

Glass Land Acquisition Service Specialists, Inc.

Lic. Real Estate Broker

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Mr. Van G. Neilly, Project Manager
Florida Department of Transportation
3400 W. Commercial Blvd
Ft. Lauderdale, FL 33309

November 7, 2005

Re: Conceptual Stage Relocation Plan
Project Name: I-595 (SR 862)
Financial Project ID: 4093541
Federal Project ID: 5951-539 -1
County: Broward
Project Limits: From I-75, west of SW 136th Avenue (Mile Post 0.00) to just east of I-95 (Mile Post 12.00)

Dear Mr. Neilly:

Attached find please the Conceptual Stage Relocation Plan for the I-595 project. The following alternates/alignments are included:


Alternates
1B
2A

We are prepared to work with you, Fred Ackermann, Steven Braun and the PD&E Consultant during the review of this document and effect any revisions necessary.

Should you have any questions, please call me at (954) 797-2920 or (305) 270-8980.

Sincerely,

Glass Land Acquisition Service Specialists, Inc.


Richard R. Glass
Project Manager

RRG/ng

Attachment (1)

CONCEPTUAL STAGE RELOCATION PLAN

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- F. Transportation

CONCEPTUAL STAGE RELOCATION PLAN

PLAN AUTHOR(S): Jennifer J. Rowland, Patricia L. Halsell and Richard R. Glass

PROJECT NAME: I-595

FINANCIAL PROJECT ID: 4093541

COUNTY: Broward

PROJECT LIMITS: From I-75, west of SW 136th Avenue (Mile Post 0.00) to just east of I-95 (Mile Post 12.0)

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation resources are available to all residential and business relocatees without discrimination.

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study for the I-595 corridor located in central Broward County, Florida. The PD&E Study limits extend from I-75, west of SW 136th Avenue (Mile Post 0.00) to just east of I-95 (Mile Post 12.0) for a total project length of 12 miles. Figure 1-1 illustrates the location and limits of the project.

The majority of the I-595 corridor is comprised of two facilities: I-595 and SR-84. The I-595 portion of the corridor is a six-lane, limited access facility, with interchanges at the following crossroads.

- ◆ I-75 (SR-93)/Sawgrass Expressway
- ◆ SW 136th Avenue
- ◆ Flamingo Road (SR-823)
- ◆ Hiatus Road
- ◆ Nob Hill Road
- ◆ Pine Island Road
- ◆ University Drive (SR-817)
- ◆ Davie Road
- ◆ Florida's Turnpike (SR-91)
- ◆ SR-7 (US-441)
- ◆ I-95 (SR-9)

Beginning west of the I-75 interchange and continuing east to Davie Road, SR-84 serves as a collector-distributor system to the I-595 mainline. SR 84 provides two one-way lanes on both the north and south sides of the Interstate mainline lanes. East of the SR-7 interchange, the SR-84 and I-595 right of way separates. The SR-84 alignment veers to the northeast and the I-595 alignment continues nearly due east, adding a fourth through lane per direction to the mainline for the remainder of the corridor.

The I-595 PD&E Study is a continuation of the I-95/I-595 Master Plan Study completed in March 2003. The Master Plan produced a Locally Preferred Alternative (LPA) that was adopted by the Broward County Metropolitan Planning Organization on January 7, 2003. The major components of the LPA include:

- ◆ Reversible lanes at-grade serving express traffic between I-75 and I-95,
- ◆ Continuous connection of SR-84 between Davie Road and SR-7,
- ◆ Collector-Distributor (C-D) system between Davie Road and I-95,
- ◆ Two-lane off-ramps as needed,
- ◆ Braided ramp system to eliminate mainline weaving segments,
- ◆ Combined ramps and cross-street bypasses to reduce congestion, and
- ◆ A westbound to northbound on-ramp at Florida's Turnpike.

The objective of the PD&E Study is to re-examine the original justifications for the Master Plan LPA to assure that federal, state and local policies enacted since initial development of the project concepts have been incorporated into its recommendations. The same is true of the design standards and technologies considered for application or implementation in the corridor. Complementary projects that are in progress or have been implemented since earlier related studies of the I-595 corridor have also been considered in the development of recommendations. The reconsideration of these issues through the PD&E process assures that the Department has identified the most cost-feasible, constructable improvements in the final recommended package. In addition to preserving both local and state interests, the PD&E process satisfies National Environmental Policy Act (NEPA) procedures. These measures are a prerequisite for receiving Location Design Concept Acceptance from the Federal Highway Administration (FHWA), an essential step in qualifying for federal funds.

Two (2) alternatives were studied as part of this Conceptual Stage Relocation Plan. There is only one (1) parcel difference between the alternatives, that being Parcel N-10 located in Alternative 1B. Following are Summary Relocation Tables for each alternative:

Alternative 1B -

Relocation Summary Table	
Displaced Households:	27
Business Relocations:	22
Sign Relocations:	12
Personal Property Relocations:	4

ODA Sign Displacements – (3) There are ODA signs being displaced on this alternative and they will be dealt with through the acquisition process.

Alternative 2A -

Relocation Summary Table	
Displaced Households:	27
Business Relocations:	22
Sign Relocations:	11
Personal Property Relocations:	4

ODA Sign Displacements – (3) There are ODA signs being displaced on this alternative and they will be dealt with through the acquisition process.

Land use on the north side of the corridor in The Town of Davie, The City of Fort Lauderdale, The City of Plantation and in unincorporated Broward County consists of several residential communities, commercial buildings, marinas, Everglades National Park, Secret Woods Park and Nature Center and vacant residential/commercial land.

Land use on the south side of the corridor in The Town of Davie, The City of Fort Lauderdale and in unincorporated Broward County consists of several residential communities, commercial buildings, the Town of Davie Police Station, Fox Trail Elementary School, Pond Apple Slough Preserve and vacant residential/commercial land.

Residential Relocation:

Both alternatives require residential relocation. Alternative 1B requires twenty-seven (27) households to be displaced and Alternative 2A requires twenty-seven (27) households to be displaced:

<u>Alternative 1B:</u>	Residential Relocation Summary Table	
	Displaced Households	27

<u>Alternative 2A:</u>	Residential Relocation Summary Table	
	Displaced Households	27

Business Relocation:

Both alternatives require business relocation. Alternative 1B requires twenty-two (22) business relocations and Alternative 2A requires twenty-two (22) business relocations:

<u>Alternative 1B:</u>	Business Relocation Summary Table	
	Business Relocations:	22

<u>Alternative 2A:</u>	Business Relocation Summary Table	
	Business Relocations:	22

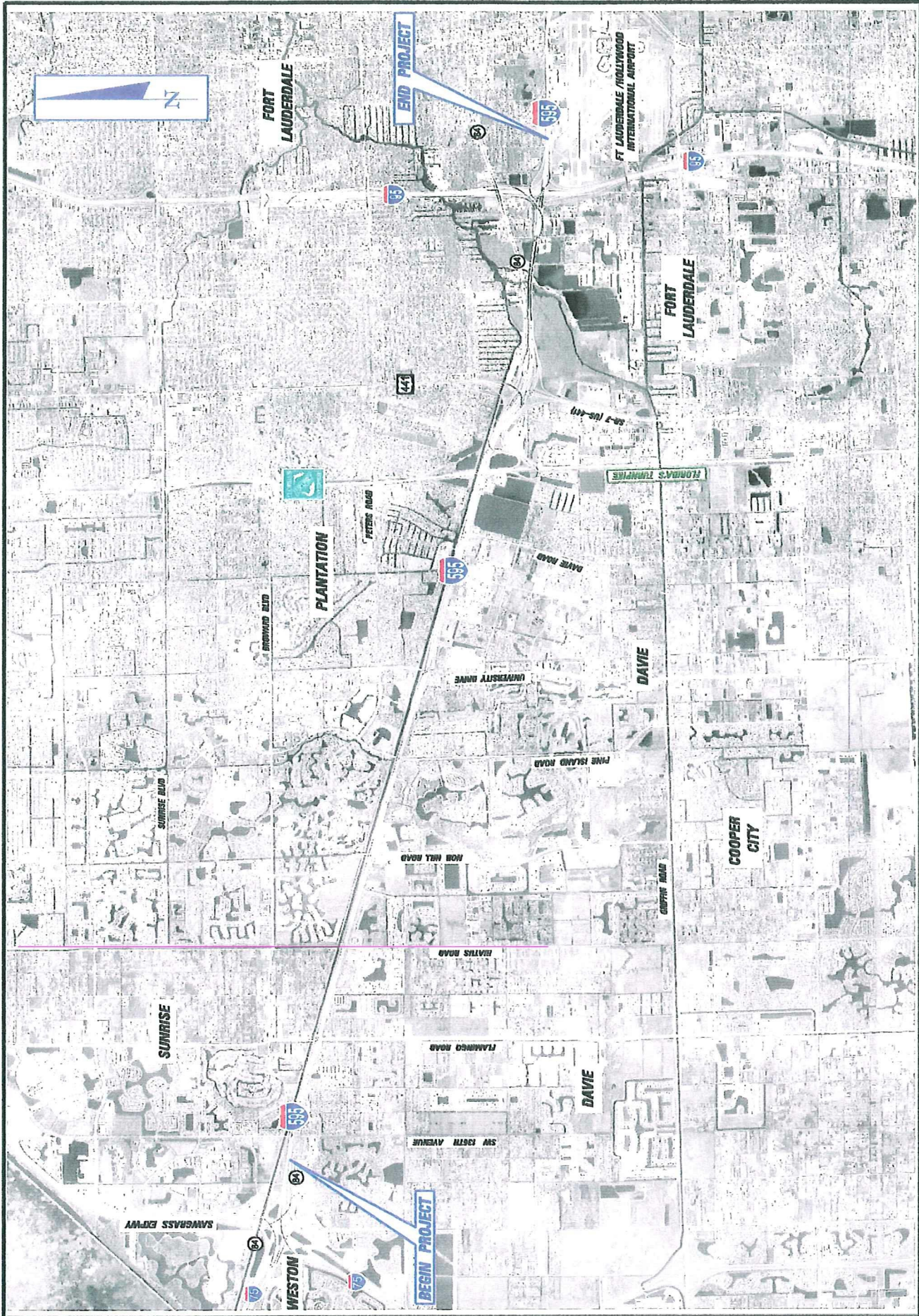


FIGURE 1-1

LOCATION MAP

I-595 PD&E STUDY

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RS&H
Reynolds, Smith and Hills, Inc.
Architecture, Engineering and Planning

The following analysis is a result of field observations, as required for the Conceptual Stage Relocation Plan, in accordance with FDOT Right of Way Procedures.

1. **HOUSEHOLDS TO BE DISPLACED:**

Alternative 1B – Based on our field inspection twenty-seven (27) residential households are to be displaced.

The following is a summary of the residential displacements on this alternative:

Parcel Number	Households Displaced
N-14	27
TOTAL	27

A spreadsheet (the parcel numbers used are the same as found in the Conceptual Stage Relocation Plans maps) for this Alternative can be found in *Exhibit A*. The “Comments” portion of the spreadsheet gives a general description of the use of the property, etc.

Alternative 2A - Based on our field inspection twenty-seven (27) residential households are to be displaced.

The following is a summary of the residential displacements on this alternative:

Parcel Number	Households Displaced
N-14	27
TOTAL	27

A spreadsheet (the parcel numbers used are the same as found in the Conceptual Stage Relocation Plans maps) for this Alternative can be found in *Exhibit A*. The “Comments” portion of the spreadsheet gives a general description of the use of the property, etc.

1A. ESTIMATE OF THE PERCENTAGE OF MINORITY (RACIAL, NATIONAL ORIGIN, AND ETHNIC) HOUSEHOLDS TO BE DISPLACED.

Alternative 1B and Alternative 2A – Statistically, 15% of the residents within the Census area (by Zip Code Tabulation Area: 33314) where households will be displaced are minorities. The U.S. Census Bureau website publication entitled: Census 2000 Demographic Profile Highlights, can be found in *Exhibit B*.

1B. ESTIMATE OF THE INCOME RANGE (IN DOLLARS) OF THE AFFECTED NEIGHBORHOODS OR COMMUNITIES.

Alternative 1B and Alternative 2A – Based on the analysis of the US Census Bureau (by Zip Code Tabulation Areas: 33312, 33314, 33317, 33322, 33324, 33325 and 33326) the estimated residential income range for effected neighborhoods is between \$36,000 - \$66,000 a year. Income statistics for Broward County (<http://factfinder.census.gov>) can be found in ***Exhibit B***.

1C. ESTIMATE OF THE TENURE (OR AGE) OF THE STRUCTURES THAT ARE BEING DISPLACED.

Alternative 1B and Alternative 2A – Research has shown that the average age of the residential structures (trailers only) range from ten (10) to twenty (20) years old. In reference to commercial structures, the average age ranges from twenty (20) to thirty-five (35) years old with the oldest structures affected being those located on Marina Mile.

1D. ESTIMATE OF THE PERCENTAGE OF ELDERLY HOUSEHOLDS TO BE DISPLACED.

Alternative 1B and Alternative 2A – Statistically, 9.5% of the residents in the Census areas (by Zip Code Tabulation Area: 33314) are 65+ years of age. The U.S. Census Bureau website publication entitled: Census 2000 Demographic Profile Highlights, can be found in ***Exhibit B***.

1E. ESTIMATE OF THE PERCENTAGE OF HOUSEHOLDS HAVING FIVE OR MORE FAMILY MEMBERS.

Alternative 1B and Alternative 2A – Statistically, family size of the households within the Census area (by Zip Code Tabulation Area: 33314) is 2.44 individuals. The U.S. Census Bureau website publication entitled: Census 2000 Demographic Profile Highlights, can be found in ***Exhibit B***. Therefore, based on the census data and field observations, we do not estimate any households to exceed five family members.

1F. ESTIMATE OF HANDICAPPED OR DISABLED RESIDENTIAL OCCUPANTS FOR WHOM SPECIAL ASSISTANCE SERVICES MAY BE NECESSARY.

Alternative 1B and Alternative 2A – Statistically, 21% of the residents in the Census area (by Zip Code Tabulation Area: 33314) where households will be displaced are disabled. The U.S. Census Bureau website publication entitled: Census 2000 Demographic Profile Highlights, can be found in *Exhibit B*. However, based on field observations, there are no ramps, wheelchair lifts nor any other building features that indicate disabled occupants live within the households to be displaced.

1G. ESTIMATE OF OCCUPANCY STATUS – OWNER/TENANT:

Alternative 1B and Alternative 2A – Statistically, 43% of the residents are tenants in the Census area (by Zip Code Tabulation Area: 33314) where households will be displaced. The U.S. Census Bureau website publication entitled: Census 2000 Demographic Profile Highlights, can be found in ***Exhibit B***. Based on field observations, several trailers on Parcel N-14 have shutters and no vehicles in the driveway indicating that the residences may be seasonal.

2. **COMPARISON OF AVAILABLE HOUSING:**

This is a discussion comparing available (decent, safe, and sanitary) housing in the area with the housing needs of displacees. The comparison should include (a) price ranges, (b) size (number of bedrooms), and (c) occupancy status (owner/tenant).

Alternative 1B and Alternative 2A - A review of the area revealed that there are a sufficient number of comparable homes available at the present time both for sale and for rent (see Exhibit C). Given the current active real estate market, units that may be available today will most likely only be available for a short period of time. As relocation activities begin and the needs of households to be relocated are determined, a search for specific replacement units will be performed.

3. DISCUSSION RESULTS WITH LOCAL OFFICIALS/SOCIAL AGENCIES:

Following is a discussion of the results of early consultation with local government officials, including any discussions of potential sources of funding, financing and advisory assistance which has been, or will be furnished, along with other appropriate information.

United Way of Broward County:

The United Way of Broward County is located at 1300 South Andrews Avenue, Fort Lauderdale, Florida, 33316-1838, (954) 537-0221 or dial 211. It is a volunteer driven, community-based, non-profit organization with a mission to improve the lives of individuals and families in Broward County. They offer basic family needs assistance programs as well as health and wellness education. Internet access: www.unitedwaybroward.org

Social Security Administration:

The Social Security Administration's local office is located at 3511 N. Pine Island Road, Sunrise, Florida, 33351, 1-800-772-1213. Services are offered online, on the phone or in their office and include, but are not limited to: applying for benefits, social security benefit calculation and verification. Internet access: [www/socialsecurity.gov](http://www.socialsecurity.gov)

Areawide Council on Aging of Broward County, Inc / Aging & Disability Resource Center of Broward County:

The Areawide Council on Aging of Broward County, Inc. is located at 5345 NW 35th Avenue, Fort Lauderdale, Florida, 33309-6315, (954) 714-3464 is the prime advocate in Broward County for residents 60 years of age and older. Services offered include, but are not limited to: elderly referral services, satellite senior centers, senior day care centers, alzheimer's day care centers, congregate meal sites and an elder help line. Internet access: www.adrcbroward.org

Broward County – Human Services Administration:

Broward County's Human Services Administration is located at 115 S. Andrews Avenue, Room 433, Fort Lauderdale, Florida, 33301-1817, (954) 357-6385 provides health services, human services, affordable housing programs, community development programs and housing rehabilitation assistance. Internet access: www.broward.org/humanservices

The City of Fort Lauderdale:

Mr. Ronald Hicks, Director of Economic Development, (954) 828-4533 stated that the City provides for the administration and coordination of several community service programs intended to improve the character of existing neighborhoods, and to provide quality housing for all of its citizens. Some of the services provided by the City's Community Development Division include: administration, management, and coordination of Community Development Block Grant activities; Rental Rehabilitation Programs; Emergency Shelter Grant Program, and other federal and state housing and community development programs. Internet access: <http://ci.ftlaud.fl.us>

4. **SPECIAL ADVISORY SERVICES:**

This is a description of special relocation advisory services that will be necessary for identified unusual conditions or unique problems. This description should identify special cases (e.g., handicapped or disabled displacees, problems of the elderly, racial and ethnic considerations). Additionally, consideration should be given to the availability of governmental and social agencies available to serve these particular needs.

Relocation advisory services are extremely important in order to effectively accomplish relocation goals. Statistically, within the Census area (by Zip Code Tabulation Area: 33314) where households will be displaced, 15% are minority, 9.5% are elderly and 21% are disabled. Additionally, based on the census data and field observations, we do not estimate any households to exceed five family members.

As detailed in *Exhibit D*, numerous social agencies have been identified. These agencies should be sufficient to address unusual or unique problems.

5. **REPLACEMENT HOUSING REMEDY:**

This is a discussion of the actions proposed to remedy insufficient replacement housing, including a commitment to housing of last resort, if necessary.

Alternative 1B and Alternative 2A - Research has revealed there is sufficient housing within the immediate area to provide necessary housing (Please see *Exhibit C*). If Housing of Last Resort becomes necessary, the solution would be to provide relocation eligibility greater than the current \$5,250.00 maximum for replacement housing benefits for tenants and \$22,500.00 for homeowners.

6. BUSINESSES TO BE DISPLACED (number, type and size):

The purpose of this section is to estimate the number, type, and size of businesses to be displaced, including special business characteristics, such as services to specialized clientele, or cultural orientation. The approximate number of employees for each business should be included along with the general impact on the business dislocation(s) on the economy of the community.

Alternative 1B and Alternate 2A - There are twenty-two (22) businesses that appear to be displaced. The Conceptual Stage Relocation Plan spreadsheets for these alternatives (found in *Exhibit A*) shows the number of employees; annual business income; employee income; sign relocations; operational usage classifications; and the number of businesses to be displaced on the parcel. A determination as to whether the business will have to relocate is based on “street observations” of the aerial depiction of the alignment location and its possible impact as the result of the acquisition. On some parcels, parking is in the existing Right-of-Way, however, removal of this parking cannot be a factor in the determination of the business relocation eligibility. In areas where the Right-of-Way line would pass through the building the potential for continuance of the business was studied.

Businesses Displaced:

Parcel Number	Business Name	Number
022	Ridge Plaza Tires & Auto Center	1
	Budget Truck Rental	1
023	Affairs to Remember	1
	Shanandoah	1
	The BCH Group	1
	Phoenix Management	1
	The Language Nexus	1
	Music Associates	1
	Harms Realty	1
	Statewide Appraisal Corporation	1
	Brewmasters	1
	FedUSA Insurance	1
024	Time 4 Tux	1
	Herff Jones	1
036	New River Welding & Fabrications	1
	Blue Marlin Towers	1
	Zulu Marine	1
	INT INC	1
	Supreme Marine and Export	1
	Nick’s Marine	1
	Keys Custom Marine	1
037	New River Boating Center	1
TOTAL		22

The businesses range from small to national corporations and employ between four (4) to twenty (20) employees, respectively.

6A. AVAILABILITY OF BUSINESS SITES:

A search of current commercial, industrial and retail replacement building sites was conducted covering the areas of: The Town of Davie, The City of Fort Lauderdale, The City of Plantation, and was expanded to the entire Broward County area. The search area was designed to demonstrate an immediate potential source of sufficient available units both for sale and for rent. It is very unlikely that currently available replacement sites for sale and for rent will be available when the acquisition and relocation phases of this project are initiated. However, we anticipate that other sites in the search area will become available. *Exhibit E* provides some basic information on available units.

Alternative 1B and Alternative 2A – There are twenty-two (22) businesses that have the potential to be displaced.

Discussions with local real estate brokers indicate that activity in the commercial market within the project limits is very active due to the current real estate market trends. The project review and inspection of the general area reveals that there are sufficient commercial sites available in the above areas. Additionally, some of the businesses displaced will relocate out of the general area and other businesses will not relocate at all. Overall, there should not be any difficulties in finding replacement sites.

6B. BUSINESS RELOCATION LIKELIHOOD:

The analysis of whether an individual business will relocate is, at this point, preliminary. In determining the probability of relocation, such factors as the angle of the acquisition through the property, available parking, number and types of businesses on the parcel, were taken into consideration. If a parcel's business use changes, this change could directly impact the need to relocate. When a business displacement was questionable, the business was considered for relocation. Conversely, a parcel that is not targeted for a business displacement may have a change in the business use, which may create the need for additional displacement. Local government codes could influence the numbers of business relocations. For example, will variances or Certificates of Conformity be issued? These questions and other related questions will not be fully answered until the time the project commences.

Alternative 1B and Alternative 2A – There are twenty-two (22) businesses that have a potential to be displaced.

6C. IMPACTS ON THOSE BUSINESSES REMAINING AND ON THE COMMUNITY:

Areas along this alternative will have enough business stability to sustain the loss of the businesses, therefore, impacts on those businesses remaining and on the community appear minimal. Commercial uses within the limits of this project are a low percentage of much larger neighboring commercial corridors such as: other portions of SR 84, Flamingo Road, Hiatus Road, Nob Hill Road, Pine Island Road, University Drive, Davie Road and SR-7 (US-441). Redevelopment along the project limits is highly unlikely for the area due to its longtime stable commercial/residential uses.

Alternative 1B and Alternative 2A – There are twenty-two (22) businesses that have a potential to be displaced. The results of this study concludes that there will be minimal impact to the businesses remaining and on the communities surrounding the project.

6D. ESTIMATED INCOME - BUSINESS:

Potential income of businesses to be relocated along the corridor was analyzed using three (3) categories. Category A was used for businesses that had an annual income up to \$200,000. Category B was used for businesses that had an annual income from \$200,001 to \$500,000. Category C was used for businesses that had an annual income greater than \$500,001. The number of businesses to be relocated by each alternate is twenty-two (22).

If a parcel contained more than one (1) business to be relocated, the income potential category for each business is indicated. If the parcel was residential, vacant land, contained a vacant building, or was a governmental agency or non-profit agency, an "N/A" classification was given. Businesses such as gas stations, selected fast food restaurants, and very large corporations were given an income Category of C.

Category	Annual Income
A	Up to \$200,000
B	\$200,001 to \$500,000
C	Greater than \$500,001

Alternative 1B and Alternative 2A – Of the twenty-two (22) businesses to be relocated, three (3) businesses fell into Category A; six (6) businesses fell into Category B; thirteen (13) businesses fell into Category C.

6E. ESTIMATED INCOME - EMPLOYEE:

For employee income, the following annual income scale was used:

Category	Annual Income
A	\$18,000 - \$22,500
B	\$22,501 - \$28,500
C	\$28,501 - \$36,000
D	\$36,001 - \$50,000
E	Greater than \$50,000

If a business to be relocated contained more than one employee, the average of all employees' income was considered for each business. If a parcel contained more than one business, the average income per employee per business was considered. Only one classification was reported for each business.

Alternative 1B and Alternative 2A – Of the twenty-two (22) businesses to be relocated, one (1) business fell into Category A; two (2) businesses fell into Category B; eight (8) businesses fell into Category C, eight (8) fell into Category D and three (3) fell into Category E. The majority of employees along this alternative fell into Category C and D. This annual income range falls in line with a business that makes greater than \$500,001 per year.

6F. SIGN RELOCATION:

The Department's Relocation procedures provide several options for the relocation of on-premise trade signs. Generally, the typical on-premise sign such as a directional (Entrance or Exit) or business display is moved out of the proposed Right-of-Way back onto the remainder of the property. On parcels where the business needs to move to another site, on-premise signs may be relocated to the new site and re-established, depending on the local sign code. If the on-premise sign cannot be moved back onto the remainder property due to zoning regulations, relocation procedures allow for the compensation for the depreciated reproduction cost of the sign plus a "business reestablishment" payment, if necessary, to be applied towards a new sign that does meet code.

No on-premise signs were observed to be encroaching into the existing right-of-way during our field inspection. However, any on-premise signs found to be encroaching at the time of the acquisition for the project would need to be removed at the owner's expense.

Signs being displaced in the proposed alternatives are as follows:

Alternative 1B - There are twelve (12) on-premise signs being displaced by this alternative.

Sign Displacements:

Parcel Number	Business Name
N-4	Exxon gas station with Country Store
N-5	Paradise Village Mobile Home Park
N-6	King Manor Mobile Home Park
N-8	595 Park of Commerce (2 signs)
N-10	The Plaza shopping center
014	The Palms apartment complex
023	8300 Plaza (2 signs)
024	8200 Fountain Plaza (2 signs)
026	City Furniture

Alternative 2A - There are eleven (11) on-premise signs being displaced by this alternative.

Sign Displacements:

Parcel Number	Business Name
N-4	Exxon gas station with Country Store
N-5	Paradise Village Mobile Home Park
N-6	King Manor Mobile Home Park
N-8	595 Park of Commerce (2 signs)
014	The Palms apartment complex
023	8300 Plaza (2 signs)
024	8200 Fountain Plaza (2 signs)
026	City Furniture

7. **DISCUSSION RESULTS WITH LOCAL GOVERNMENTS REGARDING POTENTIAL BUSINESS DISPLACEMENTS:**

Broward County:

Ms. Shelia Pitts-Howard, Broward County Business Development Operations Manager, (954) 357-6155, stated that Broward County offers the following services to existing businesses and business that are relocating to Broward County: Business Recruitment, Attraction & Expansion, Business Retention, Location/Site Assistance and Project Assistance

She also stated that the County will assist in directing business to the proper resources for SBA loans and grants and will also assist in hardship cases by assisting in implementing local incentives.

In addition to Ms. Pitts-Howard, Mr. Bill Kyriakakis, Broward County Commercial/Industrial Development Manager and Ms. Deborah Wilkinson, Broward County Business Development Manager can also be contacted for assistance at (954) 357-6155.

Internet access: <http://broward.org/econdev/welcome.htm>

Town of Davie:

Ms. Margaret Chea Wu, Town of Davie Office of Economic Development, (954) 797-2087. The goal of the economic development office is to attract the type of development that will provide a solid tax base. The Town liaisons with various economic development councils, education consortiums and chambers of commerce and will provide support on a case-by-case basis.

Internet access: <http://davie-fl.gov/>

The City of Plantation:

Economic Development Division, (954) 797-2622, serves the needs of the business community while ensuring that the City's business districts remain healthy and economically successful. The following is a list of services available to the business community through the Economic Development Division: real estate listings/search service, business listings/search service, facilitation of new commercial developments and/or expansion, monthly business visitation program, technical assistance and data for businesses and business start ups, liaison between the City and the business community, City coordination with the Chamber of Commerce and its members, joint marketing and advertising opportunities.

Internet access: <http://plantation.org/>

The City of Fort Lauderdale:

Mr. Ronald Hicks, Director of Economic Development, (954) 828-4533, stated that the City provides for the administration and coordination of several community service programs intended to improve the character of existing neighborhoods, and to provide quality housing for all of its citizens. Some of the services provided by the City's Community Development Division include: administration, management, and coordination of Community Development Block Grant activities; Rental Rehabilitation Programs; Emergency Shelter Grant Program, and other federal and state housing and community development programs.

The City maintains proactive, professional economic development programs to address both the attraction of new employers and the expansion and retention needs of existing companies. Working in conjunction with other local, regional and state organizations, technical assistance and support services are provided to both current and targeted new businesses and industries.

Internet access: <http://ci.ftlaud.fl.us/>

Davie-Cooper City Chamber of Commerce:

Ms. Alice Harrington, Executive Director, (954) 581-0790, stated that on a case-by-case basis the Chamber would assist in finding replacement locations, liaison with local agencies and would partner with the surrounding areas in order to retain businesses within the general area.

Internet access: <http://davie-coopercity.org/>

Weston Chamber of Commerce:

Mr. Jack Miller, President, (954) 389-0600, stated that on a case-by-case basis the Chamber would assist in finding replacement locations, liaison with local agencies and would partner with the surrounding areas in order to retain businesses within the general area.

Internet access: <http://westonchamber.com/>

U.S. Census Bureau:

Via Internet access - factfinder.census.gov – Zip Code Tabulation Area statistics.

8. NON-DISCRIMINATION STATEMENT

The Department enforces Title VIII of the Civil Rights Act of 1968, and amendments, making discriminatory practices in the purchase and rental of housing illegal if based on race, religion, sex, or national origin.

Relocation resources are available to all residential and business displacees without discrimination.

9. POTENTIAL HAZARDOUS WASTE CONCERNS:

According to field observations, the following parcels have the potential for hazardous waste concerns due to current and/or former use of the site:

Alternative 1B and Alternative 2A - There were seven (7) parcels that were observed as having potential hazardous waste concerns, although there were no visible signs of contamination.

**Potential Hazardous
Waste Concerns:**

Parcel Number	Business Name
N-4	Exxon gas station with Country Store
017	Martino Tire
022	Ridge Plaza Tire & Auto Center and Budget Truck Rental
036	New River Welding and Fabrications Blue Marlin Towers Zulu Marine INT INC Supreme Marine and Export Nick's Marine Keys Custom Marine
037	New River Boating Center
039	Marine Propulsion Lauderdale Propeller
050	Kenan Transport

10. PUBLICLY OWNED LANDS:

Alternative 1B and Alternative 2A - There are three (3) publicly owned parcels affected by each alternative.

Parcel Number	Name
018	Town of Davie Police Department
019	School Board of Broward County – Fox Trail Elementary School
021	Central Broward Water Control District

Since these proposed governmental acquisitions do not impact any of the buildings, it appears that the potential for functional replacement does not exist.

11. PHOTOGRAPHS:

Following are photographs that represent structures which will involve residential relocation:



Parcel N-14 – Single-wide mobile home



Parcel N-14 – Single-wide mobile home



Parcel N-14 – Double-wide mobile home



Parcel N-14 – Double-wide mobile home

Following are photographs that represent structures which will involve business relocation:



Parcel 022 – Ridge Plaza Tires & Auto Center and Budget Truck Rental



Parcel 023 – 8300 Plaza

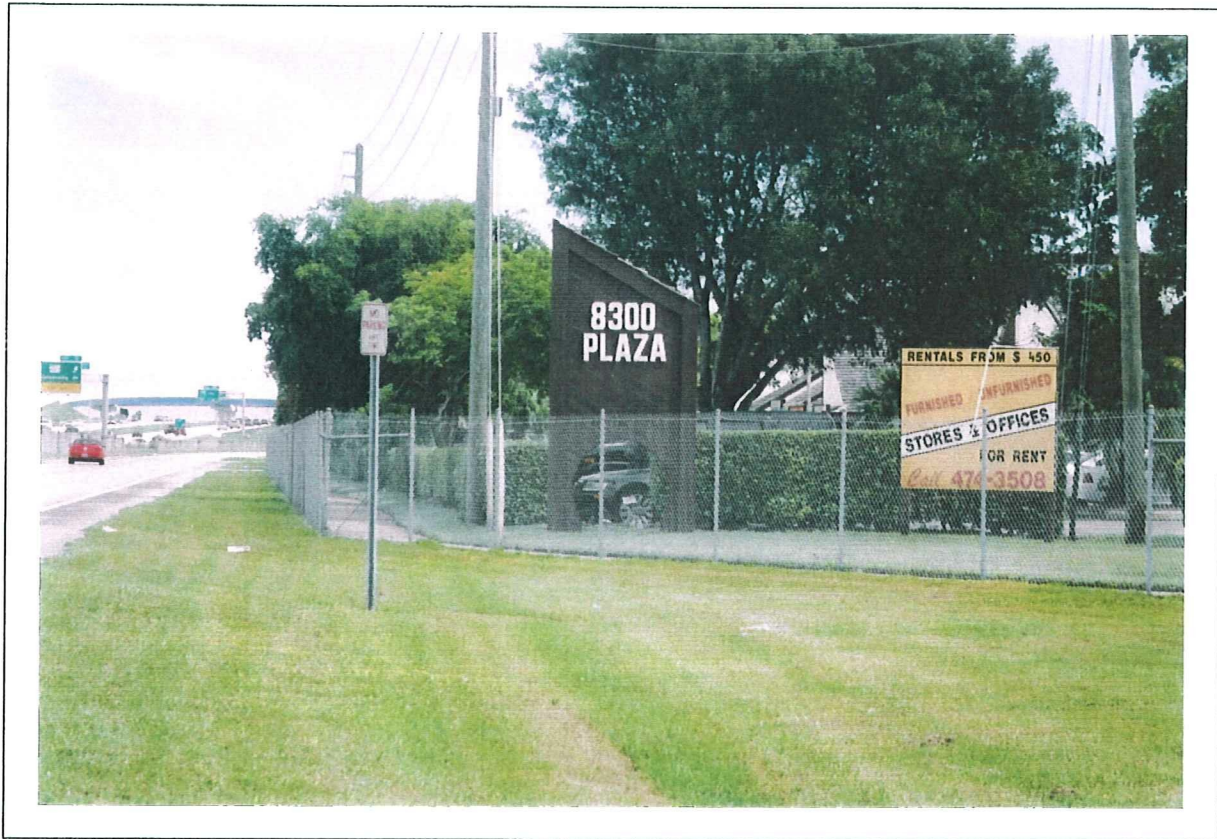


Parcel 036 – New River Welding & Fabrications, etc.



Parcel 037 – New River Boating Center

Following are photographs that represent structures which will involve sign relocation:



Parcel 023 – 8300 Plaza



Parcel 026 – City Furniture

12. CONCLUSION:

This project is located in Broward County and involves the reconstruction of I-595. The PD&E Study limits extend from I-75, west of SW 136th Avenue (Mile Post 0.00) to just east of I-95 (Mile Post 12.0) for a total project length of 12 miles.

Land use on the north side of the corridor, in The Town of Davie, The City of Fort Lauderdale, The City of Plantation and in unincorporated Broward County consists of several residential communities, commercial buildings, marinas, Everglades National Park, Secret Woods Park and Nature Center and vacant residential/commercial land.

Land use on the south side of the corridor, in The Town of Davie, The City of Fort Lauderdale and in unincorporated Broward County consists of several residential communities, commercial buildings, the Town of Davie Police Station, Fox Trail Elementary School, Pond Apple Slough Preserve and vacant residential/commercial land.

Based on field observations and secondary sources, a summary of the findings of this Conceptual Stage Relocation Plan is as follows:

<u>Alternative 1B -</u>	Relocation Summary Table	
	Displaced Households:	27
	Business Relocations:	22
	Sign Relocations:	12
	Personal Property Relocations:	4

<u>Alternative 2A -</u>	Relocation Summary Table	
	Displaced Households:	27
	Business Relocations:	22
	Sign Relocations:	11
	Personal Property Relocations:	4

In reference to the residential portion of this Conceptual Stage Relocation Plan, twenty-seven (27) households appear to be displaced by each alternative. Statistically, 15% of the households to be displaced are minorities, 21% of the residents in the study area are disabled, 9.5% of the residents in the study areas are 65+ years of age, household size in the study area is 2.44 individuals, 43% of the residents are tenants and the estimated income of residents is \$36,000 - \$66,000 per year. A review of the study area revealed that there are a sufficient number of comparable homes available at the present time both for sale and for rent. There are also numerous social service agencies available to assist residential displacees including, but not limited to: The United Way, Aging and Disability Resource Center of Broward County and others.

In reference to the business portion of this Conceptual Stage Relocation Plan, twenty-two (22) businesses appear to be displaced by each alternate. The majority of the businesses to be displaced are categorized as businesses with income of greater than \$500,001 per year and with the majority of employee income being categorized as being between \$28,501 - \$50,000 per year. A review of the study area revealed that there are a sufficient number of replacement sites for displaced businesses. The results of this study concludes that there will be minimal impact to the businesses remaining and on the communities surrounding the project. There are numerous agencies available to provide assistance and resources to displaced businesses including, but not limited to Broward County, The Town of Davie, and various Chambers of Commerce.

**EXHIBIT A
SPREADSHEETS**

FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT IV
 CONCEPTUAL STAGE RELOCATION PLAN
 STATE ROAD 862 (I-595)
ALTERNATIVE 1B

11/04/05
 FM NO.: 4093541
 FEDERAL PROJECT NO.: 5951-539-1

CSRP PAREL NO.	NUMBER OF EMPLOYEES	ANNUAL BUSINESS INCOME	ANNUAL EMPLOYEE INCOME	TYPE OF OPERATIONAL USAGE	NO. OF DISPLACED HOUSEHOLDS	NO. OF DISPLACED BUSINESSES	NO. OF SIGN RELOCATIONS	NO. OF PERS. PROPERTY RELOCATIONS	COMMENTS
N-1	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	U Store-It Self Storage Center
N-2	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	McDonald's restaurant
N-3	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Randall Square shopping center
N-4	N/A	N/A	N/A	COMMERCIAL	0	0	1	1	Exxon gas station with Country Store
N-5	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	Paradise Village Mobile Home Park
N-6	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	King Manor Mobile Home Park
N-7	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Village at Lake Pine
N-8	N/A	N/A	N/A	COMMERCIAL	0	0	2	0	595 Park of Commerce, ODA sign may be affected
N-9	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Rexmere Village Mobile Home Park
N-10	N/A	N/A	N/A	COMMERCIAL	0	0	1	0	The Plaza shopping center
N-11	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Vacant land
013	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	The Palms apartment complex
014	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	The Palms apartment complex
017	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Martino Tire
018	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	Town of Davie Police Department
019	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	School Board of Broward County - Fox Trail Elementary School
020	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Pine Island Ridge Condominiums
021	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	Central Broward Water Control District
022	10-2	B-A	D-A	COMMERCIAL	0	2	0	0	Ridge Plaza Tires & Auto Center and Budget Truck Rental
N-12	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Pine Island Plaza shopping center
023	4-4-4-4-4-4-3-5-4	A-A-C-B-B-B-C-C-B-C	B-B-C-C-C-C-E-E-C-C	COMMERCIAL	0	10	2	0	8300 Plaza - Affairs to Remember, Shenandoah, The BCH Group, Phoenix Management, The Language Nexus, Music Associates, Harms Realty, Statewide Appraisal Corporation, Brewmasters and FedUSA Insurance
024	4-6	B-C	C-C	COMMERCIAL	0	2	2	0	8200 Fountain Plaza - Time 4 Tux, Herff Jones
025	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Claudette Bonville Associates, Inc. (Interior Design offices)
026	N/A	N/A	N/A	COMMERCIAL	0	0	1	0	City Furniture store
N-13	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
036	12-8-8-10-10-6-12	C-C-C-C-C-C-C	D-D-D-D-D-D-D	COMMERCIAL	0	7	0	1	New River Welding and Fabrications, Blue Marlin Towers, Zulu Marine, INT INC, Supreme Marine and Export, Nick's Marine and Keys Custom Marine
037	20	C	E	COMMERCIAL	0	1	0	0	New River Boating Center, ODA sign may be affected
038	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
039	N/A	N/A	N/A	COMMERCIAL	0	0	0	2	Marine Propulsion and Lauderdale Propellor, business trailers in area of acquisition
040	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
041	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
042	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
043	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
044	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Vacant land but, currently being developed as commercial
046	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land, ODA sign may be affected
048	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant submerged land
050	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Kenan Transport
N-14	N/A	N/A	N/A	RESIDENTIAL	27	0	0	0	Everglades Lakes Mobile Home Park (Adult Community), ODA sign may be affected
TOTAL					27	22	12	4	

LEGEND - BUSINESS INCOME		LEGEND - EMPLOYEE INCOME	
A	\$0 - \$200,000	A	\$18,000 - \$22,500
B	\$200,001 - \$500,000	B	\$22,501 - \$28,500
C	Greater than \$500,001	C	\$28,501 - \$36,000
		D	\$36,001 - \$50,000
		E	Greater than \$50,001

Note: The CSRP Parcel No. is consistent with the parcel numbers designated on the Department's Conceptual Stage Relocation Plans maps printed 08/19/05.

FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT IV
 CONCEPTUAL STAGE RELOCATION PLAN
 STATE ROAD 862 (I-595)
ALTERNATIVE 2A

11/04/05
 FM NO.: 4093541
 FEDERAL PROJECT NO.: 5951-539-1

CSRP PAREL NO.	NUMBER OF EMPLOYEES	ANNUAL BUSINESS INCOME	ANNUAL EMPLOYEE INCOME	TYPE OF OPERATIONAL USAGE	NO. OF DISPLACED HOUSEHOLDS	NO. OF DISPLACED BUSINESSES	NO. OF SIGN RELOCATIONS	NO. OF PERS. PROPERTY RELOCATIONS	COMMENTS
N-1	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	U Store-It Self Storage Center
N-2	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	McDonald's restaurant
N-3	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Randall Square shopping center
N-4	N/A	N/A	N/A	COMMERCIAL	0	0	1	1	Exxon gas station with Country Store
N-5	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	Paradise Village Mobile Home Park
N-6	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	King Manor Mobile Home Park
N-7	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Village at Lake Pine
N-8	N/A	N/A	N/A	COMMERCIAL	0	0	2	0	595 Park of Commerce, ODA sign may be affected
N-9	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Rexmere Village Mobile Home Park
N-11	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Vacant land
013	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	The Palms apartment complex
014	N/A	N/A	N/A	RESIDENTIAL	0	0	1	0	The Palms apartment complex
017	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Martino Tire
018	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	Town of Davie Police Department
019	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	School Board of Broward County - Fox Trail Elementary School
020	N/A	N/A	N/A	RESIDENTIAL	0	0	0	0	Pine Island Ridge Condominiums
021	N/A	N/A	N/A	GOVERNMENTAL	0	0	0	0	Central Broward Water Control District
022	10-2	B-A	D-A	COMMERCIAL	0	2	0	0	Ridge Plaza Tires & Auto Center and Budget Truck Rental
N-12	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Pine Island Plaza shopping center
023	4-4-4-4-4-4-3-5-4	A-A-C-B-B-B-C-C-B-C	B-B-C-C-C-E-E-C-C	COMMERCIAL	0	10	2	0	8300 Plaza - Affairs to Remember, Shenandoah, The BCH Group, Phoenix Management, The Language Nexus, Music Associates, Harms Realty, Statewide Appraisal Corporation, Brewmasters and FedUSA Insurance
024	4-6	B-C	C-C	COMMERCIAL	0	2	2	0	8200 Fountain Plaza - Time 4 Tux, Herff Jones
025	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Claudette Bonville Associates, Inc. (Interior Design offices)
026	N/A	N/A	N/A	COMMERCIAL	0	0	1	0	City Furniture store
N-13	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
036	12-8-8-10-10-6-12	C-C-C-C-C-C-C	D-D-D-D-D-D-D	COMMERCIAL	0	7	0	1	New River Welding and Fabrications, Blue Marlin Towers, Zulu Marine, INT INC, Supreme Marine and Export, Nick's Marine and Keys Custom Marine
037	20	C	E	COMMERCIAL	0	1	0	0	New River Boating Center, ODA sign may be affected
038	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
039	N/A	N/A	N/A	COMMERCIAL	0	0	0	2	Marine Propulsion and Lauderdale Propellor, business trailers in area of acquisition
040	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
041	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
042	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
043	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land
044	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Vacant land but, currently being developed as commercial
046	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant land, ODA sign may be affected
048	N/A	N/A	N/A	VACANT	0	0	0	0	Vacant submerged land
050	N/A	N/A	N/A	COMMERCIAL	0	0	0	0	Kenan Transport
N-14	N/A	N/A	N/A	RESIDENTIAL	27	0	0	0	Everglades Lakes Mobile Home Park (Adult Community), ODA sign may be affected
TOTAL					27	22	11	4	

LEGEND - BUSINESS INCOME		LEGEND - EMPLOYEE INCOME	
A	\$0 - \$200,000	A	\$18,000 - \$22,500
B	\$200,001 - \$500,000	B	\$22,501 - \$28,500
C	Greater than \$500,001	C	\$28,501 - \$36,000
		D	\$36,001 - \$50,000
		E	Greater than \$50,001

Note: The CSRP Parcel No. is consistent with the parcel numbers designated on the Department's Conceptual Stage Relocation Plans maps printed 08/19/05.

