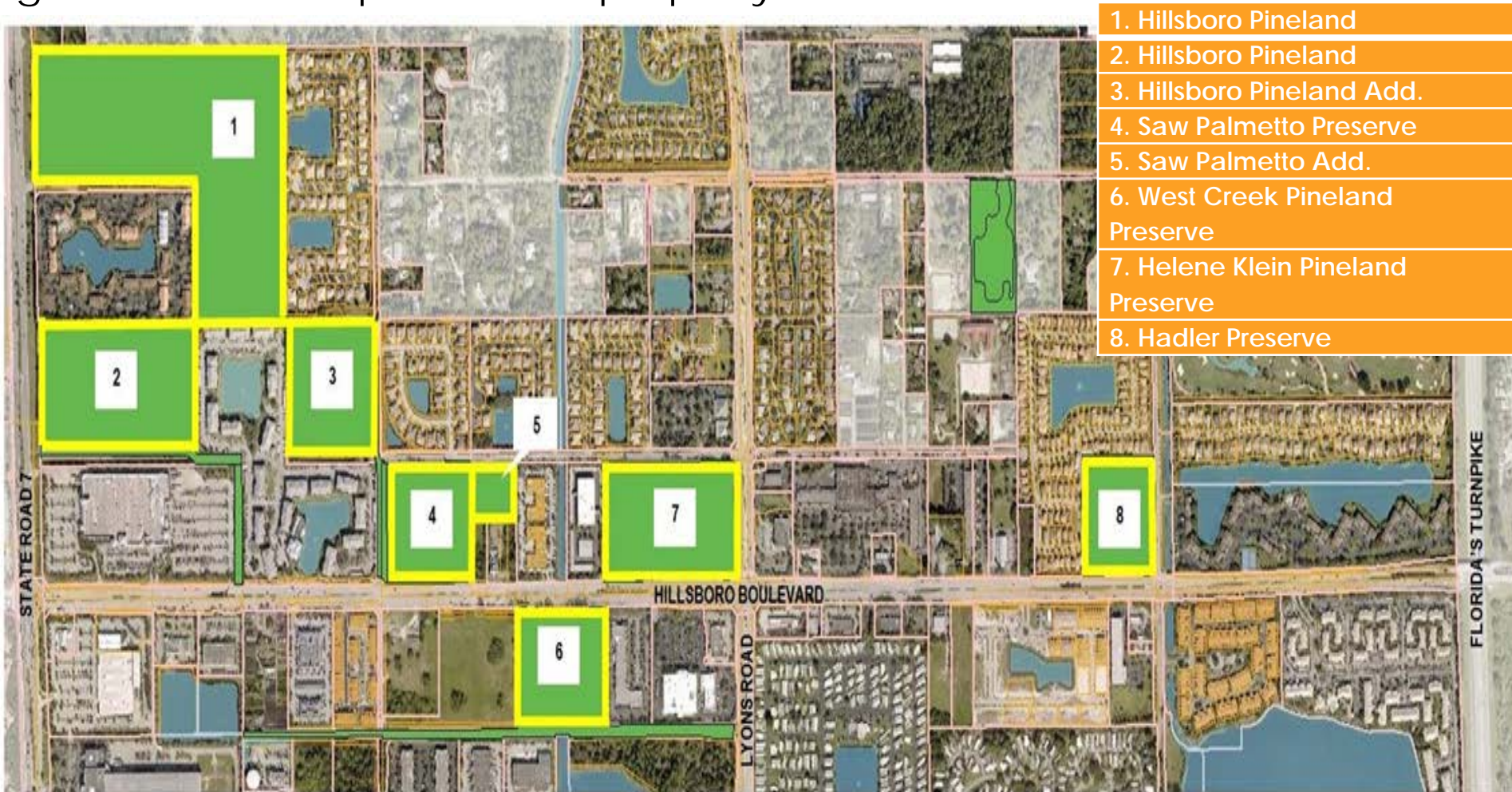
- Data Collection related to blight factors
- Summarize findings in a report
- Report will be basis for City Commission finding of blight

Where we are to date

- Data collection has been initiated
- Draft report underway
- Meetings with key County staff

BROWARD REDEVELOPMENT PROGRAM

Governmentally owned land and the unanticipated impacts of large government acquisitions on property values.



