



GOLDEN ISLES SAFE NEIGHBORHOOD DISTRICT

Safe Neighborhood Improvement Plan Update



June 2022

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Executive Summary

The Golden Isles Safe Neighborhood District (GISND) was established through local ordinance on August 22, 1989 and became effective September 1, 1989. Per Section 163.516 of the Florida Statutes (F.S.), the district which serves to meet the requirements and intent of Ordinance No. 88-10 and the Safe Neighborhoods Act of Florida. Subsection 163.516(4) requires that this document the Safe Neighborhood Improvement Plan Update to be consistent with Hallandale Beach Comprehensive Plan. It is essential for the plan to be prepared in compliance with these rules and guidelines in order for GISND to maintain its status.

Additionally, the creation of the GISND authorized GISND Board of Directors to utilize a maximum of 2 mills ad valorem taxes or special assessments on real property within GISND, pursuant to Chapter 170, F.S. to support planning and implementation of GISND improvements that further the purposes and objectives of the plan.

The purpose of the Safe Neighborhood Improvement Plan (SNIP) Update is to assess existing conditions within the district and provide a framework and funding necessary for the continuation of the GISND vision, goals and objectives. The assessment contains the analysis of current data relevant to the GISND, including demographics, crime, land use, zoning and transportation.

The goal of the Safe Neighborhood District is to provide a safe and secure environment for residents of GISND through community policing, environmental design and environmental security.

Introduction

The purpose of the Safe Neighborhood Plan Update is to assess existing conditions within the district and provide a framework and funding necessary for the continuation of Golden Isles Safe Neighborhood District (GISND) vision, goals and objectives. The assessment contains the analysis of current data relevant to the district, including demographics, crime, land use, zoning and transportation.

Per Section 163.516 of the F.S., the district is required to update its SNIP; which serves to meet the requirements and intent of City Ordinance No. 88-10 and the Safe Neighborhoods Act of Florida. Subsection 163.516(4) F.S. requires this document to be consistent with the City of Hallandale Beach Comprehensive Plan. It is essential that the plan update is prepared in compliance with these rules and guidelines in order for GISND to maintain its status.

Goal and Objectives of the Safe Neighborhood District

GISND is a Special Taxing District located in the City of Hallandale Beach. GISND is regulated by the Board of Directors consisting of the City Mayor and Commissioners. The district has an Advisory Board which acts in an advisory capacity and provides guidance and recommendations to the GISND Board of Directors.

Goal #1: To provide a safe and secure environment for residents of the district through community policing, environmental design and environmental security.

Objective #1: Work in coordination with the Hallandale Beach Police Department (HBPD) to maintain security and safety in the district.

Measurement: HBPD to provide crime statistics monthly to the Advisory Board

Objective #2: Develop and implement master plan for GISND to enhance the district environmental design

Measurement: Identification of Capital Improvement projects

The Plan Update provides a summary of elements as required by the Safe Neighborhoods Act of Florida. These assist the district to determine any challenges and/or opportunities. The Plan includes the following assessment areas:

- General demographics
- Housing
- Land Use/Zoning
- Transportation
- Public Safety
- Crime-to-environment relationship
- Identification of issues and opportunities

District History:

GISND was established by City Ordinance in 1988. In 1989, the City of Hallandale Beach GISND Board of Directors approved through resolution the creation of an Advisory Board, comprised of property owners or residents of GISND. The Advisory Board reviews in an advisory capacity, in public session, with City representatives on the following items:

- Safe Neighborhood Improvement Plan,
- District Budget and Improvements,
- District Bylaws; and
- Related matters, as necessary for consideration and approval of the Board of Directors.

The Advisory Board consults with City representatives at least once a per year regarding the Safe Neighborhood Plan for the District, the District budget, improvements and related matters.

The Advisory Board is also responsible for preparing an annual report on GISND activities in accordance with the annual report cycle of City advisory boards and committees. In fulfillment of duties, request City Manager assistance through the Board of Directors.