**EXHIBIT B
CENSUS INFO.**

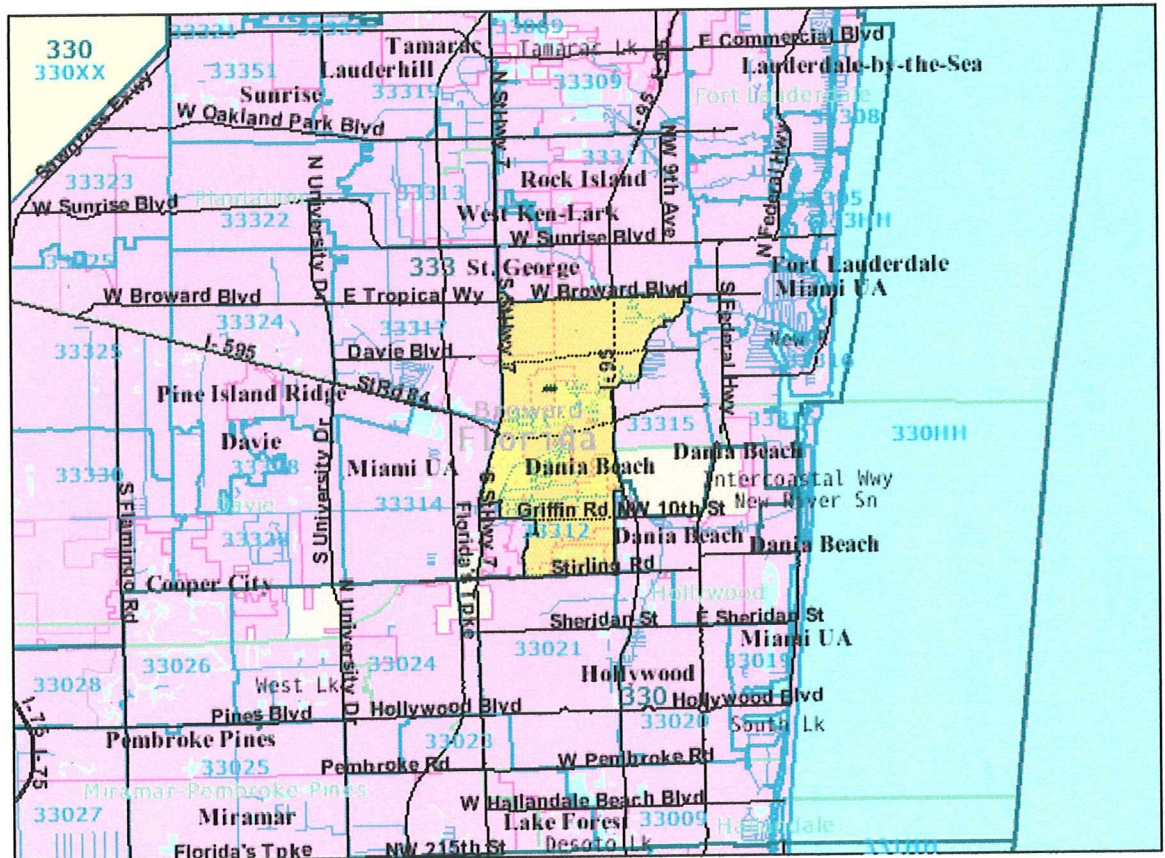
33312 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

- State
- '00 County
- '00 Co Sub
- '00 Place
- '00 Urban Area
- '00 Urban Area
- '00 ZCTA-3
- '00 ZCTA-5

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



20 miles across

Close



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33312

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	45,055			map	brief
Male	23,131	51.3	49.1%	map	brief
Female	21,924	48.7	50.9%	map	brief
Median age (years)	37.0	(X)	35.3	map	brief
Under 5 years	2,854	6.3	6.8%	map	
18 years and over	34,125	75.7	74.3%		
65 years and over	4,794	10.6	12.4%	map	brief
One race	43,583	96.7	97.6%		
White	25,975	57.7	75.1%	map	brief
Black or African American	15,512	34.4	12.3%	map	brief
American Indian and Alaska Native	122	0.3	0.9%	map	brief
Asian	564	1.3	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	35	0.1	0.1%	map	brief
Some other race	1,375	3.1	5.5%	map	
Two or more races	1,472	3.3	2.4%	map	brief
Hispanic or Latino (of any race)	6,726	14.9	12.5%	map	brief
Household population	44,563	98.9	97.2%	map	brief
Group quarters population	492	1.1	2.8%	map	
Average household size	2.62	(X)	2.59	map	brief
Average family size	3.22	(X)	3.14	map	
Total housing units	18,937			map	
Occupied housing units	16,986	89.7	91.0%		brief
Owner-occupied housing units	11,617	68.4	66.2%	map	
Renter-occupied housing units	5,369	31.6	33.8%	map	brief
Vacant housing units	1,951	10.3	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	30,547				
High school graduate or higher	21,866	71.6	80.4%	map	brief
Bachelor's degree or higher	4,513	14.8	24.4%	map	
Civilian veterans (civilian population 18 years and over)	3,650	10.7	12.7%	map	brief
Disability status (population 5 years and over)	8,689	20.8	19.3%	map	brief
Foreign born	12,610	28.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	8,657	47.3	56.7%		brief
Female, Now married, except separated (population 15 years and over)	8,297	47.1	52.1%		brief
Speak a language other than English at home (population 5 years and over)	12,593	29.9	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	22,592	64.1	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	25.5	(X)	25.5	map	brief
Median household income in 1999 (dollars)	38,190	(X)	41,994	map	
Median family income in 1999 (dollars)	44,248	(X)	50,046	map	
Per capita income in 1999 (dollars)	19,217	(X)	21,587	map	
Families below poverty level	1,152	10.6	9.2%	map	brief
Individuals below poverty level	6,349	14.3	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	9,246				brief









Median value (dollars)	100,800	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,038	(X)	1,088	map	
Not mortgaged (dollars)	339	(X)	295		

(X) Not applicable.





Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

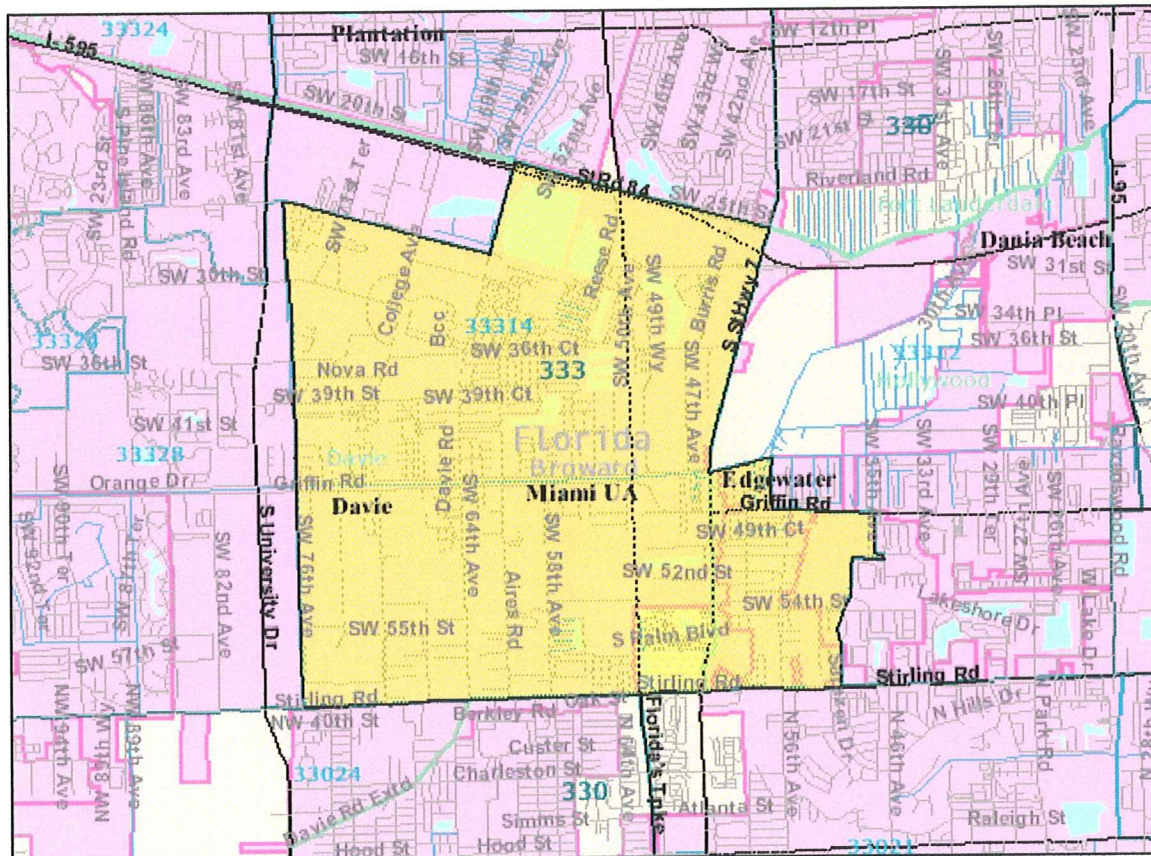
33314 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

-  State
-  '00 County
-  '00 Co Sub
-  '00 Place
-  '00 Urban Area
-  '00 Urban Area
-  '00 ZCTA-3
-  '00 ZCTA-5

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



7 miles across



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33314

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	23,859			map	brief
Male	11,842	49.6	49.1%	map	brief
Female	12,017	50.4	50.9%	map	brief
Median age (years)	33.3	(X)	35.3	map	brief
Under 5 years	1,497	6.3	6.8%	map	
18 years and over	18,290	76.7	74.3%		
65 years and over	2,271	9.5	12.4%	map	brief
One race	23,175	97.1	97.6%		
White	20,213	84.7	75.1%	map	brief
Black or African American	1,286	5.4	12.3%	map	brief
American Indian and Alaska Native	91	0.4	0.9%	map	brief
Asian	643	2.7	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	20	0.1	0.1%	map	brief
Some other race	922	3.9	5.5%	map	
Two or more races	684	2.9	2.4%	map	brief
Hispanic or Latino (of any race)	5,292	22.2	12.5%	map	brief
Household population	23,752	99.6	97.2%	map	brief
Group quarters population	107	0.4	2.8%	map	
Average household size	2.44	(X)	2.59	map	brief
Average family size	3.03	(X)	3.14	map	
Total housing units	10,822			map	
Occupied housing units	9,746	90.1	91.0%		brief
Owner-occupied housing units	5,546	56.9	66.2%	map	
Renter-occupied housing units	4,200	43.1	33.8%	map	brief
Vacant housing units	1,076	9.9	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	15,874				
High school graduate or higher	12,428	78.3	80.4%	map	brief
Bachelor's degree or higher	2,808	17.7	24.4%	map	
Civilian veterans (civilian population 18 years and over)	2,123	11.6	12.7%	map	brief
Disability status (population 5 years and over)	4,702	21.3	19.3%	map	brief
Foreign born	4,669	19.7	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	3,950	42.8	56.7%		brief
Female, Now married, except separated (population 15 years and over)	3,885	40.3	52.1%		brief
Speak a language other than English at home (population 5 years and over)	6,343	28.7	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	12,937	69.1	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	25.0	(X)	25.5	map	brief
Median household income in 1999 (dollars)	35,669	(X)	41,994	map	
Median family income in 1999 (dollars)	40,290	(X)	50,046	map	
Per capita income in 1999 (dollars)	18,398	(X)	21,587	map	
Families below poverty level	599	10.5	9.2%	map	brief
Individuals below poverty level	3,705	15.8	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	3,042				brief










Median value (dollars)	95,700	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	971	(X)	1,088	map	
Not mortgaged (dollars)	350	(X)	295		

(X) Not applicable.





Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

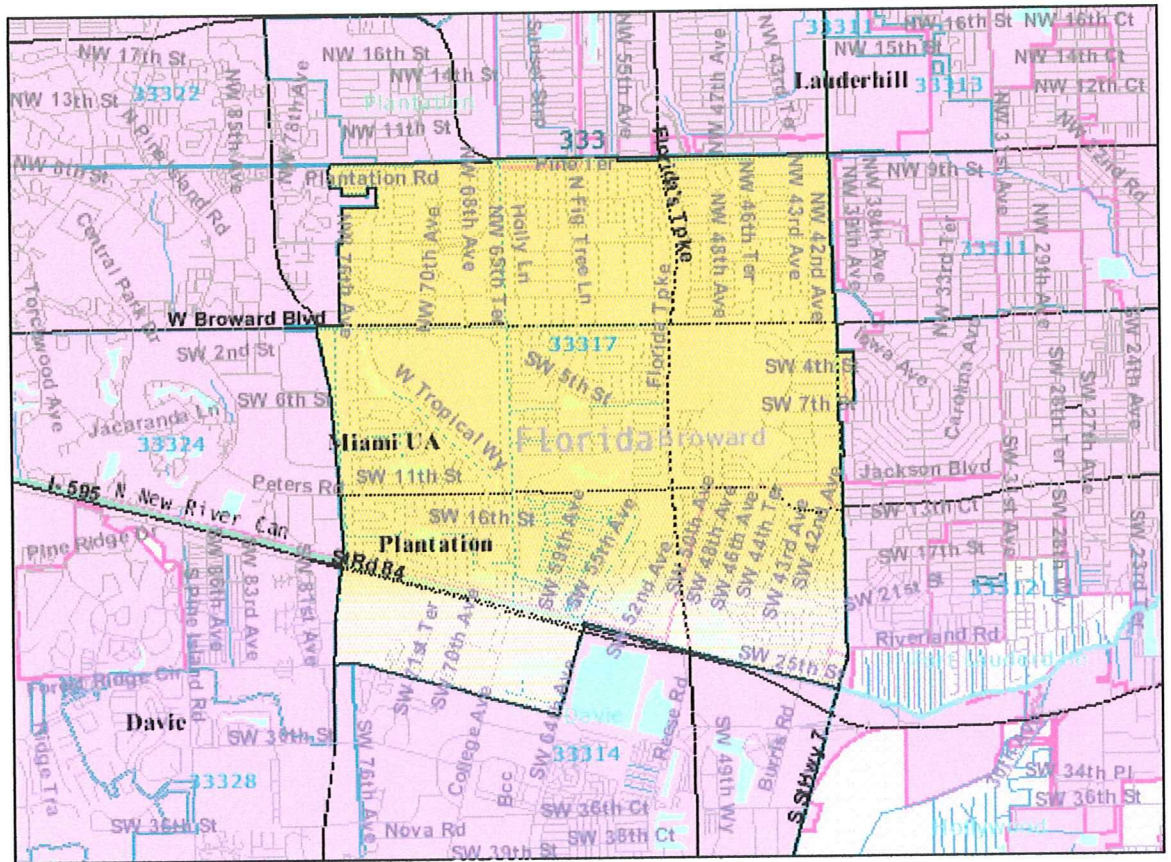
33317 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

-  State
-  '00 County
-  '00 Co Sub
-  '00 Place
-  '00 Place
-  '00 Urban Area
-  '00 Urban Area
-  '00 ZCTA-3
-  '00 ZCTA-5

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



7 miles across

Close



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33317

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	34,359			map	brief
Male	16,774	48.8	49.1%	map	brief
Female	17,585	51.2	50.9%	map	brief
Median age (years)	37.9	(X)	35.3	map	brief
Under 5 years	2,155	6.3	6.8%	map	
18 years and over	25,547	74.4	74.3%		
65 years and over	4,494	13.1	12.4%	map	brief
One race	33,227	96.7	97.6%		
White	24,375	70.9	75.1%	map	brief
Black or African American	6,900	20.1	12.3%	map	brief
American Indian and Alaska Native	63	0.2	0.9%	map	brief
Asian	810	2.4	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	45	0.1	0.1%	map	brief
Some other race	1,034	3.0	5.5%	map	
Two or more races	1,132	3.3	2.4%	map	brief
Hispanic or Latino (of any race)	5,996	17.5	12.5%	map	brief
Household population	34,160	99.4	97.2%	map	brief
Group quarters population	199	0.6	2.8%	map	
Average household size	2.80	(X)	2.59	map	brief
Average family size	3.22	(X)	3.14	map	
Total housing units	12,689			map	
Occupied housing units	12,195	96.1	91.0%		brief
Owner-occupied housing units	10,032	82.3	66.2%	map	
Renter-occupied housing units	2,163	17.7	33.8%	map	brief
Vacant housing units	494	3.9	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	23,059				
High school graduate or higher	19,169	83.1	80.4%	map	brief
Bachelor's degree or higher	6,564	28.5	24.4%	map	
Civilian veterans (civilian population 18 years and over)	2,983	11.6	12.7%	map	brief
Disability status (population 5 years and over)	5,703	17.8	19.3%	map	brief
Foreign born	8,582	24.9	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	7,710	59.3	56.7%		brief
Female, Now married, except separated (population 15 years and over)	7,837	55.0	52.1%		brief
Speak a language other than English at home (population 5 years and over)	8,156	25.3	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	18,111	67.7	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	26.2	(X)	25.5	map	brief
Median household income in 1999 (dollars)	52,327	(X)	41,994	map	
Median family income in 1999 (dollars)	60,584	(X)	50,046	map	
Per capita income in 1999 (dollars)	23,311	(X)	21,587	map	
Families below poverty level	520	5.6	9.2%	map	brief
Individuals below poverty level	2,647	7.7	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	8,230				brief

Median value (dollars)	146,700	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,276	(X)	1,088	map	
Not mortgaged (dollars)	416	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

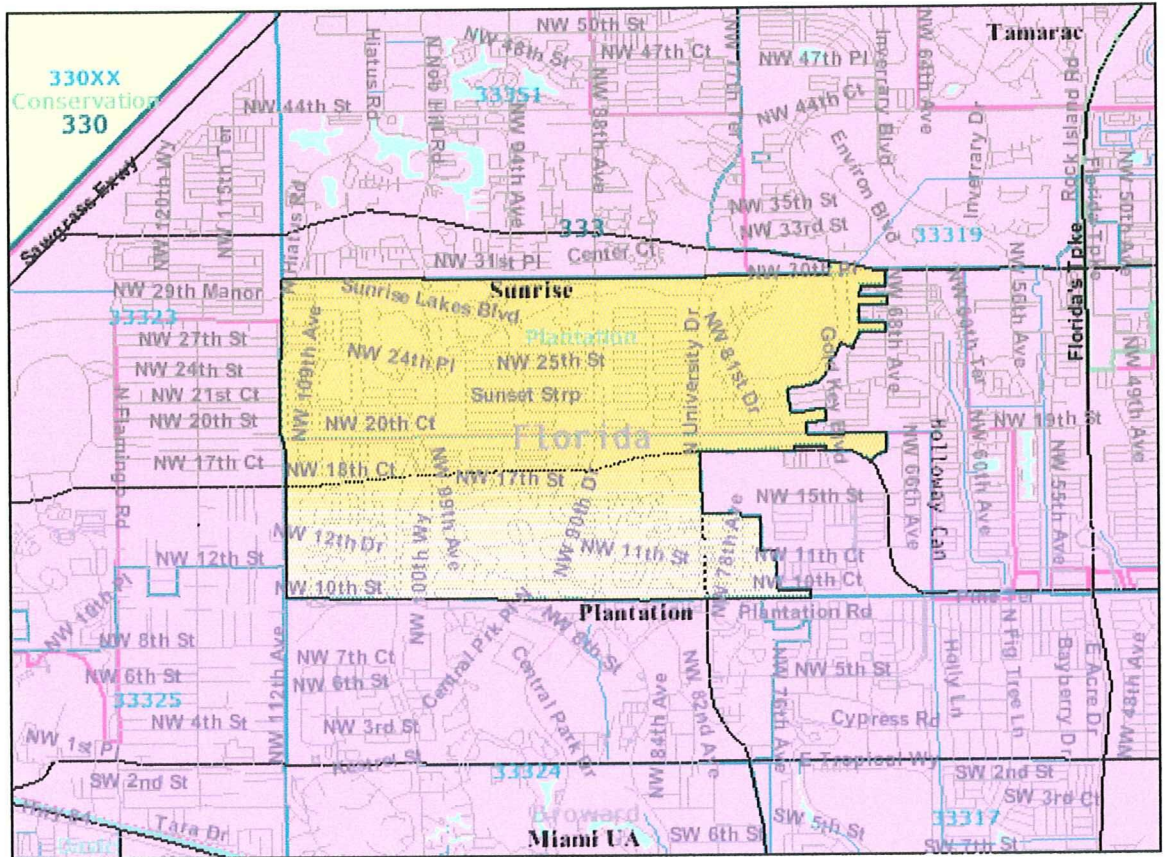
33322 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

- State
- '00 County
- '00 Co Sub
- '00 Place
- '00 Urban Area
- '00 Urban Area
- '00 ZCTA-3
- '00 ZCTA-5

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



7 miles across

[Close](#)



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33322

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	40,691			map	brief
Male	18,433	45.3	49.1%	map	brief
Female	22,258	54.7	50.9%	map	brief
Median age (years)	47.5	(X)	35.3	map	brief
Under 5 years	1,878	4.6	6.8%	map	
18 years and over	33,591	82.6	74.3%		
65 years and over	13,240	32.5	12.4%	map	brief
One race	39,807	97.8	97.6%		
White	33,639	82.7	75.1%	map	brief
Black or African American	4,268	10.5	12.3%	map	brief
American Indian and Alaska Native	46	0.1	0.9%	map	brief
Asian	945	2.3	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	25	0.1	0.1%	map	brief
Some other race	884	2.2	5.5%	map	
Two or more races	884	2.2	2.4%	map	brief
Hispanic or Latino (of any race)	4,807	11.8	12.5%	map	brief
Household population	40,669	99.9	97.2%	map	brief
Group quarters population	22	0.1	2.8%	map	
Average household size	2.15	(X)	2.59	map	brief
Average family size	2.81	(X)	3.14	map	
Total housing units	20,541			map	
Occupied housing units	18,906	92.0	91.0%		brief
Owner-occupied housing units	15,820	83.7	66.2%	map	
Renter-occupied housing units	3,086	16.3	33.8%	map	brief
Vacant housing units	1,635	8.0	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	31,701				
High school graduate or higher	26,784	84.5	80.4%	map	brief
Bachelor's degree or higher	7,306	23.0	24.4%	map	
Civilian veterans (civilian population 18 years and over)	5,012	14.9	12.7%	map	brief
Disability status (population 5 years and over)	9,399	24.2	19.3%	map	brief
Foreign born	9,011	22.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	9,660	63.0	56.7%		brief
Female, Now married, except separated (population 15 years and over)	9,632	49.6	52.1%		brief
Speak a language other than English at home (population 5 years and over)	8,755	22.5	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	17,957	52.2	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	27.4	(X)	25.5	map	brief
Median household income in 1999 (dollars)	36,276	(X)	41,994	map	
Median family income in 1999 (dollars)	48,535	(X)	50,046	map	
Per capita income in 1999 (dollars)	22,532	(X)	21,587	map	
Families below poverty level	636	5.7	9.2%	map	brief
Individuals below poverty level	3,063	7.5	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	8,709				brief

Median value (dollars)	116,600	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,204	(X)	1,088	map	
Not mortgaged (dollars)	353	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

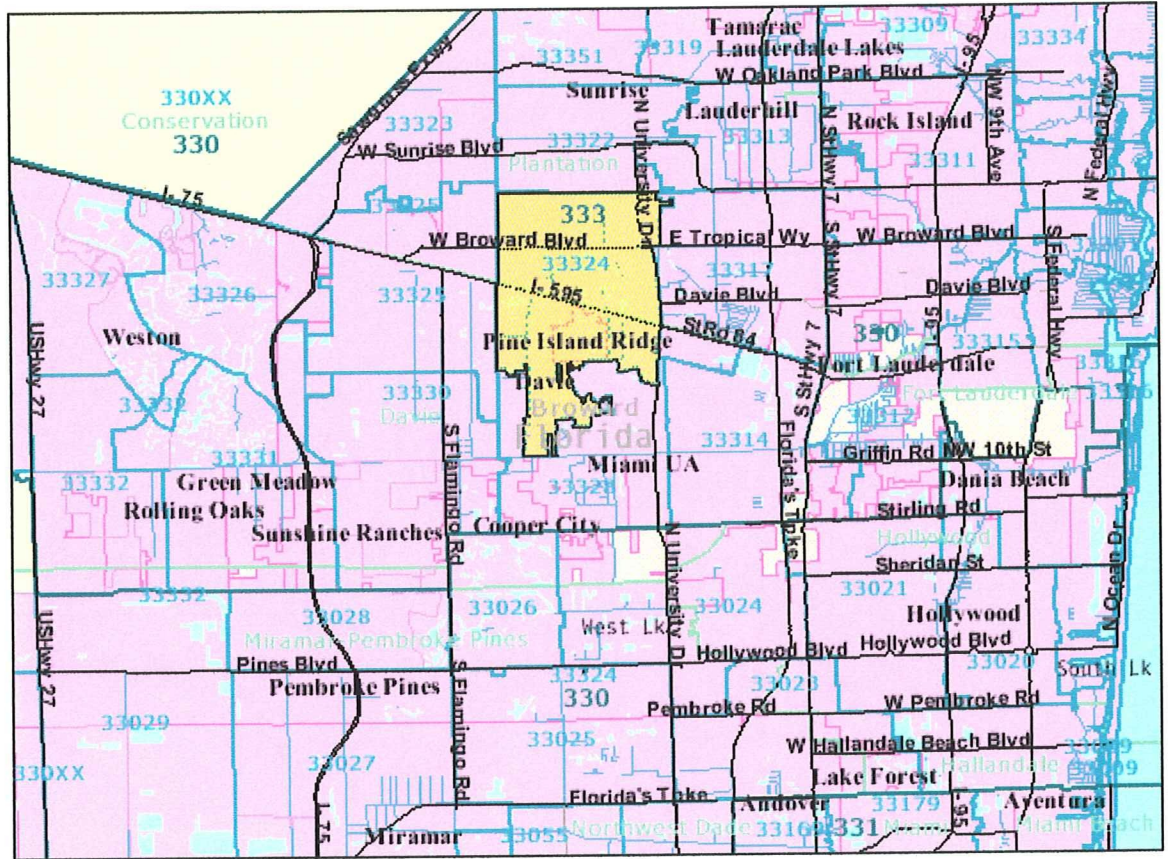
33324 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

- State
- '00 County
- '00 Co Sub
- '00 Place
- '00 Place
- '00 Urban Area
- '00 Urban Area
- '00 ZCTA-3
- '00 ZCTA-5

Features

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody



20 miles across

Close



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33324

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	43,355			map	brief
Male	20,329	46.9	49.1%	map	brief
Female	23,026	53.1	50.9%	map	brief
Median age (years)	38.5	(X)	35.3	map	brief
Under 5 years	2,420	5.6	6.8%	map	
18 years and over	34,638	79.9	74.3%		
65 years and over	6,756	15.6	12.4%	map	brief
One race	42,362	97.7	97.6%		
White	37,199	85.8	75.1%	map	brief
Black or African American	2,911	6.7	12.3%	map	brief
American Indian and Alaska Native	66	0.2	0.9%	map	brief
Asian	1,271	2.9	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	23	0.1	0.1%	map	brief
Some other race	892	2.1	5.5%	map	
Two or more races	993	2.3	2.4%	map	brief
Hispanic or Latino (of any race)	6,167	14.2	12.5%	map	brief
Household population	43,139	99.5	97.2%	map	brief
Group quarters population	216	0.5	2.8%	map	
Average household size	2.24	(X)	2.59	map	brief
Average family size	2.84	(X)	3.14	map	
Total housing units	21,181			map	
Occupied housing units	19,296	91.1	91.0%		brief
Owner-occupied housing units	12,794	66.3	66.2%	map	
Renter-occupied housing units	6,502	33.7	33.8%	map	brief
Vacant housing units	1,885	8.9	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	31,538				
High school graduate or higher	28,866	91.5	80.4%	map	brief
Bachelor's degree or higher	11,491	36.4	24.4%	map	
Civilian veterans (civilian population 18 years and over)	3,987	11.6	12.7%	map	brief
Disability status (population 5 years and over)	7,111	17.6	19.3%	map	brief
Foreign born	9,025	21.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	9,146	55.1	56.7%		brief
Female, Now married, except separated (population 15 years and over)	9,178	48.4	52.1%		brief
Speak a language other than English at home (population 5 years and over)	9,823	24.2	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	23,447	66.7	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	26.2	(X)	25.5	map	brief
Median household income in 1999 (dollars)	46,718	(X)	41,994	map	
Median family income in 1999 (dollars)	55,378	(X)	50,046	map	
Per capita income in 1999 (dollars)	28,457	(X)	21,587	map	
Families below poverty level	444	3.9	9.2%	map	brief
Individuals below poverty level	2,533	6.0	12.4%	map	

Housing Characteristics - show more >>

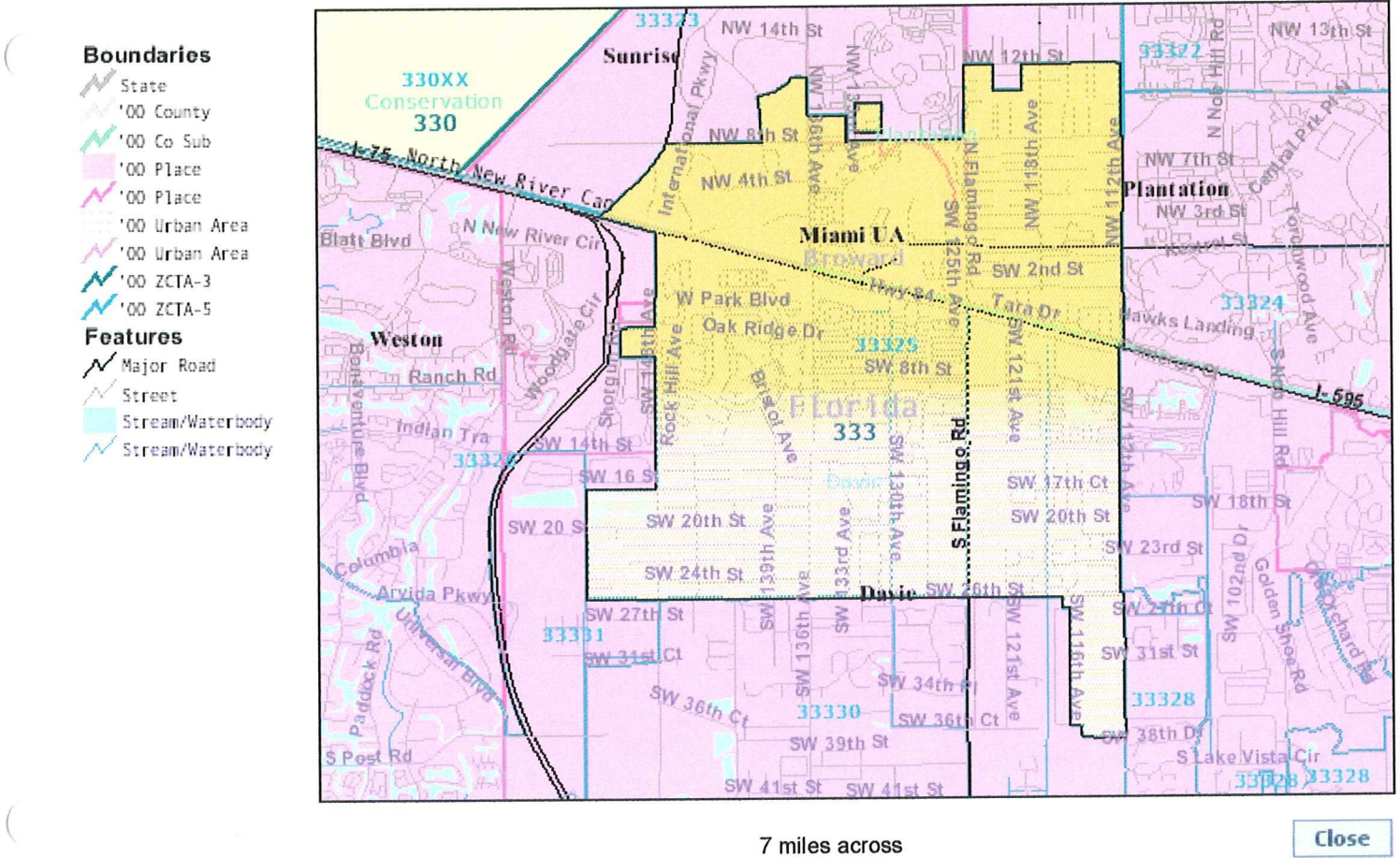
	Number	Percent	U.S.		
Single-family owner-occupied homes	7,691				brief

Median value (dollars)	149,600	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,300	(X)	1,088	map	
Not mortgaged (dollars)	480	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

33325 5-Digit ZCTA, 333 3-Digit ZCTA





U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33325

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	27,552			map	brief
Male	13,501	49.0	49.1%	map	brief
Female	14,051	51.0	50.9%	map	brief
Median age (years)	34.8	(X)	35.3	map	brief
Under 5 years	1,920	7.0	6.8%	map	
18 years and over	19,596	71.1	74.3%		
65 years and over	1,925	7.0	12.4%	map	brief
One race	26,905	97.7	97.6%		
White	24,452	88.7	75.1%	map	brief
Black or African American	1,047	3.8	12.3%	map	brief
American Indian and Alaska Native	48	0.2	0.9%	map	brief
Asian	577	2.1	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	6	0.0	0.1%	map	brief
Some other race	775	2.8	5.5%	map	
Two or more races	647	2.3	2.4%	map	brief
Hispanic or Latino (of any race)	4,794	17.4	12.5%	map	brief
Household population	27,543	100.0	97.2%	map	brief
Group quarters population	9	0.0	2.8%	map	
Average household size	2.87	(X)	2.59	map	brief
Average family size	3.23	(X)	3.14	map	
Total housing units	10,394			map	
Occupied housing units	9,586	92.2	91.0%		brief
Owner-occupied housing units	8,329	86.9	66.2%	map	
Renter-occupied housing units	1,257	13.1	33.8%	map	brief
Vacant housing units	808	7.8	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	17,388				
High school graduate or higher	15,062	86.6	80.4%	map	brief
Bachelor's degree or higher	4,480	25.8	24.4%	map	
Civilian veterans (civilian population 18 years and over)	1,983	10.3	12.7%	map	brief
Disability status (population 5 years and over)	3,622	14.2	19.3%	map	brief
Foreign born	4,397	16.0	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	5,803	58.3	56.7%		brief
Female, Now married, except separated (population 15 years and over)	6,052	56.2	52.1%		brief
Speak a language other than English at home (population 5 years and over)	6,022	23.5	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	14,921	73.3	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	29.0	(X)	25.5	map	brief
Median household income in 1999 (dollars)	54,682	(X)	41,994	map	
Median family income in 1999 (dollars)	59,874	(X)	50,046	map	
Per capita income in 1999 (dollars)	23,382	(X)	21,587	map	
Families below poverty level	351	4.8	9.2%	map	brief
Individuals below poverty level	1,701	6.2	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	4,959				brief










Median value (dollars)	165,300	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,461	(X)	1,088	map	
Not mortgaged (dollars)	541	(X)	295		

(X) Not applicable.





Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

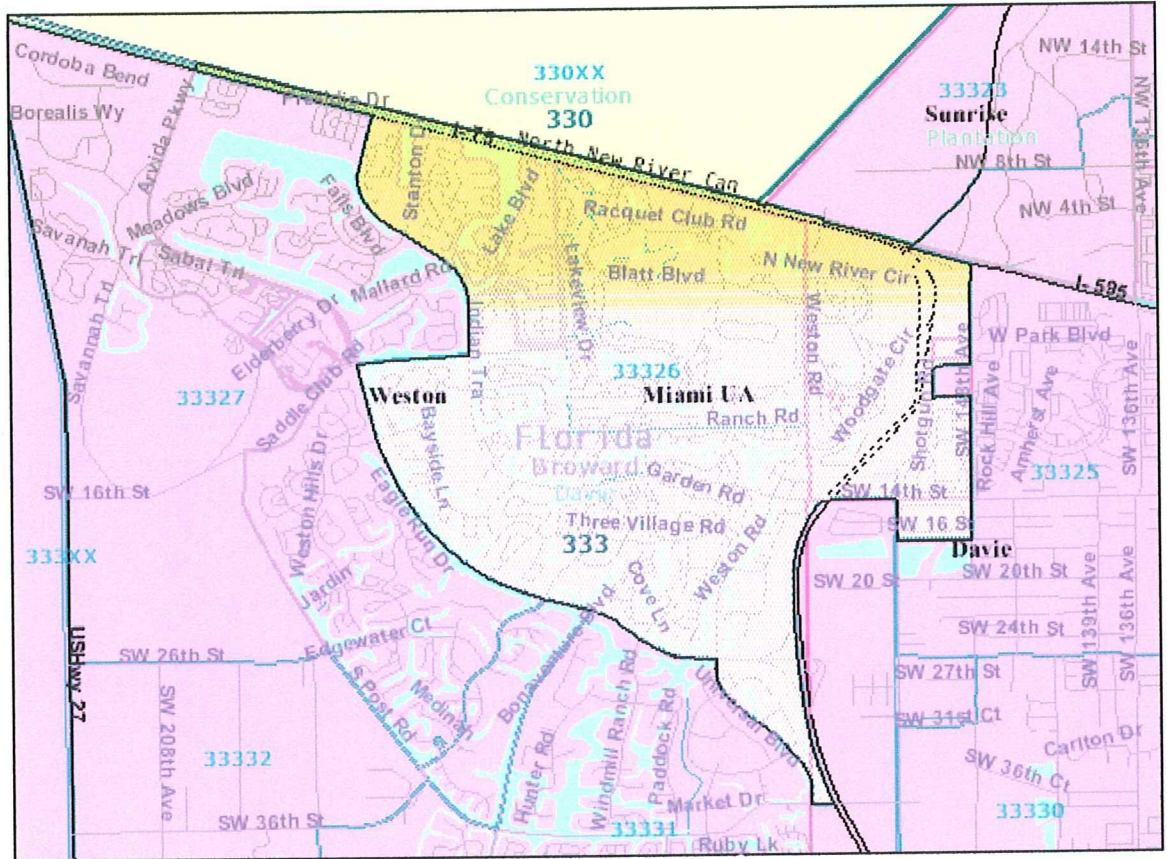
33326 5-Digit ZCTA, 333 3-Digit ZCTA

Boundaries

-  State
-  '00 County
-  '00 Co Sub
-  '00 Place
-  '00 Place
-  '00 Urban Area
-  '00 Urban Area
-  '00 ZCTA-3
-  '00 ZCTA-5

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody



7 miles across

Close



U.S. Census Bureau

American FactFinder

FACT SHEET

Zip Code Tabulation Area 33326

Census 2000 Demographic Profile Highlights:

General Characteristics - show more >>

	Number	Percent	U.S.		
Total population	29,956			map	brief
Male	14,401	48.1	49.1%	map	brief
Female	15,555	51.9	50.9%	map	brief
Median age (years)	35.5	(X)	35.3	map	brief
Under 5 years	2,165	7.2	6.8%	map	
18 years and over	20,999	70.1	74.3%		
65 years and over	2,669	8.9	12.4%	map	brief
One race	29,267	97.7	97.6%		
White	26,569	88.7	75.1%	map	brief
Black or African American	964	3.2	12.3%	map	brief
American Indian and Alaska Native	37	0.1	0.9%	map	brief
Asian	807	2.7	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	4	0.0	0.1%	map	brief
Some other race	886	3.0	5.5%	map	
Two or more races	689	2.3	2.4%	map	brief
Hispanic or Latino (of any race)	8,750	29.2	12.5%	map	brief
Household population	29,870	99.7	97.2%	map	brief
Group quarters population	86	0.3	2.8%	map	
Average household size	2.80	(X)	2.59	map	brief
Average family size	3.19	(X)	3.14	map	
Total housing units	11,749			map	
Occupied housing units	10,675	90.9	91.0%		brief
Owner-occupied housing units	8,345	78.2	66.2%	map	
Renter-occupied housing units	2,330	21.8	33.8%	map	brief
Vacant housing units	1,074	9.1	9.0%	map	

Social Characteristics - show more >>

	Number	Percent	U.S.		
Population 25 years and over	19,323				
High school graduate or higher	18,122	93.8	80.4%	map	brief
Bachelor's degree or higher	8,192	42.4	24.4%	map	
Civilian veterans (civilian population 18 years and over)	2,134	10.2	12.7%	map	brief
Disability status (population 5 years and over)	2,864	10.3	19.3%	map	brief
Foreign born	7,840	26.0	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	7,234	68.4	56.7%		brief
Female, Now married, except separated (population 15 years and over)	7,227	60.9	52.1%		brief
Speak a language other than English at home (population 5 years and over)	10,450	37.2	17.9%	map	brief

Economic Characteristics - show more >>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	15,171	69.2	63.9%		brief
Mean travel time to work in minutes (workers 16 years and older)	30.7	(X)	25.5	map	brief
Median household income in 1999 (dollars)	66,238	(X)	41,994	map	
Median family income in 1999 (dollars)	72,385	(X)	50,046	map	
Per capita income in 1999 (dollars)	29,386	(X)	21,587	map	
Families below poverty level	469	5.6	9.2%	map	brief
Individuals below poverty level	2,046	6.8	12.4%	map	

Housing Characteristics - show more >>

	Number	Percent	U.S.		
Single-family owner-occupied homes	6,645				brief

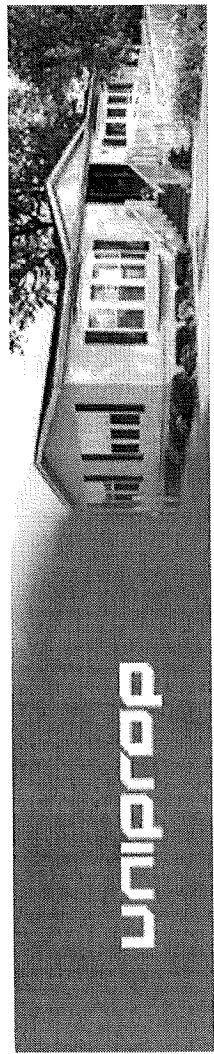
Median value (dollars)	162,200	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,550	(X)	1,088	map	
Not mortgaged (dollars)	558	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

EXHIBIT C
RESID. LISTINGS

Residential –
Mobile Homes
Sales & Rentals



- [Home](#)
- [Company Info](#)
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- [Careers](#)
- [Industry Links](#)
- [Contact Us](#)



Paradise Village

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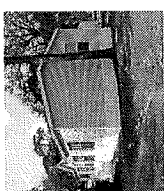
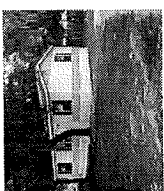
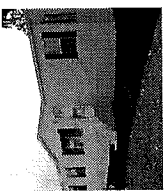
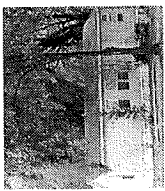
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Homes Available for Sale*

Photo	Status	Year	Home	Beds	Baths	Size	Price
	Pre-Owned	1997	Other Cougar	3	2	56 X 24	\$29900.00
	Pre-Owned	1992	Redman Southern	3	2	40 X 24	\$23900.00
	New	2005	Fleetwood 2005	3	2	56 X 28	\$53900.00
	Pre-Owned	1998	Redman Shadow	3	2	48 X 24	\$29900.00

Payment Calculator

Loan Amount:

Interest Rate:

Term/Years:

Monthly Payment

*Prices and availability subject to change without notice. For more information contact community.

