



THREE ISLANDS SAFE NEIGHBORHOOD DISTRICT

Safe Neighborhood Improvement Plan Update



September 2022

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Executive Summary

The Three Islands Safe Neighborhood District (TISND)) was established through local ordinance on August 10, 1993 and became effective August 20, 1993. Per Section 163.516 of the Florida Statutes, 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) of the law requires that this document be consistent with Hallandale Beach Comprehensive Plan. It is essential that the plan be prepared in compliance with these rules and guidelines in order for the District to maintain its status.

Additionally, the creation of the district authorized TISND Board of Directors to utilize a maximum of 2 mills ad valorem taxes or special assessments on real property within the district, pursuant to Chapter 170, F.S. to support planning and implementation of TISND 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 TISND vision, goals and objectives. The assessment contains the analyses of current data relevant to the TISND, 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 the TISND through community policing, environmental design and environmental security.

Introduction

The purpose of the Safe Neighborhood Improvement Plan update is to assess existing conditions within the district and provide a framework and funding necessary for the continuation of the Three Islands Safe Neighborhood District (TISND) vision, goals and objectives. The assessment contains the analyses of current data relevant to the TISND, 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 TISND to maintain its status.

Goal of the Safe Neighborhood District

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

The TISND was established by ordinance in 1993. The City of Hallandale Beach TISND Board of Directors approved through resolution the creation of an Advisory Board, comprised of property owners or residents of TISND. The Advisory Board reviews in an advisory capacity, in public session, with City representatives 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 per year regarding the Safe Neighborhood Plan for the District, the District budget, improvements and related matters.

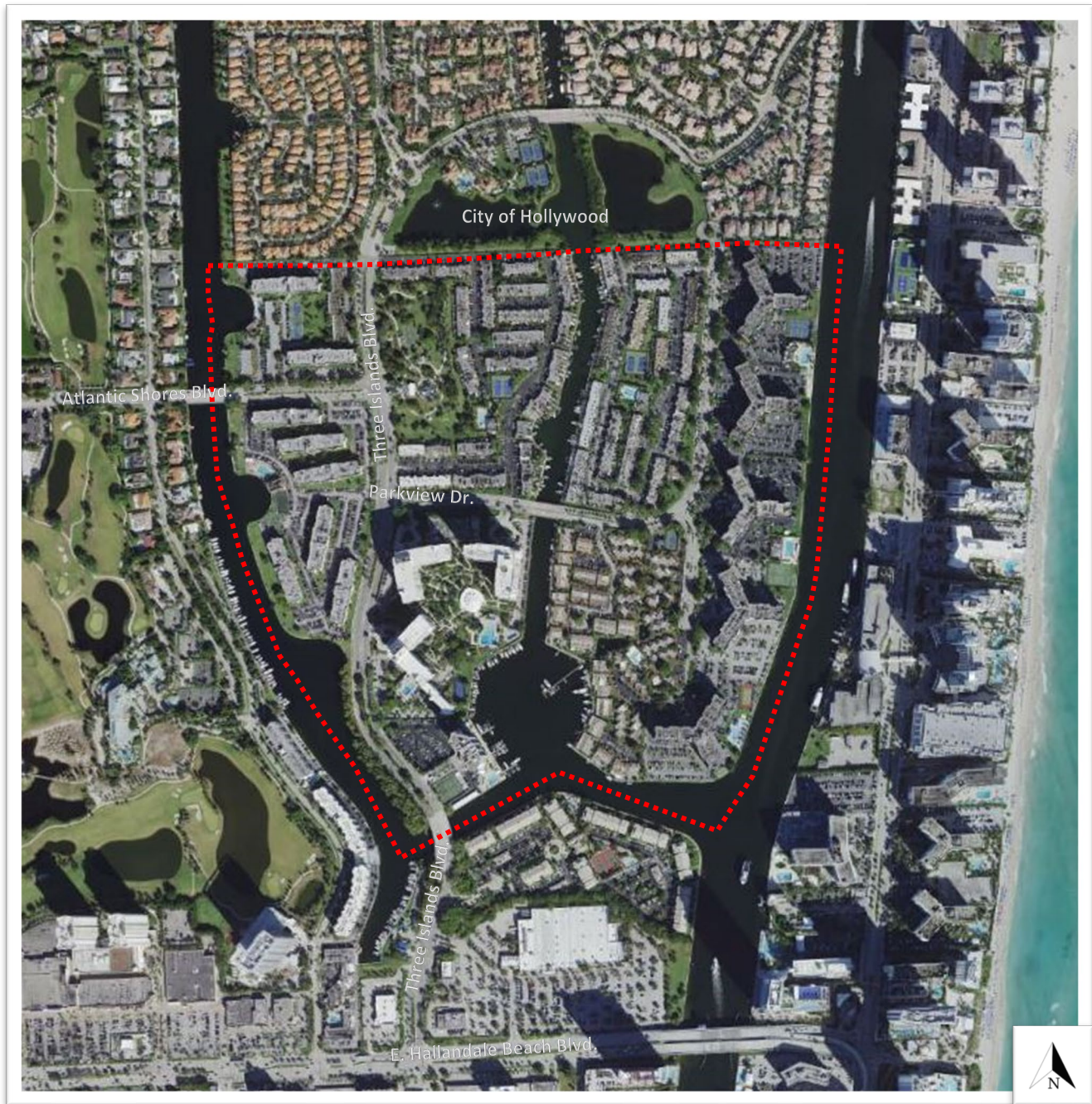
The Advisory Board is also responsible for preparing an annual report on the TISND activities in accordance with the annual report cycle of City advisory boards and committees. In fulfillment of duties, request City Manager assistance through the Board of Directors.