COMMERCIAL COMPARISON

Hillsboro Boulevard - Coconut Creek - .32 square miles



Hillsboro Boulevard – Deerfield Beach - .32 square miles



COMMERCIAL COMPARISON

City	Square Miles	# of Parcels	Taxable Value
Coconut Creek	.32	78	\$124,000,000
Deerfield Beach	.32	82	\$234,000,000

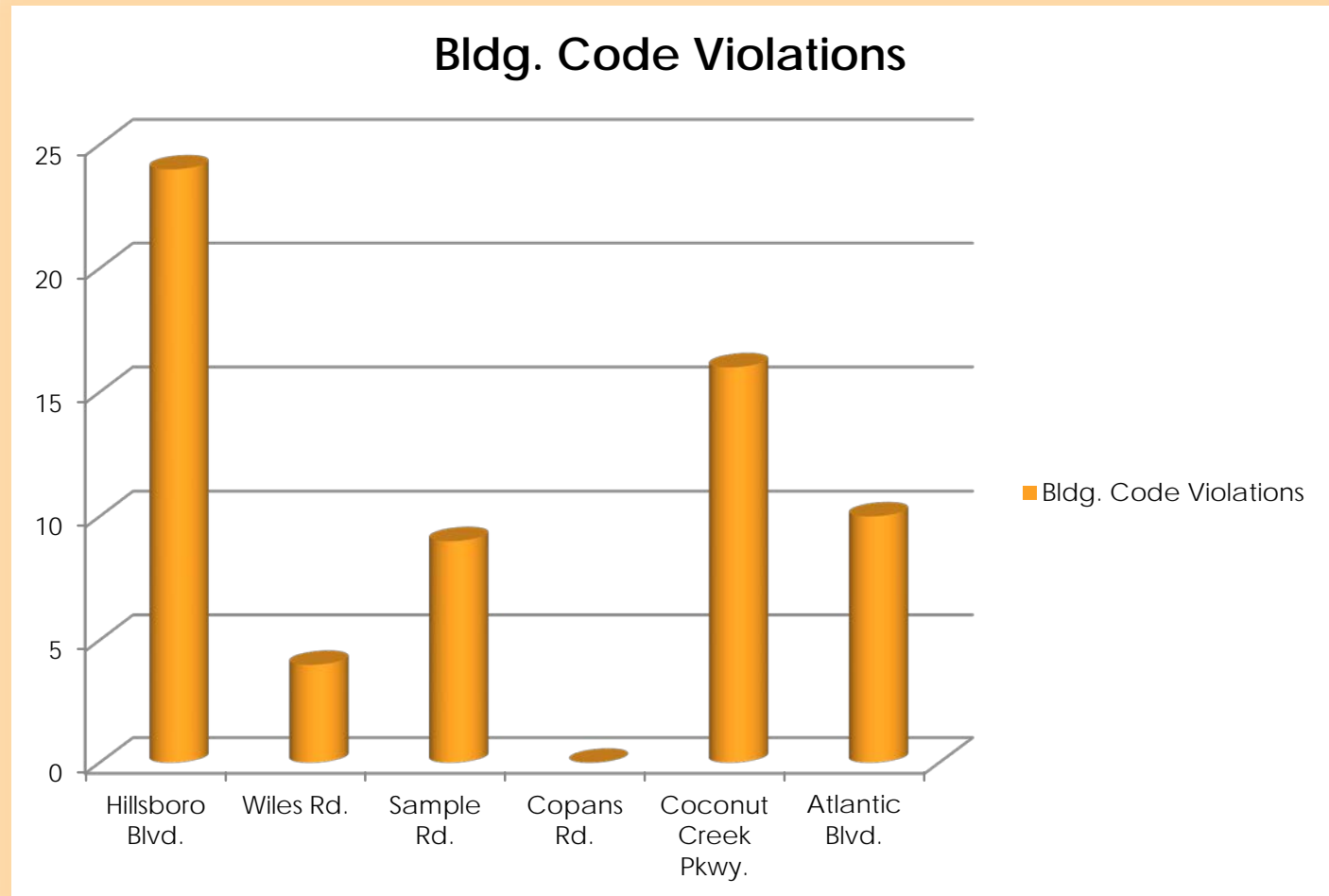
BROWARD REDEVELOPMENT PROGRAM

High incidence of crime.