The information being provided is for the consumers personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumer may be interested in purchasing. The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

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Kings Manor



Homes Available for Sale*

Photo	Status	Year	Home	Beds	Baths	Size	Price
	New	2005	Fleetwood 4563G	3	2	56 X 26	\$81900.00
	Pre-Owned	1997	Homes of Merit	3	2	52 X 26	\$46250.00
	New	2005	Palm Harbor P358A4	3	2	58 X 26' 6	\$93000.00
	New	2005	Palm Harbor T3 C9267	3	2	59 X 032	\$94999.00
	Pre-Owned	1999	Fleetwood Greenhill	3	2	0 X 0	\$41000.00
	Pre-Owned	2003	Fleetwood Waverly Crest	3	2	56 X 28	\$61900.00

*Prices and availability subject to change without notice. For more information contact community.

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Att:
Tania



Rexmere Village

11300 Rexmere Blvd., Fort Lauderdale, Florida 33325-4099
Park (954) 472-1220 • Sales (954) 472-3160 • Fax (954) 475-3187

Paradise Village

1250 State Road 84 • Ft. Lauderdale, Florida 33324

HOMES

BY

MARY



11300 Rexmere Blvd.
Davie FL, 33325

HOMES FOR SALE BY MARY
MARY SICILIERI, AGENT
Rexmere Village/Paradise Village

Cell: 954-829-6279
Park Office: 954-472-1220 Fax: 954-472-9269

Homes For Sale By Mary**Mary Sickler - Agent****Rexmere Village & Paradise Village Mobile Home Dealership****Catalogue of Listings***"Not just a home - it's a LIFESTYLE"***Please take one!****WELCOME TO OUR PARKS - REXMERE VILLAGE AND PARADISE VILLAGE ARE TWO OF BROWARD'S GREATEST MANUFACTURED HOME COMMUNITIES!****LOOK FOR THESE SIGNS:****FOR SALE BY MARY****&****FOR SALE BY REXMERE VILLAGE (NEW ONLY)****(PLEASE CALL MY CELL 954-829-6279)****I SPECIALIZE IN THE SALE OF NEW AND PRE-OWNED HOMES**

IF YOU WOULD LIKE TO SEE SOME OF THE HOMES LISTED IN THIS CATALOGUE PLEASE CALL ANY OF THE TELEPHONE NUMBERS LISTED BELOW. GENERALLY I DO SHOWINGS BY APPOINTMENT IN ORDER THAT I MAY PROVIDE YOU WITH THE TIME YOU NEED TO SEE ALL OF THE HOMES IN YOUR PRICE RANGE. AFTER FINDING YOU A HOME, I WILL TAKE YOU THROUGH THE COMPLETE PROCESS FROM PARK APPLICATION, FINANCING, HOMEOWNERS INSURANCE, CLOSING, ETC.

NEW HOMES ARE PRICED FROM \$65,000 TO \$149,000. SOME HOMES IN PARADISE VILLAGE COME WITH A \$100 - 24 MONTH REBATE ON THE LAND RENT. ALL NEW HOMES COME WITH A 1 YEAR WARRANTY.

PRE-OWNED HOMES ARE PRICED FROM \$11,000 TO \$70,000. THERE IS A GOOD SELECTION AT ALL TIMES OF 2 AND 3 BEDROOM/2 BATH HOMES AVAILABLE.

I AM ALWAYS ACCESSIBLE AND YOU MAY FEEL FREE TO CALL ME AT THE NUMBERS LISTED BELOW AND I THANK YOU FOR YOUR INTEREST. I LIVE IN THE PARK. FOR YOUR INFORMATION I HAVE THE BEST INTEREST RATES IN THE INDUSTRY BASED ON ACCEPTABLE CREDIT.

*Mary Sickler**Agent**Rexmere Village/Paradise Village***(954) 472-1220 Community Office****(954) 829-6279 Mobile phone****(954) 472-9269 Fax**

**-REXMERE AND PARADISE VILLAGES-
REQUIREMENTS**

- 1. EVERYONE IN THE HOME OVER 18 YEARS OF AGE MUST HAVE VERY GOOD CREDIT...EVEN IF PAYING CASH FOR THE HOME**
2. We will do a background criminal check on everyone over 18.
3. There are two approvals, the park approval and the mortgage approval.
4. Once a home is chosen and a contract is written a \$50 check is required for the park application (non-refundable) and a \$500 deposit toward the required 10% downpayment. This check is refundable based on park or mortgage refusal. There is also 6% sales tax on the purchase price and a \$280 tag and title transfer fee that is added to the total sale.
5. Insurance is required on a financed home and it must include flood.
6. There are some closing costs that vary between \$600-\$1000. This fee is included in the mortgage.
7. A \$255 appraisal fee is required prior to closing the loan so that the home may be appraised for the bank.
8. There is a pass through tax due in July of each year for all residence. This year we pay \$525.83 for 2004 This is a property tax we agree to pay when in 1984 the owner of the park froze the amount of property taxes he was willing to pay. Anything over that amount is divided between the 780 of us who live here. Paradise has this tax, but it is included in the rent.
9. There is also a small yearly Broward County Property tax on the carport, shed, or screened room that is on the home, and the home must be registered every year.
10. We do not allow pitbulls, rotwilers, dobermans, or chows to live in the park.
11. There must be no comercial vehicles parked at the home.
12. Rent varies from \$555to \$589, depending on the location of the lot.
13. We must have two years proof of income, copy of driver's licenses, park application and credit application to start the process.
14. We will get the financing for you. If you have any questions please do not hesitate to ask me. Thank you, Mary

1. Any existing fence that can be seen from the street will be removed by Rexmere. It will be saved for you if you want to replace it at your expense, straight back from the house and shed.
2. The home is sold "as is, where is". If anything goes wrong in the home after closing it is your responsibility.
3. Rent is due on the first and late after the seventh.
4. Anything you do to the outside of the home must be approved by the office.
5. The pass-on property tax year goes from January to December but payment is made the following July.
Example: 2003 Tax is not due until July, 2004 unless home is sold.
6. Parking is not allowed on the grass or street at night. Tickets will be issued.
7. It is the responsibility of the owner to bring the home up to park standards before the closing.
8. I will divulge all information on the home that I am aware of before selling. I expect the owner to be honest with me and I am not responsible for anything that may be wrong in the home after it is closed.
9. No commercial vehicles, campers, boats, or trailers will be parked on the lots except police cars.
10. There will be no pit bulls, rottweilers, dobermans, or chows, or any mixture thereof in the home.
11. No one will live in the home that is not park approved.

Mary E. Sickler

Homes For Sale By Mary

Mary Sickler, Agent - Rexmere Village & Paradise Village
 (954) 472-1220 - (954) 829-6279(Cell) - (954) 472-9269 (Fax)

LISTING OF NEW & PRE-OWNED HOMES IN REXMERE VILLAGE

1. 29/13 1291 SW 115 Avenue – 1981 Schultz 2/2 very nice home with two screened rooms, all new appliances, lots of custom work, a/c 2 months old, Jacuzzi tub in master bath, new siding, completely furnished at \$35,000 or make offer without furniture. \$35,000obo
2. 18/13 11485 SW 12 Court – 1983 Homes of Merit LAKE FRONT home, 2/2, 1983, raised screened room on lake side of home, all appliances very cute. Must sell \$37,000
3. 11/2 11318 SW 9 Court – 1972 2/2 home with new kitchen, new appliances, a/c 2 years old, new carpet and tile. \$18,000obo
4. 20/20 1020 SW 116 Way – 1978 LAKE home with 3 bedrooms, office, pergo and tile flooring, all new windows, new siding, large covered paver patio with Jacuzzi, paddle boat, all appliances, 9 ceiling fans, all knock-down walls, new skirting on home, small screened room at entry way, very pretty home, beautiful view of lake. \$50,000
5. 36/17 11701 SW 13 Place – 1988 Fleetwood Sunpoint 3/2 home with all appliances, new siding, knock-down finish on all walls, tile in living room, dining room, kitchen. \$28,000obo
6. 22/17 1291 SW 117 Avenue – 1979 Prestige 3/2 home with family room, electric fire place, screened room, large shed, a/c 2 years old, refrigerator and dish washer new, carpet new. \$30,000 obo
7. 1/23 11731 SW 10 Place – 1999 Homes of Merit 3/2 home, split bedroom floor plan, screened room, corner lot, island kitchen, all linoleum tile flooring-no carpet, all appliances, large shed. \$67,000obo
8. 51/1 950 SW 114 Terr – 1974 3/2 Eaton home, new siding, a/c 1 ½ years old, large shed, all appliances, some furniture, new roof-over, deck on back of home floors in kitchen and one bedroom need some work. \$16,000obo
9. 23/14 1296 SW 115 Avenue – 1982 2/2 home with all appliances, front screened room, new siding, fenced back yard, very cute. \$25,000obo
10. 12/23 11664 SW 10 Street – 1979 Fleetwood Suncrest home \$7,000
11. 22/4 11464 Rexmere Blvd – 1973 3/2 home with all appliances except dishwasher, screened room, only room for one vehicle. \$28,000obo

Homes For Sale By Mary

Mary Sickler, Agent - REXMERE VILLAGE & PARADISE VILLAGE
(954) 472-1220 - (954) 829-6279(Cell) - (954) 472-9269 (Fax)

PARADISE USED HOMES

17 Banyon 2002 16 x 68 Winner

\$36,900
(contract)

LISTING OF PRE-OWNED HOMES - PARADISE VILLAGE

**PARADISE VILLAGE IS LOCATED ON THE SOUTH SIDE OF STATE ROAD 84
BETWEEN FLAMINGO ROAD AND 136TH**

12 Dogwood - 1974 Merc 3/2 home with screened room all appliances except washer and dryer,
needs some floor work and TLC. \$10,000obo

Homes For Sale By Mary

Mary Sickler, Agent - Rexmere Village & Paradise Village
 (954) 472-1220 - (954) 829-6279(Cell) - (954) 472-9269 (Fax)

NEW HOMES**REXMERE VILLAGE**

24/20	11641 SW 10 Street – Skyline 20 x 40 2/2	\$71,900
2/2	11282 SW 9 Manor - 3/2 Fleetwood with den	\$78,900 (contract)
2//17	1321 SW 116 Way - 2005 Fleetwood 27 x 56	\$84,900 (contract)
27/14	1330 SW 115 Ave – 2005 Fleetwood 27 x 52	\$83,500 (contract)
15/10	11358 SW 12 Court – Fleetwood 27 x 56	\$81,900 (contract)
9/6	1060 SW 11 Court – 2005 Fleetwood 27 x 56	\$95,500 (contract)
9/24	1081 S W 117 Way (canal) – 2005 Skyline (porch)	\$94,400 (contract)
77/1	11633 Rexmere Blvd – 30 x 61 Skyline 2/2 with den	\$115,000 (contract)
23/17	1285 SW 117 Avenue, Skyline 24 x 56	\$73,900
6/16	1291 SW 116 Avenue – 2005 Fleetwood 24 x 52	\$76,900
10/23	11648 SW 10 Street – 2005 Fleetwood 27 x 48	\$72,900 (contract)
11/25	11680 Rexmere Blvd – 2006 Fleetwood 2/2 24 x 42	\$72,900
56/12	1297 SW 117 Way – 2006 2/2 Fleetwood	\$79,900 (contract)
29/5	11511 SW 9 Street – 2006 Fleetwood 24 x 56	\$79,900
6/12	11286 SW 13 Place – Fleetwood with 2 porches on canal	\$96,500 (contract)
2/9	1161 SW 113 Terr – Skyline 2/2 home on Lake	\$128,572 (contract)
2/14	1321 SW 114 Way – Skyline porch model	\$88,900
34/11	11382 SW 13 Place – 3/2, porch (on holding lot) (corner	\$91,900.00
	Sales Office 3/2 2005 Skyline 3/2 home 27 x 62	\$88,900
	Sales Model - 2006 Skyline Palm Bay 27 x 58 with 2 porches	\$135,900

Homes For Sale By Mary

Mary Sickler, Agent - Rexmere Village & Paradise Village
 (954) 472-1220 - (954) 829-6279 (Cell) - (954) 472-9269 (Fax)

PARADISE VILLAGE

8 Ivy - 2004 2/2 with den Fleetwood home 27 x 48	\$70,400 (contract)
12 Banyon 2005 24 x 48 Skyline	\$65,900 (contract)
26 Gardenia 2005 Fleetwood 24 x 56	\$71,900 (contract)
35 Gardenia 27 x 62	\$89,900 (contract)
34 Jasmine Lifestages 26 x 52	\$86,900
22 Evergreen - Fleetwood 27 x 62	\$88,400 (contract)
13 Evergreen - 2006 Skyline 30 x 48	\$74,900 (contract)
26 Holly - 2005 Fleetwood 24 x 52	\$73,900 (contract)
10 Holly (ordered) Skyline 30 x 48	\$78,900

The Ledger

Saturday, March 31, 2001

50¢

LAKELAND, FLORIDA

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LAKELAND EDITION

S. Fla. Park Shows What Can Be Done

Rexmere Village is a great one.

...intensive and enlightened management...

...the best family park I have ever seen.

The people I talked with expressed pride in their community...

Never have I seen such a consistently upbeat feeling among the tenants anywhere, in any variety of rental real estate.

Rexmere Village in Ft. Lauderdale is an answer to this columnist's prayers. I am constantly looking for manufactured housing communities and homeowners' associations (HOAs) that have got it right.

It is easy enough to find people to agree that ours is a GREAT lifestyle, that manufactured home communities offer the most housing and best amenities for the buck. Then come the "bats." BUT this is wrong and that is not quite right. And on it goes.

Often, I think that, when the conversation takes that turn, it is a little like inviting a hypochondriac to talk about his health. The list of complaints grows until, inevitably, something akin to self-hypnosis sets in.

Otherwise intelligent people soon persuade themselves that the world has turned to ashes and the sky is everywhere dark. That is why I am always looking for good examples.

Its managers have done more things right than I can possibly mention. A little more than 20 years ago, they took over a community balancing on the brink, ready to plunge into that all-too-familiar race to the bottom.

With [redacted] they did more than pull it back from the brink. They turned it into [redacted]

I recently spent six hours there, much of it chatting with residents that I approached at random. More than 700 middle class families pay premium rents to live in Rexmere's neatly-landscaped homes.

[redacted] and appreciation for what they described as its "strict" management. [redacted]

MOBILE HOME LIVING



Tom Gaston

Rexmere is a testament to what can be accomplished by an owner and manager committed to progressive management. Consider, for instance, their lap-siding program. It was word of this that induced me to drive the 210 miles for a close-up look.

Many of the late 1970s and early 1980s homes in the park, though still sound, had outmoded "skin" exteriors. Over time, these had become increasingly unattractive. Mulling that over one morning, park owner Jim Dale came up with an idea.

Suppose you had owned one of Rexmere's aging homes. You would know that, back then, the most you could get for your doublewide when you sold it would be about \$5,000. Some friends and neighbors were just giving up and abandoning theirs.

Those homes just lacked curb appeal. A prospective buyer, pulling up in front of one, was not attracted to it. That's where Dale's brainstorm came in.

At that time, it cost about \$1,500 to install modern lap siding on one of those doublewides. So Dale set up a program. Rexdale would pay you \$750 if you decided to apply modern siding.

They would even advance the money to you, so that you could use their money for a down payment if you chose to finance the improvement. So far, 150 homeowners have taken advantage of the rebate. Lawn maintenance worker Jim Vaccaro is one.

More than satisfied with the siding on his 24'x64' manufactured home, Vaccaro takes obvious pride in Rexmere Village. "It's the best looking place around," he says. The owners keep homes up. All the houses look new, much nicer."

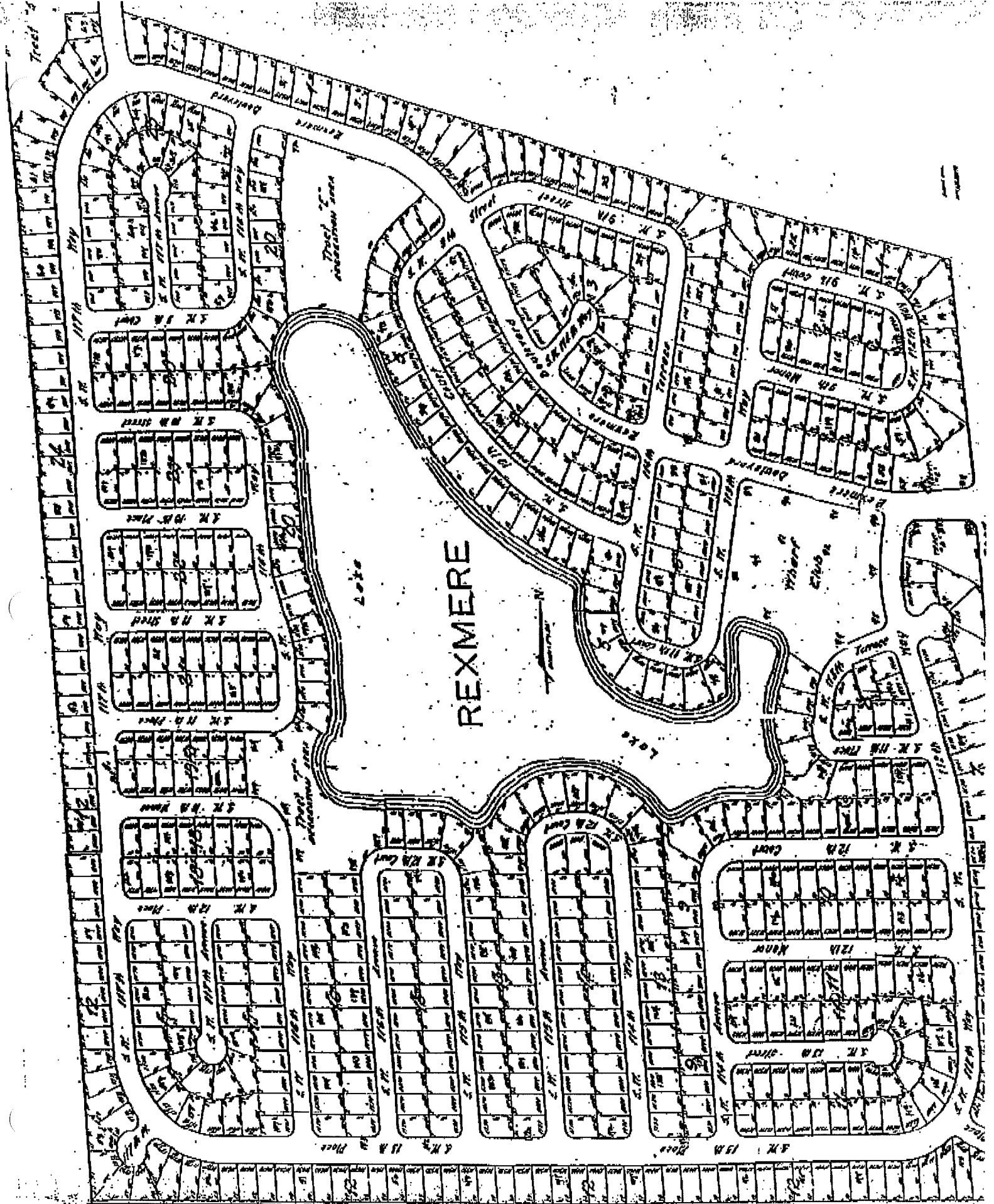
For a few hundred dollars more, homeowners can install insulation beneath the new siding. Rising costs have shrunk the proportional value of Dale's \$750, but that advance still covers about a third of the cost.

Registered nurse Candice Dibiano describes the siding program as "wonderful." She also praises management for pulling out the oldest homes and replacing them with new ones.

Dale says he loses money on every new home he brings in but regains it from the improvements he can get in an upgrade community. Dibiano, a mother of small children, has lived in Rexmere for six years. She, like Ed Susenbach, a retired school worker, applauds management "strictness" in seeing that owners maintain the exteriors of their homes.

"It's for the good of all 1 people," says Susenbach, "the horizontal siding makes places much more appealing. That's got to increase the values for them and for homes next to them."

He is right about that. The homes that used to be difficult to unload for five grand are moving for \$14,000 and \$20,000.



REXMERE

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Starter

Listed by *Daryl Stair*

Address of Home: 4800 S Pine Island Road,
Lot 49
City: Davie
State: Florida
Zip: 33328
**Community or
Sub-Division:** Palm Haven
BedRms
2
Baths
2

Builder: NEWS
Year: 1981
Size (width x length): 14x52

2 Bedroom 2 Bath, New vinyl siding, new appliances & carpet. Drywall.
Washer/dryer hookup

Home Features
Eat-in Kitchen
Electric Range
Frost Free Fridge
Plywood Floors
Central Air
Skirting

Ad Type
For Sale By Dealer
HomeSite
Home on Leased Lot

Status: Active
Lot Size: 45x80
Exterior Color: Yellow
Annual Property Tax: \$0.00
Lot Rent: \$395.00
Average Water Bill: \$25.00
Average Electric Bill: \$100.00
Price: \$12,900.00

**Community or
Neighborhood Features**
Land Lease Community
All Age Community
Suburban Area
Close to Shopping
Community Pool



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Listed by Daryl Stair
Company Name: Palm Haven
Day Phone: 954-434-2432
Address: 4791 SW 82 Avenue
City: Davie
State: FL
Zip: 33328
Email: darylstair@earthlink.net

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Ft. Lauderdale Double Wide

Listed by *Alex Mann*

Address of Home: 13541 SW 3 Ct.

City: Davie

State: Florida

Zip: 33325

Community or

Sub-Division: Sunshine Village

BedRms

3

Baths

2

Builder: Fleetwood

Year: 73

Size (width x length): 24' x 61'

Beautiful 3/2, Hardwood floors, Living room, dining room, yard, needs some TLC, very motivated seller

Home Features

Patio/Deck
Gas Range
Frost Free Fridge
Fiberglass Tub/Shower
Walk In Closet
Plywood Floors
Ceiling Fan
Central Air
Heat Pump
Satellite TV
High Speed Internet
Skirting
Storage Shed
Landscaping

Ad Type

For Sale By Owner

HomeSite

Home on Leased Lot

Status: Active

Exterior Color: White w/maroon trim

Annual Property Tax: \$175.00

Lot Rent: \$532.00

Average Electric Bill: \$125.00

Average Water Bill: \$25.00

Price: \$15,000.00

Community or Neighborhood Features

Land Lease Community
All Age Community
Suburban Area
Close to Shopping
Community Pool
Playground/Park
Association Fee
Clubhouse
Public Transportation



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CONTACT SELLER

Listed by **Alex Mann**
Day Phone: 407-319-1368
Address: 13541 SW 3 Ct.
City: Ft. Lauderdale
State: FL
Zip: 33325
Email: milesen@yahoo.com

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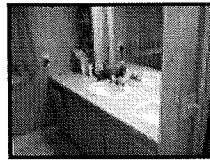
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Lots of Room

Listed by *Enrique Bassas*

Photos
CLICK TO ENLARGE



Address of Home: 12850 West State Road 84 lot 4
City: Davie
State: Florida
Zip: 33325
Community or Sub-Division: Paradise Village
BedRms 2
Baths 2
Builder: Faqu
Year: 1978
Size (width x lenght): 24x56

Has Island Kitchen. Both Bedrooms Have Their Own Walk-In Closets And Full Bathrooms. Living Room Has Pergo Wood Floors.Has a Semi-Den That Can Be Made Into Third Bedroom.

Home Features
House Type Siding
Dishwasher
Electric Range
Fiberglass Tub/Shower
Walk In Closet
Plywood Floors
Ceiling Fan
Central Air
Heat Pump
Cable TV
High Speed Internet
Glass Door(s)
Skirting
Car Port
Storage Shed
Watering System

Ad Type
For Sale By Owner
HomeSite
Home on Leased Lot

Status: Active
Exterior Color: Blue
Annual Property Tax: \$32.00
Lot Rent: \$508.00
Average Water Bill: \$34.00
Price: \$18,000.00

Community or Neighborhood Features
Land Lease Community
All Age Community
Suburban Area
Close to Shopping
Fitness Center
Community Pool
Tennis Courts
Playground/Park
Association Fee
Clubhouse



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CREATIVE FINANCIAL SECRETS

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PROMOTING YOUR COMMUNITY

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CONTACT SELLER

Listed by Enrique Bassas
Day Phone: 754-224-8553
Evening Phone: 954-474-7900
Address: 12850 west state road 84
City: Davie
State: Florida
Zip: 33325
Email: sgt124inf@msn.com

BUYER TOOLS



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**Manufactured Housing
Global Network**

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Residential —
Single Family
Sales

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980

No Photo Available

38 SE 3RD PL, DANIA

ML#: F668365	Area: 3020	Style: No Pool/Water	List Price: \$298,000
#Beds: 2	#Full Baths: 1	Type: Single	Status: Active/Available
Year: 1958	#Half Baths: 0	Pool: N	Pend Date:
Garage: 1	SqFt: *920	Waterfront:	Closing Date:
Subdivision: DALTON MANOR AMEN	Lot SQ: 0		Sale Price:

Reduced. Motivated owner. Immaculately maintained* newly painted in and out * EAST of US1 * Dead End Street *New S tile Roof in 2003*New screened patio w/ alum. roof 2003 * Beautifully landscapped * New AC 2003 * Dade County Pine * New plaster in both bedrooms * ALL windowsreplaced in 2003 * This charming home will FLY off the market * Realtors - call OWNER for showing instructions

Courtesy Of: AT HOME REALTY & MANAGEMENT

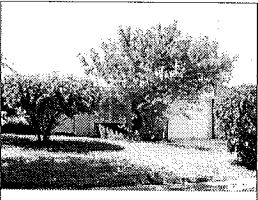


26 NE 3RD ST, DANIA

ML#: F677782	Area: 3020	Style: Pool Only	List Price: \$359,000
#Beds: 2	#Full Baths: 3	Type: Single	Status: Active/Available
Year: 1954	#Half Baths: 0	Pool: Y, Below Ground Pool	Pend Date:
Garage: 0	SqFt: *1054	Waterfront: N	Closing Date:
Subdivision: POINCIANA PARK 5-17 B	Lot SQ: 5650		Sale Price:

Roll house in Dania with income potential or in-laws/guest suite. Main area is a 1 bedrm, 2 bth w/ DEN. Also an attached 1/1 studio (no kitchen). 2 electric & 1 water meter. From the main living area, you look out from the den through your French doorsto the inviting pool and incredibly landscaped back yard complete with rare "Traveler Palms". The beautiful slate like double driveway sets the mood for what's to come. **Seller says NO FLOOD Ins. required**Easy to show**LBX-CLA**AS IS** 8 photos*

Courtesy Of: Prudential Florida 1st Realty



402 SE 4TH TE, DANIA

ML#: F669018	Area: 3020	Style: No Pool/Water	List Price: \$365,000
#Beds: 2	#Full Baths: 2	Type: Single	Status: Active/Available
Year: 1978	#Half Baths: 0	Pool: N	Pend Date:
Garage: 1	SqFt: *1227	Waterfront: N	Closing Date:
Subdivision: DANIA HIGHLANDS 87-1 B	Lot SQ: 0		Sale Price:

*****REDUCED*****GREAT LOCATION!!!! EAST OF US-1! LESS THAN 2 MILES TO BEACH! 2/2, LARGE EAT-IN KITCHEN, NEW REFRIGERATOR, LIVING ROOM, DINING ROOM, WASHER, DRYER, CEILING FANS, WATER CONDITIONER, SCREENED IN PORCH WITH TIKI BAR AND SPA, PRIVATE FENCED YARD, 1 CARGARAGE, HURRICANE SHUTTERS, YARD SPRINKLER SYSTEM, ALLEY BEHIND HOUSE. HOUSE HAS SECURITY SYSTEM!!

Courtesy Of: Suncoast Realty Group LLC

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980



133 SE 2ND ST, DANIA

ML#: F677955	Area: 3020	Style: No Pool/Water	List Price: \$399,000
#Beds: 2	#Full Baths: 1	Type: Single	Status: Active/Available
Year: 1953	#Half Baths: 0	Pool: N	Pend Date:
Garage: 2	SqFt: *804	Waterfront:	Closing Date:
Subdivision: RAULERSON	Lot SQ: 0		Sale Price:

Tropical Oasis! Florida Charm at it's very best! This 2/1 is set on a supersize lot. Great future opportunity for development...maybe a few townhomes built in its place. Detached garage that could easily be converted to income producing unit. Endless Possibilities! In the meantime, enjoy this beach community charmer as your haven from the crazy outside world.

Courtesy Of: Century 21 Ouellette Realty

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980

No Photo Available

3092 SW 14TH ST, FORTLAUD

ML#: H785410	Area: 3580	Style: No Pool/Water	List Price: \$249,900
#Beds: 2	#Full Baths: 1	Type: Single	Status: Active/Available
Year: 1968	#Half Baths: 0	Pool: N	Pend Date:
Garage: 0	SqFt: *900	Waterfront: N	Closing Date:
Subdivision: CHULA VISTA 3RD	Lot SQ: 0	Sale Price:	

WELL KEPT HOME LOCATED IN QUIET RESIDENTIAL AREA. NEW A/C UNIT. LARGE FAMILY ROOM, GREAT FOR ENTERTAINING. LOTS OF LAND ON ALL SIDES OF HOUSE. STORAGE SHED W/ COVERED HANDYMAN AREA. ELBX LOCATED ON NORTH SIDE DOOR OF HOUSE OPENS FRONT DOOR. HOUSE PRICED TOSELL QUICKLY. OWNER HIGHLY MOTIVATED.

Courtesy Of: Universal Int'l Realty, Inc

No Photo Available

2281 SW 34TH AV, HOLLYWD

ML#: F677283	Area: 3580	Style: No Pool/Water	List Price: \$256,000
#Beds: 2	#Full Baths: 1	Type: Single	Status: Active/Available
Year: 1964	#Half Baths: 0	Pool: N	Pend Date:
Garage: 0	SqFt: *1150	Waterfront:	Closing Date:
Subdivision: RIVERLAND VILLAGE	Lot SQ: 7137	Sale Price:	

GREAT BIG LOT. HANDYMAN SPECIAL. 2 BED, 1 BATH PLUS A CONVERTED 3RD BEDROOM. 1171 SQ FT. GREAT BIG YARD ENOUGH FOR A BIG POOL. SOLD "AS-IS"

Courtesy Of: Realty-Mart America

No Photo Available

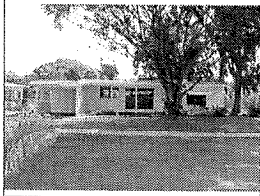
2608 SW 15TH ST, FORTLAUD

ML#: F676257	Area: 3580	Style: No Pool/Water	List Price: \$269,000
#Beds: 2	#Full Baths: 2	Type: Single	Status: Active/Available
Year: 1959	#Half Baths: 0	Pool: N	Pend Date:
Garage: 0	SqFt: *1000	Waterfront:	Closing Date:
Subdivision: RELAND PARK	Lot SQ: 7370	Sale Price:	

Courtesy Of: DeRolf GMAC Real Estate

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980

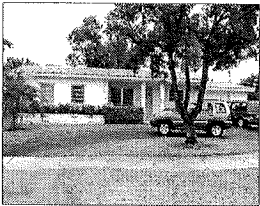


2316 SW 34 WAY, FORTLAUD

ML#:	F672997	Area:	3580	Style:	No Pool/Water	List Price:	\$269,900
#Beds:	2	#Full Baths:	1	Type:	Single	Status:	Active/Available
Year:	1956	#Half Baths:	0	Pool:	N	Pend Date:	
Garage:	0	SqFt:	*0	Waterfront:	N	Closing Date:	
Subdivision:	RIVERLAND VILLAGE	Lot SQ:	1056	Sale Price:			

MUST SEE!!!! JUST PAINTED OUTSIDE, NEWER KITCHEN, TILE FLOORS THROUGHOUT, INSIDE LAUNDRY, CENTRAL A/C, FENCE BACK YARD!!!!!!!!!!!!, COULD BE AN EASY ADDITION TO MAKE 3RD BEDROOM & BATH, LOTS ROOM FOR POOL. NICE STREET 5 MIN FROM DOWNTOWN & OAS OLAS!!!!!!!!!!!!!!!!!!!!, EASY TO SHOW,

Courtesy Of: Century 21 AAA Realty Inc

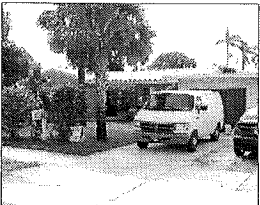


3330 SW 17 ST, FORTLAUD

ML#:	F671697	Area:	3580	Style:	No Pool/Water	List Price:	\$309,900
#Beds:	2	#Full Baths:	1	Type:	Single	Status:	Active/Available
Year:	1953	#Half Baths:	0	Pool:	N	Pend Date:	
Garage:	1	SqFt:	*1094	Waterfront:	N	Closing Date:	
Subdivision:	RIVERLAND VILLAGE	Lot SQ:	0	Sale Price:			

Nice home - Nice street - Shows well.... Spacious and updated with 1 car garage and circular driveway. Wood floors thru Living area. New S-Tile roof only a few months old. Updated kitchen with newer appliances. Large 24 x 10 Family room has French doors that lead out to wood deck in the big, fenced back yard.... Great for entertaining! Good size, open covered porch at front door entry is a nice extra.

Courtesy Of: T & T REALTY INC



3110 SW 14TH, FORTLAUD

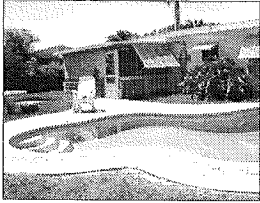
ML#:	Z568462	Area:	3580	Style:	No Pool/Water	List Price:	\$339,000
#Beds:	2	#Full Baths:	1	Type:	S	Status:	Active/Available
Year:	1954	#Half Baths:	0	Pool:	N	Pend Date:	
Garage:	1	SqFt:	*1348	Waterfront:	N	Closing Date:	
Subdivision:	RIVERLAND VILLAGE SE	Lot SQ:		Sale Price:			

WOW!! MUST SEE TO BELIEVE! TOTALLY REMODELED. MARBLE FLOORS, GRANITE KIT DOUBLE OVEN, HALOGEN COOK TOP. ALL MARBLE BATH WITH JACUZZI, TROPICAL YARD, HOT TUB, PAVERS. UTILITY ROOM WITH GRANITE, PORCELAIN GARAGE AS IS PRE APPROVAL A MUST EXISTING PLUMBING FOR ADDITIONAL BATHROOMS

Courtesy Of: NON FLL OFFICE

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980

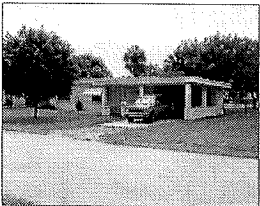


1524 SW 32 COURT, FORTLAUD

ML#:	F673530	Area:	3490	Style:	Pool Only	List Price:	\$285,000
#Beds:	2	#Full Baths:	1	Type:	Single	Status:	Active/Available
Year:	1974	#Half Baths:	0	Pool:	Y, Below Ground Pool	Pend Date:	
Garage:	0	SqFt:		Waterfront:	N	Closing Date:	
Subdivision:	Edgewood			Lot SQ:	6553	Sale Price:	

REDUCED \$35,000 FOR QUICK SALE . The lowest priced and only pool home for sale in area. Beautiful 4 yr new freeform pool with brick paver patio, almost new metal roof newer kitchen cabinets ,Plantation shutters, screened patio ,fenced yard . all on a great residential street. HURRY and SAVE Today ! Submit all offers on Far 8 contract.

Courtesy Of: Prudential Florida WCI Realty

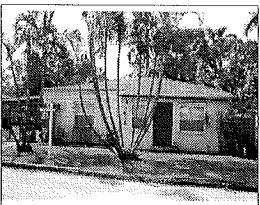


1310 SW 32ND ST, FORTLAUD

ML#:	H789267	Area:	3490	Style:	No Pool/Water	List Price:	\$319,900
#Beds:	2	#Full Baths:	1	Type:	Single	Status:	Active/Available
Year:	1955	#Half Baths:	0	Pool:	N	Pend Date:	
Garage:	0	SqFt:	*1014	Waterfront:		Closing Date:	
Subdivision:	MANGO GARDENS 29-31 B			Lot SQ:	11400	Sale Price:	

*MOTIVATED OWNER. WANTS ALL OFFERS. CLOSE TO DOWNTOWN AND HIGHWAYS. THIS HOUSE WOULD BE GREAT FOR A YOUNG PROFESSIONAL OR BOAT OWNER. 2 LOTS IN ONE. ROOM FOR A POOL. NEW CONSTRUCTION ALL AROUND. YOU CAN SIT IN YOUR SECLUDED BACKYARD AND HEAR THE WIND BLOWTHRU YOU FRUIT TREES(COCONUT,MANGO,BANANA ,AVACADO). SOLD AS-IS WITH THE RIGHT TO INSPECT.

Courtesy Of: Century 21 AAA Realty



1416 SW 31 STREET, PLANTATN

ML#:	F668553	Area:	3490	Style:	No Pool/Water	List Price:	\$325,000
#Beds:	2	#Full Baths:	1	Type:	Single	Status:	Active/Available
Year:	1951	#Half Baths:	0	Pool:	N	Pend Date:	
Garage:	0	SqFt:	*1031	Waterfront:	N	Closing Date:	
Subdivision:	WHITE ACRES			Lot SQ:	6384	Sale Price:	

ADORABLE, WELL MAINTAINED. UPDATED KITCHEN, WOOD DECK PATIO.

Courtesy Of: Prudential Florida WCI Realty

Residential Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or My Office: 305-270-8980

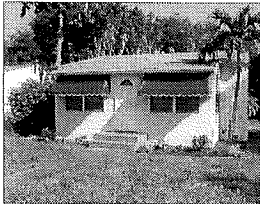


1641 SW 32ND PL, FORTLAUD

ML#: F675016	Area: 3490	Style: No Pool/Water	List Price: \$329,900
#Beds: 2	#Full Baths: 2	Type: Single	Status: Active/Available
Year: 1959	#Half Baths: 0	Pool: N	Pend Date:
Garage: 0	SqFt: *1173	Waterfront:	Closing Date:
Subdivision: ANSONIA GARDENS 36-7 B	Lot SQ: 0	Sale Price:	

Redone and ready to move in. White wood kit cabinets, large tile thru-out. A/C & hot water heater 5-yrs new. New closet & front door. Master has full closet top and bottom and private bath w/large shower. Totally fenced yard with work shop w/elec. Carport, partial hurricane shutters.

Courtesy Of: Assist2Sell Sell & Buy Home



1341 SW 30TH ST, FORTLAUD

ML#: F663076	Area: 3490	Style: No Pool/Water	List Price: \$360,000
#Beds: 2	#Full Baths: 1	Type: Single	Status: Active/Available
Year: 1947	#Half Baths: 0	Pool: N	Pend Date:
Garage: 0	SqFt: *1200	Waterfront: N	Closing Date:
Subdivision: PINE TREE PARK 21-47 B	Lot SQ: 0	Sale Price:	

QUAINT, ADORABLE VINTAGE HOME, COMPLETELY REMODELED, CENTRAL A/C. TANKLESS HOT WATER HEATER, ALL NEW WINDOWS, HURRICANE PANELS, TEXTURE WALLS, RAISED PANEL DOORS, HARD WOOD FLOORS, WALK-IN CLOSETS, FRENCH DOORS FROM BOTH BEDROOMS LEAD TO NEW STAMPED PATIO. NEW DRIVEWAY AND FRONT WALK. DEEP LOT-RM FOR POOL.

Courtesy Of: Prudential Florida WCI Realty

Residential –
Condominium/
Townhouse
Sales


Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

No Photo Available	90 N Bryan Road # A, DANIA							
	ML#:	F675969	Area:	3020	Style:	Dockminium	LP:	\$125,000
	#Beds:	0	#FB:	0	Faces:		LA:	0
	Year:	2005	#HB:	0	Unit:	None	TA:	0
	Garage:	0	WF:	Y/Canal Front			CD:	
	Complex:	Dania Beach Boat Club			Waterfront:	Y	SP:	

New 210 unit Dry Stack Rackominium ready for occupancy. This is the only fee simple dry stack rackominium in Broward County. With the decreasing number of dock spaces available on the water, the demand for facilities such as this has increased. This is anon-residential facility.

Courtesy Of: R & S Realty Group, Inc

	202 SE 10TH ST # 105, DANIA							
	ML#:	F652841	Area:	3020	Style:	Condo 1-4 Stories	LP:	\$145,000
	#Beds:	1	#FB:	1	Faces:	North	LA:	
	Year:	1976	#HB:	0	Unit:	East Of Us1	TA:	0
	Garage:	0	WF:	N			CD:	
	Complex:	meadowbrook lakes			Waterfront:	N	SP:	

1 BEDROOM 1 BATH CONDO WITH BEAUTIFUL POOL VIEW, TILE THROUGHOUT, ENCLOSED PATIO, WASHER IN CONDO, CLOSE TO BEACHES AND SHOPPING, 55+

Courtesy Of: DANIA BEACH REALTY

No Photo Available	348 S FEDERAL HIGHWAY # 4, DANIA							
	ML#:	H784597	Area:	3020	Style:	Condo 1-4 Stories	LP:	\$150,000
	#Beds:	1	#FB:	1	Faces:	South	LA:	0
	Year:	1970	#HB:	0	Unit:	Exterior Cat Walk	TA:	0
	Garage:	0	WF:	N			CD:	
	Complex:	royal palm gardens			Waterfront:	N	SP:	

PRICE REDUCTION!!!! DON'T MISS THIS OPPORTUNITY!!! LOOKING FOR NO AGE RESTRICTIONS ASSOC.? A GREAT POTENTIAL UNIT? DON'T LOOK FURTHER THIS IS IT!!!! AS IS CONDITION. UNFURNISHED CONDO. READY TO MOVE IN. GREAT INVESTMENT . NO AGERESTRICTIONS. LOW MAINTENANCE FEE. CALL NOW VACANT!! OWNER WILL CONSIDER CASH OFFERS O N L Y!! VERY RARE LISTING CLOSE TO BEACHES AND WITHIN THIS COMMUNITY. DON'T DELAY YOUR OFFERS.

Courtesy Of: Jean Cook Realty Inc

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

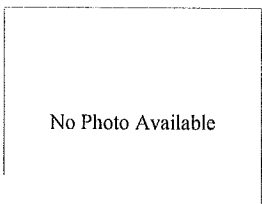


600 NE 2ND STREET # 412, DANIA

ML#: Z563986 Area: 3020 Style: Condo 1-4 Stories LP: \$165,000
 #Beds: 1 #FB: 1 Faces: South LA: 0 Status: Active/Available
 Year: 1970 #HB: 1 Unit: Exterior Cat Walk TA: 1,000 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: THE DANIAN'S NORTH CO Waterfront: Y SP:

FABULOUS LOCATION EAST OF US1- MINUTES TO BEACH, FTL AIRPORT & SHOPPING. BEAUTIFULLY FURNISHED 1 BD 1 1/2 BATH WITH LAKE VIEW. A MUST SEE!!

Courtesy Of: NON FLL OFFICE

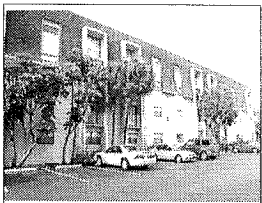


500 NE 2ND STREET # 425, DANIA

ML#: D1072847 Area: 3020 Style: Condo 5+ Stories LP: \$165,000
 #Beds: 1 #FB: 1 Faces: LA: 750 Status: Active/Available
 Year: 1980 #HB: 0 Unit: None TA: 0 PD:
 Garage: 1 WF: N CD:
 Complex: PALM VILLAGE CLUB Waterfront: N SP:

NOTE BROKER REMARKS!!! GATED COMPLEX FEATS TENNIS, JACUZZI, POOL, BASKETBALL, LUSH TROPICAL LANDSCAPE. BIKE 5MIN BEACH & FAB STATE PARK! EAST OF US1 LOCATION! NO AGE OR RENTAL RESTRICTS! NO CONDO APPROVAL NEEDED! LARGE 1 BDRM W/ VIEW OF POOL & TENNIS & IS A MUST SEE! AS IS CONDITION CRPT IN BDRM, TILE EVERYWHERE ELSE. NEW GYM, PLAY TENNIS AT YOUR LEISURE! LIGHT BRIGHT UNIT! CHILD, PET, RENTAL FRIENDLY COMMUNITY.