Location and Boundaries

The TISND is located on the northeast section of the City of Hallandale Beach. The entrance to the District is approximately in the 700 block of Three Islands Blvd and the 2300 block of Atlantic Shores. These two entrances are the only entry/exit points into TISND. In the 1100 Block of Three Islands Blvd is the entrance to Harbor Islands which is a gated community located in the City of Hollywood. TISND is approximately 190 acres (0.30 square miles).

TISND is residential zoned RD-12 and RM-18. The Joseph Scavo Park is also located in the district.

Map 1: Three Islands Neighborhood Improvement District Aerial



Source: Broward County GIS 2022

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 include:

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

Table 1: Population by Race

Description	Three Islands				Hallandale Beach	
	2020		2010		2020	
Total:	6,718	100.0%	5,809	100.0%	41,217	100%
White	4,604	68.5%	5,203	89.6%	20,073	48.7%
Black or African American	162	2.4%	92	1.6%	6,774	16.4%
American Indian and Alaska Native	6	0.1%	-	0.0%	159	0.4%
Asian	161	2.4%	108	1.9%	763	1.9%
Native Hawaiian and Other Pacific Islander	2	0.0%	-	0.0%	21	0.1%
Other Race	405	6.0%	178	3.1%	4,527	11.0%
Two or more races	1,378	20.5%	228	3.9%	8,900	21.6%

Source: 2020 Decennial Census Data- P1

Table 1 shows the total population of TISND is 6,718 and the City's population is 41,217 according to the 2020 decennial census TISND makes up less than 16.3% of the City's population. As shown in table 1, the district's population has increased by 15.6% since 2010 Census. Table 1 also indicates the racial makeup of the district has changed, in 2010 whites made up 89.6% whereas in 2020 whites made up 68.5%. The other races have increased in population slightly, the largest increase in population is the two or more races category, the population went from 3.9% in 2010 to 20.5% in 2020.

Table 2: Population by Age

	Three Islands	Hallandale Beach
Description		
Under 5 years	8.6%	5.6%
5 to 9 years	1.3%	4.5%
10 to 14 years	4.0%	3.9%
15 to 19 years	0.6%	3.7%
20 to 24 years	6.9%	5.8%
25 to 29 years	6.2%	7.0%
30 to 34 years	7.0%	6.9%
35 to 39 years	6.4%	6.5%
40 to 44 years	5.1%	5.0%
45 to 49 years	6.0%	5.8%
50 to 54 years	10.1%	6.0%
55 to 59 years	5.1%	8.8%
60 to 64 years	4.9%	6.7%
65 to 69 years	8.4%	6.0%
70 to 74 years	4.8%	6.1%
75 to 79 years	6.3%	4.8%
80 to 84 years	3.2%	3.2%
85 years and over	4.9%	3.9%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 2 shows TISND population ranges from under 5 years to 85 years and older, the largest population age is 50 to 59 years old at 10.1%.