Crime	Hillsboro Blvd.	Sample Rd.	Wiles Rd.
Accident/DWI	5	9	2
Aggravated Assault	4	0	5
Aggravated Battery	6	1	4
Battery-Simple	56	11	49
Burglary	37	6	20
Child Abuse	15	3	20
Fraud (All)	72	4	15
Homocide (Attempted)	1	0	0
Driving While Intoxicated	13	67	6
Trespass	54	22	11
Vehicle Theft	12	17	11
Narcotics Violation	60	32	26
Robbery	5	2	4
Sexual Battery	5	1	1
Theft	517	88	86
Disorderly Conduct	2	0	3
Totals	864	236	263

BROWARD REDEVELOPMENT PROGRAM

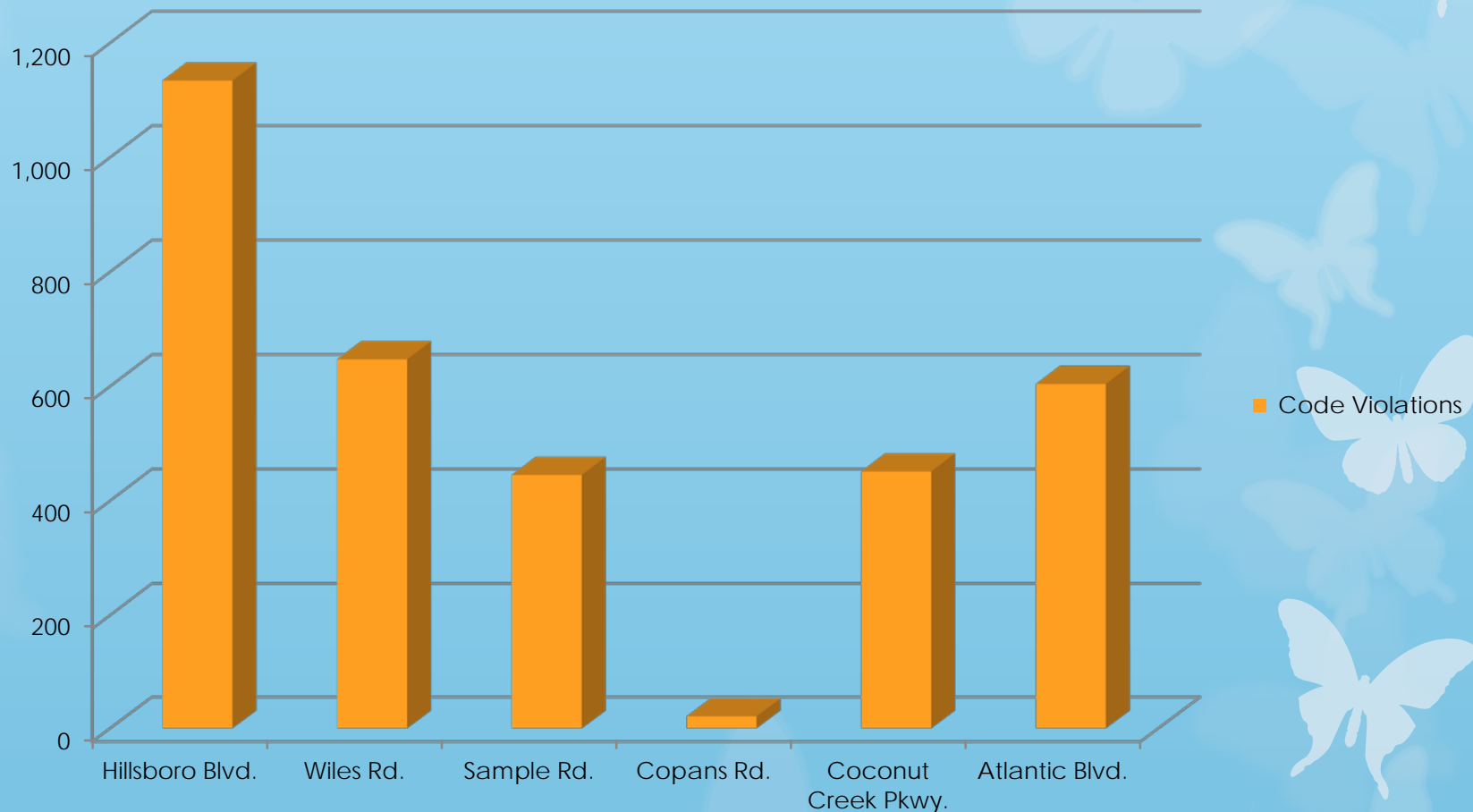
High Florida Building Code violations.