Courtesy Of: BANKERS INTERNATIONAL REALTY



500 NE 2ND STREET # 418, DANIA

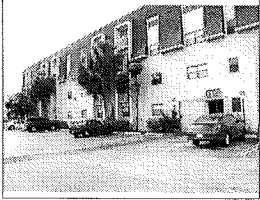
ML#: M1006813 Area: 3020 Style: Condo 5+ Stories LP: \$169,900
 #Beds: 1 #FB: 1 Faces: East LA: 750 Status: Active/Available
 Year: 1980 #HB: 0 Unit: Garden Apartment TA: 0 PD:
 Garage: 1 WF: N CD:
 Complex: PALM VILLAGE CLUB Waterfront: N SP:

BEAUTIFUL GARDEN APT 1 MILE TO BEACH INTL AIRPORT & PORT EVERGLADES. NEXT TO DANIA JAIALAI LARGE 1 BEDROOM + DEN. NEW CLUB HOUSE & GYM. MUST SEE.

Courtesy Of: Cervera Real Estate, Inc.

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980



500 NE 2ND STREET # 320, DANIA

ML#: M1006816 Area: 3020 Style: Condo 5+ Stories LP: \$169,900
 #Beds: 1 #FB: 1 Faces: East LA: 750 Status: Active/Available
 Year: 1980 #HB: 0 Unit: Garden Apartment TA: 0 PD:
 Garage: 1 WF: N CD:
 Complex: PALM VILLAGE CLUB Waterfront: N SP:

BEAUTIFUL GARDEN APT 1 MILE TO BEACH INTL AIRPORT & PORT EVERGLADES. NEXT TO DANIA JAIALAI LARGE 1 BEDROOM + DEN. NEW CLUB HOUSE & GYM. MUST SEE. BUCK-UPS WELCOME

Courtesy Of: Cervera Real Estate, Inc.



206 SE 10TH ST # 305, DANIA

ML#: F661465 Area: 3020 Style: Condo 1-4 Stories LP: \$169,900
 #Beds: 1 #FB: 1 Faces: East LA: 800 Status: Active/Available
 Year: 1976 #HB: 0 Unit: Patio/Cluster TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES Waterfront: Y SP:

1 BED 1 BATH CONDO WITH BEAUTIFUL POOL & LAKE VIEW FABULOUS LOCATION END OF US1 MINUTES TO BEACH , SHOPPING, AIRPORT, CLUBHOUSE , GYM, DANIA JAIALAI- WALK-IN -CLOSET, ROLLADEN SHUTTERS, NEED TLC .

Courtesy Of: Coral Shores Realty Inc



201 SE 11 TE # 102, DANIA

ML#: M999459 Area: 3020 Style: Condo 5+ Stories LP: \$179,900
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1980 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 0 WF: N CD:
 Complex: MEADOWBROOK CONDO Waterfront: N SP:

PRICED TO SELL. MINT CONDITION. IMMACULATE 2 BEDROOM/2 BATHROOM CONDO. CONVENIENT FIRST LOCATION FOR EASY ACCESS. UNIT HAS A LARGE LIVING AREAS, NICE PATIO FOR RELAXING AND ENTERTAINING, APPLIANCES ARE IN GREAT SHAPE AND IT EVEN ONE OF THE ONLY UNIT WITH A WASHER AND DRYER HOOK UP! CLOSE RESTAURANTS, BEACHES AND EXPRESSWAYS. 55+ BUILDING. EASY TO SHOW!

Courtesy Of: Re/Max Best Seller Realty

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

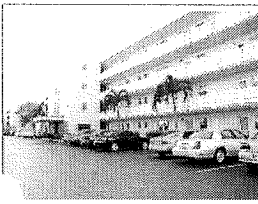
Tania Shagoury
Glass Land Acquisition Service
305-270-8980



500 NE 2ND STREET # 218, DANIA

ML#: H785790 Area: 3020 Style: Condo 1-4 Stories LP: \$179,900
 #Beds: 1 #FB: 1 Faces: East LA: 0 Status: Active/Available
 Year: 1965 #HB: 0 Unit: Exterior Cat Walk TA: 0 PD:
 Garage: 0 WF: N/Other Waterfront CD:
 Complex: PALM VILLAGE Waterfront: N SP:

NOTE BROKER REMARKS!!! GATED COMPLEX FEATS TENNIS, JACUZZI, POOL, BASKETBALL, LUSH TROPICAL LANDSCAPE. BIKE 5MIN BEACH & FAB STATE PARK! EAST OF US1 LOCATION! NO AGE OR RENTAL RESTRICTS! NO CONDO APPROVAL NEEDED! LARGE 1 BDRM W/ VIEW OF POOL & TENNIS & IS A MUST SEE! NEW KITCH & APPLIANCES, NEW BATH, NEW BERBER CRPT IN BDRM, TILE EVERYWHERE ELSE. NEW GYM, PLAY TENNIS AT YOUR LEISURE! LIGHT BRIGHT UNIT! CHILD, PET, RENTAL FRIENDLY COMMUNITY.
 Courtesy Of: Hollywood Beach Resort Realty

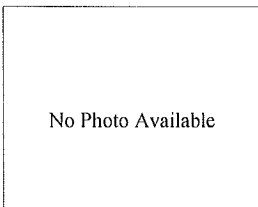


206 SE 10TH ST # 206, DANIA

ML#: H787088 Area: 3020 Style: Condo 1-4 Stories LP: \$179,900
 #Beds: 1 #FB: 1 Faces: LA: 800 Status: Active/Available
 Year: 1976 #HB: 1 Unit: Exterior Cat Walk TA: 0 PD:
 Garage: 1 WF: N CD:
 Complex: MEADOWBROOK Waterfront: N SP:

COME AND RELAX IN THIS VERY QUIET COMMUNITY LOCATED EAST OF US 1 AND JUST MINUTES FROM THE BEACH. SPACIOUS 1 BEDROOM CONDO COMPLETE WITH ENCLOSED BALCONY OVERLOOKING THE LAKE AND POOL AREA AND SUPER LOW MONTHLY MAINTENANCE. NEW REFRIGIRATOR & A/C. (ASSOCIATION REPRESENTS HOUSING FOR OLDER PERSONS). WONT LAST, OWNER MOTIVATED. EASY TO SHOW, EASIER TO SELL. THANKS FOR SHOWING.

Courtesy Of: Coldwell Banker



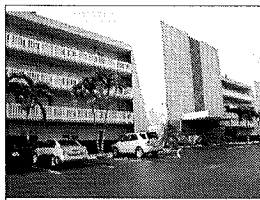
1450 SE 3RD AVENUE # 112, DANIA

ML#: H789956 Area: 3020 Style: Condo 5+ Stories LP: \$189,900
 #Beds: 1 #FB: 1 Faces: East LA: Status: Active/Available
 Year: 1998 #HB: 0 Unit: Corner Unit TA: PD:
 Garage: 0 WF: Y/Other Waterfront CD:
 Complex: SHERIDAN EAST CONDO Waterfront: Y SP:

FAB GATED 7 YRS NEW COMPLEX RECENTLY, CONVERTED TO CONDOS. 1 BDRM ON WATER!! EVERYTHING UPGRADED, NEW APPLIANCES, NEW WASHER/DRYER IN UNIT NEW TILE FLOOR THROUGHOUT & NEW BERBER CARPET IN BEDROOM, NEW KITCHEN CABINETS, POOL, GYM AND CLUBHOUSE GREAT LOCATION!!! APPROX. 1MILE TO THE BEACH. THIS IS A MUST SEE GATED COMMUNITY!!! NOTHING ELSE LIKE THIS AVAILABLE. GROUND FLOOR UNIT WITH VIEW OF POND/LAKE VACANT ON COMBO LBX. CAN BE RENT IMMEDIATELY, DOGS UP TO 45LBS!! NOTHING ELSE ON MARKET LIKE IT!!!
 Courtesy Of: Hollywood Beach Resort Realty

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

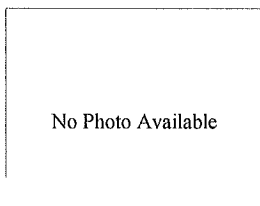


424 SE 10TH ST # 402, DANIA

ML#: M1013062 Area: 3020 Style: Condo 1-4 Stories LP: \$194,500
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1980 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 0 WF: N CD:
 Complex: MEADOWBROOK LAKES Waterfront: N SP:

2 BED 2 BATH CONDO. GREAT LOCATION. EAST OF US 1. NEW APPLIANCES. NICE TILE IN DINING/LIVING AREA. OPEN VIEW. APT. IS IN GREAT CONDITION. NICE POOL AREA. AS IS CONDITION. BLDG. 55+

Courtesy Of: Re/Max Ultra Realty Group

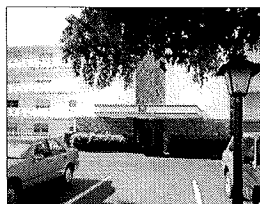


1025 SE 3rd # 302, DANIA

ML#: F660393 Area: 3020 Style: Condo 1-4 Stories LP: \$202,000
 #Beds: 2 #FB: 2 Faces: LA: 1,200 Status: Active/Available
 Year: 1977 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 0 WF: N CD:
 Complex: meadowbrooklakes Waterfront: N SP:

55+ community, all new appliances, overlooking pool and lake, great location approx. 1 mile to beach

Courtesy Of: CALANDRA REALTY



201 SE 11TH TE # 104, DANIA

ML#: F667125 Area: 3020 Style: Condo 1-4 Stories LP: \$205,000
 #Beds: 2 #FB: 2 Faces: South LA: 1,200 Status: Active/Available
 Year: 1976 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: meadowbrook lakes Waterfront: Y SP:

BEAUTIFUL LAKE AND POOL VIEW, TILE THROUGHOUT LIVING/DINING ROOM, KITCHEN AND HALLWAYS, CARPET IN BEDROOMS, NEWER APPLIANCES AND KITCHEN SINK, NEWER HOT WATER HEATER, CLOSE TO BEACHES AND SHOPPING, 55+

Courtesy Of: DANIA BEACH REALTY

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

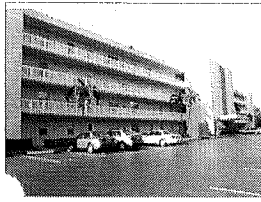
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1350 SE 3RD AVE # 411, DANIA

ML#: M1018364 Area: 3020 Style: Condo 1-4 Stories LP: \$205,000
 #Beds: 1 #FB: 1 Faces: LA: 0 Status: Active/Available
 Year: 1998 #HB: 0 Unit: Corner Unit TA: 0 PD:
 Garage: 1 WF: N CD:
 Complex: SHERIDAN EAST LAKE CLUB Waterfront: N SP:

EVERYTHING UPGRADED, ALL NEW APPLIANCES, WASHER/DRYER HOOK UP IN UNIT. TILE FLOOR THROUGHOUT & BERBER CARPET IN BEDROOM, NEW KITCHEN CABINETS, POOL, GYM AND CLUBHOUSE- GREAT LOCATION!!!. Approx 1mile to beach, this is a must see gated community!!! can rent immediately, dogs up to 45lbs. Nothing else like this available. Top floor 10' ceilings.

Courtesy Of: RE/MAX BEACH PROPERTIES

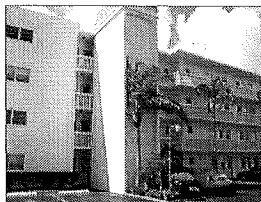


414 SE 10TH ST # 303, DANIA

ML#: H789458 Area: 3020 Style: Condo 1-4 Stories LP: \$206,900
 #Beds: 2 #FB: 2 Faces: North LA: 1,200 Status: Active/Available
 Year: 1978 #HB: 0 Unit: East Of Us1 TA: 1,350 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES Waterfront: Y SP:

EAST OF US-1, GREAT 2/2 CONDO, BEAUTIFUL VIEW OF POOL AREA AND LAKE. HURRICANE SHUTTER INCLUDED IN SALE. ORIGINAL OWNER! SELLER REPRESENTS THAT YOU CAN RENT IMMEDIATELY (YOU DO NOT HAVE TO WAIT ONE YEAR). ONE MILE TO BEACHES. ASSOC. CLAIMS HOUSING FOR OLDER PERSONS (HOPA). AS-IS W/ RIGHTS TO INSPECTIONS. EZ TO SHOW, CALL NOW!

Courtesy Of: A J Ryan Realty



604 NE 2ND ST # 217, DANIA

ML#: H788636 Area: 3020 Style: Condo 1-4 Stories LP: \$210,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1970 #HB: 0 Unit: Corner Unit TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: THE DANIANs Waterfront: Y SP:

BEAUTIFULLY REMODELED CORNER UNIT! OPEN AND BRIGHT LIVING AREAS FEATURING NEW TILE AND DESIGNER PAINT. NEW APPLIANCES AS WELL AS NEW A/C AND WATER HEATER. NEW FIXTURES! TONS OF STORAGE! FANTASTIC PATIO. GREAT LOCATION CLOSE TO BEACHES AND SHOPPING. ONE OWNER MUST BE 55 OR OVER!!!! **BEST PRICED UNIT IN COMPLEX + OWNER OPEN TO OFFERS**** For showing call 2nd agent Greg

Courtesy Of: Re/Max Partners I

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

No Photo Available

141 SE 3rd Ave # 408, DANIA

ML#: F677985 Area: 3020 Style: Condo 5+ Stories LP: \$210,000
 #Beds: 2 #FB: 2 Faces: West LA: 0 Status: Active/Available
 Year: 1980 #HB: 0 Unit: Corner Unit TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: Meadowbrook Lakes Waterfront: Y SP:

Serene view of lake in this bright corner unit. Within walking distance to Winn Dixie and Publix, and short drive to the beach. Over 55 building, with east-west exposure. Laundry facilities only 4 doors away. 2 bdrm, 2 bath features ceramic tile throughout, expansive use of mirrors, enclosed balcony now part of LR. Newer stove/oven and refrigerator, overall immaculate condition. Furniture available as separate bill of sale. Easy showing, electronic loc box, no appt necessary-please leave a card. Motivate

Courtesy Of: Suncoast Realty Investments

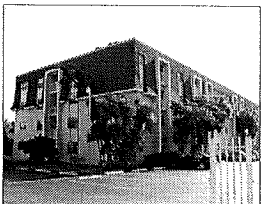
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500 NE 2 ST # 103, DANIA

ML#: D1068293 Area: 3020 Style: Condo 1-4 Stories LP: \$215,000
 #Beds: 2 #FB: 2 Faces: South LA: 933 Status: Active/Available
 Year: 1978 #HB: 0 Unit: East Of US1 TA: PD:
 Garage: 0 WF: N CD:
 Complex: Palm Village Club Waterfront: N SP:

East of US 1, Less than a mile to the beach, no restrictions, great for investors or primary residence. Remodeled clubhouse with a lot of amenities and low maintenance. Unit comes with 2 parking spaces. Sold as-is with no appraisal contingent. Do not disturb tenant. Call LA for appointment. Include Unit leased for \$1,075/mo. until 06/30/2006. Please give 24 hour notice before showing.

Courtesy Of: RealPro Group Inc



500 NE 2nd Street # 104, DANIA

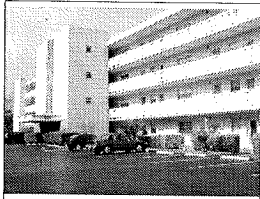
ML#: F673178 Area: 3020 Style: Condo 1-4 Stories LP: \$215,000
 #Beds: 2 #FB: 2 Faces: South LA: Status: Active/Available
 Year: 1965 #HB: 0 Unit: None TA: PD:
 Garage: 0 WF: N CD:
 Complex: Palm Village Waterfront: N SP:

Amenities Galore in Palm Village!! Spacious 2 bedroom, 2 bathroom condo with spacious living/dining room in the heart of Dania. This unit is centrally located to all the amenities of the community. Relax at the community pool or invigorate yourself with tennis, basketball courts, and a gym.

Courtesy Of: Assist2Sell Buyers and Sellers

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

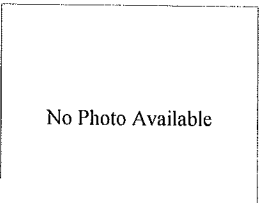


1024 SE 3RD AVENUE # 404, DANIA

ML#: H789980 Area: 3020 Style: Condo 5+ Stories LP: \$215,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1972 #HB: 0 Unit: Exterior Cat Walk TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES Waterfront: Y SP:

BEAUTIFUL 2/2 CONDO WITH WATER VIEW JUST ONE MILE TO BEACH. LARGE SCREENED PORCH. LOTS OF MIRRORS, NO AGE RESTRICTIONS. PRE QUALIFING LETTER REQUIRED. CALL OWNER TO SHOW. LEAVE A MESSAGE AND PLEASE LEAVE BUSINESS CARD. NICE FURNITURE NEGOTIABLE

Courtesy Of: AAA Realty, Inc.

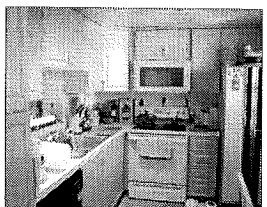


201 SE 11TH # 101, DANIA

ML#: Z573728 Area: 3020 Style: Condo 1-4 Stories LP: \$219,000
 #Beds: 2 #FB: 2 Faces: South LA: 0 Status: Active/Available
 Year: 1976 #HB: 0 Unit: Exterior Cat Walk TA: 1,200 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES Waterfront: Y SP:

FANTASTIC GROUND FLOOR CONER UNIT, SCREENED IN PATIO WITH ROLL-UP SHUTTERS FACING THE LAKE, NEWER APPLIANCES INCLUDING A-C UNIT, VERY SPACIOUS UNIT, LOTS OF CLOSET SPACE. MOVE-IN CONDITION.

Courtesy Of: NON FLL OFFICE



101 SE 3RD AV # 505, DANIA

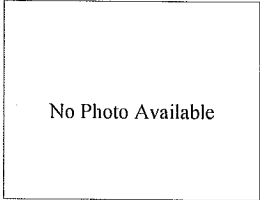
ML#: F672103 Area: 3020 Style: Condo 5+ Stories LP: \$219,000
 #Beds: 2 #FB: 2 Faces: LA: Status: Active/Available
 Year: 1980 #HB: 0 Unit: East Of Us1 TA: PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES VIEW Waterfront: Y SP:

2BR/2BA WITH GREAT LAKE VIEW, SLIDING GLASS DOORS ON PATIO WHICH PROVIDES AN EXTRA ROOM, NEW A/C SYSTEM, WOOD FLOORS IN BEDROOMS, PERGO IN KITCHEN, UNIT SHOWS WELL, EZ TO SHOW, 55 AND OVER, CLOSE TO BEACH AND SHOPPING, REMODELED KITCHEN.....

Courtesy Of: DANIA BEACH REALTY

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

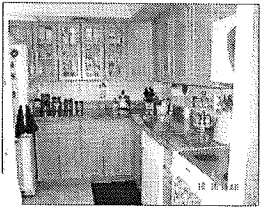


401 SE 3RD ST # 505, DANIA

ML#: F673898 Area: 3020 Style: Condo 5+ Stories LP: \$219,900
 #Beds: 2 #FB: 2 Faces: LA: Status: Active/Available
 Year: 1980 #HB: 0 Unit: East Of Us1 TA: PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES VIEW Waterfront: Y SP:

NO AGE RESTRICTIONS, GREAT BUILDING, BALCONY FACES SOUTH, 2 BEDROOM, 2 BATH UNIT, CLOSE TO BEACH AND SHOPPING!

Courtesy Of: DANIA BEACH REALTY

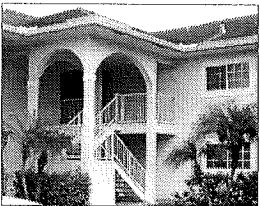


501 E DANIA BEACH BL # 3J, DANIA

ML#: F667534 Area: 3020 Style: Condo 5+ Stories LP: \$220,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1974 #HB: 0 Unit: Lobby TA: 0 PD:
 Garage: 0 WF: N CD:
 Complex: Danians South Waterfront: N SP:

Large 2/2 East of US 1.No Age Restrictions! Remodeled kitchen with wood and glass cabinets and beautiful granite. New tile throughout.Carpet in bedrooms and family room. Mirrored dining area. Huge Master with sitting area.Two large walk in closets,laundry room and storage room just outside the unit. Owner claims between 1000 and 1200sqft. THIS DANIAN'S BUILDING HAS NO REC LEASE. Make An Offer

Courtesy Of: ALL QUALITY PROPERTIES



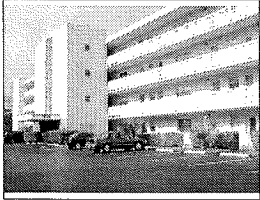
811 SE 4th AVE # 202-A, DANIA

ML#: F672338 Area: 3020 Style: Condo 1-4 Stories LP: \$234,900
 #Beds: 2 #FB: 2 Faces: LA: 1,000 Status: Active/Available
 Year: 1994 #HB: 0 Unit: Substantially Remodeled TA: 1,050 PD:
 Garage: 0 WF: N CD:
 Complex: CHATEAU DE VILLE Waterfront: N SP:

THIS IS IT! YOUR PERFECT VACATION HOMEFANTASTIC 2/2 CONDO IN DANIA BEACH!***MINUTES TO THE OCEAN!***CORNER UNIT WITH VAULTED CEILINGS,EUROPEAN KITCHEN,ITALIAN TILE COUNTERTOP***WOOD LAMINATED FLOORS AND CHAIR MOLDING IN LIVING ROOM*** GREAT LAYOUT,SCREENED BALCONY OVERLOOKING COURTYARD***ROMAN TUB IN MASTER BATH...TOO MANY THINGS TO LIST***CLOSE TO MAJOR HIGHWAYS AND SHOPPING***THANKS FOR SHOWING!***
 Courtesy Of: RE/MAX PARTNERS 7

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

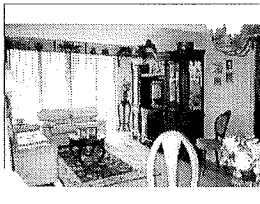


1024 SE 3RD AV # 106, DANIA

ML#: F665683 Area: 3020 Style: Condo 5+ Stories LP: \$255,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1977 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 0 WF: Y/Lake Front CD:
 Complex: MEADOWBROOK LAKES Waterfront: Y SP:

CALL THIS HOME!!! SPACIOUS RENOVATED FURNISHED 2/2 WITH A BEAUTIFUL LAKE VIEW! TILED FLOORS. GREAT CLUBHOUSE & POOL AREA, CLOSE TO BEACHES AND SHOPPING,' NO AGE RESTRICTION!', CAN NOT RENT THE FIRST YEAR.

Courtesy Of: CLASSIC REALTY GROUP INC

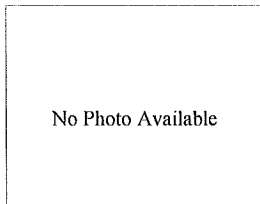


1450 SE 3RD AVE # 103, DANIA

ML#: M1010407 Area: 3020 Style: Condo 1-4 Stories LP: \$275,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1998 #HB: 0 Unit: Exterior Cat Walk TA: 0 PD:
 Garage: 0 WF: N CD:
 Complex: SHERIDAN EAST Waterfront: N SP:

CONDO CONVERSION. LOCATION: EAST OF FEDERAL HWY; WALK 1 MILE TO THE BEACH. SECURITY/GATED COMMUNITY. CLUB HOUSE, GYM, POOL, HOT TUB, CALIFORNIA-STYLE CLOSETS, EXTRA BUILT-INS, FIRE SPRINKLERS, ALARM SYSTEM. ALL NEW APPLIANCES. WASHER/DRYER IN UNIT. SHOWSLIKE A MODEL!

Courtesy Of: Coldwell Banker Res. R.E. Inc.



401 SE 3 # 605, DANIA

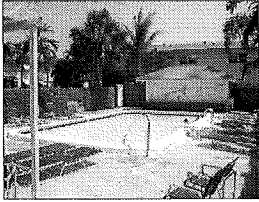
ML#: F663116 Area: 3020 Style: Condo 5+ Stories LP: \$289,000
 #Beds: 2 #FB: 2 Faces: LA: 0 Status: Active/Available
 Year: 1985 #HB: 0 Unit: East Of Us1 TA: 0 PD:
 Garage: 1 WF: Y/Lake Front CD:
 Complex: meadowbrook Waterfront: Y SP:

Close to beach and shopping. Hurricane shutters included.

Courtesy Of: Team USA Realty LLC

Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

Tania Shagoury
Glass Land Acquisition Service
305-270-8980

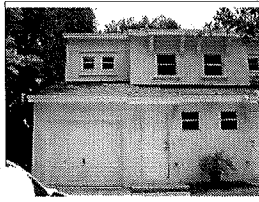


450 SE 7TH ST # 242, DANIA

ML#:	D1072012	Area:	3020	Style:	Townhouse Condo	LP:	\$317,000
#Beds:	2	#FB:	1	Faces:	South	LA:	1,155
Year:	1976	#HB:	1	Unit:	Other	TA:	1,155
Garage:	0	WF:	N			PD:	
Complex:	TOWNHOUSE EAST			Waterfront:	N	CD:	
						SP:	

LESS THAN ONE MILE TO THE BEACH! GREAT TOWNHOUSE TOTALLY- TOTALLY RENOVATED! NEW KITCHEN CABINETS WITH STAINLESS STEEL APPLIANCES NEW BATHROOMS, NEW FLOORS, FENCED PATIO WITH UTILITY SHED, TV AND SPA. SOLD COMPLETELY FURNISHED. PLEASE NOTE THAT THERE IS A YEARLY ASSESSMENT OF \$300. FOR WINDSTORM.

Courtesy Of: Fortune International Realty



3223 SW 15th Ave # 1, FORTLAUD

ML#:	F665046	Area:	3490	Style:	Townhouse Fee Simple	LP:	\$335,000
#Beds:	2	#FB:	2	Faces:		LA:	1,300
Year:	2005	#HB:	1	Unit:	Twin Home	TA:	1,442
Garage:	1/Attached	WF:	N			PD:	
Complex:	Oakview			Waterfront:	N	CD:	
						SP:	

SHELTER FROM THE STORM OF HIGH REAL ESTATE PRICES! BRAND NEW TOWNHOUSE EAST OF 95! SUNNY INTERIORS, LARGE BACKYARD OFFERS SINGLE FAMILY AMBIENCE! AWESOME KITCHEN WITH DOUBLE SINK STAINLESS STEEL APPLIANCES LOOKS OUT TO DEEP BACKYARD! MASTER BEDROOM HAS ENSUITE BATH WITH WALK IN SHOWER! BRICK PAVERS ONE CAR GARAGE MAKES THIS PROPERTY AN INCREDIBLE VALUE IN A NEIGHBORHOOD OF RISING VALUES AND NEW CONSTRUCTION! CLOSE TO HIGHWAYS, DOWNTOWN, BEACHES, LOS OLAS
 Courtesy Of: McElliot Properties Inc

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Residential

Zip Code



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Tocqueville Society

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United Way of Broward County

Ansın Building
1300 S. Andrews Avenue
Fort Lauderdale, FL
33316-1838

Phone:
(954) 462-4850

Web site
<http://www.unitedwaybroward.org/>

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About United Way of Broward County

When you support United Way of Broward County, you help ensure a stronger, healthier community. From a business perspective, that means a more productive business environment. From an individual perspective, that means that Broward County will be a better place to live, a better place to work and a better place to raise children. Through United Way of Broward County, you and your employees can have the greatest impact on the community.

United Way of Broward County knows that people like you really want to make a difference in your community. You want to help others. And we want to be your partner.

Our experience tells us that the best way to help the most people is to target our community's most serious problems, and then focus on the underlying causes of those issues. It takes the whole community -- working together -- to pull it off.

So we bring together people from all across the community -- people from government, business, labor, faith groups, nonprofits, academic institutions, and ordinary citizens -- to tackle the issues that matter most. If it requires fundraising, creating collaboratives or just getting people to talk about the issues, that's what we do.

United Way of Broward County is focused on the bottom-line results: the lives we change and the communities we shape. And, we know that's what matters to you.


United Way of Broward County is a volunteer driven, community-based, nonprofit organization with a mission to improve the lives of individuals and families in Broward County. United Way of Broward County unites the resources of donors, volunteers and agencies to identify and target the community's most pressing needs and create measurable results that have the greatest impact.

SEARCH



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Community Impact Agenda

There is only one way to address the most important issues that affect us all: through United Way of Broward County's Community Impact Fund. You can give back to the community and help improve the overall quality of life in Broward County by making an impact on critical community issues.

By partnering with United Way of Broward County through the Community Impact Fund, you become part of a bigger solution, accomplishing more than you could alone. You are not simply making a donation. You are strategically investing in local programs and initiatives that improve the most lives. Together, we're focusing our resources to make the greatest impact, and achieving results that matter.

United Way of Broward County works to identify pressing community needs by bringing the community together in collaborative, strategic efforts to strengthen and improve social service conditions. Our goal is to create systemic change and address "root causes" of problems faced in Broward County. Our Community Impact Agenda is focused on four areas:

Providing Basic Needs and Increasing Self-Sufficiency

Every person in our community can meet their daily basic needs and be self-sufficient. *We're achieving results through:*

- Domestic violence prevention, shelter and counseling
- Homeless emergency and transitional shelters
- Emergency rent and utility assistance
- Disaster preparedness and relief services

Nurturing Children and Families

Every child, from birth through elementary school has the resources and opportunities needed to develop his/her full potential; and families have the support they need to nurture their members and to prosper. *We're achieving results through:*

- Quality childcare and early education
- Adult and family education and literacy
- Family counseling and support
- Child abuse and neglect prevention and intervention

Fostering Youth Development

Every middle and high school-age youth and teen has the support, opportunities and services he/she needs to reach his/her individual potential. *We're achieving results through:*

- School dropout prevention and case management
- Drug prevention and educational programs
- Character and leadership development training
- Teenage crime and violence prevention

Promoting Health and Wellness


Every person in our community will have the opportunity to achieve optimal health and personal safety.

We're achieving results through:

- Home delivered meals and food assistance
- Prenatal education and health awareness
- Independent living skills development
- Job readiness education and training

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United Way of Broward County • Ansin Building • 1300 South Andrews Avenue • Fort Lauderdale, FL 33316 • p: 954-462-4850 • f: 954-462-4877

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Social Security Office Locator

www.socialsecurity.gov

Local Office Search Results

Office Address:

SOCIAL SECURITY
3511 N PINE ISLAND RD
SUNRISE, FL 33351

Phone Numbers:

Toll-Free 1-800-772-1213
TTY 1-800-325-0778

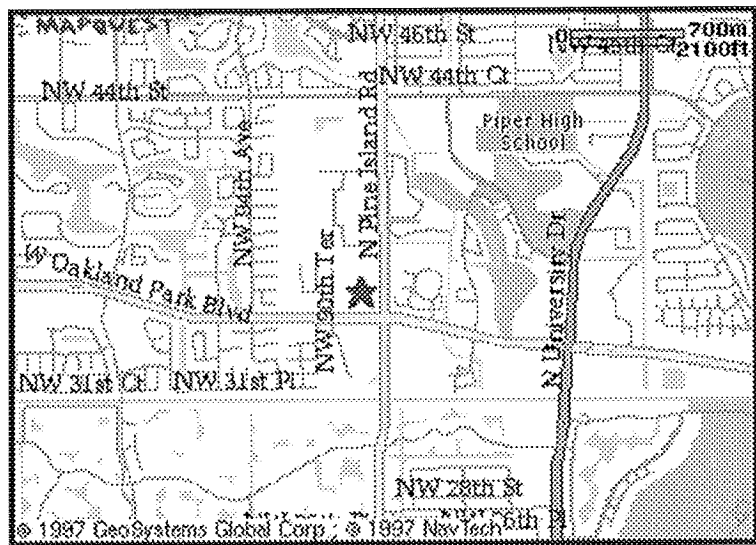
[More Information About Calling Social Security](#)

[Find out what Services Are Offered Online, On the Phone, or in the Office](#)

Office Hours:

MONDAY - FRIDAY: 08:30 AM - 03:30 PM
Except [Federal Holidays](#)

Map:



Directions to Our Office:

OFFICE LOCATED ON WEST SIDE OF PINE ISLAND ROAD, JUST NORTH OF OAKLAND PARK BLVD, IN THE PINE ISLAND PLAZA STRIP SHOPPING CENTER, IN THE CITY OF SUNRISE.

Before You Come to Our

Here is [What You Can Do Online](#) - Many Social

Office:

Security services and forms are available online. You may be able to conduct your business quickly and conveniently on your computer.

Popular Social Security Services - Gives you how-to information for Social Security benefits and services to guide you through the process.

Local Agencies:

Other agencies that can assist you with your welfare, housing, meal assistance and other support services.

[Locate Another Office](#)

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Social Security Online

www.socialsecurity.gov

Do You Need An Appointment?

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Services Offered Online, On the Phone, or In the Office

Updated: July 2005

Do you need an appointment? To help you decide, here's what you can do (right now!):

Right here online, you can ...

- [Apply for Retirement, Disability, or Spouse's Benefits](#)
- [Apply for help with Medicare prescription drug costs](#)
- [Request a Social Security Statement](#)
- [Request a replacement Medicare Card](#)
- [Request a replacement Social Security Benefit Statement \(Form SSA-1099/1042S\)](#)
- [Request a Benefit Verification Letter](#)
- [Figure your retirement, disability, or survivors benefits](#)
- [Subscribe to eNews](#), our email newsletter
- [Find Social Security forms](#),
- [Find the Social Security office nearest you](#)
- [Find Social Security publications](#)
- Find other government websites by going to [FirstGov](#), your link to all government sites
- If you get or recently applied for benefits, you can [change your address or telephone number in our records](#)
- If you get or recently applied for benefits AND you have a password, you can also ...
 - [Check your Social Security benefits](#)
 - [Have your Social Security benefits sent directly to your bank or change your direct deposit](#)

Or, you can call our 800 number, **1-800-772-1213** (TTY 1-800-325-0778), to do anything you can do online, plus ...

- Request an application for a replacement Social Security card (We will send you a Social Security Form SS-5, *Application for a Social Security Card*.)
- Correct the name on your Social Security record (You may need to mail or bring proof of your identity or other documentation to your [local](#)

office)

- Have your Social Security benefits sent directly to your bank
- Discuss the rules for getting Social Security benefits
- Ask questions about your check or report a missing check
- Report a death
- Discuss the amount of your overpayment
- Set up a plan for paying your overpayment
- Ask to repay your overpayment in installments
- Ask us to waive your overpayment
- Discuss Representative Payee situations
- Request an appointment at a Social Security office near you
- Get phone numbers for other government agencies

If you need a service that isn't listed here, check the [Field Office Locator](#) for the office nearest you.

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Right here online, you can ...

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- [Apply for help with Medicare prescription drug costs](#)
- [Request a Social Security Statement](#)
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- If you get or recently applied for benefits AND you have a password, you can also ...
 - [Check your Social Security benefits](#)
 - [Have your Social Security benefits sent directly to your bank or change your direct deposit](#)

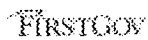
Or, you can call our 800 number, **1-800-772-1213** (TTY 1-800-325-0778), to do anything you can do online, plus ...

- Request an application for a replacement Social Security card (We will send you a Social Security Form SS-5, *Application for a Social Security Card*.)
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Children's Services Administration Division

Community Development Division

Elderly & Veteran's Services Division

Family Success Administration Division

Medical Examiner & Trauma Services

Office of Housing Finance

Program Development, Research and Evaluation Division

Substance Abuse and Health Care Services

Human Services Home

Welcome to Human Services

Administration
Governmental Center
115 S. Andrews Avenue
Room 433 · Fort Lauderdale, FL 33301-1817
Phone: 954-357-6385
Fax: 954-468-3592
TTY: 954-357-6158 For persons with hearing and speech impairments

Our mission is To enhance the quality of life for Broward County residents through innovative and integrated health and human services, housing and community development.

We are firmly committed to:

- ▶ Ensuring total consumer satisfaction
- ▶ Supporting the professional growth and development of all our employees
- ▶ Developing consortial arrangements with other agencies and organizations

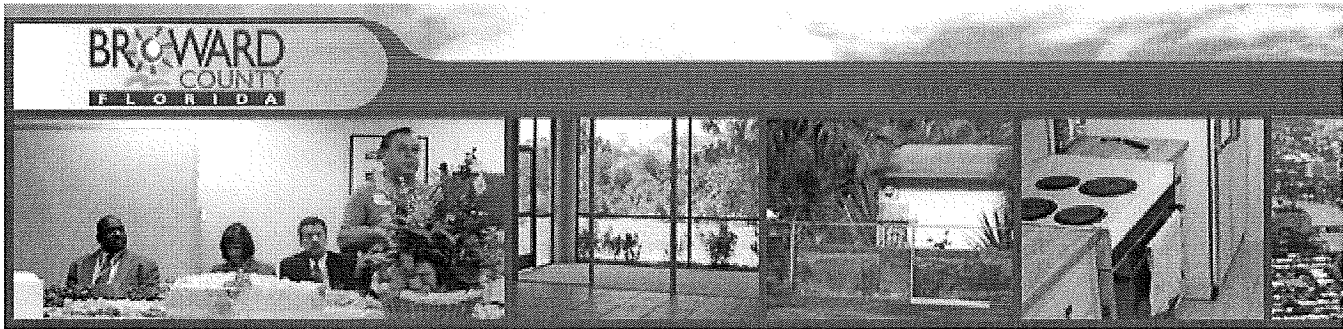
We take great pride in the delivery of quality services.

- ▶ Homeless Initiative Partnership Administration
- ▶ [Organizational Chart .pdf](#)

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Rental Rehabilitation Program

Single Family Housing Rehabilitation Program

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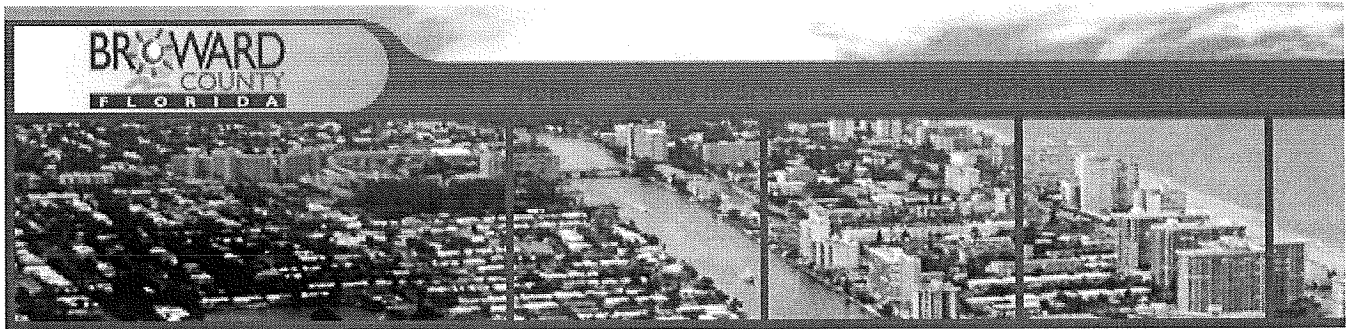
115 S. Andrews Ave., Third Floor
Fort Lauderdale, FL 33301
(954) 357-5800

The Division provides financial assistance for housing rehabilitation and replacement housing for properties that are infeasible for rehabilitation. Several other programs are also available, including the Multi-Family Rehabilitation Program which provides low interest loans to owners of rental properties wishing to improve properties and housing for low and moderate income persons.

Additionally, HOME Investment Partnerships Program funds are used for the acquisition and/or rehabilitation housing, along with a tenant rental assistance program to benefit the low income residents of Broward County.

Grants or loans are available under the State SHIP program to single family homeowners or owners of rental property for housing rehabilitation and to community-based organizations and other developers for impact fees and pre-development costs incurred in the development of affordable housing.

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Affordable Housing Hotline

One of the Board of County Commissioners' Challenge Goals - to Strengthen the Social Safety Net - includes a variety of objectives which pertain to affordable housing. These objectives include increasing the amount of affordable housing units in the County and seeking partnerships that will further enhance the County's ability to receive State and Federal funding support. Findings and recommendations provided in an Affordable Housing Study will help the County better understand needs, resources, issues and concerns.

The County is in the process of reorganizing our housing programs, which will result in consolidation of offices and programs to better utilize and maximize the financial and human resources available. Fundamental to this restructuring is a countywide affordable housing initiative which will include an ongoing forum to monitor day-to-day issues relating to affordable housing activities, as well as the effectiveness of strategies developed under this initiative. It is the County's goal to involve all stakeholders, including the nonprofit community, to ensure broad-based input and participation.

Our first step in this regard is the creation of an **AFFORDABLE HOUSING HOTLINE** on the County's web site, which will provide questions, concerns and suggestions posted by interested parties. In addition to facilitating an exchange of ideas and prompt resolution regarding specific day-to-day issues, information may also be helpful in the design of a strategic, long-term plan to continuously improve the the County's affordable housing programs.

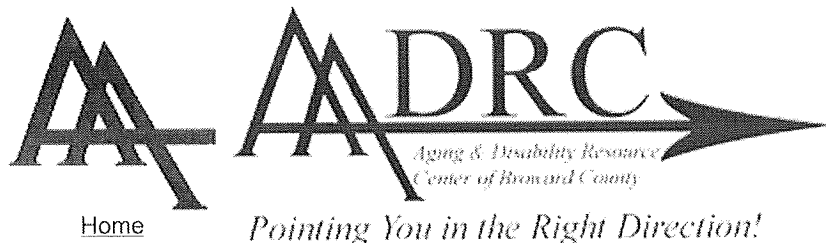
Additional information pertaining to the County's affordable housing efforts will be posted on this web site as it becomes available, including plans now underway for an affordable housing summit.

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- Senior
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- Alzheimer's
- Day Care Centers
- Transportation
- Congregate
- Meal Sites
- Senior Aides
- Program
- R.E.L.I.E.F.
- Senior Citizen
- Law Project
- SHINE
- Home Touch
- EHEAP
- Broward County
- Elderly Services

Who We Are

The **Area Agency on Aging** develops, coordinates, and evaluates programs; funds services; and is the prime advocate for residents of



Broward County, Florida, 60 years of age or older. The Agency is administered by the **Areawide Council on Aging of Broward County, Inc.** The needs for services for Senior Americans was recognized by the Federal Government with the passing of the Older Americans Act in 1965. The Act was reauthorized by Congress in 2000 for a four-year period.

All programs are **funded** by the following through the Florida Department of Elder Affairs and the Areawide Council on Aging of Broward County: Titles III-B, III-C, III-D, III-E, V, and VII of the Reauthorized Older Americans Act; Florida's Community Care for the Elderly and Home Care for the Elderly Acts; Alzheimer's Disease Initiative Legislation; Medicaid; and Emergency Home Energy Assistance for the Elderly. Matching funds are contributed by Broward County Government and local municipalities.

Participants must be **60 years of age or older**. Recipients of Federally-funded services are given the **opportunity** to donate, within their means, for the programs. Clients in

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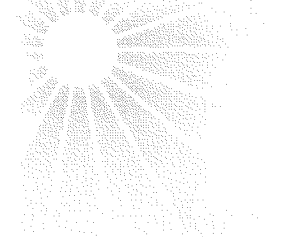
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Area Agency on Aging
of Broward County
5345 NW 35th Avenue
Fort Lauderdale, FL 33309-6315

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Any complaints, claims, or issues, arising from the

State-funded Community Care for the Elderly and Alzheimer's Disease Initiative Programs are assessed **co-payments** based on a sliding scale. Alzheimer Projects are not age specific but require a medical diagnosis. Waiting lists presently exist for some services.

The **administrative offices** of the Area Agency on Aging are located at 5345 NW 35th Avenue, Fort Lauderdale, FL 33309. Center addresses and services are listed and described throughout this web site. All program telephone numbers are included in the descriptive sections of this web site, as well as on the Directory page.

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[|| Focal Point Senior Centers ||](#)

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[|| R.E.L.I.E.F. ||](#)

[|| Senior Citizen Law Project ||](#)

[|| SHINE || Home Touch || EHEAP ||](#)

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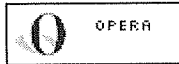
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Information & Referral

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Focal Point

Senior Centers

Satellite
Senior Centers

Senior
Day Care Centers

Alzheimer's
Day Care Centers

Transportation

Congregate
Meal Sites

Senior Aides
Program

R.E.L.I.E.F.