Location and Boundary

The GISND is located on the southeast section of the City of Hallandale Beach, lying generally east of South Federal Highway and Gulfstream Park, and north of the Miami-Dade County line in the community known as Golden Isles. The boundary of GISND begins just North of Egret Drive on the east side of Layne Blvd, and goes east to the intercoastal waterway, south to the City boundary line and west to the property line of the multifamily units. There is only one entrance/exit to GISND, the entrance gate is located on Layne Blvd, south of Egret Drive. GISND is approximately 141 acres (0.22 square miles)

GISND is predominately residential, primarily zoned RS-5 (Residential Single-Family) and RM-18 (Residential Multi-Family), the Golden Isles Park is also located in the district. The waterfront nature of the community and its proximity to the coastline, places the GISND within Broward County's evacuation Zone B.

Map 1: Golden Isles Neighborhood Improvement District Aerial



Demographics

The analysis includes data from the U.S. Census Bureau 2020 Decennial Census, 2020 American Community Survey 5-year estimates and the 2019 American Community Survey 5-year estimates. The categories reviewed in this section are:

- Population
- Housing
- Household Income
- Educational Attainment
- Employment

Table 1: Population by Race

Description	Golden Isles				Hallandale Beach	
	2020		2010		2020	
Total Population	740	100%	1,017	100%	41,217	100%
White	504	68.1%	929	91.3%	20,073	48.7%
Black or African American	13	1.8%	27	2.7%	6,774	16.4%
American Indian and Alaska Native	6	0.8%	2	0.2%	159	0.4%
Asian	23	3.1%	12	1.2%	763	1.9%
Native Hawaiian and Other Pacific Islander	-	0.0%	-	0.0%	21	0.1%
Other race	27	3.6%	27	2.7%	4,527	11.0%
Two or more races	167	22.6%	20	2.0%	8,900	21.6%

Source: 2020 Decennial Census Data- P1

Table 1 shows the total GISND population is 740 and the City's population is 41,217 according to the 2020 decennial census, GISND makes up less than 1% of the City's population. As indicated in table 1, GISND's population has decreased by 27% since 2010 Census. Table 1 also shows the racial makeup of the district is 68.1% white, 1.8% black, 0.8% American Indian and Alaska Native, 3.1% Asian, 3.6% other and 22.6% are two or more races. The largest race change is an increase in two or more races, in 2010 only 2.0% of the district identified as two or more races whereas in 2020, 22.6% are listed as two or more races.

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Table 2: Population by Age

Description	Golden Isles	Hallandale Beach
Under 5 years	0.0%	5.6%
5 to 9 years	0.0%	4.5%
10 to 14 years	12.7%	3.9%
15 to 19 years	7.3%	3.7%
20 to 24 years	10.4%	5.8%
25 to 29 years	0.0%	7.0%
30 to 34 years	0.0%	6.9%
35 to 39 years	0.0%	6.5%
40 to 44 years	5.0%	5.0%
45 to 49 years	11.2%	5.8%
50 to 54 years	18.1%	6.0%
55 to 59 years	1.5%	8.8%
60 to 64 years	7.3%	6.7%
65 to 69 years	7.3%	6.0%
70 to 74 years	19.2%	6.1%
75 to 79 years	0.0%	4.8%
80 to 84 years	0.0%	3.2%
85 years and over	0.0%	3.9%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 2 shows the largest portion of the district's population is between the ages of 70 to 79 years, 50 to 54 years and 45 to 49 years whereas the City's population by age, each category is less than 10%.

Table 3: Population by Income

Description	Golden Isles	Hallandale Beach
Less than \$10,000	17.0%	13.4%
\$10,000 to \$14,999	0.0%	6.9%
\$15,000 to \$24,999	0.0%	10.7%
\$25,000 to \$34,999	0.0%	13.9%
\$35,000 to \$49,999	0.0%	15.4%
\$50,000 to \$74,999	13.8%	13.9%
\$75,000 to \$99,999	34.1%	9.2%
\$100,000 to \$149,999	0.0%	10.1%
\$150,000 to \$199,999	0.0%	2.6%
\$200,000 or more	35.1%	3.9%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 3 shows 34.1% of the GISND residents make \$75,000 to \$99,999 and 35.1% of the GISND residents income exceed \$200,000. This differs from the City's where incomes in those categories are below 10%.