Table 3: Population by Income

Description	Three Islands	Hallandale Beach
Less than \$10,000	8.1%	13.4%
\$10,000 to \$14,999	3.4%	6.9%
\$15,000 to \$24,999	10.3%	10.7%
\$25,000 to \$34,999	15.1%	13.9%
\$35,000 to \$49,999	10.1%	15.4%
\$50,000 to \$74,999	13.0%	13.9%
\$75,000 to \$99,999	9.9%	9.2%
\$100,000 to \$149,999	15.1%	10.1%
\$150,000 to \$199,999	4.4%	2.6%
\$200,000 or more	10.6%	3.9%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 3 shows TISND income is similar to the City except for the income categories \$100,000 to \$149,000 and \$200,000 or more, TISND is 5% or more than the City.

Table 4: Educational Attainment

	Three Islands	Hallandale Beach
Less than high school graduate	3.1%	14.2%
High school graduate	20.2%	23.8%
Some college or associate's degree	25.5%	27.4%
Bachelor's degree or higher	51.2%	31.5%

Source: 2020: ACS 5-Year Estimates Subject Tables

Table 4 identifies the level of educational attainment for TISND, the table shows over 96% of District residents have a high school diploma or higher, 51% of the district residents have a bachelor's degree or higher.

Table 5: Employment Status

Description	Three Islands	Hallandale Beach
In labor force:	63%	62%
Employed	59%	57%
Unemployed	4%	4%
Not in labor force	37%	38%

Source: 2019 ACS 5-Year Estimates Subject Tables

Table 5 shows the employment status of TISND residents 16 years or older. Sixty-three (63) percent of TISND are in the labor force and 37% are not in the labor force which is similar to the rest of the City of Hallandale Beach.

Land Use/Zoning

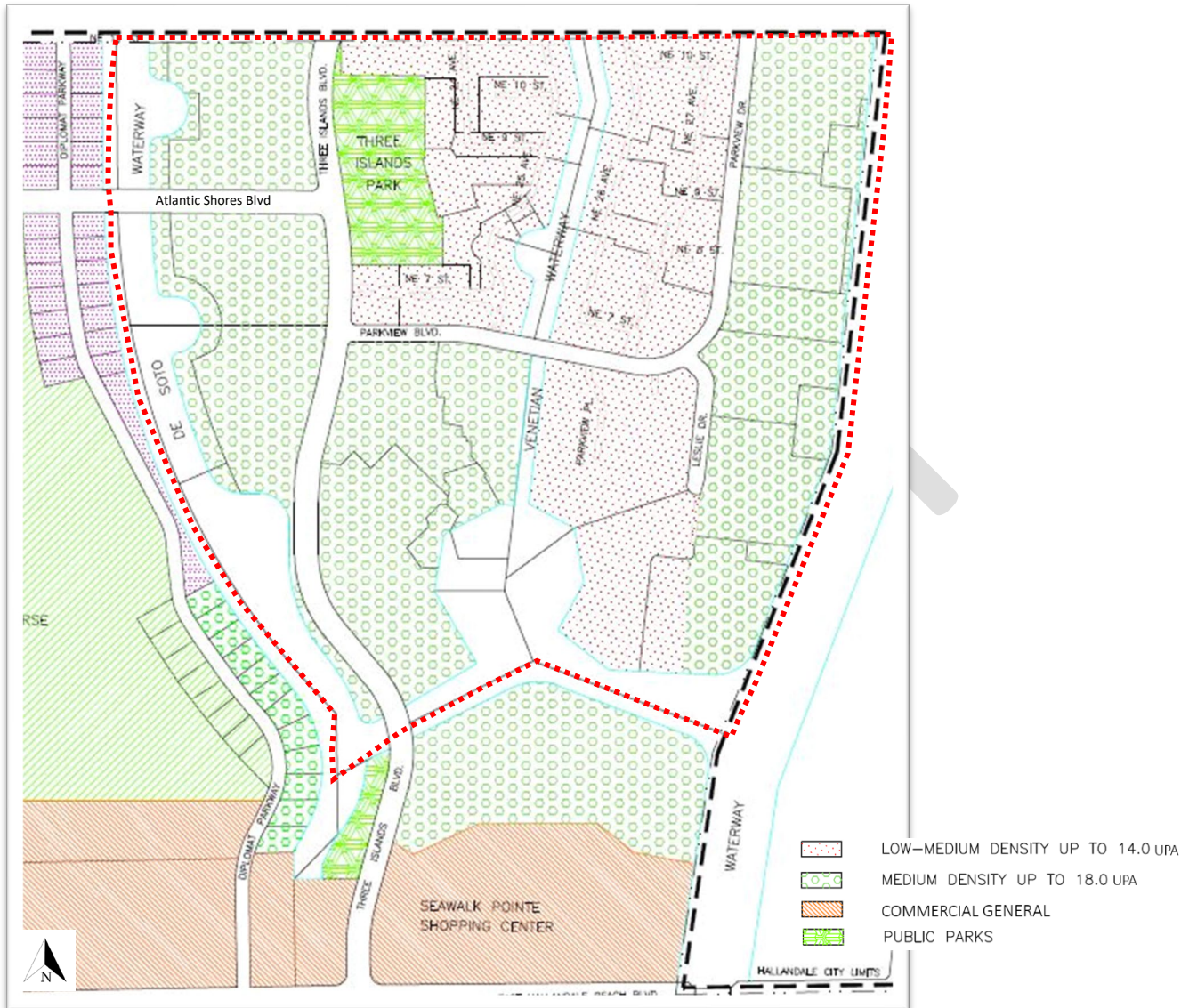
The Future Land Use Designation in the District are:

- Low-Medium Density up to 14.0
- Medium Density up to 18 dwelling units per acre
- Public Parks

There are four residential zoning categories in the District

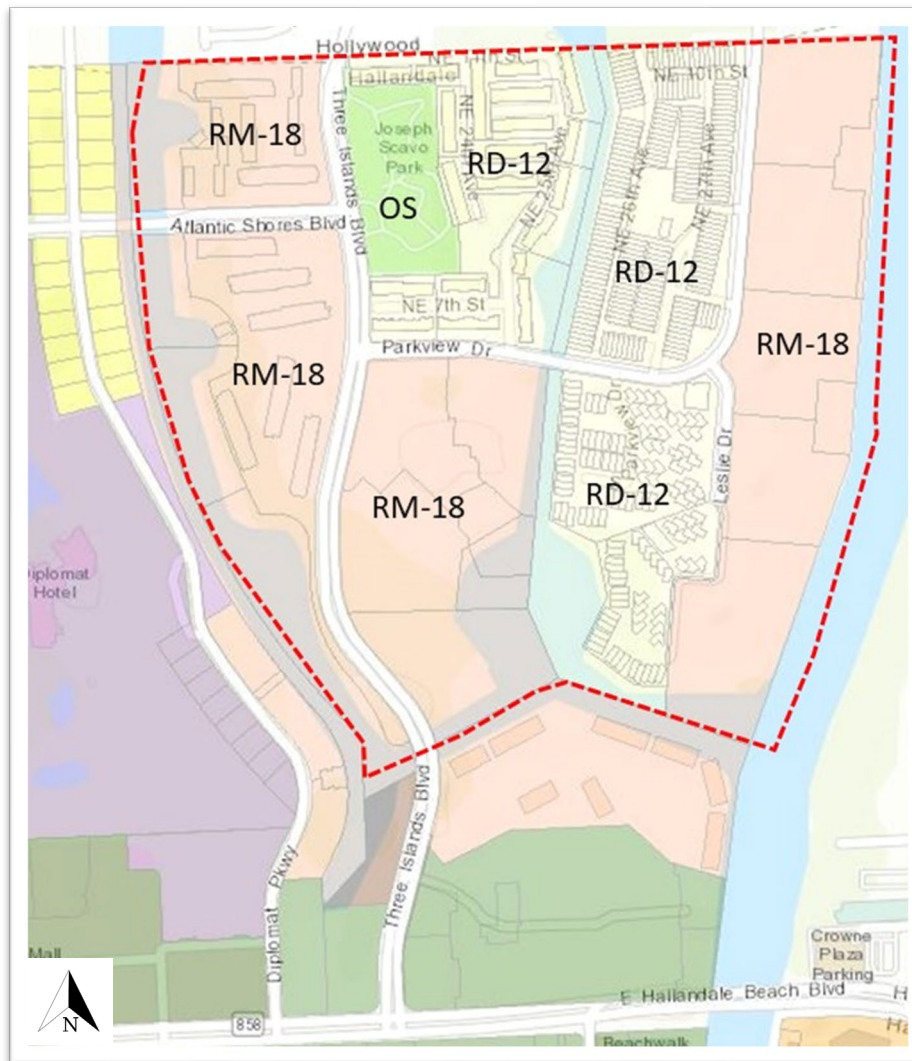
- Residential Two Family Duplex (district) (RD-12)
- Residential multifamily medium density district (RM-18)
- Open Space (OS)
- Community Facility (CF) category that includes the park and utilities.

Map 2: Land Use Map



Source: City of Hallandale Beach Land Use Map 2012

Map 3: Three Islands Neighborhood Improvement District Zoning Categories



Source: City of Hallandale Beach Zoning GIS

Housing

TISND is comprised of townhomes and multifamily units. There are approximately 3,057 residential units located within the boundaries of the District.