Senior Citizen
Law Project

SHINE

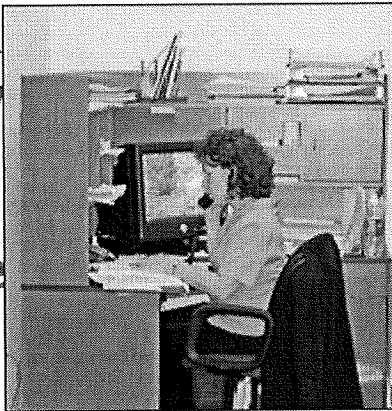
Home Touch

EHEAP

Broward County
Elderly Services

**ADR
Brow
Info
&
Refe**

**5347
NW
35th
Avenue
Fort Lauderdale, FL 33309**



Cheryl S. Wilson, Director of Information & Referral Services

ADRC Broward Information & Referral is an Information and Referral Program designed to provide a toll-free single point of access for people to request and receive information and other assistance relative to social services for the elderly. It is the official **Elder Help Line** for Broward County.

From 8:00 a.m. to 5:00 p.m., Monday-Friday, Information and

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Area Agency on Aging
of Broward County
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Referral Specialists are available to respond to calls - **(954) 714-3464** and **FAX (954) 714-3469**.

ADRC Broward Information & Referral links seniors to a series of community-based services to maximize an elder's independence, allowing them to remain in the community and their home. Assistance is available in English, Spanish, and Creole.

ADRC Broward Information & Referral is administered by the **Areawide Council on Aging of Broward County, Inc.**

For Information on Services for Seniors in Broward County, Call



"Broward County's Elder Helpline"

(954) 714-3464

www.ADRCBroward.org

Florida Relay Service

The Florida Relay Service provides operator assistance to persons with hearing and speech impairments to help them communicate with other individuals via the telephone. There is no charge for this service for local calls.

For assistance with voice telephone calls, dial 1-800-955 8770.

For assistance with voice telephone calls, dial 1-800-955 8771.

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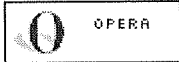
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Focal Point Senior Centers

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Senior Day Care Centers

Alzheimer's Day Care Centers

Transportation

Congregate Meal Sites

Senior Aides Program

R.E.L.I.E.F.

Senior Citizen Law Project

SHINE

Home Touch

EHEAP

Broward County Elderly Services

Broward's four **Focal Point Senior Centers** provide a full spectrum of services for elders. Some of these include nutrition; arts and crafts; recreation; transportation; education classes; health screening and support; information; public education; referral; and counseling.

Contributions are accepted.

Northeast Focal Point Senior Center

**227 NW 2nd Street
Deerfield Beach, FL 33441**

Nancy Reichenbach, Director of Senior Services
Donna DeFronzo, Deputy Director

The **Northeast Focal Point Senior Center**, administered by the City of Deerfield Beach, is located at 227 NW 2nd Street in Deerfield Beach. This center provides a variety of social recreational and educational programs in addition to information, referral, counseling, health support services nutrition services and transportation.

Staff is available Monday-Friday, from 8:30 a.m. to 4:30 p.m. to serve residents in Northeast Broward County. The congregate dining site serves lunch at noon.

Transportation is offered to ambulatory center members. Service is provided to Deerfield Beach, Pompano Beach, Lauderdale-by-the-Sea, Hillsboro Beach, Lighthouse Point, and

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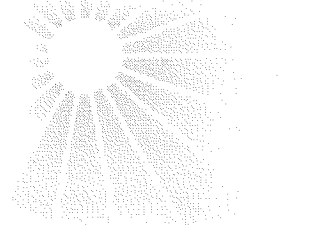
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Sea Ranch Lakes. Limited medical and shopping transportation is available, with two days notice. Preferably clients will schedule at the time the medical appointment is made. Shopping trips are scheduled for Mondays through Thursdays. Medical transportation is available Monday through Thursdays.

Telephone Number: (954) 480-4449
TDD: (954) 480-4449
FAX: (954) 480-4493

Northwest Focal Point Senior Center

**6009 NW 10th Street
Margate, FL 33063**

Yolanda Rodriguez, Project Director

The Northwest Focal Point Senior Center, administered by the City of Margate, is located at 6009 NW 10th Street in Margate. Activities include a wide variety of recreational and educational programs, health support services, individual and group counseling, transportation, information and referral, and a Weekend Alzheimer's Day Care. A noon meal is available for participants. Weekdays, an Adult Day Care component serves frail and handicapped elderly.

The facility, which is open Monday - Friday, from 8:00 a.m. to 5:00 p.m., and some Saturdays from 9:00 a.m. to 1:00 p.m. serves Northwest Broward County.

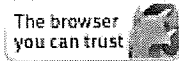
Limited shopping transportation is offered to center members weekdays at 10:00 a.m. Service is available to Publix, Winn-Dixie, and KMart, all located within Margate. Morning medical transportation is provided, as the schedule permits. Destinations must be within a four mile radius of the center. Two days notice is needed to schedule trips for medical appointments. Call between 9:00 a.m. and 11:00 a.m. to make appointments.

Telephone Number: (954) 973-0300
TDD: (954) 972-8707
FAX: (954) 969-0242

Southeast Focal Point Senior Center

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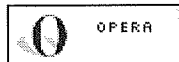
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3081 Taft Street Hollywood, FL 33021

Frieda Caldes, Director

The **Southeast Focal Point Senior Center**, administered by the United Jewish Community of Broward County, Inc., is located at 3081 Taft Street in Hollywood. The center serves southeast Broward County and is open Monday-Friday, and some Sundays, from 8:30 a.m. to 5:00 p.m.

This center provides a variety of social, recreational, and educational programs in addition to information, referral, counseling, transportation, senior day care, and health support. The center serves as a Kosher dining site, and Alzheimer Respite Care is provided for Broward residents, south of Sunrise Boulevard. The project also oversees the Broward Senior Intervention and Education (pre-trial court intervention) Program.

Transportation is provided to seniors, sixty and older, who are residents of Hallandale, Hollywood, Pembroke Park, and Dania. Limited shopping transportation services are offered. Shopping trips are made to Publix at the Hollywood Mall on Thursdays, from 10:00 a.m. - 11:30 a.m. Clients are able to shop for one hour, before the return trip home. Once registered for shopping transportation, trips are scheduled for every week. Door-to-door service is available.

Telephone Number: (954) 966-9805

TDD: (954) 966-9805

FAX: (954) 966-9809

Southwest Focal Point Senior Center

**301 NW 103rd Avenue
Pembroke Pines, FL 33026**

Tami Farthing, Community Services Director

The **Southwest Focal Point Senior Center**, administered by the City of Pembroke Pines, is located at 301 N.W. 103rd Avenue in Pembroke Pines. Staff is available from 8:30 a.m. to 5:00 p.m., Monday - Friday.

This center provides a variety of social, recreational and educational programs in addition to information, referral, senior day care, counseling, Respite for Elders Living in Everyday Families (RELIEF), transportation and health support services.

A congregate dining site serves meals at 11:30 a.m.

Transportation is provided to residents, aged sixty and older, to and from the senior center and for medical and dental appointments. Limited grocery shopping is available, as well as door-to-door service is offered. Medical and dental appointments may be scheduled from 10:00 a.m. - 4:30 p.m. Monday through Friday. Services are provided on a first come first served basis.

Telephone Number: (954) 450-6888

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Satellite Senior Centers provide many programs for Broward's senior citizens. Some of these services include nutrition; transportation; education classes; health promotion; recreation; and arts and crafts. All centers gratefully accept contributions.

Austin Hepburn Senior Mini Center

750 NW 8th Avenue
Hallandale Beach, FL 33009

Mary Washington, Director
Victor DeSouza, Senior Coordinator

The **Austin Hepburn Senior Mini Center**, administered by the City of Hallandale Beach Human Services Department, is located at 750 NW 8th Avenue in Hallandale Beach. The center provides recreation, education, health screening, transportation, and field trips to seniors. A congregational meal is offered at lunch time.

The center is open Monday - Friday, 7:30 a.m. - 5:00 p.m.
Telephone Number: (954) 457-1460

Fred Lippman Multi-Purpose Center

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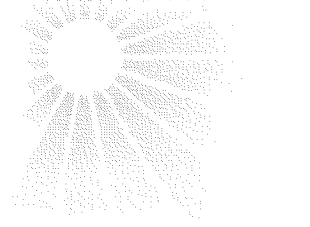
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**2030 Polk Street
Hollywood, FL 33020**

Lynn Van Benschoten, Coordinator

The **Fred Lippman Multi-Purpose Center**, administered by the City of Hollywood's Department of Parks, Recreation and Cultural Arts, is located at 2030 Polk Street in Hollywood. The facility provides social, recreational, and educational activities health support, and field trips. A congregate meal is served at 1:00 p.m. Fees are assessed for individual programs.

The center is open Monday - Friday, 8:45 a.m. - 5:00 p.m.

Telephone Number: (954) 921-3408

Miramar Satellite Senior Center

**7667 Venetian Street
Miramar, FL 33023**

Geri Freedman, Project Director

The **Miramar Satellite Senior Center**, administered by the City of Miramar, is located at 7667 Venetian Street in Miramar. Services include nutrition, transportation, educational wellness farmshare distribution, information and referral, and recreational activities. The center is a congregate dining site.

Limited transportation is provided to senior residents, sixty and older. Transportation services include scheduled bus service Monday - Friday, 8:00 a.m. - 4:30 p.m. Medical transportation is offered Monday thru Friday. Grocery shopping is provided weekly, as are mall shopping and recreation trips. Transportation must be scheduled at least one day in advance.

The center is open Monday - Friday, 8:00 a.m. - 4:30 p.m.

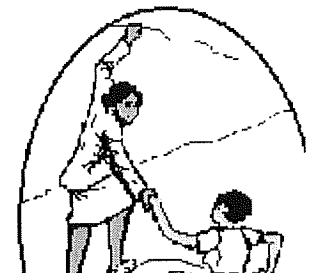
Telephone Number: (954) 967-1605

FAX: (954) 967-1608

**Sylvia L. Poitier
Theodora S. Williams
Senior Center**

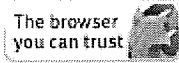
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Fort Lauderdale, FL 33311

Sandra Hunter, Project Director

The **Sylvia L. Poitier & Theodora S. Williams Senior Center** administered by the Northwest Federated Woman's Club, is located at 2185 NW 19th Street in Fort Lauderdale. The center provides transportation, educational and recreational activities a noontime nutrition program, health support, arts and crafts as well as other activities for area seniors.

Limited transportation is available to ambulatory center members, weekdays from 8:30 a.m. - 2:30 p.m. Destination must fall between Andrews Avenue and State Road 7, and between Davie Boulevard and Oakland Park Boulevard. Trip are made for shopping and medical appointments from the senior center. Scheduling must occur no later than the day before the trip is needed.

The center is open Monday - Friday, 8:30 a.m. - 4:30 p.m.

Telephone Number: (954) 714-3500

FAX: (954) 714-3505

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Senior Day Care Centers

Senior Day Care Centers provide facility-based programs for frail elderly who are able to reside at home and travel to other locales if supervision is available. Services are designed to meet the clients' needs by personnel trained to work with physically-dependent seniors. Some centers accept persons with dementia.

Central West Senior Day Care Center

6915 Stirling Road, Suite 14
 Davie, FL 33314

Susan Landis, Center Manager

The **Central West Senior Day Care Center**, administered by the Catholic Charities, is located at 6915 Stirling Road in Davie. This center provides varied activities for frail elders including a hot noon time meal and health support services by an LPN. Clients may also receive occupational, physical and speech therapies. Co-payments are assessed according to a sliding scale.

The center's hours are Monday through Friday, 7:30 a.m. to 5:00 p.m.

Telephone Number: (954) 583-6446

FAX: (954) 583-6448

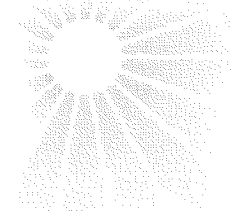
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Centro Oeste Para Hispanos

6915 Stirling Road, Suite 14
Davie, FL 33314

The **Central West Hispanic Adult Day Care**, administered by the Catholic Charities, is located at 6915 Stirling Road in Davie. This center is open Monday through Friday.

Telephone Number: (954) 581-9170

Irma E. Allen Senior Day Care Center

2185 NW 19th Street
Fort Lauderdale, FL 33311

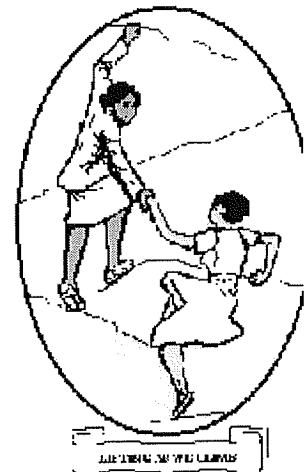
Hortense Edgecombe, Coordinator

The **Irma E. Allen Senior Day Care Center**, administered by the Northwest Federated Woman's Club, is located at 2185 NW 19th Street in Fort Lauderdale.

This center offers special programs for the frail elderly, including transportation, health support, and a hot noontime meal. Co-payments are assessed according to a sliding scale.

The center's hours are Monday through Friday, 8:30 a.m. to 4:30 p.m.

Telephone Number: (954) 714-3500



Noble A. McArtor Senior Day Care Center

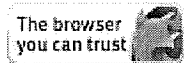
1480 SW 9th Avenue
Fort Lauderdale, FL 33315-1375

The **Noble A. McArtor Senior Day Care Center**, administered by SunServe, Inc., is located at 1480 SW 9th Avenue in Fort Lauderdale.



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Lauderdale. This center is open Monday through Friday, 8:30 a.m. to 5:00 p.m. Contributions are accepted

Telephone Number: (954) 764-5055

Northeast Focal Point Senior Day Care Services for Creole & Portugese Speaking Elders

225 A NW 2nd Street
Deerfield Beach, FL 33441

The **Northeast Focal Point Senior Day Care Services for Creole & Portugese Speaking Elders**, administered by the City of Deerfield Beach, is located at 225 A NW 2nd Street in Deerfield Beach. This center is open Monday through Friday 7:30 a.m. to 5:30 p.m.

Telephone Number: (954) 480-2641

Northwest Focal Point Senior Day Care Center

6009 NW 10th Street
Margate, FL 33063

Carol Tretakis, Coordinator

The **Northwest Focal Point Senior Day Care Center** administered by the City of Margate, is located at 6009 NW 10th Street in Margate. This center provides many activities including a hot noontime meal and supervision by a nurse. Co payments are assessed according to a sliding scale.

The center's hours are Monday through Friday, 8:00 a.m. to 4:00 p.m.

Telephone Number: (954) 977-6556

St. Elizabeth Adult Day Care Center

801 NE 33rd Street
Pompano Beach, FL 33064

Carla Tanner, Coordinator

The **St. Elizabeth Adult Day Care Center**, administered by the Catholic Charities, is located at 801 NE 33rd Street in Pompano Beach. This center provides socialization and mental and physical stimulation by offering many activities in a supportive, fun, safe environment. Program includes a hot lunch and health monitoring by a staff nurse. Co-payments are assessed according to a sliding scale.

The center's hours are Monday through Friday, 7:30 a.m. to 5:00 p.m.

Telephone Number: (954) 781-0461

FAX: 781-0596

Southeast Focal Point Adult Day Care Center

**3081 Taft Street
Hollywood, FL 33021**

Arlene Plutchok, Day Care Coordinator

The **Southeast Focal Point Adult Day Care Center** administered by the United Jewish Community of Broward County, Inc., is located at 3081 Taft Street in Hollywood. This center offers varied activities, including a hot noon time Kosher meal. A nurse is also on duty.

The center's hours are Monday through Friday, 8:30 a.m. to 4:00 p.m.

Telephone Number: (954) 966-9805

TDD: (954) 966-9805

Southwest Focal Point Senior Day Care Center

**301 NW 103rd Avenue
Pembroke Pines, FL 33026**

Michele Sanchez, Coordinator

The **Southwest Focal Point Senior Day Care Center** administered by the City of Pembroke Pines, is located at 301 NW 103rd Avenue in Pembroke Pines. This program provides a broad array of activities, including a hot noontime meal.

nurse is also on duty.

The center's hours are Monday through Friday, 7:00 a.m. to 6:00 p.m.

Telephone Number: (954) 450-6731

TDD: (954) 450-6888

Wilton Manors Senior Day Care Center & Time Together Mental Health Care Program

**1503 NE 26th Street
Wilton Manors, FL 33305**

Deborah Bassman, Center Manager

The **Wilton Manors Senior Day Care Center**, administered by Catholic Charities, is located at 1503 NE 26th Street in Wilton Manors. This center offers a variety of activities for frail elders including a hot noontime meal. A registered nurse is also on duty.

The center's hours are Monday through Friday, 7:30 a.m. to 5:00 p.m.

Saturday, 9:00 a.m. to 4:00 p.m.

Telephone Number: (954) 630-9501

FAX: (954) 567-0656

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Alzheimer's Day Care Centers

Specialized day-care services are available for patients with medically diagnosed Alzheimer's disease or related dementias. Eight **Alzheimer's Day Care Programs** currently are funded through the Area Agency on Aging.

Count & Countess deHoernle Alzheimer's Pavilion



325 NW 2nd Avenue
Deerfield Beach, FL 33441

Lithia Berger, Administrator

The Count & Countess deHoernle Alzheimer's Pavilion, is located at 325 NW 2nd Avenue in Deerfield Beach. This is a Respite Day Program that provides individual group activities such as arts and crafts, exercise, music, games and therapy. Lunch and two snacks are served. Caregiver counseling, an educational and support program, and a bi-monthly caregiver support group are available. Co-payments are assessed according to a sliding scale.

The Pavilion is opened 7 days a week from 7:30 a.m. to 7:00 p.m.

Telephone Number: (954) 420-0704

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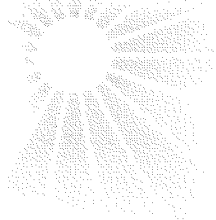
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FAX: (954) 419-9943

Kurt & Alice Walter Adult Day Care/Alzheimer Pavilion

5000 Nob Hill Road
Sunrise, FL 33351

Bonnie Krauss, Day Care Coordinator

The **Kurt & Alice Walter Adult Day Care/Alzheimer Pavilion** at the **Daniel D. Cantor Senior Center**, is located at 5000 Nob Hill Road in Sunrise. Special programs for the frail elderly are available at the center, including a hot noontime Kosher meal. Co-payments are assessed according to a sliding scale.

Opened Monday through Friday, 9:00 a.m. to 2:00 p.m.

Telephone Number: (954) 742-2299

TDD: (954) 742-0436

Lauderdale Lakes Alzheimer Care Center

4320 NW 36th Street
Lauderdale Lakes, FL 33319

Ruthanne Reiss, Project Director

The **Lauderdale Lakes Alzheimer Care Center**, is located at 4320 NW 36th Street in Lauderdale Lakes. This program provides therapeutic activities for cognitively impaired adults in a reassuring environment focused on safety, supervision and support. Eligibility is based on a medical diagnosis of memory disorder and having a 24-hour caregiver in the home. Respite care is available for an hourly charge with a daily maximum. Respite care and case management through the Area Agency on Aging is reserved for low- to middle-income persons who pay a sliding scale, monthly co-pay charge. Channeling and Medicaid Waiver participants are welcomed. Transportation is arranged through Broward County TOPS.

The center is opened Monday through Friday, 7:30 a.m. to 5:30 p.m.

Telephone Number: (954) 535-2800

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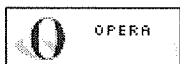
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Northeast Focal Point Alzheimer's Day Care Center

227 NW 2nd Street
Deerfield Beach, FL 33441

Donna DeFronzo, Deputy Director

The **Northeast Focal Point Alzheimer's Day Care Center**, is located at 227 NW 2nd Street in Deerfield Beach. This program provides specialized day care services for individuals with Alzheimer's disease or related dementias. Co-payments are assessed according to a sliding scale.

The center is opened Monday through Friday, 7:30 a.m. to 5:30 p.m.

Telephone Number: (954) 480-4460

Northwest Focal Point Weekend Alzheimer's Day Care Center

6009 NW 10th Street
Margate, FL 33063

Helina Bester, LPN, Weekend Coordinator

The **Northwest Focal Point Weekend Alzheimer's Day Care Center**, is located at 6009 NW 10th Street in Margate. Provides specialized day care services for individuals with Alzheimer's disease or related dementias.

Opened Saturday and Sunday, 9:00 a.m. to 2:00 p.m.

Telephone Number: (954) 977-6556

Southeast Focal Point Adult Day Care Center

3081 Taft Street
Hollywood, FL 33021

The **Southeast Focal Point Adult Day Care Center** is located at 3081 Taft Street in Hollywood.

Opened Monday through Thursday.

Telephone Number: (954) 966-9805

Southwest Focal Point Alzheimer's Day Care Center

**301 NW 103rd Avenue
Pembroke Pines, FL 33026**

Rosalba Parra, Program Coordinator

The **Southwest Focal Point Alzheimer's Day Care Center** is located at 301 NW 103rd Avenue in Pembroke Pines. This program provides specialized day care services for patient with Alzheimer's disease and related dementias. Caregiver support group meets every Thursday from 10:00 a.m. to 11:30 a.m.

Opened 7 days a week, 7:00 a.m. to 6:00 p.m.

Telephone Number: (954) 450-6855

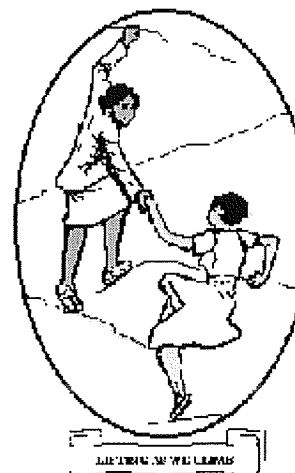
Sylvia L. Poitier & Theodora S. Williams Alzheimer's Day Care Center

**2185 NW 19th Street
Fort Lauderdale, FL 33311**

The **Sylvia L. Poitier & Theodora S. Williams Alzheimer's Day Care Center**, administered by the Northwest Federated Woman's Club, is located at 2185 NW 19th Street in Fort Lauderdale. Co-payments are assessed according to a sliding scale.

The center is open Monday - Friday.

Telephone Number: (954) 714-3500



Alzheimer's In-Home Respite

Alzheimer's In-Home Respite provides relief to the primary caregivers through the Alzheimer's Disease Initiative Program. Home Health Aides are sent to the home to remain with the patients to allow caregivers time away from their supervisor responsibilities. Co-payments are assessed according to a sliding scale. Collected payments are used to increase the provision of services.

The north sector of Broward County, from and including the north side of Sunrise Boulevard, is served by **Alzheimer's Family Center, Inc.**, (954) 971-7155.

The south sector of Broward County, from and including the south side of Sunrise Boulevard, is served by **Southeast Focus Point ADI In-Home Respite Program**, (954) 966-9805.

Alzheimer's Family Center, Inc.

**4900 W Atlantic Boulevard, Suite 4
Margate, FL 33063**

Joyce M. Karney, Executive Director

The **Alzheimer's Family Center, Inc.** office is located at 4900 W Atlantic Boulevard in Margate. Services are provided for caregivers of Alzheimer's patients. In-home respite is provided in the northern sector of Broward County from, and including the north side of Sunrise Boulevard. Other services include information and referral, counseling, education, training, support group therapy, and advocacy. A sliding scale co-payment system is utilized for respite services.

The office is opened Monday through Friday, 8:30 a.m. to 4:30 p.m.

Telephone Number: (954) 971-7155
FAX: (954) 971-4797

Southeast Focal Point Alzheimer In-Home Respite

**3081 Taft Street
Hollywood, FL 33021**

Patricia Latona, ADI Program Coordinator

The **Southeast Focal Point Alzheimer In-Home Respite** office is located at 3081 Taft Street in Hollywood. In-home respite is available seven days a week on a co-payment basis.

The office is opened Monday through Thursday, 8:30 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 4:00 p.m.

Telephone Number: (954) 966-9805

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Transportation

Transportation services are available for Broward County Senior Citizens. Transportation is provided for Senior Citizens to and from social services by the Focal Point and Satellite Senior Centers. For additional information, contact the appropriate senior center.

Broward County Mass Transit Division "TOPS" Broward County Paratransit Service

3201 W Copans Road
Pompano Beach, FL 33069

Broward County Transit (BCT) provides ADA paratransit service for persons with disabilities who are unable to use the regular fixed route bus system. To be eligible for this program each applicant must submit a written application and have this application verified by a physician. You may request an application by calling the customer service number shown below.

Broward County Transit also provides free transportation services for elderly and/or disabled Broward County residents who receive meals at designated nutrition sites in Broward County. The nutrition sites are responsible for enrolling their clients in this special program.

Telephone Number: (954) 357-6794
TDD: (954) 357-8330
FAX: (954) 978-0795
Website: www.co.broward.fl.us/bct

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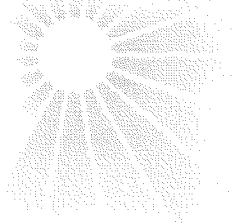
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Broward County Mass Transit Division Bus Service

3201 W Copans Road
Pompano Beach, FL 33069

Broward County Transit (BCT) reaches over 4,500 location with connections to Miami-Dade and Palm Beach Count transit systems and to Tri-Rail. Buses travel to shopping centers, medical facilities, parks, libraries, and other points c interest. All buses are wheelchair accessible, have kneeling steps to assist with boarding, and have bicycle racks. The bu stop locations are announced in English, Spanish and Creole.

The reduced, one-way bus fare for seniors age 65 years an older is \$1. Exact fare (dollar bill or coins) is required. Bu operators do not carry change. The 31-Day Senior "BUZ" (bus Pass is \$16 and is good for unlimited rides for 31 consecuti days, and expires after the 31st day. Proof of age is required to obtain the reduced fare and or bus pass. Passes are sold at a Broward County libraries, at the Central Bus Termina (downtown Fort Lauderdale) and at select Check Cashing Stores.

The Reduced Fare Photo I.D. Card can be used to prov eligibility for the reduced fare and to purchase the Senic "BUZ" Pass. To receive a Reduced Fare Photo I.D. Card riders must prove eligibility according to these requirements:

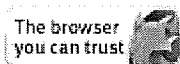
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|---------------------------------------|---|
| <p>Disabled/Medicare
Persons:</p> | <p>Original letter from
physician stating at least
fifty percent (50%)
permanent disability or a
Medicare card.</p> |
| <p>Senior Citizens:</p> | <p>Driver's license or
government-issued photo
identification card
showing proof of age.</p> |

Photos are taken each Monday, Wednesday and Friday, from 8:30 a.m. to 4:30 p.m. at the Customer Service Center at the Central Bus Terminal.

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 Website: www.co.broward.fl.us/bct

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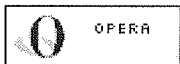
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RELIEF

Respite for Elders Living in Everyday Families (RELIEF) provides in-home respite to qualifying families. The program's purpose is to increase the ability of a family unit to continue care for a homebound elderly individual by providing in-home respite beyond the basic provisions of current public programs. Services are provided through a multigenerational corps of volunteers, as well as minimally-paid personnel, who are screened, trained, and registered. **RELIEF** is administered by the Area Agency on Aging through provided agencies.

Respite for Elders Living in Everyday Families (RELIEF)

5347 NW 35th Avenue
Fort Lauderdale, FL 33309

Cheryl Wilson, Director of Information & Referral Services

Referrals for the **Respite for Elders Living in Everyday Families (RELIEF)** are channeled by the ADRC's Information & Referral Service to appropriate local administering agencies. The ADRC's Information & Referral Service is administered by the Areawide Council on Aging of Broward County, Inc.

The ADRC's Information & Referral Service is located at 5347 NW 35th Avenue, and office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

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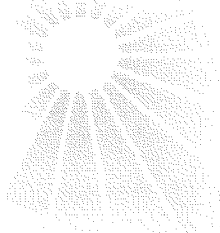
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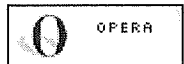
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Serving Health Insurance Needs of Elders (SHINE) is an award-winning, statewide volunteer-based program which relies on elder volunteers to help other seniors with health insurance matters, including assistance with claims and appeals, comparing supplemental policies, and organizing paperwork.



SHINE volunteers, who undergo intensive training, provide individual counseling, education and assistance at **SHINE** sites, via telephone and over the Internet. **SHINE** volunteers are also available to make group presentations on a variety of Medicare-related topics.

To schedule a personal consultation with a Broward County **SHINE** counselor, contact **Senior Connection** at (954) 714-3464.

**Senior Connection
Serving Health
Insurance Needs**

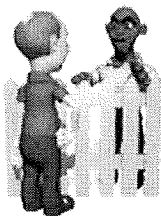
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SHINE Newsletters

- Fall, 2005
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[pdf - 67 kb]



SHINE Forum



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SHINE Training Links

[Admin on Aging](#)

of the Elders (SHINE)

5347 NW 35th Avenue
Fort Lauderdale, FL 33309

Cheryl Wilson, Project Director

Referrals for the **Serving the Health and Insurance Needs of Elders (SHINE) Program** are channeled by **Senior Connection** to appropriate counselors throughout Broward County. **SHINE** utilizes the support of trained volunteer counselors to assist seniors with health insurance claims and questions. The program, administered by the **Florida Department of Elder Affairs**, provides services to anyone at least 60 years of age. Representatives meet with seniors at various locations throughout Broward County. **Senior Connection** is administered by the **Areawide Council on Aging of Broward County, Inc.**

Senior Connection is located at 5347 NW 35th Avenue, and office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Telephone Number: (954) 714-3464
TDD: (954) 714-3464
FAX: (954) 714-3469

How Can SHINE Help?

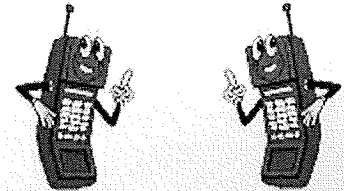
SHINE counselors provide information, counseling, and assistance on:

- Medicare Eligibility, Enrollment and Coverage Issues

Senior Connection

"Broward County's Elder Helpline"

(954) 714-3464



An Older Americans Act Project funded through the Florida Dept. of Elder Affairs and administered by the Areawide Council on Aging of Broward County, Florida.

CMS

DOEA

FMQAI

Medicare.gov

MedicareFla.com

SeniorNet

State of Florida

U.S. Government

- Medicare Health Plan Choices
- Medicare Appeal Rights
- Medigap (Medicare Supplemental) Policies
- Long-term Care Insurance
- Prescription Assistance Resources

SHINE counseling services are provided free of charge by volunteers who uphold client confidentiality and provide information and unbiased advice.

SHINE Speaker's Bureau?

SHINE speakers are available to address condo and homeowners associations, clubs, civic groups, churches, synagogues, caregivers associations, or any other organizations that require guest speakers for their meetings. Some presentations feature video or other multimedia demonstrations.

The speaking engagements are not sales oriented, nor do **SHINE** represent any commercial organizations or insurance companies.

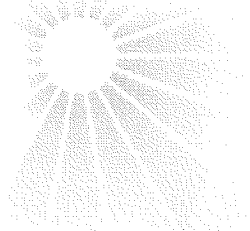
To learn more about the **SHINE** Speakers' Bureau, please contact Scott Solomon or Edith Gooden-Thompson at (954) 714-3456.

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Who is Eligible for SHINE Services?

SHINE volunteers can assist those currently on Medicare, those who will soon be eligible, and those who act on behalf of Medicare beneficiaries, including family members and caregivers. This assistance includes those who are on Medicare due to disability or end-stage renal disease.

How Can You Volunteer for SHINE?

If you have a desire to help people and an interest in knowing the technical aspects of Medicare and health insurance, w

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invite you to apply to become a **SHINE** volunteer.

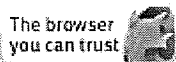
To be a volunteer, you need to:

- Complete required **SHINE** training;
- Be willing to serve at least eight hours a month; and
- Not be affiliated with any insurance company, agency product or service (including being licensed to sell insurance in Florida).

As a volunteer, you will receive ongoing mentoring and support through your local **SHINE** volunteer network and Area Agency on Aging. Join the **SHINE** team of volunteers, and make a real difference in the lives of elders in your community.

To learn more about becoming a **SHINE** Volunteer, please contact Scott Solomon or Edith Gooden-Thompson at (954) 714-3456.

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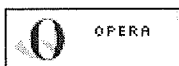
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EHEAP

Broward County
Elderly Services

EHEAP

Emergency Home Energy Assistance for the Elderly (EHEAP) is a program which provides assistance for home energy emergencies to qualified, low-income households with at least one person 60 years of age or older.

Emergency Home Energy Assistance for the Elderly Program (EHEAP)

**5347 NW 35th Avenue
Fort Lauderdale, FL 33309**

Cheryl Wilson, Director of Information & Referral Services

Referrals for the **Emergency Home Energy Assistance for the Elderly Program (EHEAP)** are channeled by the ADRC's **Information & Referral Service** to appropriate local administering agencies. Applicant households must have a member who is at least 60 years of age, must meet financial eligibility guidelines, and have an imminent energy crisis. The ADRC's **Information & Referral Service** is administered by the **Areawide Council on Aging of Broward County, Inc.**

The ADRC's **Information & Referral Service** is located at 5347 NW 35th Avenue, and office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Telephone Number: (954) 714-3464
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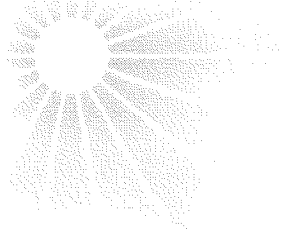
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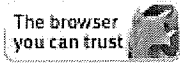
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Broward County
Elderly Services

Broward County Elderly & Veterans Services

2995 N Dixie Highway
Fort Lauderdale, FL 33334

Stephen Ferrante, Director, Elderly and Veterans Service Division

The **Area Agency on Aging** has designated **Broward County Elderly & Veterans Services** as **Lead Agency** for services in Broward County.

The **Elderly & Veterans Services Division's** office is located at 2995 N Dixie Highway in Fort Lauderdale, and office hours are from 8:00 a.m. to 5:00 p.m.

Administration Telephone Number: (954) 537-2805

Administration FAX: (954) 537-2804

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Community Care for the Elderly

Broward County

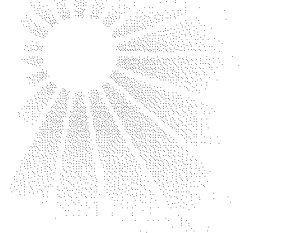
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Elderly & Veterans Services

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Fort Lauderdale, FL 33334

Stephen Ferrante, Director, Elderly and Veterans Service Division
Bill Metcalf, Section Administrator, Community Care for the Elderly

Florida's Legislature, demonstrating its commitment to meet the special needs of its aging citizenry, has allocated supportive funding through the **Community Care for the Elderly Act (CCE)**. The **Community Care for the Elderly (CCE) Program** is administered by **Broward County Elderly and Veterans Services**. The **CCE Program** coordinates in-home and facility-based services to frail seniors. The goal of the project is to enable the frail elderly to remain in their accustomed environments, thereby preventing or delaying institutionalization.

At the present time, five centers are funded by Community Care for the Elderly: **Central West Senior Day Care Center**, **Irma E. Allen Senior Day Care Center**, **Northwest Focus Point Senior Day Care Center**, **St. Elizabeth Gardens Adult Day Care Center**, and **Wilton Manors Senior Day Care Center**. Rehabilitative therapy is available at all five centers.

Case Management, by qualified social workers, is provided for Community Care for the Elderly participants. This includes assessment of needs; development of a care plan; arrangement of services; and ongoing monitoring of each client's status.

Other programs supported by CCE include: Emergency Alert Response; Chore Services; Homemaker Services; Personal Care; and Respite Care. Clients are assessed fees based on a sliding scale. All collected funds are utilized to expand the provision of services.

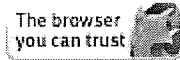
The telephone number for all CCE services is **(954) 537-2936**.

Emergency Alert Response

Emergency Alert Response is a 24-hour-a-day monitoring system. Frail elders, living alone, can press a portable help button that is electronically connected to a local Central Response Center in order to receive emergency assistance. Response Center personnel then call a local contact for emergency services to check up on the client.

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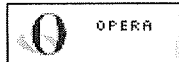
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Chore Services

Chore Services involve the performance of house or yard tasks, including such jobs as seasonal cleaning, yard work, lifting and moving furniture, and household repairs.

Homemaker Services

Homemaker Services include light housekeeping, limited meal preparation, laundry, and shopping assistance for functionally-impaired elders.

Personal Care

Personal Care offers assistance, for several hours at a time, to homebound elders in need of help with various health-related tasks of daily living.

Respite Care

Respite Care provides help for the primary caregiver of homebound elderly who require constant supervision. Staff remains with the client to allow the caregiver time to attend to matters outside of the home.

The **Elderly & Veterans Services Division's** office is located at 2995 N Dixie Highway in Fort Lauderdale, and office hours are from 8:00 a.m. to 5:00 p.m.

Community Care for the Elderly Telephone Number: (954) 537-2936

Community Care for the Elderly FAX: (954) 537-2927

Home Care for the Elderly

Broward County Elderly & Veterans Services

2995 N Dixie Highway
Fort Lauderdale, FL 33334

Stephen Ferrante, Director, Elderly and Veterans Service Division
Bill Metcalf, Section Administrator, Community Care for the Elderly

The purpose of the **Home Care for the Elderly (HCE Program)** is to encourage caregivers to continue to care for frail elders and veterans in a family type living arrangement as an alternative to a nursing home or assisted living care facility. The **HCE Program** provides case management, basic financial assistance, and subsidies for specialized services, if approved to caregivers.

The **Elderly & Veterans Services Division's** office is located at 2995 N Dixie Highway in Fort Lauderdale, and office hours are from 8:00 a.m. to 5:00 p.m.

Home Care for the Elderly Telephone Number: (954) 537-2936
Home Care for the Elderly FAX: (954) 537-2927

Medicaid Waiver Services

Broward County Elderly & Veterans Services

2995 N Dixie Highway
Fort Lauderdale, FL 33334

Stephen Ferrante, Director, Elderly and Veterans Service Division
Bill Metcalf, Section Administrator, Community Care for the Elderly

Medicaid Waiver Home and Community-Based Services are provided to eligible frail elders in order to defer nursing home placement. Clients must meet Medicaid financial and impairment criteria.

Assisted Living Medicaid Waiver provides additional supportive services to clients who are at risk of nursing home placement and reside in assisted living facilities. Clients must meet Medicaid financial and impairment criteria.

The **Elderly & Veterans Services Division's** office is located at 2995 N Dixie Highway in Fort Lauderdale, and office hours

are from 8:00 a.m. to 5:00 p.m.

Medicaid Waiver Program Telephone Number: (954) 537-2936
Medicaid Waiver Program FAX: (954) 537-2927

Mental Health and Substance Abuse Services

Broward County Elderly & Veterans Services

**2995 N Dixie Highway
Fort Lauderdale, FL 33334**

Stephen Ferrante, Director, Elderly and Veterans Service Division

Chevella Williams, Administrator, Mental Health Section

Broward County's Elderly and Veterans Services **Mental Health Section** provides services to eligible older adults who have psychiatric disabilities and/or substance abuse disorders. Program services include case management, intensive case management, supported housing, substance abuse prevention and counseling. Case management services include comprehensive assessment of need, coordination of and access to needed services and supports, psychiatric evaluation and consultation, and individualized service planning.

The **Elderly & Veterans Services Division's** office is located at 2995 N Dixie Highway in Fort Lauderdale, and office hours are from 8:00 a.m. to 5:00 p.m.

Mental Health Services Telephone Number: (954) 537-2936
Mental Health Services FAX: (954) 537-2927

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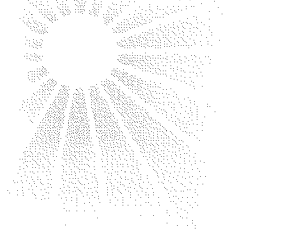
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of Broward County
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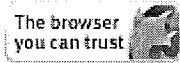
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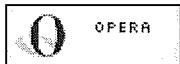
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Welcome to the Office of Economic Development

115 South Andrews Avenue, A540
 Fort Lauderdale, Florida 33301-1802
 Phone: 954-357-6155
 FAX: 954-357-5674

Economic development professionals, along with business and government leaders, are engaged with talented people representing a spectrum of industries to chart our economic growth pathways. The value we create in people will be the hallmark of our future economic growth. One of Broward County's competitive advantages is found in the value of its rich diversity. These individuals are developing strategies that will ultimately result in the kind of business diversity necessary for a thriving and balanced economy. We are calling these efforts VisionBroward and One Broward. They are inextricably linked. It would be antithetical to our global community aspirations to think otherwise. Economic and cultural diversity make good business sense.

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TARGET INDUSTRY BUSINESSES

Economic Development Your Gateway To Success

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BUSINESS DEVELOPMENT SERVICES

Business Recruitment, Attraction & Expansion
Business Retention
Location & Site Assistance
Project Assistance
Meet Your Business Development Team

Business Recruitment, Attraction & Expansion

The Broward County Office of Economic Development, has unique advantages as a first class business destination and major international center of commerce. The emphasis of these efforts include promoting Broward County as a desirable location for business expansion and highlighting its core competencies:

- Strategic location
- Modern infrastructure
- High quality educational opportunities at all levels
- Highly trained workforce
- Diversity
- Outstanding quality of life

Business Retention

The OED works with state and local organizations to retain businesses in Broward County through the mobilization of resources and expertise to address and resolve the challenges facing a Broward County business.

Location & Site Assistance

The OED assists business entities wishing to expand or relocate their operations or enterprises in any Broward County. The OED works closely with its public/private partner, the Broward Alliance in these endeavors. Together, the agencies assist prospects in some of the following areas:

- Site Selection
- Workforce Development
- Transportation Connections
- Expediting Permitting Process
- Financial Assistance

Project Assistance

The OED provides individualized support and assistance to businesses located in or relocating to Broward County. In partnership with the thirty (30) municipalities and the Broward Alliance, OED can help businesses take full advantage of all that Broward County has to offer. Additionally, OED provides specific information on available land and buildings in the Broward County region tailoring that information to your specific needs.

Meet Your Business Development Team

Business Development Team
 Left to right: Bob Monnar, Patricia Taylor,



Deborah Wilkinson, Edgar Tapia

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ECONOMIC INCENTIVE PROGRAMS

Broward County Direct Cash/Job Creation Incentive Program
Economic Impact Incentive Program
State and Federal Local Match Program
Employment Diversity Training Grant
Public Facilities Improvement Program
Targeted Industries

Broward County participates in economic incentive programs whereby businesses considering relocation or expansion within the County may receive financial benefits directly related to job creation and positive economic impact on the community. To support the pro-business climate, Broward County offers the following economic incentive programs:

1. Broward County Direct Cash/ Job Creation Incentive Program
2. Economic Impact Incentive Program
3. State and Federal Local Match Program
4. Employment Diversity Training Grant Program
5. Public Facilities Improvements Program

In determining whether to provide economic development incentives, an analysis shall be made as to whether the tax revenue generated to Broward County Government from the new or expanded business will cover the amount of any actual incentive award granted to an applicant within a period not to exceed six (6) years from the date of such award, and that the County will receive a net positive return on its investment at least 50%. Any tax revenue/incentive payment analysis conducted by the County shall consider sales, personal property, and ad valorem taxes generated by the applicant.

Broward County Direct Cash/Job Creation Incentive Program

Broward County Direct Cash/ Job Creation Incentive Program and the State and Federal Match Program both provide incentives for companies creating a minimum range of 25-100 jobs. The cash incentive shall not exceed more than two thousand dollars (\$2,000) for each full time, permanent job created, to a maximum total award of two hundred thousand dollars (\$200,000). Authorized Direct Cash incentives may be combined with local match funds. Cash incentives may be granted to qualified companies that pay one hundred fifteen percent (115%) of the average annual wage and meet the required job creation threshold.

The County will negotiate with local municipalities a share of any local participation for jobs created within a municipality. The County's share, if any, shall be negotiated with the municipality after an analysis of tax revenue receipts projected over a period not to exceed six (6) years and the return on investment for the County in comparison to that of the municipality.

Economic Impact Incentive Program

Broward County may award cash incentives to companies relocating to or expanding their existing business within the County based on the economic impact that a company will have on the economy. Incentives will be awarded based on a number of factors:

- High wage permanent jobs retained in the County
- Tax revenues generated by the business activity
- Multiplier effect of the business activity on the local economy
- Company is a basic and local target industry

State and Federal Local Match Program

The Florida Qualified Target Industry Tax Refund Program is a state program available for companies:

creating a minimum requisite number of jobs and meeting criteria set forth in Section 288.106 Floric Statues.