Table 4: Educational Attainment

	Golden Isles	Hallandale Beach
Less than high school graduate	12.2%	14.2%
High school graduate	17.1%	23.8%
Some college or associate's degree	31.5%	27.4%
Bachelor's degree or higher	39.2%	31.5%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 4 identifies the level of educational attainment for the GISND resident, the table shows approximately 12.2% of the district residents do not have a high school diploma whereas almost 40% of the district residents have a bachelor's degree or higher.

Table 5: Employment Status

Description	Golden Isles	Hallandale Beach
In labor force:	50%	62%
Employed	44%	57%
Unemployed	6%	4%
Not in labor force	50%	38%

Source: 2019 ACS 5-Year Estimates Subject Tables

Table 5 shows the employment status of GISND residents who are 16 years or older. Fifty percent of GISND residents are in the labor force and 50% are not in the labor force.

Housing

There are approximately 528 residential units located within GISND boundary which includes 286 single-family homes, 24 lots under construction or vacant. The residential units also include 218 multifamily units on the westside of the district.

Land Use/Zoning

The Future Land Use Designation in GISND are:

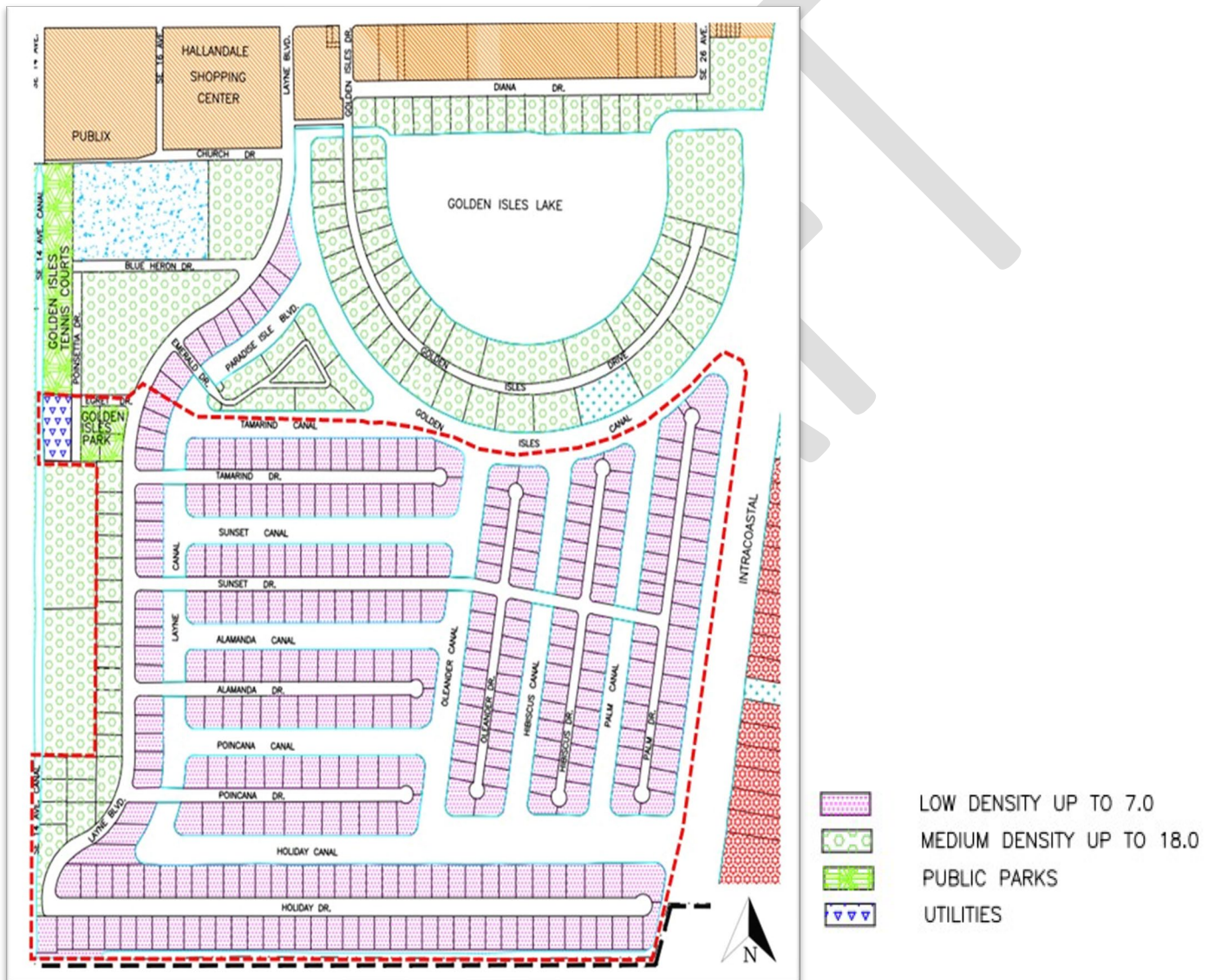
- Low density up to 7 dwelling units per acre
- Medium density up to 18 dwelling units per acre
- Public Parks