Parks and Recreation

The Joseph Scavo Park is located in the Three Islands District and is owned, operated and maintained by the City of Hallandale Beach. The park amenities include fitness trail with fitness equipment, covered playground, basketball courts and two off-leashed dog areas.



Public Works

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

The following Capital Improvement projects are proposed City funded projects in the TISND.

Table 6: Proposed City Capital Improvement Projects

Project	Construction Schedule	Opinion of Probably Cost
Sewer Lift Station No. 4 Improvements	FY 2022-2023	\$1,547,000
Parkview Drive Water Main Replacement	FY 2024-2025	\$3,200,000
Three Islands Boulevard Roadway Improvements and Traffic Calming	FY 2024-2025	\$2,600,000
Phase II Reuse Project	FY 2024-2025	\$850,000

Source: City of Hallandale Beach

Transportation

The City of Hallandale Beach owns and maintains the transportation network on the public streets in TISND. There are private streets in TISND which are owned and maintained by various condominium and homeowners associations.

The roadways in the district are considered local roadways. Three Islands Boulevard and Atlantic Shores Boulevard/ NE 9 Street are the main public roadways in the district. Other public roadways in the district include:

- Parkview Drive
- NW Parkview Drive
- Leslie Drive

Private Roadways include:

- South Parkview Drive
- NE 7 Street
- NE 8 Street

- NE 9 Street
- NE 10 Street
- NE 11 Street
- NE 24 Street
- NE 25 Street
- NE 26 Street
- NE 27 Avenue

Transit: City of Hallandale Beach Community Shuttle Service Bus Route-2 stops on Three Island Blvd and Park View Drive on Stop #4. 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 no bicycle lanes in District.

Sidewalks: There are sidewalks throughout the district along the public.

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 TISND is located in the City of Hallandale Beach and is served by the City of Hallandale Beach Police Department (HBPD).

Historically TISND crime rates are below those in other areas of the City. This may be credited to the public safety measures and security plan TISND has implemented TISND security plan includes perimeter security, a license plate reader at the entrances/ exits of TISND and video surveillance throughout the district.

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

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Table 7: Reported Incidents in TISND

Types of Crimes	2017	2018	2019	2020	2021
Aggravated Assault	2	0	0	2	2
Aggravated Battery	0	3	0	0	1
Auto Theft	7	6	8	6	9
Burglary Conveyance	0	7	2	0	10
Burglary Residence	3	2	3	3	5
Theft- All Other	13	11	17	6	12

Source: Hallandale Beach Police Department

Crime to Environment Relationship

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



The TISND's primary objective is to provide an additional level of security to residents within the District. The two entrances to TISND each have a guardhouse, security cameras and license plate reader that record activities near the entrances of the District.

Funding

In 1993 when TISND was established, 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 district as a special fund.

Each year the board of directors of the district holds a public hearing and conducts the procedures required by law for the adoption of a milage rate for ad valorem tax purposes

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

Table 8: TISND Fund

	2018	2019	2020	2021	2022
Millage	0.6600	0.6600	0.6600	0.6600	0.6600
Revenue	\$413,998	\$431,182	\$883,023	\$442,312	\$444,314
Fund Balance					\$444,314

Source: City of Hallandale Beach Budget Reports

The millage rate for TISND is 0.66, this rate has remained unchanged since 2008, it was reduced from 0.68970.

Projects Completed

Since the creation of TISND, the following projects have been completed

- Guardhouse
- License Plate readers
- Perimeter Lighting
- Video surveillance

Challenges and Concerns

The following challenges and concerns were identified in TISND:

Traffic/Speeding:

- Speeding concerns identified along Three Islands Blvd.
- Need for traffic calming devices
- Adding bulb-outs and lighting to crosswalks to ensure pedestrian safety.

Crime Prevention:

- Increase street lighting to prevent vehicle break-ins.
- Maintain current Police Detail 7 pm to 7 am nightly.

Beautification:

- Esthetic upgrades at the guardhouses to replace worn down bollards with road medians containing foliage.
- Resurfacing streets in the district.
- Improving lighting at the entrances.
- Replacing old gate arms with new LED gate arms.

TISND Opportunities

- Improve the safety and quality of neighborhood streets and improve traffic calming
- Improve the safety of pedestrians in and around the district.
- Upgrade gate arms located at the entrances.
- 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.

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