Broward County may provide local matching funds as a portion of an overall job creation incentive o to companies considering relocating to or expanding their existing businesses within Broward County. The total local match commitment provided by the County for state or federal job creation programs put together with other awards provided through the Job Growth/Economic Development Incentives Program. Companies eligible for County participation must meet the applicable state or federal agen criteria. Listed below are several criteria:

- Jobs created must be target industry businesses.

Manufacturing, Warehouse and Distribution, Motion picture production, Administrative/Operations Offices, Information Technology, Biomedical Research and Development, Pharmaceuticals, Surgical and Medical Instruments, Computing Equipment, Electronics, Book and periodical Publishing, Corporate or Regional Headquarters and Other N- Retail Operations, or target industries identified under the State of Florida Qualified Target Industry Tax Refund Program

- Company must meet the minimum number of jobs to be hired within a 12 month period.
- Company must retain new hire positions for a minimum of a 12 month period.
- Broward County may pay 100% of any state or federal job creation proportional match requirement for jobs created in the unincorporated areas of Broward County . The County m negotiate with the municipality within Broward County a share of any local match requiremer for jobs created within the municipality. However, Broward County shall not be obligated to participate in any local match for jobs created within the municipality.

Employment Diversity Training Grant

Broward County may consider offering training assistance grants to companies relocating to or expanding within Broward County after all available education and training resources have been exhausted and a demonstrated need for additional training is provided by the company. The County' training assistance grant will be on a one-time grant award payable to the company after one (1) ye and after satisfying the County's audit/review of training records. The company may claim the reimbursement for training assistance for only those individuals hired who meet the job creation program requirements.

The total amount of training assistance funding under this program is \$500 per employee hired, not exceed a total of \$50,000. Local municipalities may match this amount if desired.

Public Facilities Improvement Program

Facilities located within municipalities may be improved if the County is responsible for maintaining them. The County will not offer to make improvements to municipal-owned facilities or private properties, but may consider making direct improvements to public facilities including roads, traffic signals, greenways, lighting, and water and sewer systems.

Targeted Industries

Warehouse and Distribution;
 Motion picture production;
 Administrative/Operations Offices;
 Information Technology;
 Biomedical Research and Development;
 Pharmaceuticals;
 Surgical and Medical Instruments;
 Computing Equipment;
 Electronics;
 Book and periodical Publishing;
 Corporate or Regional Headquarters; and
 Other Non-Retail Operations, or target industries identified under the State of Florida Qualified Target Industry Tax Refund Program

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CORPORATE SERVICES

The Corporate Services Initiative was introduced into the Office of Economic Development's roster of support programs approximately two years ago. **Patricia Taylor**, Economic Development Specialist, was appointed Corporate Services Coordinator.

Since its inception, the Office of Economic Development (OED) has expanded its relationships with several municipalities and broadened its business retention strategies to the business and corporate communities.

During fiscal year 2003, staff provided direct business assistance services to 34 companies and interfaced with 12 municipalities. Expansion assistance resulted in Coca Cola Enterprises expanding facility by 80,000-square-feet with a \$6 million capital investment. Through continued mentoring assistance, one small business created one new job bringing the workforce to nine employees.

Relocation assistance was presented to 17 companies on a Broward Alliance mission to New York. As result, Astoria Imports, an importer and distributor of furniture, relocated to Pompano Beach and Western Beef, Inc., a chain of supermarkets, plans to relocate to Fort Lauderdale.

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WORKFORCE DEVELOPMENT

Broward County's goal is to ensure and promote the development of a well-educated and trained workforce through public/private partnerships and collaboration with training providers, educational institutions, community organizations and agencies that promote and implement workforce development programs. The County's role, however, in the delivery of workforce education and training services is secondary to established educational and vocational institutions locally.

**Workforce One
Agency for Workforce Innovation
Workforce Florida, Inc
Bureau of Labor Statistics**

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ECONOMIC DEVELOPMENT PARTNERSHIPS

The Office of Economic Development has many partners in the State of Florida. They include the Broward Alliance, The Governor's Office of Tourism, Trade, and Economic Development (OTTED), Enterprise Florida (EFI), Workforce One, and Florida Economic Development Council (FEDC).

The Office of Economic Development's Director is the County's contract administrator for the County public/private partnership agreement with the Broward Alliance. The Office of Economic Development works closely with the Broward Alliance to produce our County Commission approved performance measures. The County/Alliance partnership, through efforts with active Broward municipalities produce an increase in job opportunities for Broward residents and an increase in the tax base while helping improve the quality of life in Broward County.

The Governor's Office of Tourism, Trade, and Economic Development works closely with the OED to a seamless process in bringing closure to incentives that have been offered at both local and state levels.

Enterprise Florida is the State of Florida's public/private economic development organization. The partnership between Enterprise Florida, and the County's Office of Economic Development is to coordinate local and statewide efforts in offering incentives for companies that create high wage value added jobs in targeted industries.

Workforce One is the local public/private partnership that supports and promotes economic growth through workforce development. The Office of Economic Development coordinates with Workforce One to promote welfare reform initiatives, successful entry into the workforce, and meeting the changing needs of employers to avert worker dislocations.

Florida Economic Development Council (FEDC) is a membership-based not-for-profit (501C(6)) corporation that relies on support from its members and sponsors to educate and inform business and government leaders about key economic development issues and initiatives. The Office of Economic Development in partnership with the FEDC has been instrumental in promoting a diverse Florida economy. FEDC's "Team Florida" business assistance initiative resulted in strong legislative support for economic stimulus and targeted marketing funds to promote the state's business image.

Florida Office of Tourism, Trade & Economic Development
Enterprise Florida
Broward Alliance
Workforce Florida
Florida Economic Development Council

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COMMERCIAL/INDUSTRIAL DEVELOPMENT

The Office of Economic Development is focused in the following areas:

Industry Targeted Cluster Development

Bring external resources to foster the development of companies and industries serving identical or similar market segments.

Business Parks and Incubators

Provide substantial assistance to developers wishing to establish business parks and incubators thereby creating major employment hubs.

Town Centers

Assist municipalities with preparation of proposals for the selection of developers and in completing market feasibility analysis to determine the most appropriate mix of uses for a specific center.

Shopping Centers

Provide assistance to municipalities and local businesses in revitalizing shopping centers to create use and aesthetically pleasing and commercially viable business centers serving area residents.

Commercial Corridor revitalization

Provide assistance to entire square blocks of commercial enterprises that require major revitalization efforts with the outcome of enhanced economic conditions for the commercial establishments and surrounding residents.

HUBZone Empowerment Contracting Program

The HUBZone Empowerment Contracting Program stimulates economic development and creates jobs in urban and rural communities by providing Federal contracting preferences to small businesses. These preferences go to small businesses that obtain HUBZone (Historically Underutilized Business Zone) certification in part by employing staff who live in a HUBZone. The company must also maintain a "principal office" in one of these specially designated areas. *[A principal office can be different from a company headquarters, as explained later in this document.]* The program resulted from provisions contained in the Small Business Reauthorization Act of 1997.

How does a firm qualify for this program?

To qualify for the federal program, a business must meet the following criteria:

- It must be a small business by SBA size standards;
- Its principal office must be located within a HUBZone, which includes lands on federally recognized Indian reservations;
- It must be owned and controlled by one or more U.S. citizens (N.B.-this means any level of ownership in an applicant small business by another company would result in a decline). Approved ownership can also be by a Community Development Corporation or Indian tribe;
- At least 35% of its employees must reside in a HUBZone.

If I own the company applying for HUBZone certification, should I include myself when calculating the number of employees?

Yes. You count regardless of whether you serve in a paid or unpaid status, so long as you consider yourself to be a principal employee of the firm and spend full-time equivalent hours devoted to the business.

How does SBA define the term "reside" in reference to the residency requirement?

The term reside means to live in a primary residence at a place for at least 180 days, or as a current registered voter, and with intent to live there indefinitely. Employers should be aware that it makes difference which HUBZone their employees reside in. An employee can reside in one HUBZone and in another and meet the standards for this residency requirement.

How does SBA define the term "principal office?"

It's the location where the greatest number of employees at any one location actually perform their work, except for construction and service industries, which have exemptions based on their occasional need to assign employees at the contract location. Notice that the 'principal office' definition can mean something very different from a company's headquarters. It could happen that a small business might have a headquarters in a non-HUBZone location and establish a principal office within a HUBZone locality and still qualify legitimately for program participation. (more details - see 'Regulatory Amendments' that follows).

I understand that some regulatory amendments became effective Feb. 20, 2001. What's changed?

Those amendments to SBA rules appeared in the Federal Register on Jan. 18, 2001. The amendments impact four areas:

Clarification on applicability to state and local governments

- This makes clear that the HUBZone program does not apply to contracts awarded by state or local governments, since the HUBZone Act only applies to the federal government.

Definition of 'principal office'

- The amended rule says that for concerns whose primary industry is services or construction (other than manufacturing), the principal office would be the location where the greatest number of the concern's employees perform their work, but excluding those employees who perform their work at job-site locations to fulfill specific contract obligations.

Rules on affiliation

- Before the amendment, regulations permitted a qualified HUBZone SBC to have affiliates only those affiliates are qualified HUBZone SBCs, participants in the 8(a) Business Development Program, or woman-owned businesses (WOBs). But this was all seen as overly restrictive.
- Accordingly, SBA eliminated these restrictions on affiliation and allows a qualified HUBZone SBC to have affiliates as long as it, when combined with its affiliates, is still small pursuant to SBA size regulations.
- In addition, the removal allows SBCs in non-HUBZone areas to establish new business ventures in HUBZones. This is especially critical due to the historical lack of investment capital in HUBZones and the need for such capital to establish new businesses that will promote economic development and create jobs.

Procurement requirements for non-manufacturers

SBA amended the provisions concerning non-manufacturers.

- Under the amended rule, non-manufacturer HUBZone concerns no longer are required to demonstrate that they can provide product or products manufactured by qualified HUBZone SBCs.
- SBA now allows a qualified HUBZone SBC to use any manufacturer, including a large business for HUBZone contracts at or below \$25,000 in total value. This provision encourages the participation of small business non-manufacturers that are located in HUBZones.

- Contracts above \$25,000 will still require that the HUBZone non-manufacturer provide the product of a HUBZone manufacturer.

If my small business has several offices and one is qualified as a 'principal office' that serves as the basis for a HUBZone designation, can all my offices claim HUBZone certification?

Yes, HUBZone is a status that applies to the entire business. This designation will remain in effect as long as any of the firm's locations meet the test for and are certified as a "principal office" for HUBZone certification (assuming all other eligibility requirements are similarly maintained).

What benefits are small businesses receiving under this program?

Generally speaking, there are two levels of benefit. The first relates directly to Federal contracts, while the second involves specialized assistance.

Federal Contract Benefits -

There are four types of HUBZone contract opportunities:

Competitive: Contracts can be set-aside for HUBZone competition when the contracting officer has reasonable expectation that at least two qualified HUBZone small business concerns (SBCs) will submit offers and that the contract will be awarded at a fair market price.

Sole-source: HUBZone contracts can be awarded if the contracting officer determines that:

- only one qualified HUBZone SBC is responsible to perform the contract,
- two or more qualified HUBZone SBCs are not likely to submit offers and
- the anticipated award price of the proposed contract, including options, will not exceed:

--- \$5 million for a requirement within the North American Industry Classification System (NAICS) code for manufacturing or

--- \$3 million for a requirement within all other NAICS codes

Full and open competitive contracts can be awarded with a price evaluation preference. The offer of HUBZone small business must not be 10 percent higher than the offer of a non-small business.

Subcontracting: All subcontracting plans for large business Federal contractors must include a HUBZone subcontracting goal.

Other Specialized Assistance -

- Eligible HUBZone firms can qualify for higher SBA-guaranteed surety bonds on construction and service contract bids.
- Firms in Federal Empowerment Zones and Enterprise Communities (EZ/EC) can also benefit from employer tax credits, tax-free facility bonds, and investment tax deductions.

If you need more info, you can go to SBA's website at <https://eweb1.sba.gov/hubzone/intern>

Broward County Community Redevelopment Areas (CRA) with Census HUB Zones -- pdf

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LINKS

- Economic Development
- Equal Opportunity
- Purchasing
- Occupational License
- Federal/State Agencies

- Small Business Development Division Home Page

Welcome to the Small Business Development Division

Broward County Small Business Development Division
 115 South Andrews Avenue - A640
 Fort Lauderdale, FL 33301
 Phone: 954-357-6400
 FAX: 954-357-6010

The Small Business Development Division will promote the growth of small, minority, and women-owned firms by providing innovative programs at a high level of service excellence.

Future Program Offerings are all FREE and Include:

8/15 - Technical Assistance – Small Business Staff – Governmental Center, 115 South Andrews Ave., Ste. A-640 – By Appointment

8/18 - How to do Business/Benefits of Certification - Governmental Center, 115 South Andrews Ave., Ste. A-640 Small Business Conference Room 3PM-5PM

9/1 - How to do Business/Benefits of Certification – African American Research Library, 2650 Sistrunk Blvd., Ft. Lauderdale - 3PM-5PM

9/15 - Technical Assistance – Small Business Staff – Governmental Center, 115 South Andrews Ave., Ste. A-640 – By Appointment

9/22 - How to do Business/Benefits of Certification - Governmental Center, 115 South Andrews Ave., Ste. A-640 Small Business Conference Room 3PM-5PM

10/6 9/1 - How to do Business/Benefits of Certification – African American Research Library, 2650 Sistrunk Blvd., Ft. Lauderdale - 3PM-5PM

In Broward County, economic development and the long-term viability of our economic and productive infrastructures is tied directly to the growth and success of the County's small business community. These businesses provide a tremendous array of products and services to private and public customers; they are a dynamic group, responding quickly and effectively to customer needs. They collectively hold a substantial piece of the Broward economic complex. When the small business sector does well, the County has a greater variety of products and services at its disposal, and improved opportunity to keep the money we earn in our local area where it continues to benefit us even after we spend it.

OUTREACH CALENDAR -- pdf

NIGP REVERSE TRADE SHOW -- pdf

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Small Business Reporter Newslette Oct. 2005

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CALENDAR of EVENTS

* Click on the icon beside each event for more details.



Wed, Oct 19, 2005
Membership Breakfast
Pine Island Ridge Country Club



Fri, Oct 21, 2005
"Under The Harvest Moon"
Nova Southeastern University
- Carl DeSantis Building



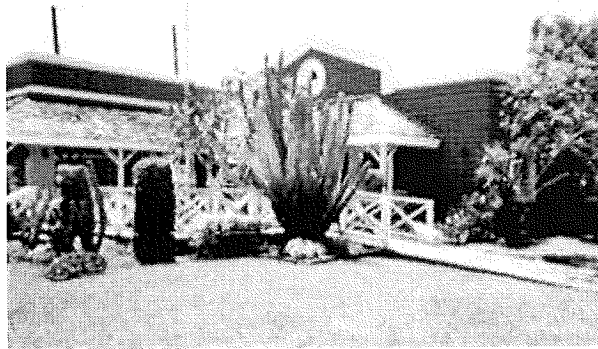
Wed, Nov 16, 2005
Membership Breakfast
Pine Island Ridge Country Club



Wed, Dec 14, 2005
Holiday Social & Business After Hours
Davie/Cooper City Chamber of Commerce



Wed, Dec 21, 2005
Membership Breakfast
Pine Island Ridge Country Club



DAVIE - COOPER CITY
CHAMBER OF COMMERCE

4185 Davie Road - Davie FL 33314 USA
tel: 954.581.0790 / fax: 954.581.9684
email: dcch@davie-coopercity.org

THIS MONTH'S
NEWSLETTER
[click here](#)

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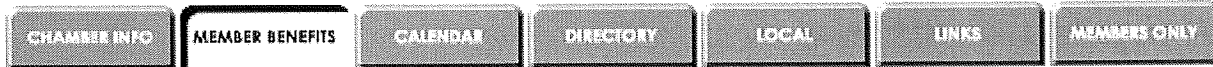


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HOME > Membership Info | MEMBERSHIP APPLICATION

BENEFITS

As with most chambers of commerce, the **Davie-Cooper City Chamber of Commerce** offers a broad range of membership benefits and business services, which are outlined below. As a member of our organization, your business and your employees can take greatest advantage of the resources we offer.

However, we believe the most distinctive benefit we offer our members actually IS our members -- the many individual people who represent member businesses and whom collectively create the true character of our organization. It is this character that continually distinguishes our Chamber from others throughout our region.

We cordially invite you to visit us at a monthly Membership Breakfast or Business After Hours event and experience the difference the **Davie-Cooper City Chamber of Commerce** can make for *your* business.

NETWORKING

- Monthly Business After Hours / Business Mixers
- Monthly Breakfast Meetings
- Chamber Networking Groups
- Committee Involvement
- Special Events
- Annual Planning Session

PROMOTIONAL & ADVERTISING OPPORTUNITIES

- Annual Membership Business Directory & Community Guide
- Business Card & Brochure Display Racks in Chamber Office
- Business Expo
- New Member Welcome
- Member Mailing Labels Available at Chamber Office
- Grand Opening / Ribbon-Cutting for New Businesses
- New Member Welcome Bags
- Monthly Newsletter - Chamber Chronicle
- Area Map
- Sponsorship of Special Events & Programs
- Discount Advertising in The Herald

EDUCATIONAL OPPORTUNITIES

- Business Seminars

- Breakfast Meeting Programs
- Committee Involvement
- Career Development

MEMBER-TO-MEMBER DISCOUNTS

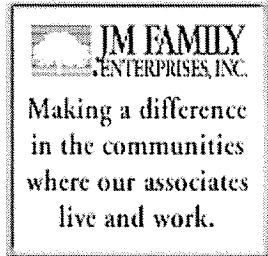
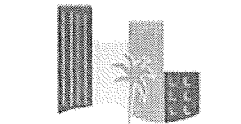
- Many Chamber members offer special discounts exclusively to other Chamber Members
- [Find DISCOUNTS!](#)

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DAVIE - COOPER CITY CHAMBER OF COMMERCE
4185 Davie Road - Davie FL 33314 USA
tel: 954.581.0790 / fax: 954.581.9684
www.davie-coopercity.org / email: dcch@davie-coopercity.org

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Salute to Business

Wed October 19
5:30 - 6:00 pm
Hyatt Regency Pier 66

SPONSORSHIPS AVAILABLE
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**October 1-2, 2005
Fort Lauderdale**



- The Chamber
- Membership
- Economic Development
- Technology Today
- Government Affairs
- About Fort Lauderdale



PLAY

Chairman's Message

CALENDAR OF EVENTS [\(CLICK HERE\)](#)

Executive Workshop
 October 18th 2005
 Sponsored by Trustees
 Date: October 18th, 2005

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©2004-2005 Fort Lauderdale Chamber of Commerce
 512 NE 3rd Avenue
 Fort Lauderdale, FL 33301
 Tel (954) 462-6000



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CALENDAR OF EVENTS (CLICK HERE)

Womens Circle of Excellence Awards & Conference
Date: October 14th, 2005
Time: 1130am

CHAMBER NEWS

FEATURED MEMBER

THOMAS DE BISHOP & ASSOCIATES
 attorneys at law


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Let us contact you:

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Weston Area Chamber of Commerce



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NETWORK

- America Chamber
- Clark County Chamber
- Chamber Bidding
- Chamber Shopping
- USAJobNetwork
- AmericaJobNetwork
- FloridaJobNetwork

MEMBERSHIP

The Chamber That Means Business®
will hold our next event on Wednesday, October 19, 2005

Monthly Networking Meeting at **5:30 pm to 8:30 pm**
Sponsored and held at: **BONAVENTURE RESORT & GOLDEN DOOR S**
Location: 250 Racquet Club Road
Weston, FL

Click here to visit the BONAVENTURE RESORT & SPA website

MEMBERS: FREE, NON-MEMBERS: \$15 R.S.V.P.
CALL: Jack Miller, 954.389.0600
Email: jack@westonchamber.com
Send or bring your door prizes to the meeting!



United We Stand

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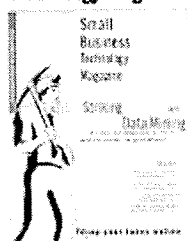
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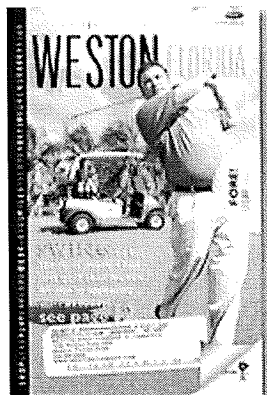


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**The Weston Area Chamber of Commerce
Presents For 2005/2006**

Weston City Guide© and Chamber Membership Directory
Click here to read a welcome message from the Florida Gove
City of Weston Mayor, and Chamber President

Join

Weston Area Chamber of Commerce

The Chamber that means **BUSINESS!**



Membership Directory

Use the selection boxes below to locate your Business Service provider today!

Alphabetical Listing

Starting with:

Categorical Listing

— Select a category —



Search for:*

* - Lists all entries having the specified keyword or phrase located anywhere in an entry.

New Member Listing

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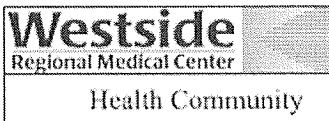
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MEMBERSHIP

Business Services

Our Business Services are second to none. Whether you need Business to Business or Business to Consumer tools or services, we've got an online solution for you.

Merchant Accounts

An easy application and setup process for Internet enabled merchant accounts and credit card processing gateways. Members can apply on line to accept major credit cards (i.e. VISA, MASTERCARD, etc.) as well as electronic payments at extremely competitive rates. To start the setup process, review the "GETTING STARTED" checklist.

Domain Registration/Transfers

We offer some of the lowest available rates available for your domain needs. As low as \$7.95 per year (Click for more info).

Web Site Design

Whether you currently have a web site that needs a face lift or it's your very first online attempt you have access to professional and experienced designers that can tailor a Web site to your specific needs.

Hosting

High performance servers and technical support ensure your site is always available. We offer variety of plans to choose from. (Click here...)

Advertising

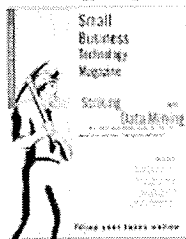
Enhanced directory listing with a banner for even greater exposure in the AmericaChamber.co site. We also offer sponsorship opportunities via email to members. Preparation to print and distribute a directory of members has begun. A great reference source that members can use anywhere they travel. (Click to learn more)

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that means
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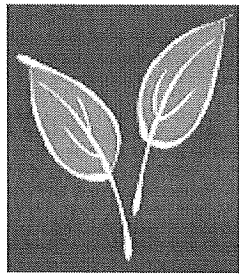


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Greater Plantation Chamber of Commerce



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General Hospital
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8201 W. Broward Blvd., Plantation
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Welcome to our web site!

Bask in a warm welcome that can only be found in Plantation the "Dream" city. Plantation is located in the heart of Broward County. This gracious South Florida City has long been known for its hospitality, which encourages newcomers to feel immediately at home. Residents and corporate citizens value Plantation's unique character. Its energy and promise for the future is unparalleled in South Florida.

As you browse through our website you'll discover that the Greater Plantation Chamber of Commerce is more than a sum of its parts. **Welcome!**

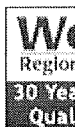


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News

- [Action Report - Greater Plantation Newsletter, October 2005](#)
- [2006 Business and Information Guide](#) – Reserve your space now!
- [Plantation Chamber](#) Is Now Placing Orders for [Sponsorships](#) On The Web Site



Events

- October 4
Tuesday
Leads Group
At the Chamber office
7401 NW 4th Street, Plantation
7:30 a.m.
www.plantationleadsgroup.org
- October 6
Thursday
Ambassadors Committee
At the Chamber office
7401 NW 4th Street, Plantation
8:00 a.m.
- October 7
Education Committee

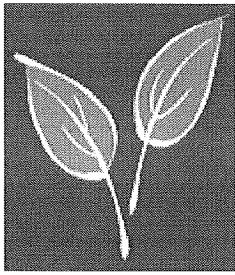


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- Friday At the Chamber office
7401 NW 4th Street, Plantation
8:00 a.m.
- October 12 **Membership Breakfast**
Wednesday Jacaranda Country Club
9200 W. Broward Blvd., Plantation
Sponsor: **FPL**
7:30 a.m.
\$10.00 members, \$15.00 guests
- October 18 **Leads Group**
Tuesday At the Chamber office
7401 NW 4th Street, Plantation
7:30 a.m.
www.plantationleadsgroup.org
- October 20 **Golf Tournament**
Thursday Jacaranda Country Club
9200 W. Broward Blvd., Plantation
11:30a.m. Registration followed by lunch at 1p.m.
Call the Chamber for more information at (954) 587-1410
- October 21 **Networking Morning**
Friday **Stratis**
600 North Pine Island Road, #450, Plantation
7:30 a.m.
Remember to bring your business cards.
Free to everyone!
- November 1 **Leads Group**
Tuesday At the Chamber office
7401 NW 4th Street, Plantation
7:30 a.m.
www.plantationleadsgroup.org
- November 3 **Ambassadors Committee**
Thursday At the Chamber office
7401 NW 4th Street, Plantation
8:00 a.m.
- November 4 **Education Committee**
Friday At the Chamber office
7401 NW 4th Street, Plantation
8:00 a.m.
- November 18 **Networking Morning**
Friday **Quik Drop**
6931 West Broward Blvd, Plantation
7:30 a.m.
Remember to bring your business cards.
Free to everyone!
- November 9 **Membership Breakfast**
Wednesday Jacaranda Country Club
9200 W. Broward Blvd., Plantation
Sponsor: **Regions Bank**
7:30 a.m.
\$10.00 members, \$15.00 guests

November 15 **Leads Group**
Tuesday At the Chamber office
7401 NW 4th Street, Plantation
7:30 a.m.
www.plantationleadsgroup.org



Oct 7
81°F

Greater Plantation Chamber of Commerce



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About Us...

Our Mission: The Greater Plantation Chamber of Commerce serves as a catalyst for the economic success of its members and the dynamic City of Plantation - providing opportunities for growth, leadership, community partnership and a voice for the business community.

The Greater Plantation Chamber of Commerce is a voluntary organization of the business community. The Chamber is not a civic club, charitable organization, or a department of city government. The Chamber is a private, non-profit tax paying organization. It unites hundreds of businesses and professional firms, thus creating a unique central agency working to improve business and build a better community. Over 80 percent of the membership is composed of small businesses interested in prospering and creating a healthy environment to conduct business.

But most importantly, the Chamber is people. People just like you. People who realize that through the Chamber they can accomplish collectively what no one of them can do individually. The strength of the Chamber lies in attracting the greatest number of members, creating a pool of resources from which can be drawn ideas, energy and finances.

Our purpose is to broaden and strengthen the local economy through orderly growth and development. We strive to improve the quality of life in the area by developing a positive attitude toward business and the free enterprise system and promoting cooperation among governments, organizations and special interest groups in all of Broward County.

We invite and challenge you to join with us in developing our community. Let's work together to make it the best it can be! [Membership](#) in our Chamber is a blue chip investment in the future of a "Blue Chip Community," and one that's sure to grow and pay dividends many times over your [initial investment](#).

The Greater Plantation Chamber of Commerce has proven itself to be the single most effective volunteer, non-profit organization committed to helping solve today's complex business and community challenges. You, as a business or professional person, have a stake in this area, and you can best safeguard your interests by working with others through the Chamber. The Chamber promotes an environment that can maximize your business potential and profitability.

At the Chamber, we don't just talk about the future... we shape it, and we believe you want to help shape Plantation's future also! That's why we need you and you need us. Together we can blend our talents to insure a better

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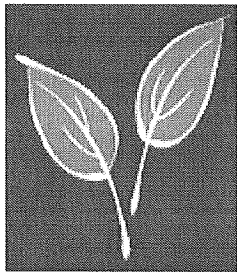
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Web Site Development & Training

community for all of us.

A professional staff and a host of members will work with you see your community dreams turn into reality. Separate Chamber activity areas and divisions will assist you as your business, industry or practice tackles today's problems and grasps tomorrow's opportunities. **GET EVERYONE INVOLVED!** When your business is a member, everyone in your organization who contributes to the success of your business also belongs to the Chamber. Encourage staff involvement in all Chamber activities including attending the Breakfast and Business After Business affairs and all special events. When your invitation arrives for your introduction at the Breakfast and new member orientation, bring a member of your staff with you so the whole team benefits from your Chamber involvement.



Oct 7
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Greater Plantation Chamber of Commerce



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- **Population:** 84,604 (as of March 2004, according to University of Florida Bureau of Economic and Business Research)
- **Area:** 22.8 square miles
- **County:** Broward
- **Government:** Strong Mayor and five elected Council Members
- **Location:** 10 miles west of Fort Lauderdale, Florida; 20 miles north of Miami/Dade County; 15 minutes from Fort Lauderdale/Hollywood International Airport
- **Housing:** Single and multi-family dwellings; home costs range from \$70,000 to over \$1 million
- **Industry:** Retail, office, light industrial and general business
- **Libraries:** Helen B. Hoffman Plantation Library (City), West Regional Library (Broward County)
- **Medical Services:** Two general hospitals, four nursing homes, various clinics, rehab services and professional offices
- **Parks and Recreation:** 37 parks (414 acres) and playgrounds; extensive recreation programs for all ages, including tennis, swimming, golf, baseball, football, soccer, track and jogging
- **Protection:** City Police Department, Volunteer Fire Department and Emergency Medical Services
- **Schools:** 6 public elementary, 2 public middle, 2 public high schools & 18 private schools (N-12)
- **Transportation:** County and community bus service, close proximity to major highways; international airport, Amtrak train, Tri-Rail commuter service, and a major deep-water port for passengers and freight, including a Foreign Trade Zone within County limits

- **Median Household Income:** Plantation: \$53,700
- **Broward County:** \$41,700
- **Median Age:** Plantation: 37.9
- **Broward County:** 37.8

Fort Lauderdale Marine Directory

[Home](#)[Directory](#)[Nautical](#)[News](#)[Gallery](#)

MARINA MILE 84 ASSOCIATION

Contact Phone 954-494-1900 Fax 954-524-1220

Contact Person Margaret Croxton

Address c/o Margaret Croxton Enterprises, 1315 South Miami Road, Fort Lauderdale, FL 33316

Category List [Associations and Organizations](#)

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Marina Mile Association

The Marina Mile Association exists to promote the economic development in the Marina Mile corridor on and near State Road 84. Meetings are held once each month. If you are interested in membership information and economic development in the Marina Mile District, call Executive Director Margaret Croxton at 954-494-1900.

MISSION STATEMENT OF THE MARINA MILE 84 ASSOCIATION

THE MARINA MILE 84 ASSOCIATION IS A NON-PROFIT ORGANIZATION COMMITTED TO SERVING AND ENHANCING THE MARINE RELATED BUSINESSES ALONG THE STATE ROAD 84 CORRIDOR AND NEW RIVER AREA.

OUR MUTUAL GOAL IS TO PROVIDE AN ENVIRONMENT THAT WILL ALLOW US TO OFFER A COMPLETE RANGE OF MARINE SERVICES IN A CENTRALIZED LOCATION FOR BOATERS AND YACHTERS.

MARINA MILE 84 IS IN A UNIQUE CENTRALIZED LOCATION AT THE TERMINUS OF THREE MAJOR HIGHWAYS AND ADJACENT TO THE FT. LAUDERDALE INTERNATIONAL AIRPORT, PORT EVERGLADES AND THE NEW RIVER. THE

ASSOCIATION WILL CONTINUE TO ENLIST THE SUPPORT OF OUR FOUR LOCAL GOVERNMENTS AND THE COUNTY AS WELL AS SERVICE ORGANIZATIONS TO PRESERVE OUR PARK-LIKE RIVER ENVIRONMENT AND ASSIST THE MEMBERSHIP TO PLAN FOR FUTURE ENVIRONMENTALLY SOUND GROWTH OF THE AREA.

OUR MEMBERS ARE COMMITTED TO PROVIDING THE BEST QUALITY SERVICES AT EFFICIENT COST ON A TIMELY BASIS AND WILL MAINTAIN THE HIGHEST ETHICAL STANDARDS IN ORDER TO ENHANCE THE REPUTATION OF THE AREA FOR THE BENEFIT OF OUR CLIENTS AND OUR MEMBERSHIP.

MARINA MILE 84 ASSOCIATION WELCOMES BOATERS

Welcome to the beautiful waters of South Florida. You have truly selected one of the most exciting places to vacation both by land and sea. Our exquisite natural and artificial reef system and inviting ocean provide spectacular beauty and bountiful sport. Recognized world-wide as the "Venice of America," our network of Intracoastal Waterway and canals connects you to the finest in dining, cultural entertainment, and marine service facilities in the world.

Whether you have plans to dock at a local marina, shop for a new or used vessel, outfit your craft, or need repairs, you will find all your needs catered to along South Florida's Marina Mile 84. Designated by the state as the "MARINA MILE", this unique one-stop-shop marine district is home to over 30 top-rated marine and marine-related facilities. We are supported by our participating cities: Dania, Davie, and Fort Lauderdale.

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- Mike Simmons - Port Consolidated
- Sarah Stewart - Yacht Haven Park & Marina
- Jay Verkey - Lauderdale Speedometer/Compass
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- Billfish Marina
- BlueWater Chairs
- Bradford Marine, Inc.
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- Broward Marine
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- Ramada Inn
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- Roscioli Yachting Center
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- SAILORMAN
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- Skip Field Yacht Sales
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- The Triton
- Town of Davie
- Water of the World Magazine
- Westport Yacht Sales
- Yacht Haven Park & Marina



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Fort Lauderdale, Florida: Thursday, October 6, 2005 11:09 am EST

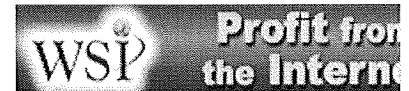
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Ad Details

Marine Parts Distribution-4784

Ft Lauderdale, Florida

Financials (glossary of terms)

- Asking:** \$100,000
- Gross:** \$700,000
- Cash Flow:** \$72,000
- FF&E:** \$5000 (included in the asking price)
- Inventory:** \$10,000 (included in the asking price)
- Real Estate:** \$0 (not included in the asking price)

Business Summary

DEALER for OSCO, SEA MAXX, PCM, VORTEC, CRUSADER, BARR & more, w/ customer list of 13,000+ in supplying MARINE ENGINES, PARTS & EQUIPMENT, plus reconditions transmissions & carburetors. Supplies parts to ships worldwide. Most customers come through internet site & by word of mouth, with 65% out-of-state & 15% foreign. Unique position in marine industry. Maintains limited inventory since 3 Dealers are close by. Well established reputable biz waiting for new Owner to lift it to a higher level. The basics are there. Please refer to listing #164-4784 and ask for broker #38 when inquiring.

General Information

- Year Established:** 1984
- Employees:** 1
- Facilities:** 3000 sqft in a warehouse. Established rent \$1600/ expiring 6/30/2012 with available terms.

Market Outlook

- Competition:** Unknown
- Growth/Expansion:** Unlimited

About the Sale

- Financing:** \$35K @7% for 24 mos.
- Support/Training:** Owner will train for 2 weeks at no cost.
- Reason Selling:** Retirement

Contact the broker about this business >



Ad # 186250

Type: Established business
Services - Marine Repair, Parts and

Business listed by

Victor Vaccaro
Transworld Business Brokers, LLC
Phone: 754-224-3117
Visit their web page

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Ad Details

Successful Marine Repair

Fort Lauderdale, Florida

Financials (glossary of terms)

- Asking:** \$150,000
- Gross:** \$307,236
- Cash Flow:** \$105,497
- FF&E:** \$2,300 (included in the asking price)
- Inventory:** \$15,000 (included in the asking price)

Business Summary

Successful marine repair and service business. Specializes in generators, refrigeration and air conditioning although can repair pretty much anything. Has many repeat customers and a following of boat captains. Buyer needs to be technically capable and hard working and seller will train in specialty areas. Seller will do some financing for the right buyer. Solid business with good cash flow. 2005 part year is for 1st quarter. Please refer to listing #164-3613 and ask for broker #24 when inquiring

General Information

- Year Established:** 1994
- Employees:** 4
- Facilities:** 600 sq ft warehouse, rent expense \$650/month. Lease expires 01/01/2001.

Market Outlook

- Competition:** Unknown
- Growth/Expansion:** Unlimited

About the Sale

- Financing:** \$65K @7% 36 pmts
- Support/Training:** Seller will train for 6 weeks at no cost.
- Reason Selling:** retiring

Ad # 113890

Type: Established business
Services - Marine Repair, Parts and

Business listed by

Successful Marine Repair
Transworld Business Brokers, LLC
Phone: 954-772-1122
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Ad Details

Experts' marine canvas and more

Fort Lauderdale, Florida

Financials (glossary of terms)

- Asking: \$230,000
- Gross: \$300,976
- Cash Flow: \$153,797
- FF&E: \$10,000 (included in the asking price)
- Inventory: \$16,500 (included in the asking price)

Ad # 179243

Type: Established business
Services - Marine Repair, Parts and

Web Site

This business for sale has a web site
www.expertsmarinecanvas.com

Business Summary

A good source of income. a business running for years with a lot of happy customers with money to spend. expenses are under control making the business easy to handle. lot of possibilities to grow in a market that is bigger every year in the fort lauderdale area where the business is located at only 2 miles from where the customers are looking for your skills and services. don't lose this real opportunity.

Business listed by

Juan Oscar Sanchez
US Coven Realty Inc
Phone: 954-620-0112

General Information

- Year Established: 1999
- Employees: 3
- Facilities: This company established for years in this place have continuous work provided by marine max and give the warranty on the new boats they sell. business easy to manage. located in the right place for the work they do. lot of possibilities to grow.

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Market Outlook

- Competition: This is a very specialty business. the customers are boat owners, with money to spend and looking for comfort and reability in their fishing or traveling boats.
- Growth/Expansion: You can add as many things you want in the actual location and create a major market for the services this business provide.

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About the Sale

- Financing: Seller will finance \$90000.00 for 2 years at 8%
- Support/Training: Owner will give training and will introduce to the accounts they manage.
- Reason Selling: Owner Moving Out Of Florida



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Ad Details

Manufacturer - Marine Products

South East Florida, Florida

Financials (glossary of terms)

- Asking: \$870,000
- Gross: \$425,000
- Cash Flow: \$200,000
- FF&E: \$50,000 (included in the asking price)
- Inventory: \$125,000 (included in the asking price)

Business Summary

Manufacturer of a "high tech " proprietary marine product for installations on yachts (the 40' to 100'foot class). Product has been installed on over 300 yachts built by major yacht manufacturers. Company is also the sole service provider for their products. Seller will consult to buyer to assure transfer of technical knowledge and contacts and pending contracts.

General Information

- Year Established: 1976
- Employees: 2
- Facilities: Presently operating out of 3000 sqft. facility owned by seller. Buyer has the option to negotiate a lease, move to another facility or utilize his own space.

Market Outlook

- Competition: There are only 2 other similar companies in the US. This business needs a motivated and aggressive new owner with a technical background and maybe a knowledge of the boating industry. Technology ready for a major upgrade of product.
- Growth/Expansion: New owner needs to increase marketing and create good relationships with major boat manufacturers.

About the Sale

- Support/Training: To be negotiated.
- Reason Selling: Retirement - need to manage his real estate holdings

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Ad # 144913

Type: Established business
Mfg. - Miscellaneous Manufacturing Services - Marine Repair, Parts and

Business listed by

Peter Gebauer
Business Specialists
Phone: 561-744-9319
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Ad Details

Mobil Gas Station

Southeast Fla, Florida

Financials (glossary of terms)

- Asking: \$80,000
- Gross: Not Disclosed
- Cash Flow: Not Disclosed
- FF&E: \$15,000 (included in the asking price)
- Inventory: tbd (not included in the asking price)

Business Summary

24 hour station pumping 120,000 gals per mo @ .02. Inside sales averages 37,000. Good Rent. 800 commission from carwash.

General Information

Facilities: Major Brand Gas Station with all the features in prominent location. Easy access to facilities.

About the Sale

- Support/Training: Two weeks
- Reason Selling: Moving

Ad # 187357

- Type: Established business
- Retail - Gasoline Service Stations
- Retail - Convenience Stores

Business listed by

Liz
Exit Realty-The Destinations Group
Phone: (561)512-4884
Visit their web page

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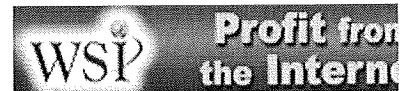
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Ad Details

Shell Gas Station

Southeast Fl, Florida

Financials (glossary of terms)

- Asking: \$215,000
- Gross: Not Disclosed
- Cash Flow: Not Disclosed
- FF&E: \$35,000 (included in the asking price)
- Inventory: tbd (not included in the asking price)

Business Summary

Good location on major highway. Blimpie Franchise. Gas sales around 52,000 per mo. Store sales at 60,000 per mo. Good lease.

General Information

Facilities: Blimpie Franchise

About the Sale

- Support/Training: Two weeks at no cost
- Reason Selling: other interests

Ad # 187356

Type: Established business
Retail - Convenience Stores
Retail - Gasoline Service Stations

Business listed by

Liz
Exit Realty-The Destinations Group
Phone: (561)512-4884
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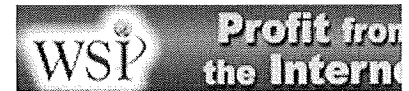
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Amerika Gas Station Davie, Florida

Financials (glossary of terms)

Asking: \$320,000
Gross: Not Disclosed
Cash Flow: Not Disclosed

Business Summary

Gas station on busy thriving 441 and Griffen. Store with bakery entry and carwash. Booming location upside potential. Six pumps. Ideal location due to heavy traffic and corner location. Store include bakery and also include carwash (currently not being used). Dear Realtors: To obtain more information on this or any of our other 250 commercial listings, especially an address, you must visit our website: www.capitalcomgroup.com, click on the CO-BROKE AGREEMENT button, and complete the request form. Also, please feel free to browse through our listings. Brochure# 20081

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Ad # 158774

Type: Established business
 Retail - Gasoline Service Stations

Business listed by

Jeniffer Abdool, P.A.
 Capital Commercial Real Estate Gr
 Phone: 954-455-3366

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Ad Details

Shell Gas Station C-Store/Carwash Real Estate Avail.

Shell Gas Station C-Store/Carwash Real Estate Avail.

Broward County, Florida

Financials (glossary of terms)

- Asking:** \$400,000
- Gross:** \$3,072,000
- Cash Flow:** \$129,360
- FF&E:** \$45,000 (included in the asking price)
- Inventory:** \$35,000 (not included in the asking price)
- Real Estate:** \$1,300,000 (not included in the asking price)

Business Summary

This is a public listing for a turnkey business operation. This Shell-branded Gas Station/C-Store/Carwash is being offered for sale directly by the owner (Enterprise Holdings, LLC). There is no official training school from Shell required, nor is there any sort of franchise fee/brokers fee. Located on a major highway in beautiful South East Florida (Broward County), this station pumps approximately 80,000 gallons a month. Gas is purchased independently from a Shell wholesaler (NOT Motiva/Shell) at \$0.15 profit per gallon! The underground gas tanks are completely up to requirements and are fiberglass double-walled with Advanced Vapor Recovery technology. Since the property is owned by a separate third-party (NOT Motiva/Shell), this assures you that you retain complete control over all aspects of YOUR business. It also puts maximum profit into YOUR pocket, not the landlords or Shell. The station features a fully stocked 1300 Sq. Ft. C-Store with various well known food service programs as well as phone cards, lotto, ATM, etc. If you would rather purchase this business with the property the total is \$1.7M. The asking price for the property is \$1.3M, while the asking price for the business is \$400K. You can purchase the business with the lease for only \$400K, or you can purchase the real estate as well for only \$1.7M total. Both the price of the business and the price of the real estate is negotiable. For more information about the property sale please contact us.