- Utilities

There are four zoning categories in GISND

- Residential single-family district (RS-5)
- Residential multifamily medium density district (RM-18)
- Open Space (OS) and
- Community Facility (CF)

Map 2: Golden Isles Neighborhood Improvement District Land Use Categories



Source: City of Hallandale Beach Land Use Map 2012

Map 3: Golden Isles Neighborhood Improvement District Zoning Categories



Source: City of Hallandale Beach Zoning GIS

Parks and Recreation

The Golden Isles Park located in the district was renovated by the City and reopened in summer of 2021. The park features ADA accessibility, covered outdoor fitness area, playground, pavilion, picnic areas, walking track, basketball courts, a dog park with two off leash dog areas and restrooms. The park is open to the public.



Just north of the district, the City recently completed renovations to the Golden Isles Tennis Center which features 4 clay and 6 hard Tennis Courts, 2 bocce courts, a Tennis facility with Pro Shop, restrooms, offices, concessions, and a multi-purpose room.

Public Works

The water, sewer, stormwater, and utilities for the district are City owned, operated, and maintained.

The following Capital Improvement projects are proposed City projects located in the GISND. These projects are currently listed in the City's Capital Improvement Plan to be included in future City annual budgets.

Table 6: Proposed City Capital Improvement Projects

Project	Construction Schedule	Opinion of Probable Cost
Layne Boulevard Water Main Replacement	FY 2022/2023	\$ 2,683,815
Sewer Lift Stations No. 10, No. 11 and No. 15 Improvements	FY 2023/2024	\$ 1,296,570
Layne Boulevard Sewer Forcemain Replacement	FY 2023/2024	\$ 1,400,000
Holiday Drive Water Main Replacement	FY 2024/2025	\$ 3,559,000

Source: City of Hallandale Beach Public Works

Transportation

The City of Hallandale Beach maintains the transportation network in GISND, the roadways are all public streets owned and maintained by the City of Hallandale Beach.

The roadways in the district are considered local roadways. Layne Boulevard is the main roadway and is the only entrance/exit to the district. Other roadways in the district include:

- Tamarind Drive
- Sunset Drive
- Alamanda Drive
- Poinciana Drive
- Holiday Drive
- Oleander Drive
- Hibiscus Drive
- Palm Drive

Transit: City of Hallandale Beach Community Shuttle Service Bus Route-1 travels just north of the district and stops on Layne Boulevard- Stop #5. Broward County Transit Route 28 runs east to west on Hallandale Beach Blvd, a bus stop is located east of Federal Highway.

Bicycle Lanes: There are bicycle lanes in the district only along Layne Blvd.

Sidewalks: There are sidewalks at the entrance of the district on the east side of Layne Blvd, south to Tamarind Drive.

