



**ELECT**  
**HERB★VARGAS**  
**for County Commission District 1**  
**ENGINEERING BROWARD**  
**Paid by Herbert E. Vargas, Republican for County Commission**

There are issues that are stressing District 1 infrastructure. District 1 at the County level includes the City of Weston, Davie and Southwest Ranches west of Dykes Road, and Pembroke Pines and Miramar west of Flamingo Road. These issues are a result of obsolete planning. Our communities were properly planned at its inception in the early 1990s. However, as life changed, the County who is responsible for regional planning, has neglected to take ownership of the overall planning and the cities are approving projects based on urgent requests and submittals from developers causing over-growth pains.

Traffic congestion on Pines Boulevard and Miramar Parkway are prevalent concerns. Residential developments on the former post office distribution site on Dykes Road and on the former school district site on NW 172nd Ave (Merrick Square) have added uses that produce work trips in the morning instead of attracting them contrary to the original plans for the community. Additionally, Tuscan Isles and Terraza Isles were just built in Miramar. The increase of work trips from these residential developments is causing the traffic congestion. The good news is that most of the vacant lands in Miramar and Pembroke Pines are built except for city of Miramar-owned parcels next to Glades Middle School and those at the west end of Pembroke Road. The extension of Pembroke Road to U.S. 27 may alleviate some of the traffic, but the congestion on Okeechobee Road in Miami-Dade County is very heavy and may not provide much relief.

Another issue that is relevant is flooding and the recent downgrade in the FEMA flood plans requiring residents of the district to now purchase flood insurance. It is no longer optional, now it is mandated by the mortgage companies. Similar to the traffic issues, the County must work with the cities and the drainage district to update the plans and develop projects that will mitigate flooding in the district. Proper engineering and planning will improve our Quality of Life and save money to cities and homeowners.

I am an engineer, planner and real estate broker. I have the expertise and experience to join the Board of Commissioners and move Broward to a bright future with proper planning and engineering. So, I'm asking for your vote and your help to become the Commissioner for District 1. For more information and ways to help, please click below.