General Information

- Year Established:** 1982
- Employees:** 2
- Facilities:** This Shell-branded Gas Station/C-Store/Carwash features a fully stocked 1300 sqft C-Store, a fully automatic touchless carwash system, 4 parking spots, 8 pumps and has room for expansion. The lease on this property is \$7,200 per month, and is good until 2018! That's right, a 13-year lease is included with the property, which is owned by a separate third-party (NOT Motiva/Shell)

Market Outlook

Competition: With continued aggressive marketing tactics the market potential

Ad # 185750

Type: Established business
Retail - Gasoline Service Stations
Retail - Convenience Stores

Attachments

View photo of business

Web Site

This business for sale has a web site
www.enterpriseholdingsllc.com

Business listed by

Basit Shehram
Phone: 561-452-2828

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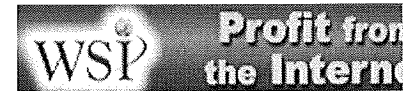
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Shell Gas Station

Fort Lauderdale, Florida

Financials (glossary of terms)

Asking: \$429,900
Gross: \$6,143,695
Cash Flow: \$192,003
FF&E: \$10,000 (included in the asking price)

Business Summary

Very busy Shell gas station. Monthly gas 197,000 gals @ \$.072, C-Store \$45,000, Lotto \$69,000, Misc. income \$4,900. Buyer must be financially pre-qualified. This is a busy station and the numbers below are real and represent the operation from July, 2004 through March, 2005. Please refer to listing #164-4134 and ask for broker #24 when inquiring.

General Information

Year Established: 1987
Employees: 3
Facilities: Free standing bldg, rent expense \$8263/month. Lease expires 05/31/2005 with 3 yrs options.

Market Outlook

Competition: Unknown
Growth/Expansion: Unlimited

About the Sale

Support/Training: Seller will train for 2 weeks at no cost.
Reason Selling: Been in business for 17 yrs

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Ad # 143649

Type: Established business
 Retail - Gasoline Service Stations

Business listed by

Joel Bowie
 Transworld Business Brokers, LLC
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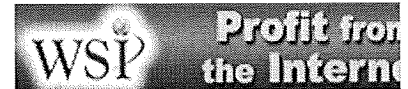
The information in this listing has been provided by the broker stated above. BizBuySell has no stake in the sale of the business and has not independently verified the information.

Warehouse —

Rentals



in alliance with The Old Place Company



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- SELL YOUR BIZ
- FIND A FRANCHISE
- PRICE A BIZ
- FIND A BROKER

- biz search
- listings by email
- buyer's bulletin board
- buyer's workbook
- buyer resources

Home > Established Business Search > Search Results > Ad Details

Ad Details

24,000 s/f Hollywood Prime Area Warehouse for Lease

Hollywood, Florida

Financials

- Lease Rate per Square Foot: 13
- Lease Terms Available: \$13 - \$18 NNN per square foot

Ad # 168617

Real Estate for Lease

About this Property

- Property Type: Warehouse
- Status: Established

Property listed by

Jeniffer Abdool, P.A.
Capital Commercial Real Estate Gr
Phone: (954) 455-3366

Property Summary

Completely renovated building in prime location. Excellent for office and storage use, electronics, medical, insurance & corporate headquarters. Lease includes 2 large combined warehouse sections with 3 dock level doors, 24' foot ceiling, 14 + offices, reception area, cubicle area, four restrooms, large kitchen and state of the art computer & alarm control room on 2nd floor. All warehouse/storage/office area are centrally air conditioned. Outside double secured doors. Hurricane shutters and also a fenced in loading and parking area in the back. Building is fully prepped for camera surveillance, computer and alarm connections. Minutes from hotels and I-95, close to Fort Lauderdale/Hollywood & Miami airports. Dear Realtors: To obtain more information on this or any of our other 250 commercial listings, especially an address, you must visit our website: www.capitalcomgroup.com, click on the CO-BROKE AGREEMENT button, and complete the request form. Also, please feel free to browse through our listings. (Brochure# 20130)

Ad tools

- printer-friendly version
- email ad to a friend

Interested in this property?

To inquire about this property, click button below

[REPLY TO THIS AD](#)

General Information

- Year of Construction: 1956
- Minimum Available Space Available (square feet): 65,537
- Maximum Available Space (square feet): 27,436

Disclaimer

The information in this listing has been provided by the broker stated above. BizBuySell has no stake in the sale of this property and has not independently verified any of such information and no responsibility for its accuracy or completeness. Read the [disclaimer](#) responding to any ad.

Contact the broker about this property >

[REPLY TO THIS AD](#)

recommended resources

how to buy a good business at a great price

Learn how to find & buy the right business. Expert tips, strategies & techniques for the entire buying process. More info

[Back to Search Results](#)

Retail –

Rentals

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



4101 RAVENSWOOD RD # 226, UN# 226, DANIA

ML#: F624815	#Units:	Style: Commercial Lease	List Price: \$16
Acres:	SF: 80000	Type: Lease	Status: Active/Available
Year: 1988	Building: Office Space	Pend Date:	
Parking: 12	Zoning: OFFICE	Close Date:	
Location: City Location	Wfrnt:N	Sale Price:	

3,200 SF OFFICE AT AIRPORT COMMERCE PARK. Several offices on glass, kitchen, conference room, mail/file room, open work area. Available July 1, 2005. Rent is \$16 psf + electric and janitorial. Easy access to I-95, State Road 84, Airport, DowntownFort Lauderdale. Call Listing Agent for Appointment.

Courtesy Of: THE FITZGERALD GROUP



4101 RAVENSWOOD RD # 121, UN# 121, DANIA

ML#: F661030	#Units:	Style: Commercial Office	List Price: \$16
Acres:	SF: 80000	Type: Commercial	Status: Active/Available
Year: 1988	Building: Office Space	Pend Date:	
Parking: 9	Zoning: OFFICE	Close Date:	
Location: Near Airport	Wfrnt:N	Sale Price:	

220 SF OFFICE AVAILABLE IN THE AIRPORT COMMERCE PARK. CLOSE TO AIRPORT, I-95, STATE ROAD 84, I-595, & THE FLORIDA TURNPIKE. 4 OFFICES, CONFERENCE ROOM, LARGE OPEN AREA, KITCHEN AREA AND RESTROOM IN SUITE. AVAILABLE SEPTEMBER 1ST. RENT IS \$16 PSF + ELECTRIC AND JANITORIAL SERVICE. MINIMUM LEASE TERM IS 3 YEARS.

Courtesy Of: THE FITZGERALD GROUP



4101 RAVENSWOOD RD # 307, UN# 307, DANIA

ML#: F661035	#Units:	Style: Commercial Office	List Price: \$16
Acres:	SF: 80000	Type: Commercial	Status: Active/Available
Year: 1988	Building: Office Space	Pend Date:	
Parking: 5	Zoning: OFFICE	Close Date:	
Location: Near Airport	Wfrnt:N	Sale Price:	

1,250 SF OFFICE AVAILABLE IMMEDIATELY AT AIRPORT COMMERCE PARK. SUITE HAS LARGE OPEN WORK AREA, 2 LARGE OFFICES AND RESTROOM. RENT IS \$16 PSF + ELECTRIC AND JANITORIAL. MINIMUM LEASE TERM IS 3 YEARS. EASY ACCESS TO I-95, I-595, STATE ROAD 84, AND THEFORT LAUDERDALE INTERNATIONAL AIRPORT.

Courtesy Of: THE FITZGERALD GROUP

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



4101 RAVENSWOOD RD # 405, UN# 405, DANIA

ML#: F661041	#Units:	Style: Commercial Office	List Price: \$16
Acres:	SF: 80000	Type: Commercial	Status: Active/Available
Year: 1988	Building: Office Space	Pend Date:	Close Date:
Parking: 14	Zoning: OFFICE	Sale Price:	
Location: Near Airport	Wfrnt:N		

3,526 SF OFFICE AVAILABLE SEPTEMBER 1 AT AIRPORT COMMERCE PARK. LARGE OPEN SHOWROOM IN FRONT, 8 OFFICES, CONFERENCE ROOM, KITCHEN, WORK AREA, 2 RESTROOMS. RENT IS \$16 PSF + ELECTRIC AND JANITORIAL. MINIMUM LEASE TERM IS 3 YEARS. EASY ACCESS TO I-95, I-595, STATE ROAD 84, FORT LAUDERDALE INTERNATIONAL AIRPORT.

Courtesy Of: THE FITZGERALD GROUP



4101 RAVENSWOOD RD # 109, UN# 109, DANIA

ML#: F661033	#Units:	Style: Commercial Office	List Price: \$17
Acres:	SF: 80000	Type: Commercial	Status: Active/Available
Year: 1988	Building: Office Space	Pend Date:	Close Date:
Parking: 3	Zoning: OFFICE	Sale Price:	
Location: Near Airport	Wfrnt:N		

700 SF OFFICE AVAILABLE AT AIRPORT COMMERCE PARK. LARGE OPEN AREA WITH 4 BUILT-IN BOOK SHELVES, PRIVATE OFFICE, FILE/COPY ROOM AND RESTROOM. AVAILABLE IMMEDIATELY. RENT IS \$17 PSF + ELECTRIC AND JANITORIAL. MINIMUM LEASE TERM IS 3 YEARS. SUITEFRONTS RAVENSWOOD ROAD. EASY ACCESS TO I-95, I-595, SR 84, AND THE FORT LAUDERDALE INTERNATIONAL AIRPORT.

Courtesy Of: THE FITZGERALD GROUP



4491 S STATE ROAD & (441)

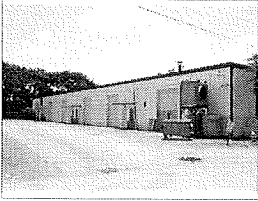
ML#: F606645	#Units:	Style: Commercial Office	List Price: \$20
Acres:	SF: 40000	Type:	Status: Active/Available
Year: 1989	Building: Office Space	Pend Date:	Close Date:
Parking: 200	Zoning: BUS	Sale Price:	
Location:	Wfrnt:		

FLEXIBALE LEASE RATES FOR LONG TERM TENANTS. ***BONUS ROLEX TO FIRST LEASE CONTRACT BEFORE 4/15/05, DEAL MUST CLOSE***. BUILD TO SUIT FOR CREDIT TENANT UP TO 20,000 SF+. DO NOT GO TO PROPERTY UNESCORTED BY AGENT, DO NOT DISTURB ANY TENANTS AT THE PROPERTY.

Courtesy Of: JOVAL REALTY INC

Commercial Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or Call My Office: 305-270-8980



1400 NW 65TH AVENUE # 1400-G, UN# 1400-G

ML#: F645406	#Units:	Style: Mixed Use	List Price: \$1,800
Acres:	SF: 2000	Type:	Status: Active/Available
Year: 1965	Building: Office/Warehouse Combination	Pend Date:	Close Date:
Parking: 2	Zoning: B-5P	Sale Price:	
Location:	Wfrnt:		

Courtesy Of: THE NEWMAN GROUP, LLC

No Photo Available

5220 S UNIVERSITY DRIVE # C-209, UN# C-209

ML#: D1068838	#Units:	Style: Commercial Office	List Price: \$1,947
Acres:	SF: 754	Type:	Status: Active/Available
Year: 2005	Building: Office Space	Pend Date:	Close Date:
Parking: 5	Zoning: COMM	Sale Price:	
Location:	Wfrnt:		

Courtesy Of: Ocean View Int'l Realty, Inc.

No Photo Available

5220 S UNIVERSITY DRIVE # C-210, UN# C-210

ML#: D1068839	#Units:	Style: Commercial Office	List Price: \$1,947
Acres:	SF: 754	Type:	Status: Active/Available
Year: 2005	Building: Office Space	Pend Date:	Close Date:
Parking: 5	Zoning: COMM	Sale Price:	
Location:	Wfrnt:		

Courtesy Of: Ocean View Int'l Realty, Inc.

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



4700 SW 51ST STREET # 219, UN# 219, DAVIE

ML#: F645463	#Units:	Style: Mixed Use	List Price: \$2,350
Aceres:	SF: 2350	Type:	Status: Active/Available
Year: 1986	Building: Office/Warehouse Combination	Pend Date:	
Parking: 2	Zoning: M-3	Close Date:	
Location:	Wfrnt:	Sale Price:	

Courtesy Of: THE NEWMAN GROUP, LLC



1600 NW 34TH TERRACE # 1612, UN# 1612, LAUDHILL

ML#: F645461	#Units:	Style: Mixed Use	List Price: \$3,200
Aceres:	SF: 5403	Type:	Status: Active/Available
Year: 1986	Building: Office/Warehouse Combination	Pend Date:	
Parking: 2	Zoning: I-1	Close Date:	
Location:	Wfrnt:	Sale Price:	

Courtesy Of: THE NEWMAN GROUP, LLC



5369 HIATUS ROAD # 5369, UN# 5369

ML#: F645397	#Units:	Style: Commercial Office	List Price: \$4,410
Aceres:	SF: 4410	Type:	Status: Active/Available
Year: 1982	Building: Office Space	Pend Date:	
Parking: 2	Zoning: I1	Close Date:	
Location:	Wfrnt:	Sale Price:	

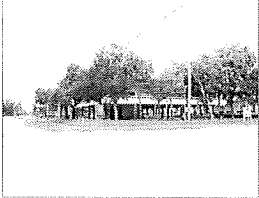
Courtesy Of: THE NEWMAN GROUP, LLC

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



5701 NW 88TH AV # 300, UN# 300, TAMARAC

ML#: F645371	#Units:	Style: Commercial Office	List Price: \$6,558 *R
Aceres:	SF: 4629	Type: Commercial	Status: Active/Available
Year: 1985	Building: Office Space	Pend Date:	
Parking: 4	Zoning: B6	Close Date:	
Location:	Wfrnt:	Sale Price:	

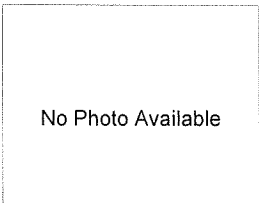
Courtesy Of: THE NEWMAN GROUP, LLC



5701 PINE ISLAND # 300, UN# 300, TAMARAC

ML#: F645467	#Units:	Style: Commercial Office	List Price: \$6,558
Aceres:	SF: 4629	Type:	Status: Active/Available
Year: 1985	Building: Office Space	Pend Date:	
Parking: 2	Zoning: B-6	Close Date:	
Location:	Wfrnt:	Sale Price:	

Courtesy Of: THE NEWMAN GROUP, LLC



3100 SW 46 ST A/K/A BURRIS R, DAVIE

ML#: H788375	#Units:	Style: Industrial	List Price: \$15,000
Aceres:	SF: 95800	Type: Industrial	Status: Active/Available
Year: 1972	Building: Industrial	Pend Date:	
Parking: 1	Zoning: COMM/IND	Close Date:	
Location: Other Location	Wfrnt:	Sale Price:	

LEASE THIS EXCEPTIONAL LOCATION WITH US441 (SR7) & I595 RAMP EXPOSURE!!! APPROX. 2.2 ACRES WITH APPROX. 5000 SQFT BLDG. ACCSS THROUGH BURRIS ROAD . PROPERTY SUBJECT TO RE-PLATTING.

Courtesy Of: Coral Shores Realty

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



6959 STERLING ROAD, DAVIE

ML#: H787804	#Units:	Style: Commercial Retail	List Price: \$40,000
Aceres:	SF: 800	Type:	Status: Active/Available
Year: 2003	Building: Strip Store	Pend Date:	
Parking: 1	Zoning: COMM	Close Date:	
Location:	Wfrnt:	Sale Price:	

Courtesy Of: Re/Max Partners 1



3000 RAVENWOOD RD # A-6, UN# A-6, DANIA

ML#: F671546	#Units:	Style: Industrial	List Price: \$247,000
Aceres:	SF: 1305	Type: Industrial	Status: Active/Available
Year: 2005	Building: Condominium	Pend Date:	
Parking: 2	Zoning: MISC	Close Date:	
Location: Near Airport	Wfrnt: N	Sale Price:	

New Warehouse Condo located in small warehouse complex on Ravenswood Road. Close to Airport, Downtown Fort Lauderdale and Port Everglades. Easy access to 95, State Road 84 and I-95. Warehouse just completed in July 2005. Restroom in rear of bay. 24' clear ceilings.

Courtesy Of: THE FITZGERALD GROUP



4050 SW 61ST AV

ML#: F619322	#Units: 6	Style: Income Non-Waterfront	List Price: \$750,000
Aceres:	SF: 4076	Type:	Status: Active/Available
Year: 1977	Building: Apartments	Pend Date:	
Parking: 6	Zoning: MULTI	Close Date:	
Location:	Wfrnt: Y, Lake Front	Sale Price:	

SIX UNIT BUILDING IN DAVIE, FLORIDA, NEW SHINGLE ROOF, ON LAKE, ALL APARTMENTS ARE 1 BEDROOM 1 BATH, CENTRAL AIR UNITS, LARGE PARKING LOT, EACH UNIT HAS SEPARATE WATER METER, TENANTS PAY THEIR OWN WATER BILLS, VERY CLOSE TO BROWARD COMMUNITY COLLEGE AND NOVA/SOUTHEASTERN UNIVERSITY, RENTAL BUILDINGS OF THIS SIZE ARE VERY RARE TO FIND IN DAVIE, NICE BUILDING WITH VISIBILITY FROM 61 AVENUE, CALL AGENT FOR LEASE INFO AND SHOWING INSTRUCTIONS

Courtesy Of: Prudential Florida WCI Realty

Retail —

Sales

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



6959 STERLING ROAD, DAVIE

ML#: H787804	#Units:	Style: Commercial Retail	List Price: \$40,000
Acre: 1	SF: 800	Type: Strip Store	Status: Active/Available
Year: 2003	Building: Strip Store		Pend Date:
Parking: 1	Zoning: COMM		Close Date:
Location:	Wfrnt:		Sale Price:

Courtesy Of: Re/Max Partners 1



3000 RAVENWOOD RD # A-6, UN# A-6, DANIA

ML#: F671546	#Units:	Style: Industrial	List Price: \$247,000
Acre: 1	SF: 1305	Type: Industrial	Status: Active/Available
Year: 2005	Building: Condominium		Pend Date:
Parking: 2	Zoning: MISC		Close Date:
Location: Near Airport	Wfrnt: N		Sale Price:

New Warehouse Condo located in small warehouse complex on Ravenswood Road. Close to Airport, Downtown Fort Lauderdale and Port Everglades. Easy access to I-95, State Road 84 and I-595. Warehouse just completed in July 2005. Restroom in rear of bay. 24' clear ceilings.

Courtesy Of: THE FITZGERALD GROUP



4050 SW 61ST AV

ML#: F619322	#Units: 6	Style: Income Non-Waterfront	List Price: \$750,000
Acre: 1	SF: 4076	Type: Apartments	Status: Active/Available
Year: 1977	Building: Apartments		Pend Date:
Parking: 6	Zoning: MULTI		Close Date:
Location:	Wfrnt: Y, Lake Front		Sale Price:

SIX UNIT BUILDING IN DAVIE, FLORIDA, NEW SHINGLE ROOF, ON LAKE, ALL APARTMENTS ARE 1 BEDROOM 1 BATH, CENTRAL AIR UNITS, LARGE PARKING LOT, EACH UNIT HAS SEPARATE WATER METER, TENANTS PAY THEIR OWN WATER BILLS, VERY CLOSE TO BROWARD COMMUNITY COLLEGE AND NOVA/SOUTHEASTERN UNIVERSITY, RENTAL BUILDINGS OF THIS SIZE ARE VERY RARE TO FIND IN DAVIE, NICE BUILDING WITH VISIBILITY FROM 61 AVENUE, CALL AGENT FOR LEASE INFO AND SHOWING INSTRUCTIONS

Courtesy Of: Prudential Florida WCI Realty

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980



4080 SW 61TH AV

ML#: D1069781#Units: 8	Style: Income Waterfront	List Price: \$895,000	
Acres:	SF: 5818	Type: Type:	Status: Active/Available
Year: 1972	Building: Apartments	Pend Date:	
Parking: 14	Zoning: A	Close Date:	
Location:	Wfrnt:Y,Canal Front	Sale Price:	

Great Condo Conversion. Cheapest price multi Unit in Area. Condo docs being prepared so hurry make offer before work is done and make a huge profit. (6)2 bedroom 1 bath and (2)1 bedroom 1 bath. Individual water and electric for each unit. Call Agent for Showing.

Courtesy Of: Century 21 Your Florida Realty



240 SW 33RD ST

ML#: F665671 #Units:	Style: Industrial	List Price: \$1,298,000	
Acres:	SF: 5400	Type: Industrial	Status: Active/Available
Year: 1965	Building: Warehouse Space	Pend Date:	
Parking: 4	Zoning: IND	Close Date:	
Location:	Wfrnt:	Sale Price:	

INCREDIBLE OPPORTUNITY, HIGHLY SUCCESSFUL BUSINESS MANUFACTURING HEAVY DUTY FLIGHT CASES, EST OVER 25 YEARS, LARGE INVENTORY OF PLASTIC, HARDWARE AND EQUIPMENT, OUTSTANDING CLIENT BASE OF OVER 500 ACTIVE ACCOUNTS - MAJOR CELEBRITIES AND PROFESSIONAL SPORTS TEAMS. OWNER WILL ACT AS CONSULTANT DURING TRANSITION, ONE-MAN OPERATION WITH GREAT GROWTH POTENTIAL, 5400 SF FREE STANDING, 4-BAY, ONE STORY WAREHOUSE ON 12,000 SF MULTI-ZONED LOT, MAY PURCHASE BUS W/REAL ESTATE OR BUS ONLY.

Courtesy Of: Bluewater International Prop



4420 SW 64 AVENUE, DAVIE

ML#: F594479 #Units:	Style: Mixed Use	List Price: \$2,050,000	
Acres:	SF: 46550	Type: Type:	Status: Active/Available
Year: 1948	Building: Free Standing	Pend Date:	
Parking: 20	Zoning: COMMERCIAL	Close Date:	
Location:	Wfrnt:	Sale Price:	

REDUCED - REDUCED - GREAT COMMERCIAL ZONING - IN THE HEART OF DAVIE. 150' FRONTAGE ON (64th AVE.) ++++ PLUS 200' FRONTAGE ON 63RD AVE. RARELY AVAILABLE - IDEAL FOR INVESTOR - PROPERTY DOES NOT INCLUDE ANY BUSINESS. BY APPOINTMENT ONLY.

Courtesy Of: GILL REALTY

Commercial Properties for Your Consideration....

Tania Shagoury
Glass Land Acquisition Service
or Call My Office: 305-270-8980

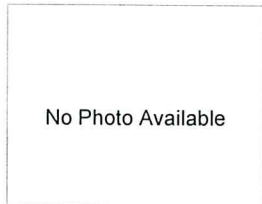


2301 SW 66TH TERRACE, DAVIE

ML#: Z548763	#Units:	Style:	List Price: \$2,250,000
Acres: 0.000	SF: 1500	Type: COMMERCI	Status: Active/Available
Year:	Building:	Pend Date:	Close Date:
Parking: 20	Zoning: M-3	Sale Price:	
Location: Other Location	Wfrnt: N		

EXISTING VERY SUCCESSFUL BODY SHOP BUSINESS ALSO FOR SALE - \$300,000. TWO SEP. BLDGS. BLDG 1-6800 SF (5 BAYS) BLDG 2 - 8200 SF (6 BAYS) EACH BAY SEPARATELY METERED. M-3 ZONING, TOWN OF DAVIE, CONCRETE "T" ROOFS. HURRICANE PROOF BAY DOORS. COMPLETELY FENCED AND SECURE. 2 OFFICES (1 UP/ 1 DOWN) PRIVATE PLUS CUSTOMER BATHS. MULTIPLE USES. EXCELLENT LOCATION. PLEASE CALL L/A FOR APPOINTMENT. DO NOT GO TO PROPERTY. L/A TO ACCOMPANY. CONFIDENTIALITY AGREEMENT TO BE SIGNED BEFORE SHOWING.

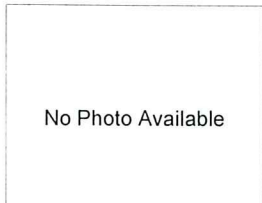
Courtesy Of: NON FLL OFFICE



3301 SW 9 AV, FORTLAUD

ML#: F638418	#Units:	Style: Mixed Use	List Price: \$6,600,000
Acres: 7.290	SF: 116000	Type: Special	Status: Active/Available
Year: 1960	Building: Office Space	Pend Date:	Close Date:
Parking: 150	Zoning: M1/B3	Sale Price:	
Location:	Wfrnt:		

Courtesy Of: GIBBONS ASSOCIATES L.C.



3301 SW 9TH AV, FORTLAUD

ML#: F677510	#Units:	Style: Industrial	List Price: \$6,600,000
Acres:	SF: 116000	Type: Industrial	Status: Active/Available
Year: 1960	Building: Industrial	Pend Date:	Close Date:
Parking: 400	Zoning: M1/M3	Sale Price:	
Location: City Location	Wfrnt: Y,Other Waterfront		

5% Commission to Leasing Office. Top Airport Location. Great Access I95,I595,US1,Port Everglades and Ft. Laud Int'l Airport right on Perimeter Rd., at Tri-County Hub: Midway between Dade and Palm Beach Counties. Only 25 minutes to Miami Airport. Triple Net Lease.

Courtesy Of: GIBBONS ASSOCIATES L.C.

Commercial Properties for Your Consideration....

Tania Shagoury

Glass Land Acquisition Service

or Call My Office: 305-270-8980

No Photo Available

4491 S STATE ROAD 7, FORTLAUD

ML#: F475653 **#Units:** **Style:** Commercial Office

List Price: \$12,500,000

Acres: 7.500 **SF:** 93685 **Type:** Commercial

Status: Active/Available

Year: 1990 **Building:** Free Standing

Pend Date:

Parking: 217 **Zoning:** M1

Close Date:

Location: **Wfrnt:** Y, Canal Width 1-80 Feet

Sale Price:

DO NOT GO TO PROPRTY WITHOUT LISTING AGENT ACCOMPANY!!!!

Courtesy Of: JOVAL REALTY INC

**EXHIBIT F
TRANSPORTATION**

Transportation

Broward County Transit provides bus service within and through the study area. All Broward County buses are air-conditioned, wheelchair accessible and are equipped with bike racks. The Broward County Transit Wheelchair and Scooter Ride Guide is also published to assist riders as to said services. The bus fares range from regular ridership to special fares for senior citizens, youths, disabled individuals, medicare eligible individuals and children.

Fixed bus routes applicable to the study area are: 2, 6, 9, 12, 18 and 23. Bus route maps can be found in this exhibit.

Broward County Transit's Community Bus Service is also available in Davie, Fort Lauderdale and Plantation among other communities in the area. This service is free and is designed to work in conjunction with the fixed routes discussed above. The Community Bus Service buses are also air-conditioned, wheelchair accessible and are equipped with bike racks.

Broward County also provides Paratransit bus services also known as TOPS (Transportation Options). This service is available for disabled and elderly individuals.

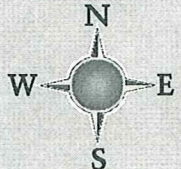
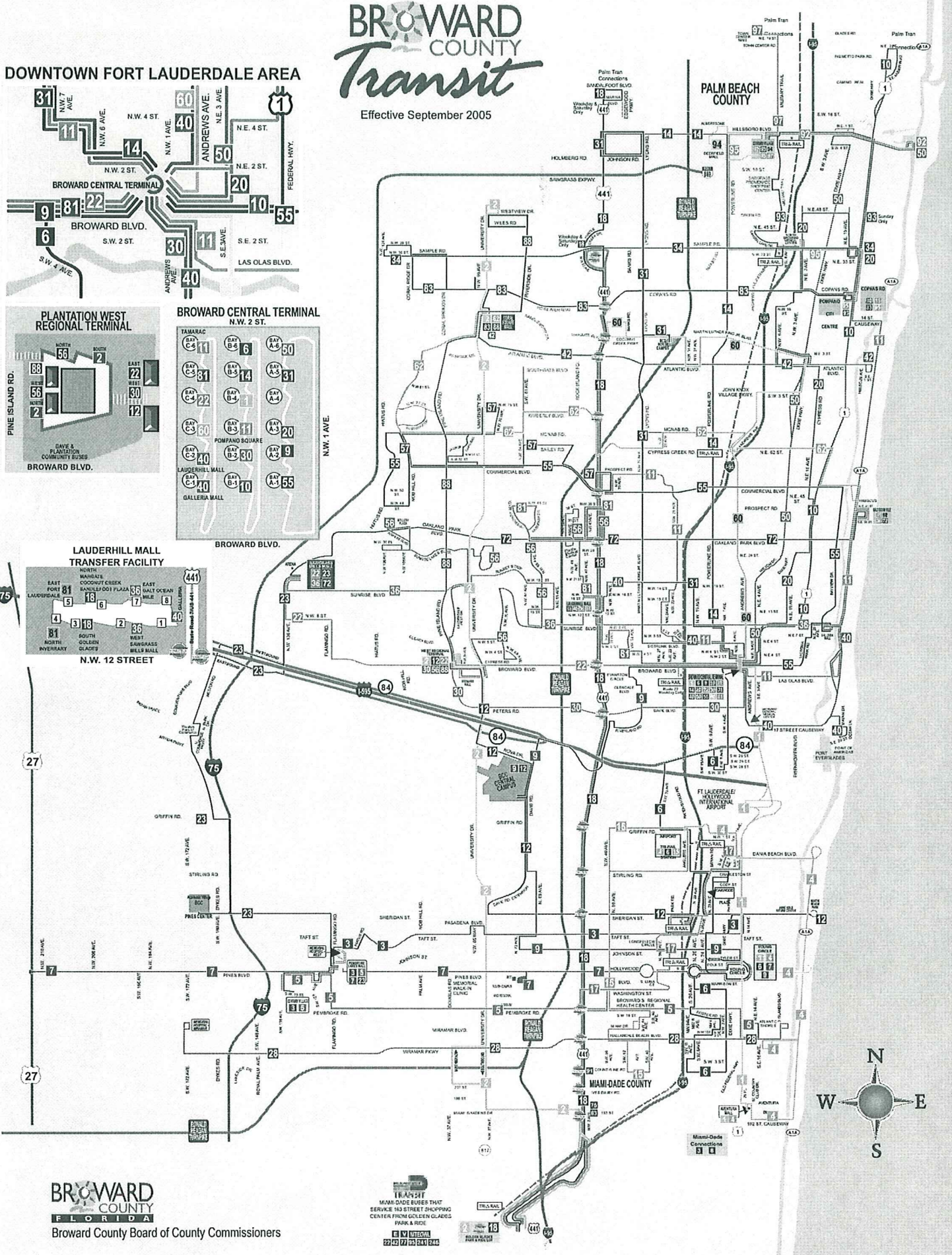
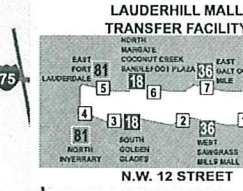
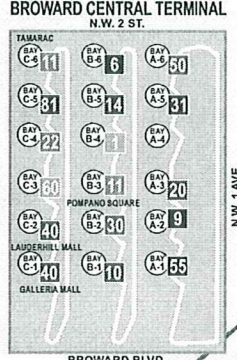
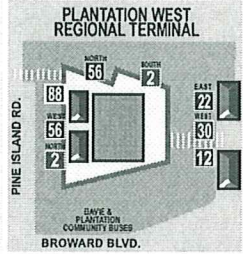
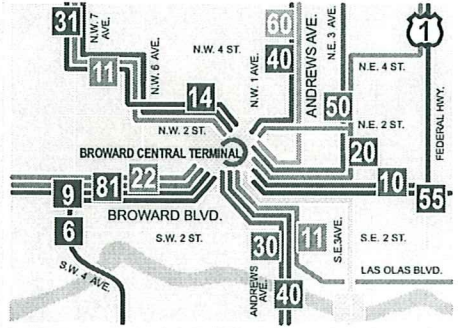
Information for the above services can be found in this exhibit.

Broward
County
Transit Map,
Schedules &
Fares

BROWARD COUNTY Transit

Effective September 2005

DOWNTOWN FORT LAUDERDALE AREA



BROWARD COUNTY
FLORIDA

Broward County Board of County Commissioners

TRANSIT
MIAMI-DADE BUSES THAT
SERVICE 143 STREET SHOPPING
CENTER FROM GOLDEN GLADES
FRANK & BOGE

MIAMI-DADE COUNTY
18



[Living in Broward](#) [Doing Business](#) [Visiting Broward](#) [County Government](#)



Maps and Schedules

Maps and Schedules

- [Fares and Passes](#)
- [Detours and Delays](#)
- [Other BCT Services](#)
- [Community Buses](#)
- [Paratransit\(TOPS\)](#)
- [About BCT](#)
- [Contact BCT](#)
- [News and Information](#)
- [BCT Home](#)

Related Links

Fare Information

Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

BUZ Pass Info >>

For maps and schedules, click on the route below for more information...

Route 1	Route 12	Route 30	Route 60
Route 2	Route 14	Route 31	Route 62
Route 3	Route 15	Route 34	Route 72
Route 4	Route 17	Route 36	Route 81
Route 5	The Limited	Route 40	Route 83
Route 6	Route 18	Route 42	Route 88
Route 7	Route 20	Route 50	Route 92 & 94
Route 9	Route 22	Route 55	93
Route 10	Route 23	Route 56	95 & 97
Route 11	Route 28	Route 57	

MAPS of BUS BAY ASSIGNMENTS: [Click here](#) for maps of Central Terminal, Lauderhill M Station and Plantation West Regional Terminal.

Printed Bus Route TIMETABLES and MAPS are available at:

- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

To obtain a free copy of Adobe Acrobat Reader to download, view and print the maps and timetables, [CLICK HERE](#). Please follow installation and browser configuration instructions provided by Adobe.



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Living in Broward Doing Business Visiting Broward County Government



Fares and Passes

Site Search

- Maps and Schedules
- Fares and Passes**
- Detours and Delays
- Other BCT Services
- Community Buses
- Paratransit(TOPS)
- About BCT
- Contact BCT
- News and Information
- BCT Home

Related Links

Fares

Fare Type	Price
Regular	\$1.00
*Senior/*Youth/ **Disabled/**Medicare	\$0.50
Children under 40 inches (shorter than fare box)	FREE

Search

Fast Find R

Choose a route
box below for M
Schedule Infor

Choose a R

System Wi

Related Links

Where can I purchase my BCT
BUZ Pass?
[click here >>](#)

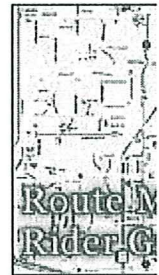
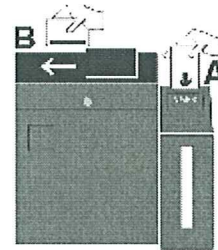
BUZ Pass

A BCT Buz Pass is credit-card size fare card with magnetic swipe. The Buz Pass offers flexible pricing and is fully automated for use on all BCT buses. It is also simple to use; just insert the card's magnetic swipe facing the direction indicated on the fare box, slide it through from right to left and the fare box will beep when the Buz Pass is accepted.

How to use you Buz Pass:

A Insert Buz Pass card's magnetic swipe facing in the direction indicated on the fare box's card reader to activate.

B Slide it through, magnetic swipe down, from right to left. Fare box will BEEP when Buz Pass is accepted. Fare box will CHIRP when a Buz Pass is either invalid, misread or expired. Try again. If the fare box CHIRPS again, the passenger must pay the fare with exact currency.



Type of BUZ Pass	Price
ALL DAY Available only aboard all BCT buses. Unlimited rides all day on all routes. Discounted fares for: Youth*, Senior*, Disabled**, Medicare***.	\$2.50 \$1.25
10 RIDES 10 rides any day, any time. Expires after the 10th ride is taken.	\$8.00
7-DAY Unlimited rides for 7 consecutive days. Starts the first day card is used. Expires after the seventh	\$9.00

day.	
31-DAY- Adult Unlimited rides for 31 consecutive days. Starts on the first day card is used. Expires after the 31st day	\$32.00
Reduced Fares	
31-DAY Youth*, Senior*, Disabled**, Medicare*** Unlimited rides for 31 consecutive days. Starts on the first day card is used. Expires after the 31st day.	\$16.00

* For youth fare (18 years and younger) and Senior fare (65 years and older) proof of age is required.

** For Disabled fare, proof of disability is required such as:

- Medicare card
- Letter from doctor stating 50 percent or more permanent disability
- Social Security Income (SSI) printout or check
- BCT photo identification card

*** Medicare card and BCT photo identification card

Buz Pass Sales Sites

Click here for a list of current authorized distributors of BCT BUZ Passes. Telephone numbers and connecting bus routes are included.

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Route 2



[Living in Broward](#) [Doing Business](#) [Visiting Broward](#) [County Governn](#)



Maps and Schedules - Route 2

- [Maps and Schedules](#)
- [Fares and Passes](#)
- [Detours and Delays](#)
- [Other BCT Services](#)
- [Community Buses](#)
- [Paratransit\(TOPS\)](#)
- [About BCT](#)
- [Contact BCT](#)
- [News and Information](#)
- [BCT Home](#)

[Related Links](#)

In order to view route maps and schedules you will need Adobe Acrobat Reader.
[Click here](#) to dowload Adobe Acrobat Reader. Please follow installation instructions provide

Route 2 Information effective May 8, 2005

- [Click here to open Route Map](#) [PDF 25KB]
- [Click here to open Weekday Schedule](#) [PDF 18KB]
- [Click here to open Sat/Sun Schedule](#) [PDF 16KB]

Route 2 Service Area

- Coral Springs**
- Coral Square Mall**
- West Regional Terminal**
- University Dr. & Pines Blvd.**
- Miami-Dade County**
- 207 St. & N.W. 27 Ave.**
- Golden Glades/Tri-Rail**
- Park & Ride**

Fare Information

Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

[BUZ Pass Info >>](#)
[BUZ Pass Sales Sites >>](#)

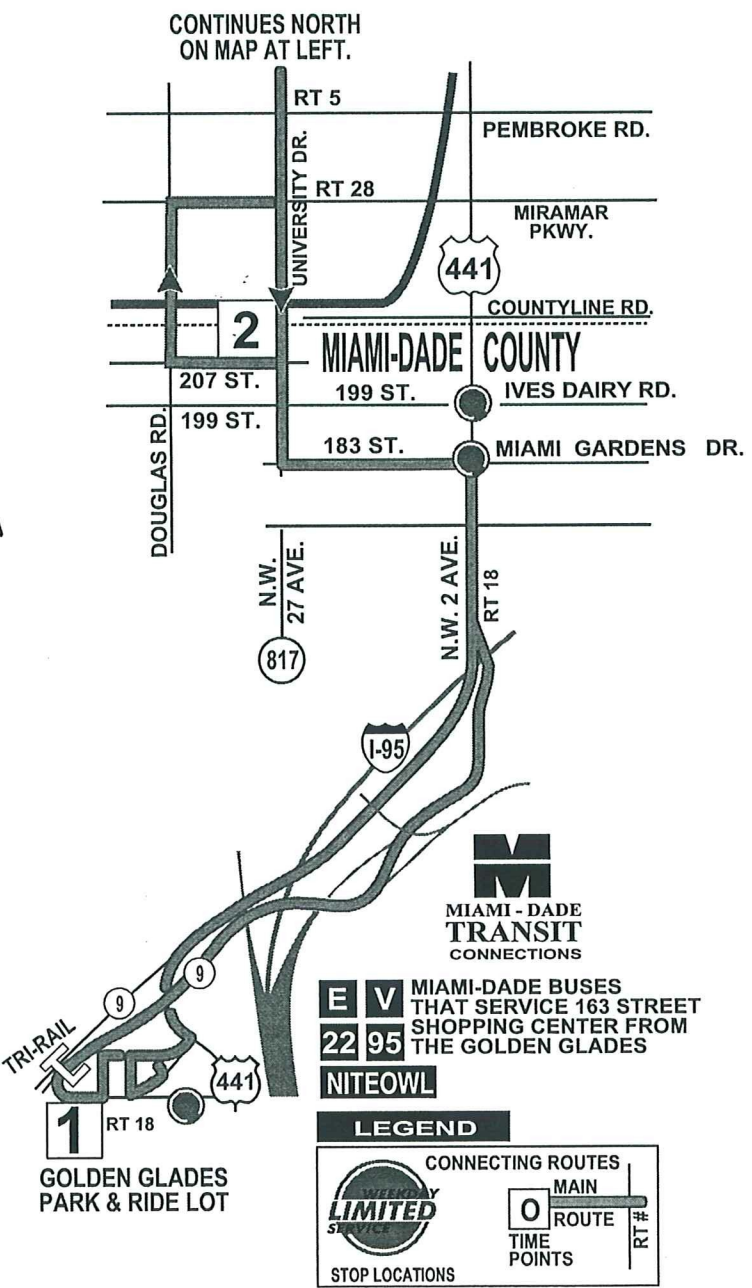
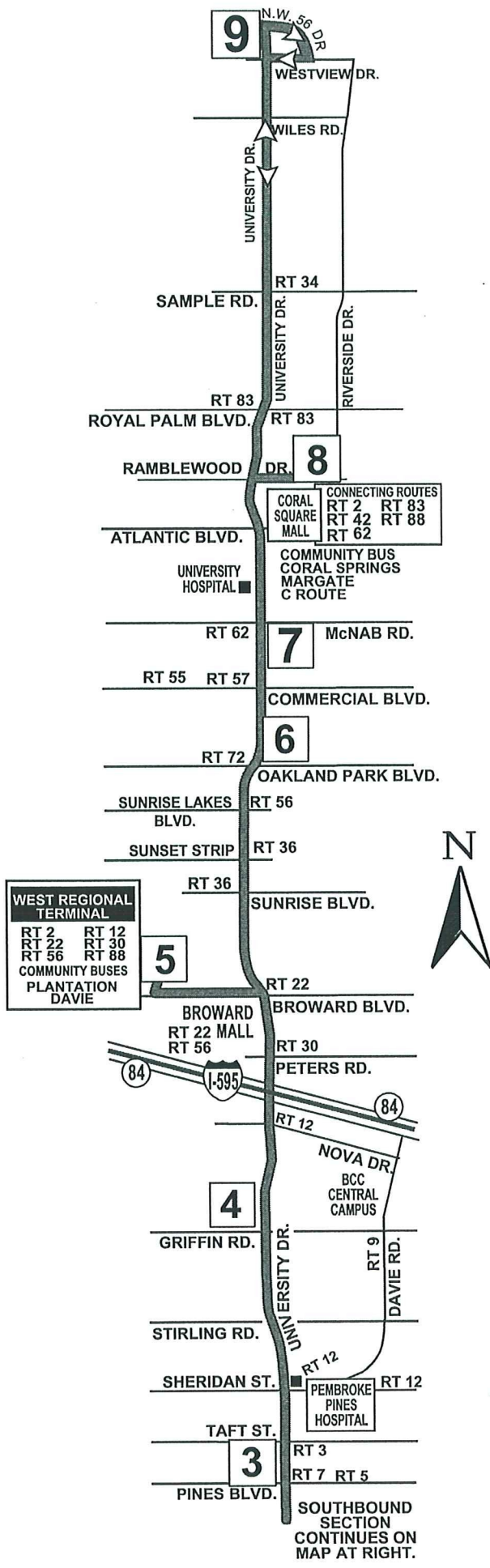
Route 2 is designed to work in conjunction with these COMMUNITY BUSES:

- Plantation**
- Davie**
- Coral Springs**
- Margate**

Printed Bus Route TIMETABLES and MAPS are also available at:

- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

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CONTINUES NORTH ON MAP AT LEFT.