Traffic Calming: There are speed tables throughout the district. Speed tables are midblock traffic calming devices that raise the entire wheelbase of a vehicle to reduce its traffic speed. Speed tables are longer than speed humps and flat-topped, with a height of 3–3.5 inches and a length of 22 feet. Vehicle operating speeds for streets with speed tables range from 25–45 mph, depending on the spacing.

Crime Activity

The GISND is located in the City of Hallandale Beach and is served by the City of Hallandale Beach Police Department (HBPD). Historically GISND crime rates are below those in other areas of the City and continue to remain low. This may be credited to the public safety measures and security plan the district has implemented. GISND security plan includes perimeter security, a license plate reader at the gate entrance/exit of the district, 24-hour security personnel at the guardhouse and an off-duty police detail between 10:00 p.m. to 6:00 a.m., 7 days a week. Additionally, GISND has installed lighting and video surveillance throughout the district.

The current crime trends continue to be property crimes which include auto thefts and burglaries. GISND has seen a decline in these crimes over the past years.



Table 7: Reported Incidents in the District

Types of Crimes	2017	2018	2019	2020	2021
Aggravated Assault	1	0	0	0	2
Aggravated Battery	0	0	0	1	0
Auto Theft	1	2	0	7	2
Burglary Conveyance	8	5	3	3	3
Burglary Residence	0	6	1	0	1
Theft - All Other	4	7	8	3	3

Source: Hallandale Beach Police Department

Crime to Environment Relationship

The GISND Advisory Board works closely with the HBPD, the staff liaison for the Board is a sworn officer with HBPD. GISND implemented a security plan to ensure the residents of the district are safe, this includes crime prevention through Environmental Design concepts by adding perimeter security, adding a gate house at the entrance of the district, license plate reader at the gatehouse, video surveillance and lighting throughout the district.

Funding

In 1988 when GISND was created, the ordinance established a funding source for the district through ad valorem taxes or special assessments on real property within the district. In addition to ad valorem taxes for the City, up to two mills ad valorem taxes goes to the GISND as a special fund.

Each year GISND board of directors holds a public hearing and adopts a millage rate for ad valorem tax purposes.

The funding for the GISND is maintained by the City of Hallandale Beach.

Table 8: District Fund Budget

	2018	2019	2020	2021	2022
Millage	1.0934	1.0934	1.0934	1.0934	1.0934
Revenue	\$ 318,515	\$ 340,077	\$ 372,668	\$ 395,480	\$ 418,956
Fund Balance					\$ 676,414

Source: City of Hallandale Beach Budget Reports

The millage rate for GISND is 1.09340, this rate has remained unchanged for last 15 years, it was reduced from 1.2900 to its current rate in 2007.

Projects Completed

Since the creation of GISND, the following projects have been completed by the district

- Guardhouse
- Pavers at the district entrance and at the bridges
- License Plate readers
- Perimeter Lighting
- Up-lighting on Layne Boulevard
- Video surveillance

Challenges and Concerns

The following challenges and concerns were identified in the district.

Traffic/Speeding:

- Speeding concerns identified in the district.
- Adding crosswalks to ensure pedestrian safety.
- Sidewalks, bike lanes, shared-use path and medians
- No system in place for large construction trucks parked on the during construction

Crime Prevention:

- Maintain current Police Detail 7 pm to 7 am nightly.
- Maintain guard at the guardhouse
- Improve Lighting throughout the district
- Security

Beautification:

- Guardhouse and supporting arrival features
- Landscape improvements
- Resurfacing streets in the district.
- Improve lighting at the entrances.

Opportunities

The GISND Advisory Board identified the following opportunities for the district.

- Provide additional entrances to the district
- Construct a Pedestrian Bridge or pathway from Golden Isles to the Dog Park in Aventura
- Seek Federal and State grant opportunities for district projects.
- Continue to evaluate the need for any restrictive covenants to aid in the goals of the district.
- Continue to monitor the requirements for completing the district goals and objectives per the Florida law