BROWARD REDEVELOPMENT PROGRAM

Unsanitary or unsafe conditions.

Code Violations



BROWARD REDEVELOPMENT PROGRAM

Faulty lot layout.



BROWARD REDEVELOPMENT PROGRAM

Deterioration of site or other improvements.



BROWARD REDEVELOPMENT PROGRAM

Diversity of ownership.



This aerial map of the Hillsboro area provides a detailed view of land parcels, roads, and landmarks. The map is color-coded to distinguish between different types of land use: green for natural areas and preserves, blue for water bodies, and grey/white for developed areas. Key features include:

- Natural Areas and Preserves:** Country Club Lakes, Hillsboro Pine and Natural Area, Saw Palmetto Preserve (Site 1845), Melnick Pine and Preserve, and Westcreek Pine and Preserve.
- Water Bodies:** Several ponds and lakes, including Secret Pond, Hidden Lake, and Lakeview of Hillsboro.
- Commercial and Industrial:** Wal-Mart Supercenter, Marketplace at Hillsboro, Burger King, America Petroleum, and various other commercial buildings.
- Residential:** Numerous residential developments, including Country Club Lakes, Pinecreek, Secret Pond, Hidden Lake, and various other subdivisions.
- Public and Institutional:** Park Springs Presbyterian Church, Living Hope Church, LCA Animal Hospital, and various schools and community centers.
- Infrastructure:** Major roads like Highway 101 and Highway 102, and various bridges and overpasses.

A north arrow is located in the bottom right corner of the map.

BROWARD REDEVELOPMENT PROGRAM

*Falling lease rates.



BROWARD REDEVELOPMENT PROGRAM

*High vacancy rates.



DEVELOPMENT STANDARDS

The Hillsboro Corridor will establish architectural design standards for new and altered structures that promote a comfortable street environment and enhance the natural surroundings, such as:

- **Sidewalks & Paths**

Wide meandering sidewalks, multi-purpose paths and buffered bike lanes to encourage walking and biking while providing passive and active recreation.

- **Pedestrian Plazas**

Shaded plazas for lounging, outdoor dining and gathering.

- **Signage**

Coordinated directional and informational signage consistent with the City's Amenities Package.

- **Materials**

General Façade Material Palettes to encourage the use of wood, brick, native stone, reclaimed and sustainable products to promote the natural environment.

DEVELOPMENT STANDARDS

- **Material Connections/Details**
Canopies, Cornices, Storefronts, Awnings
- **Windows**
To encourage strolling and “window shopping”.
- **Colors**
Require the use of warm and earth tone colors to match the natural environment.
- **Lighting**
Pedestrian scale for safety and visibility and “dark-sky” compliant to protect wildlife within the natural areas.
- **Parking**
Parallel parking to soften expansive fields of asphalt.
- **Public Art**
Reflective of the natural areas.
- **Site Specific Zoning**
Set backs based on natural environment
Heights based on density and preservation

DEVELOPMENT STANDARDS

- **Landscaping**

- Aggregate landscaping to promote a “natural” look and feel
- Maintain the natural environment
- Enhance the natural character of the corridor
- National Wildlife /Audubon International Certifications
- Provide density bonuses for maintaining natural tree stands or other clustered natural areas of importance
- Provide for permeable pavement to encourage water conservation
- Provide for the inclusion of landscape elements such as vegetable gardens, fruit trees, and other edible plants
- Retaining pond/water features

CONCLUSIONS / NEXT STEPS

1. Develop Architectural Standards
2. Explore Grant Opportunities,
Including the BRP (Economic
Development Incentives)
3. Solicit Project Partners

Thank you!