N.W. 27 AVE. (817)

N.W. 2 AVE. (441)



1 GOLDEN GLADES PARK & RIDE LOT



Route 6



[Living in Broward](#) [Doing Business](#) [Visiting Broward](#) [County Governr](#)



Maps and Schedules - Route 6

- [Maps and Schedules](#)
- [Fares and Passes](#)
- [Detours and Delays](#)
- [Other BCT Services](#)
- [Community Buses](#)
- [Paratransit\(TOPS\)](#)
- [About BCT](#)
- [Contact BCT](#)
- [News and Information](#)
- [BCT Home](#)

Related Links

In order to view route maps and schedules you will need Adobe Acrobat Reader.
 Click [here](#) to dowload Adobe Acrobat Reader. Please follow installation instructions provide

Route 6 Information effective May 8, 2005

- Click [here](#) to open **Route Map** [PDF 76KB]
- Click [here](#) to open **Weekday Schedule** [PDF 8KB]
- Click [here](#) to open **Sat/Sun Schedule** [PDF 9KB]

Route 6 Service Area

- Countyline Rd. & Dixie Hwy.**
- Young Circle**
- Ft. Lauderdale-Hollywood Airport**
- Tri-Rail Stn.**
- Broward Central Terminal**

Printed Bus Route TIMETABLES and MAPS are also available at:

Fare Information

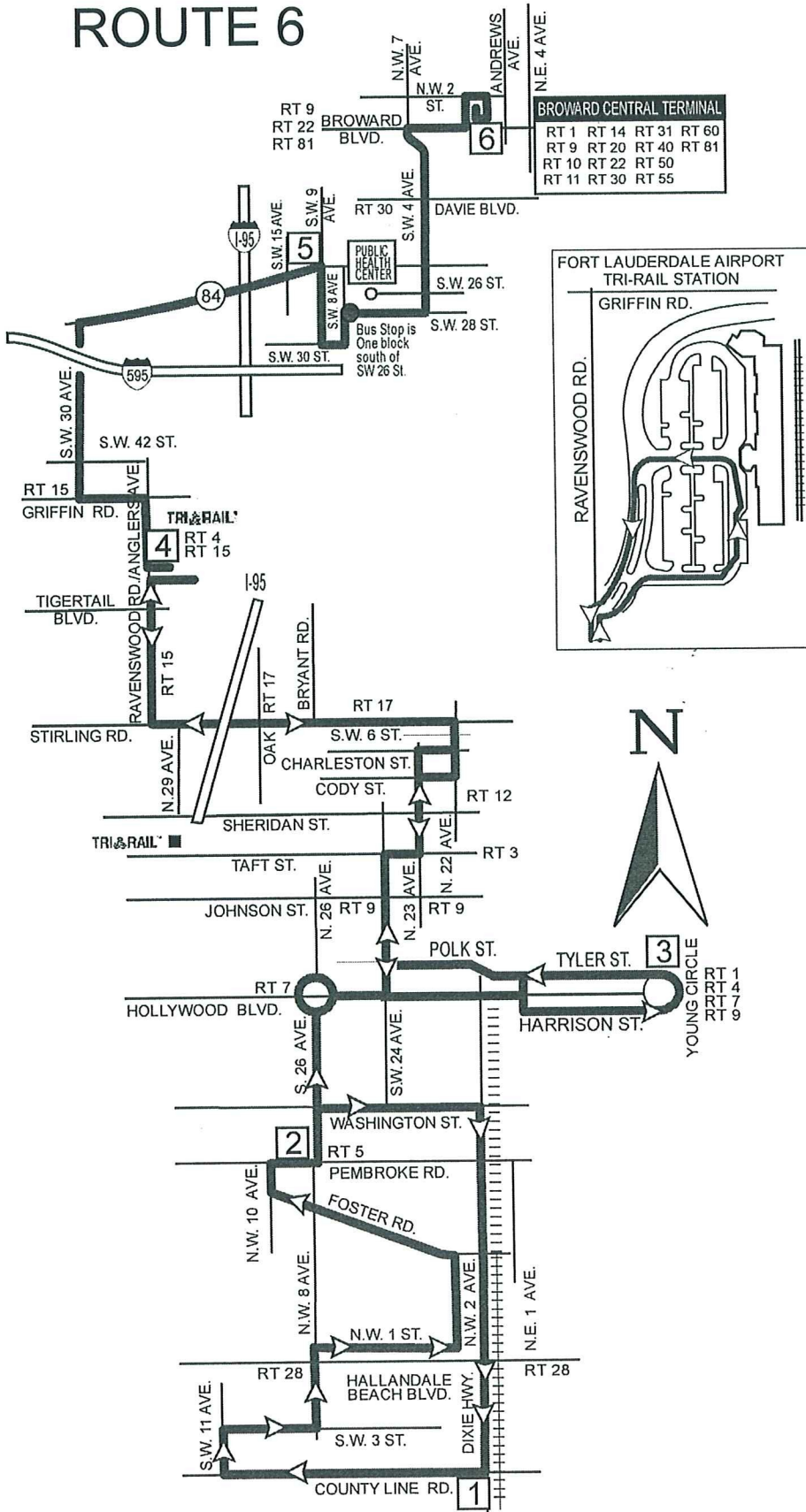
Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

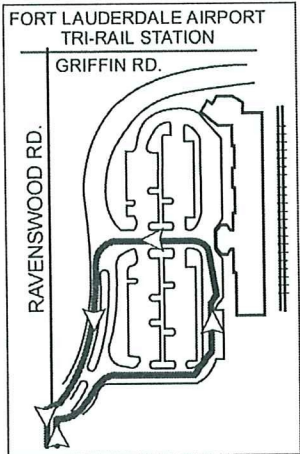
- [BUZ Pass Info >>](#)
- [BUZ Pass Sales Sites >>](#)

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ROUTE 6



BROWARD CENTRAL TERMINAL			
RT 1	RT 14	RT 31	RT 60
RT 9	RT 20	RT 40	RT 81
RT 10	RT 22	RT 50	
RT 11	RT 30	RT 55	



Route 9



[Living in Broward](#) [Doing Business](#) [Visiting Broward](#) [County Governm](#)



Maps and Schedules - Route 9

- [Maps and Schedules](#)
- [Fares and Passes](#)
- [Detours and Delays](#)
- [Other BCT Services](#)
- [Community Buses](#)
- [Paratransit\(TOPS\)](#)
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Related Links

In order to view route maps and schedules you will need Adobe Acrobat Reader.
[Click here](#) to dowload Adobe Acrobat Reader. Please follow installation instructions provide

Route 9 Information effective May 31, 2005

- [Click here to open Route Map \[PDF 49KB\]](#)
- [Click here to open Weekday Schedule \[PDF 10KB\]](#)
- [Click here to open Sat/Sun Schedule \[PDF 10KB\]](#)

Route 9 Service Area

- Broward Central Terminal**
- Riverdale Rd. & 441**
- BCC Central Campus**
- Johnson St. & 441**
- Young Circle**

Printed Bus Route TIMETABLES and MAPS are also available at:

Fare Information

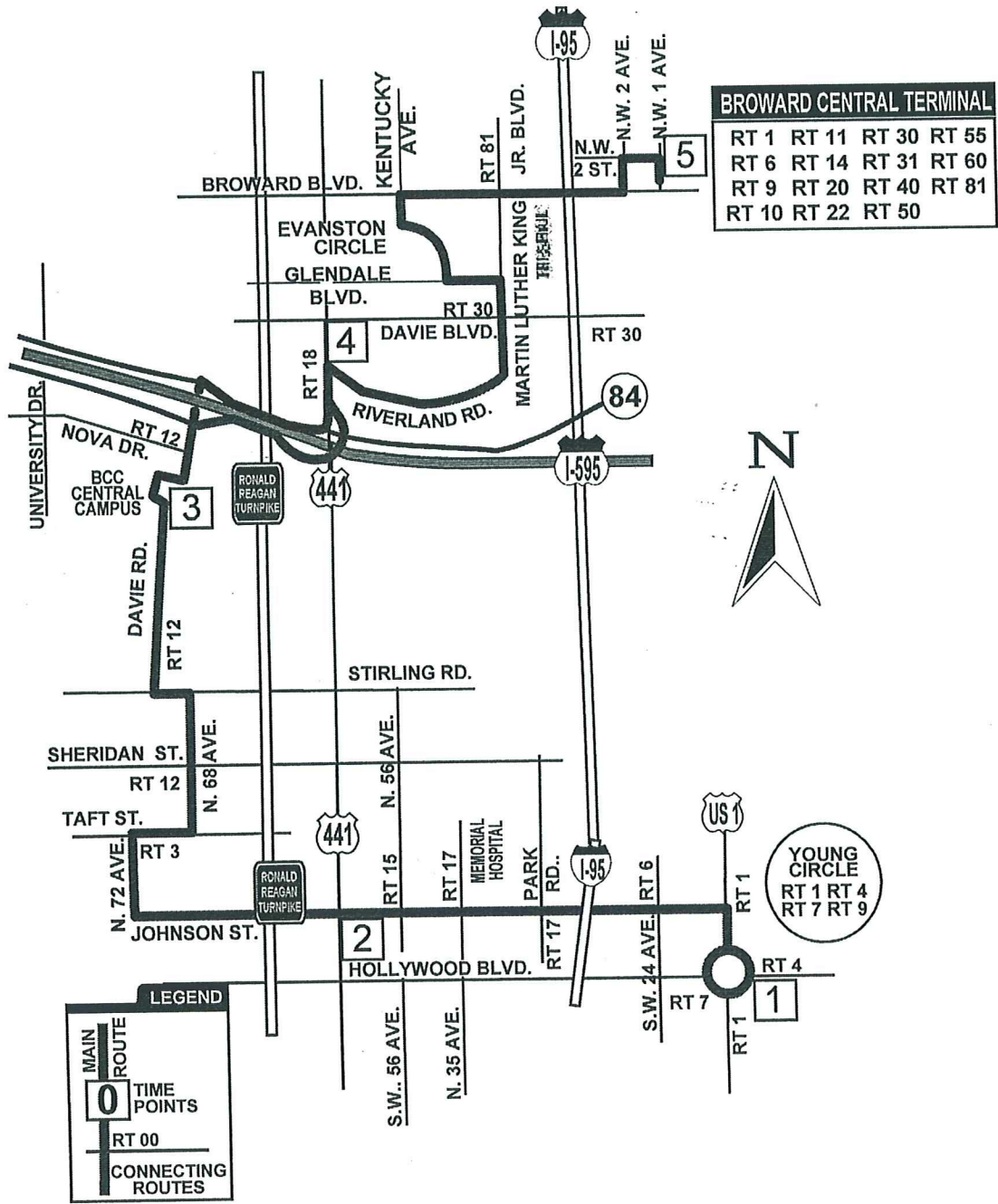
Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

- [BUZ Pass Info >>](#)
- [BUZ Pass Sales Sites >>](#)

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ROUTE 9



BROWARD CENTRAL TERMINAL			
RT 1	RT 11	RT 30	RT 55
RT 6	RT 14	RT 31	RT 60
RT 9	RT 20	RT 40	RT 81
RT 10	RT 22	RT 50	



Route 12



[Living in Broward](#) [Doing Business](#) [Visiting Broward](#) [County Government](#)



Maps and Schedules - Route 12

- [Maps and Schedules](#)
- [Fares and Passes](#)
- [Detours and Delays](#)
- [Other BCT Services](#)
- [Community Buses](#)
- [Paratransit\(TOPS\)](#)
- [About BCT](#)
- [Contact BCT](#)
- [News and Information](#)
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Related Links

In order to view route maps and schedules you will need Adobe Acrobat Reader.

[Click here](#) to download Adobe Acrobat Reader. Please follow installation instructions provided.

Route 12 Information effective August 15, 2004

[Click here to open Route Map](#) [PDF 67KB]

[Click here to open Weekday Schedule](#) [PDF 10KB]

[Click here to open Sat/Sun Schedule](#) [PDF 13KB]

Route 12 Service Area

West Regional Terminal

BCC Central Campus

Sheridan St. & Hwy. 441

Sheridan St. Park & Ride

Sheridan St. & Federal Hwy.

Sheridan St./Anne Kolb Nature

A1A & North Beach Park

Fare Information

Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

[BUZ Pass Info >>](#)

[BUZ Pass Sales Sites >>](#)

Route 12 is designed to work in conjunction with these COMMUNITY BUSES:

Plantation
Davie

Printed Bus Route TIMETABLES and MAPS are also available at:

Broward County libraries

Broward Central Bus Terminal

Broward County Governmental Center

Most Check Cashing Stores

BCT Administration Office complex

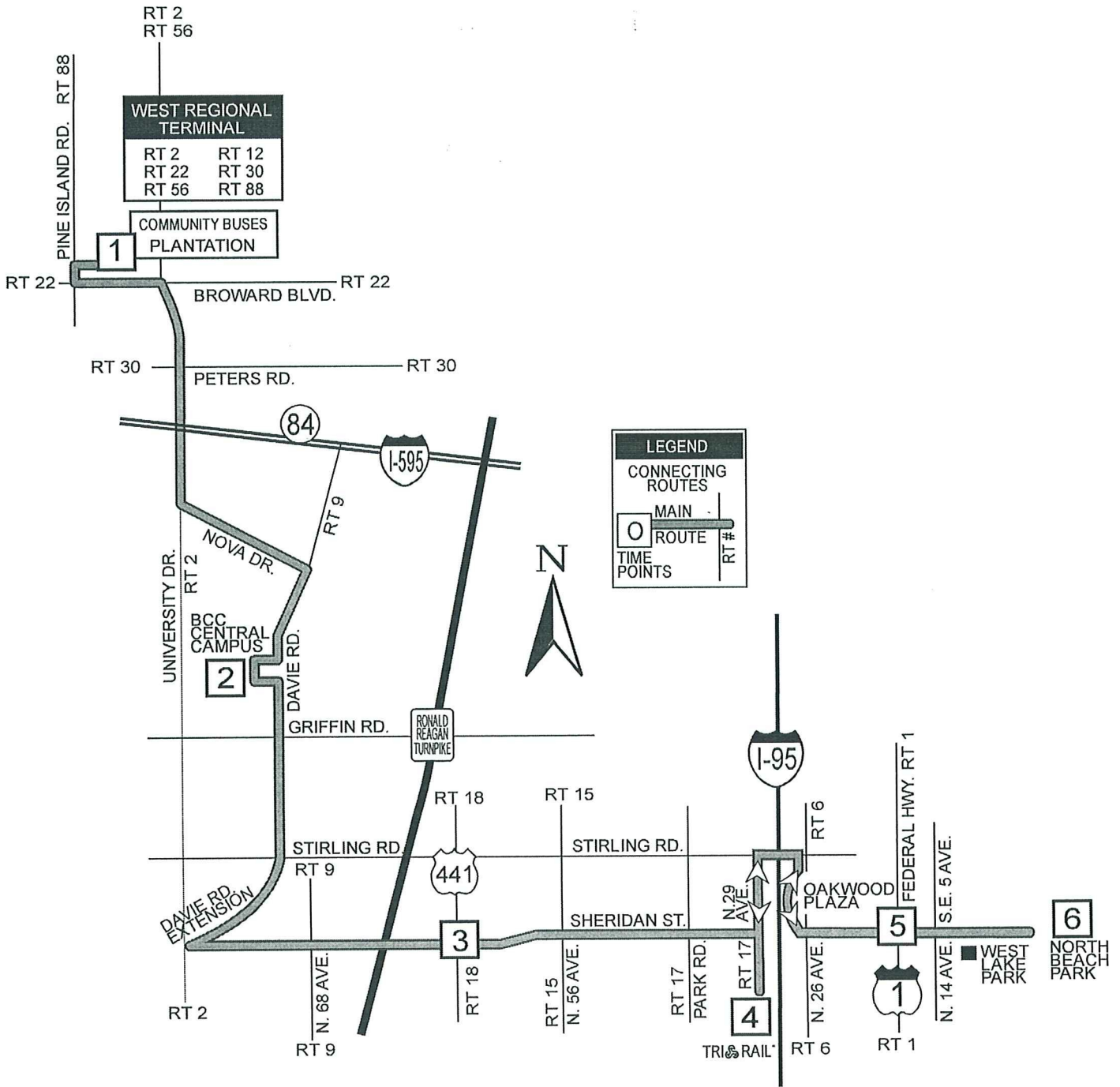
Our Rider Info line at 954-357-8400

Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

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ROUTE 12

EFFECTIVE: August 14, 2005



Route 18



Living in Broward Doing Business Visiting Broward County Governn



Maps and Schedules - Route 18

- Maps and Schedules**
- Fares and Passes**
- Detours and Delays**
- Other BCT Services**
- Community Buses**
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- Contact BCT**
- News and Information**
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- Related Links**

In order to view route maps and schedules you will need Adobe Acrobat Reader.
 Click here to dowload Adobe Acrobat Reader. Please follow installation instructions provide

Route 18 Information effective January 4, 2004

- Click here to open Route Map [PDF 922KB]
- Click here to open Weekday Schedule [PDF 451KB]
- Click here to open Saturday Schedule [PDF 100KB]
- Click here to open Sunday Schedule [PDF 89KB]

Route 18 Service Area

- Sample Rd. Margate
- Hwy. 441 & Coconut Creek Pkwy
- Lauderhill Mall
- Washington St. & Hwy. 441
- Golden Glades
- Park & Ride/Tri-Rail

Route 18 is designed to work in conjunction with these COMMUNITY BUSES:

Fare Information

Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

- Coconut Creek
- Lauderhill
- Lauderdale Lakes
- Plantation

Printed Bus Route TIMETABLES and MAPS are also available at:

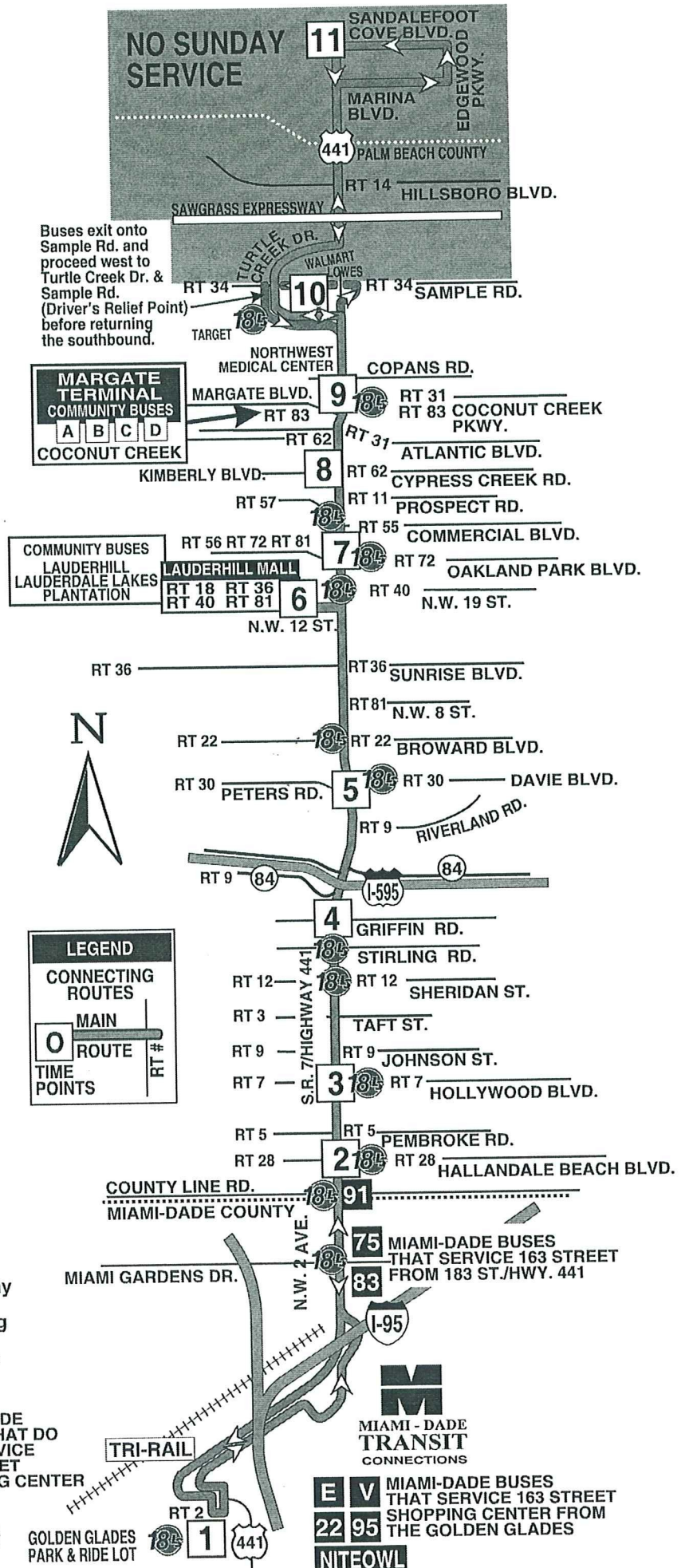
- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

BUZ Pass Info >>
BUZ Pass Sales Sites >>

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ROUTE 18
WEEKDAY, SATURDAY
AND SUNDAY
 SAMPLE RD. MARGATE
 HWY. 441 & COCONUT
 CREEK PKWY.
 LAUDERHILL MALL
 WASHINGTON ST. & HWY. 441
 GOLDEN GLADES
 PARK & RIDE TRI-RAIL

EFFECTIVE JANUARY 4, 2004



Route 18 Weekday, Saturday and Sunday will no longer service 163 Street Shopping Center. Buses leaving the Golden Glades Park & Ride will return northbound on Hwy. 441.

Buses exit onto Sample Rd. and proceed west to Turtle Creek Dr. & Sample Rd. (Driver's Relief Point) before returning the southbound.

Route 23



Living in Broward Doing Business Visiting Broward County Governr



Maps and Schedules - Route 23

- Maps and Schedules**
- Fares and Passes**
- Detours and Delays**
- Other BCT Services**
- Community Buses**
- Paratransit(TOPS)**
- About BCT**
- Contact BCT**
- News and Information**
- BCT Home**

Related Links

In order to view route maps and schedules you will need Adobe Acrobat Reader.
Click here to dowload Adobe Acrobat Reader. Please follow installation instructions provide

Route 23 Information effective May 8, 2005

- Click here to open Route Map [PDF 26KB]
- Click here to open Weekday Schedule [PDF 18KB]
- Click here to open Sat/Sun Schedule [PDF 29KB]

Route 23 Service Area

- Pembroke Lakes Mall**
- Sheridan St. & S.W. 172 Ave.**
- Weston Rd. & Griffin Rd.**
- Weston Rd. 7 S.R. 84**
- Sawgrass Mills Mall**

Route 23 is designed to work in conjunction with these COMMUNITY BUSES:

Fare Information

Regular Fare	\$1.00
Youth	\$0.50
Senior	\$0.50
Disabled	\$0.50
Medicare	\$0.50
Children (Under 40" tall)	FREE

- BUZ Pass Info >>**
- BUZ Pass Sales Sites >>**

**Pembroke Pines
Miramar**

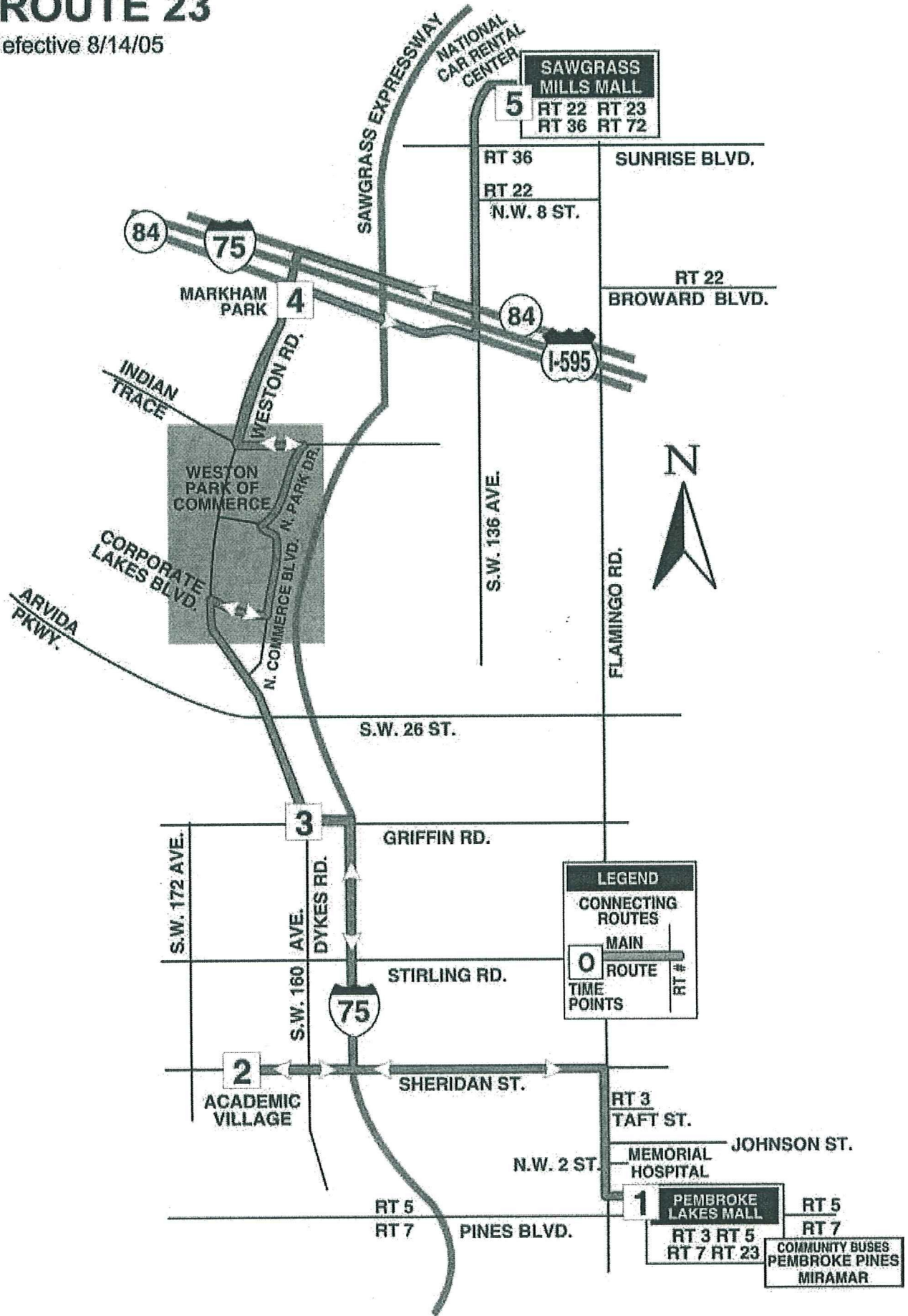
Printed Bus Route TIMETABLES and MAPS are also available at:

- Broward County libraries
- Broward Central Bus Terminal
- Broward County Governmental Center
- Most Check Cashing Stores
- BCT Administration Office complex
- Our Rider Info line at 954-357-8400
- Hearing-speech impaired/TTY call (954) 357-8302 (teletype machine required)

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ROUTE 23

effective 8/14/05



Wheelchair and Scooter Ride Guide

BROWARD COUNTY TRANSIT

**WHEELCHAIR
AND
SCOOTER**



RIDE GUIDE

BROWARD
COUNTY
Transit
The Bus with Mass Appeal

Welcome to Broward County Transit (BCT)!

This brochure is designed to inform you how to use your bus system -- through words and illustrations.

Freedom of mobility is very important to BCT, and we are proud that our entire bus fleet is wheelchair and scooter accessible with convenient seating areas in the front of the bus. Our low floor and kneeling buses make entering and exiting the bus easy.

The brochure also contains information about our reduced fares and important telephone numbers to call for assistance with trip planning and travel training.

You are encouraged to use BCT and to enjoy the convenience and comfort of bus travel. Our bus operators have been trained to assist you and the information in this brochure will make your bus travel easier.

We are glad you chose us for your public transportation needs.



- Passengers can board either facing the bus operator or with his/her back to the bus operator.
- Wheelchairs must be prevented from rolling while on the platform lift. Lock wheel brakes, except in the case of electric wheelchairs, which automatically lock in position.

The bus operator will activate a safety barrier which will rise up on the front of the platform, to guarantee that the chair does not roll off.



- Two handrails are located on each side of the platform lift to provide assistance getting on and off the lift. Hold on to the handrails.
- Keep hands and elbows close to your body as the platform is lifted.

ANGLED PLATFORMS



- The angled platform will flip out on to the curb or ground. Access to the bus will be achieved by navigating up or down the angled ramp. There are no handrails.



- Passengers can board either facing the bus operator or with his/her back to the bus operator.
 - You may need to ask the bus operator for assistance, especially if you enter the bus facing outwards.
 - According to federal regulations, bus operators **MUST** assist the passenger when entering the lifts, ramps and with securement devices if passengers cannot use them independently.
-

SECURING THE WHEELCHAIR



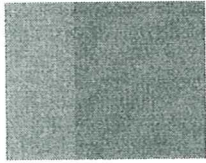
- All buses have two spaces for wheelchairs or scooters located at the first front seats.



- The seating areas are equipped with securement devices, including seat belts and a shoulder harness.

**DO NOT BE DISCOURAGED FROM
ASKING THE BUS OPERATOR
FOR ASSISTANCE.**



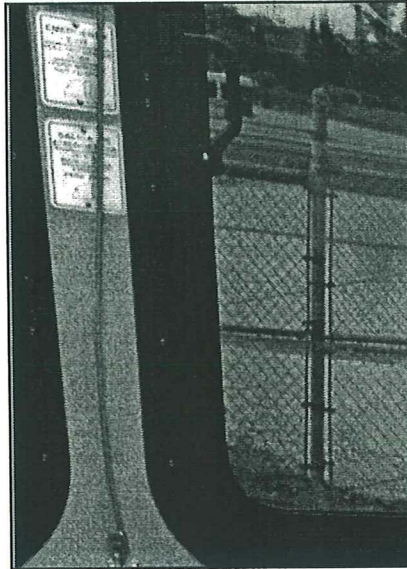


- The seat belt or shoulder harness can be extended to fasten around or through the arms of the chair.
- We strongly recommend that you restrain your wheelchair or scooter with a seat belt and/or shoulder harness.
- Please hold on to folded seat on your right or left-hand side for stability.



**THE
BUS OPERATOR
WILL PROVIDE
ASSISTANCE IN
SECURING THE
CHAIR UPON
REQUEST.**

Exiting The Bus



- Please signal for your departing bus stop at least one block before the designated stop by using the signal strip.
- You may push the signal tabs located on the side of the folded seat, or let the operator know when the bus is approaching your stop.
- Wait until the bus has come to a complete stop before releasing the lock, seat belt, or shoulder harness and approaching the front to exit.



- Position yourself on the lift facing out of the bus. Secure your wheelchair or scooter on the lift/angle platform to prevent it from rolling while on the platform.

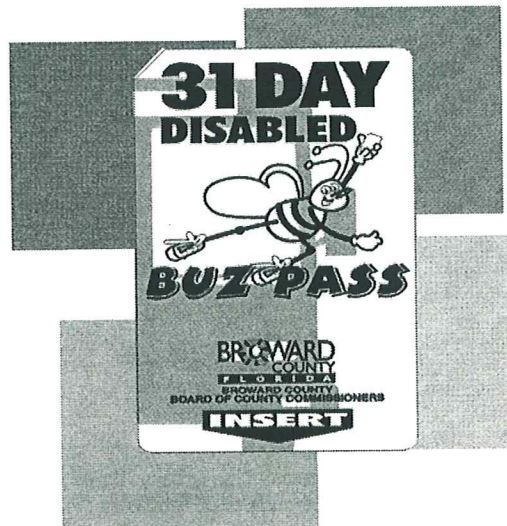
The lift will move down to the sidewalk and the safety barrier will open when the lift touches the ground. Please move away quickly from the bus. Ramp passengers roll off.



Reduced Fares

Broward County Transit provides a reduced fare for persons with disabilities. Passengers may purchase a monthly discounted 31-Day "BUZ" Pass. These passes are available at the Broward Central Terminal, all Broward County libraries, at various check cashing locations, and by calling the Customer Service Center at 954-357-8400. Refer to the "BUZ" Pass Directory brochure, available by request or on the BCT website, for a location nearest you.

Visit the website at www.broward.org/bct.
For the hearing-speech impaired, please call 954- 357-8302 (teletype machine required).





SERVICE INFORMATION



It is recommended that you refer to the individual bus schedule before starting out on your trip, and try to arrive at the bus stop at least 5-10 minutes ahead of schedule.

Travel training is available for those with disabilities by calling the Travel Trainer at 954-357-7705.


Personal aides must pay the appropriate fare.



ACCESSIBLE BUSES



The Wheelchair-accessible buses are identified by the International Symbol of Access decal, located near the front door.



COMMUNITY BUSES



Living in Broward Doing Business Visiting Broward County Government



Community Buses

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Related Links

BCT's community bus service is designed to increase the number of destinations within city limits that residents can access through public transit. All community buses connect to BCT fixed routes and are wheelchair accessible and equipped with bike racks.

Because of the complexity of the maps and timetables, the following schedules were created in a Portable Document Format (PDF). To obtain a free copy of Acrobat Reader, used for downloading, viewing, and printing this publication, [Click Here](#). This is a one time process, please follow the installation and browser configuration instructions provided by Adobe Acrobat.



Click on the name of the city you wish to obtain bus information on:

Cocoanut Creek	(954) 973-6789 hearing-speech impaired/TTY*: (954) 973-6700
Cooper City	(954) 434-4300, ext. 233 or 255 (also for hearing-speech impaired/TTY)
Coral Springs	(954) 345-2107 Hearing-speech impaired/TTY*: (954) 346-1863
Dania Beach	(954) 924-3601 Hearing-speech impaired/TTY*: (954) 925-1388
Davie	(954)797-1042 Hearing-speech impaired/TTY*: (954) 581-8752
Deerfield Beach	(954) 480-4442/4444

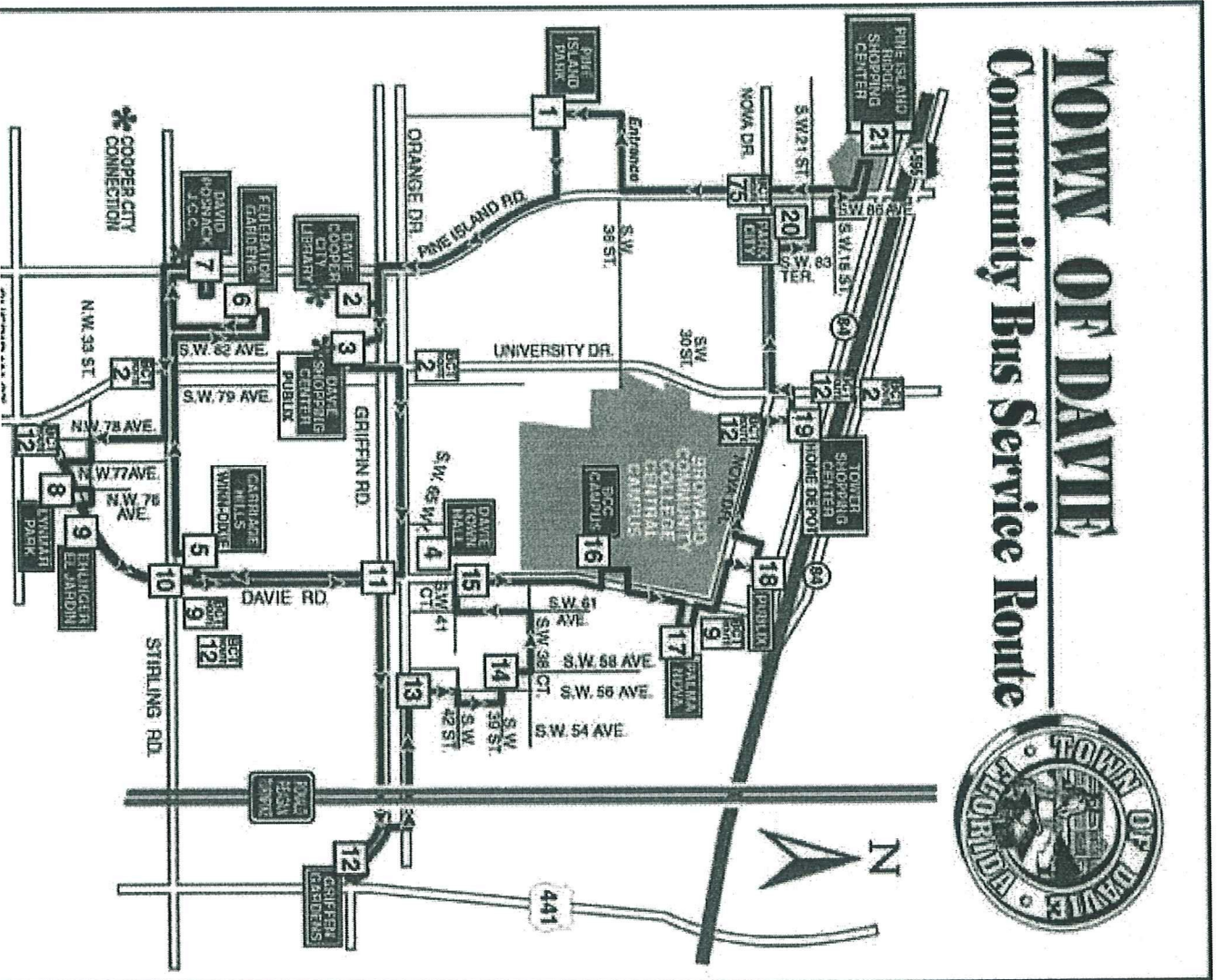
	Hearing-speech impaired/TTY*: (954) 480-4449
Fort Lauderdale	(954) 761-3543 Hearing- speech impaired/TTY*: 1-800-234-7433
Hallandale	(954) 925-5466
Hillsboro Beach	(954) 427-4011 (call for information)
Lauderdale-By-The-Sea	(954) 776-0576 Hearing-speech impaired/TTY*: (954) 776-0567
Lauderdale Lakes	(954) 535-2804 or Statewide TDD/Voice Relay Service: 1-800-955-8770 (voice or 1-800-955-8771 (TDD))
Lauderhill	(954) 717-1519 (call for information)
Lighthouse Point	(954) 946-7386 Hearing-speech impaired/TTY*: (954) 942-6900
Margate	(954) 972-5497 Hearing-speech impaired/TTY*: (954) 956-9268
Miramar	(954) 967-1605 Hearing-speech impaired/TTY*: (954) 967-1514
North Lauderdale	(954) 724-7061 (call for information)
Oakland Park	(954) 561-6276 Hearing-speech impaired/TTY*: (954) 776-0567
Pembroke Pines	(954) 450-6850 Hearing-speech impaired/TTY*: (954) 435-6579
Plantation	(954) 452-2535 Hearing-speech impaired/TTY*: (954) 797-2201
Pompano	(954) 786-4601 Hearing-speech impaired/TTY* (954) 786-4200
Sunrise	(954) 746-3677
Tamarac	(954) 724-2418 Hearing-speech impaired/TTY*: (954) 724-2417

* Teletype machine required

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TOWN OF DAVIE

Community Bus Service Route



http://www.davie-fl.gov/Gen/DavieFL_Programms/communitytransteast



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Community Buses

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Plantation Community Bus Service

The City of Plantation and Broward County Transit (BCT) are providing this community transportation service to increase the number of destinations within city limits that can be reached through public transit. This service is designed to work in conjunction with connections to BCT Routes 2, 12, 18, 22, 30, 40, 56, 75, 81 and 88. The community bus is air-conditioned, wheelchair accessible and the buses are equipped with bike racks. The service is free of charge, but riders making connections to BCT routes are expected to pay the appropriate fares.

Related Links

Hours of Operation

Route A & B: Monday - Friday: 8:00 am - 8:00 pm

Route B: Saturday: 8:00 am - 6:00 pm

Please link to the timetables below for times and destinations. Service operates as close to schedule as possible, although traffic conditions may cause the community bus to arrive slightly early or late. Please allow yourself enough time when traveling.

Maps & Timetables

[Timetables](#)
[Route A](#) [PDF 379KB]
[Route B](#) [PDF 374KB]

[Map \(All\)](#) [PDF 253KB]
[View Website](#)

Holidays

There is no service on the following holidays: New Year's Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Independence Day, Yom Kippur, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving and Christmas Day.

Information

For more information about the City of Plantation community bus service routes and connections call: (954) 452-2535 Monday through Friday: 7:00 am - 4:30 pm or for hearing-speech impaired/TTY: (954) 797-2201

* Teletype machine required

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Paratransit (TOPS)



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Related Links

Paratransit (TOPS)

One of BCT's most valuable programs is our Paratransit (TOPS), also known as **T**OP**S** - **T**ransportation **O**ptions, recipient of the Community Transportation Association of America's (CTAA) 2003 "President's Award".

Call customer service for information, general assistance, eligibility, compliments and complaints Monday - Friday 8:00 am - 8:00 pm:

- 954-357-6794 or 357-TOPS (8677)
- Toll-free Access 1-800-599-5432
- Hearing-speech impaired/TTY 954-357-8330 (teletype machine required)
- FAX 954- 978-0795

Hours of Operation

Paratransit (TOPS) service is available during BCT's fixed-route service time, which is from early a.m. until late p.m.

Holidays

Paratransit (TOPS) hours are 7:30 am - 8:00 pm on the following holidays:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

Standing orders are automatically cancelled on holidays. Riders who need service must make a trip reservation with provider.

ADA Eligibility Criteria and ADA Paratransit Application

READ THIS NOTICE PRIOR TO DOWNLOADING APPLICATION:

Applicants seeking ADA Paratransit (TOPS) are strongly encouraged to contact Customer Service at 954-357-6794 to discuss the eligibility criteria and other transportation options available through the TOPS

Site Search

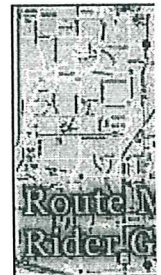
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program. Disability alone does not confirm eligibility for ADA Paratransit (TOPS). An in-person functional assessment is required, in most cases, to complete the eligibility process.

Click here to open Eligibility Criteria form [PDF 477KB].

Click here to open ADA Paratransit Application form [PDF 39KB].

Using the Service

Qualified riders can follow these simple steps to use BCT's TOPS service: Call your assigned provider to make a trip reservation at least one day before you plan to travel.

If you want to ride on...	...call your service provider no sooner than the previous
Monday	Thursday
Tuesday	Friday
Wednesday	Saturday
Thursday	Sunday
Friday	Monday
Saturday	Tuesday
Sunday	Wednesday

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When reserving your ride, provide the following information:

- Your assigned Personal Identification Number (PIN)
- First and last name
- Telephone number
- Date of travel
- Requested appointment time (you will then be given a pickup time)
- The complete pick-up address
- The complete destination address
- Whether you will be accompanied by a personal care attendant (PCA) and/or companion

Travel Time

Estimated travel time of a TOPS trip is similar to the same trip, including transfers, if made by a fixed route bus or approximately twice the time of a direct trip.

Standing Orders

A standing order, also known as a "fixed" or "subscription" schedule is

used for trips that are made regularly from the same place, to the same location, at the same time, on the same day(s) of the week e.g. work, beauty shop, dialysis, physical therapy. Subscription trips are placed for a minimum of one month.

Keep the following guidelines in mind when using TOPS:

- Paratransit does not provide wheelchairs.
- Paratransit does not provide emergency or stretcher transportation service.
- To cancel a ride, call the assigned provider at least two hours before the scheduled pickup time.
- Riders must cancel individual subscription trips that are no longer needed.
- Permanent changes to a subscription schedule should be made at least one week in advance.

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Riding TOPS Paratransit - TOPS Vehicles

All TOPS vehicles display a TOPS sign. TOPS providers have a wide variety of vehicles including cars, lift-equipped vans and wheelchair accessible vehicles. Since there are several different Providers in the TOPS program, make sure that the vehicle is for you and not another rider.

Fares

The one-way fare per trip is \$2.

Fares must be paid to the driver upon boarding the vehicle. Passengers must have the exact fare since drivers do not make change. Riders going to and from designated nutrition sites ride free. If you are picked up one hour later than the scheduled pick up time, your ride is free.

TOPS Travel Rules and Regulation

If the vehicle has not arrived 15 minutes after the scheduled pickup time, call the transportation provider.

- Drivers allow a five-minute wait for a rider after arriving at the pickup location. You will be considered a "no-show" if you are not ready to board at that time.
- Passengers should sign the rider log upon entering the vehicle.
- Passengers will not be escorted beyond the ground floor lobby of any residence or public building.
- Children younger than four years old must be transported in an appropriate car seat.
- ADA eligible riders and companions including children, must pay the one way fare

- TOPS does not provide child safety seats.
- Service animals ride at no additional charge but must be properly controlled. Animals, other than service animals, may travel but in a properly secured cage or travel container.

Providers - TOPS Paratransit (TOPS) Providers

AAA Wheelchair	954-791-7996
Area Agency On Aging:	
Deerfield Beach	954-480-4444
Pembroke Pines	954-450-6883
Cantor Center	954-742-2299
Margate	954-977-6558
Handi-Van	954-735-7433
Village Car Service	954-921-1450

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Rider's Choice

If you are unsatisfied with your current provider, you are allowed to change providers once a month. Rider's choice may be made for all trips that are not provided by a specific company to a specific agency. To change providers, contact Customer Service at 954-357-6794.

Travel Training

Paratransit has developed a free program to help clients use the **FIXED ROUTE** bus service. A professional instructor provides personal and group lessons at no charge to teach riders how to use county buses. Paratransit eligible riders can learn to travel the fixed route bus service by calling 954-357-7705.

Click on **Special Needs** for details on evacuation transportation of Paratransit eligible riders in the event of a hurricane.

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