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Broward County

A FLORIDA COUNTY GUIDE · SOUTH FLORIDA & THE KEYS

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REGION

South Florida & the Keys

COMMUNITIES TO START WITH

Fort Lauderdale, Hollywood, Pembroke Pines, Coral Springs

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A densely connected metropolitan county with beaches, canals, established suburban cities, a major airport and central access to the South Florida corridor.

Broward County is a dense metropolitan bridge between Miami-Dade and Palm Beach County. Fort Lauderdale and Hollywood provide coastal and urban options, while Pembroke Pines, Coral Springs and other western cities offer established suburban patterns near the Everglades edge.

Marine industries, tourism, aviation, healthcare, logistics, education and professional services support a broad economy. I-95, Florida's Turnpike, the Sawgrass Expressway, Tri-Rail and county transit help connect the region, but east-west travel and peak-hour congestion often determine whether a home works.

Scout Broward by corridor. Compare one east-side community and one western city, drive the actual work route, check transit only if you can test the full trip, and review flood, evacuation, condo or association conditions for a real sample property.

Lifestyle: Metro access · Boating · Careers

Broward County by the numbers

Population Census estimate	1,977,129	At the last full count 2020 Census	1,944,375
Median age	41.3	Aged 65 and over	17.9%
Under 18	20.8%	Median household income	\$77,633
Median home value what owners estimate	\$414,600	Homeownership	63.6%
People per household	2.60	Average commute	29.1 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Fort Lauderdale

Fort Lauderdale combines downtown towers, waterfront neighborhoods, a major marine economy, beaches, airport access and older residential districts. Compare parking, bridge or rail access, flood exposure and condo finances block by block.

Pembroke Pines

Pembroke Pines is a large western suburban city with planned communities, schools, shopping and access toward I-75. Measure eastbound work trips, association costs and the distance to coastal destinations before choosing on space alone.

Hollywood

Hollywood offers a historic downtown, broad residential neighborhoods and an oceanfront district connected by east-west routes. Distinguish beach and mainland living, then test I-95, airport and healthcare access.

Coral Springs

Coral Springs provides a planned northwest Broward setting with established neighborhoods and family-oriented services. The tradeoff is distance from the coastal employment spine, so test Sawgrass Expressway and surface-road travel at routine hours.

Checks before Broward County becomes the answer

- ☐ **Choose east, central or west.** Match the home search to the real employment corridor; an east-west Broward commute can matter more than north-south county mileage.
 - ☐ **Test the complete transit trip.** Include parking, walking, transfers and the final destination when considering Tri-Rail, buses or regional rail.
 - ☐ **Review building and association health.** For condos and association communities, inspect reserves, assessments, inspections, insurance and current rules before comparing monthly cost.
 - ☐ **Check flood and evacuation conditions.** Review flood information, drainage, hurricane evacuation, roof or opening protection and road access for the exact property.
 - ☐ **Map healthcare across the metro.** Confirm hospital and specialty routes in the correct insurance network; a provider may be nearby but difficult to reach across peak traffic.
 - ☐ **Verify city-specific services.** Broward contains many municipalities. Confirm utilities, permitting, emergency information and local taxes or fees for the actual city and parcel.
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Questions to answer for Broward County

Density does not create one market

Urban waterfront, beach, older suburban and western planned communities sit close on a map but differ sharply in housing type, association structure, flood risk and travel patterns.

Marine, aviation and services drive work

Fort Lauderdale's marine sector, airport and tourism join healthcare, logistics, education and professional services across the county. Locate the job center before selecting east or west.

Regional care and education require route testing

Hospital systems, Broward College and specialty providers are widely available, yet dense traffic can make a nearby option inconvenient. Test the address-to-provider trip.

North-south options meet east-west constraints

I-95, the Turnpike, I-75, the Sawgrass Expressway and rail support regional movement. The surface-road connection between home and those spines often becomes the daily bottleneck.

Water comes from coast and rain

Storm surge is not the only concern. Heavy rain, drainage, canals, building elevation and access roads should be reviewed along with the hurricane evacuation plan.

Places that reveal the county

Bonnet House Museum & Gardens

A 1920 house and its gardens at 900 North Birch Road, standing on land that was a wedding present.

NSU Art Museum Fort Lauderdale

The city's art museum at One East Las Olas Boulevard, founded in 1958.

Museum of Discovery and Science

A science museum of 150,000 square feet at 401 Southwest Second Street in Fort Lauderdale.

Butterfly World

Ten acres inside Tradewinds Park at Coconut Creek, open since March 28, 1988.

Historic Stranahan House Museum

The oldest surviving building in Fort Lauderdale, at 335 Southeast 6th Avenue, raised in 1901.

Fort Lauderdale Beach

The beachfront along A1A, and the stretch of sand that made the city's name.

Dr. Von D. Mizell-Eula Johnson State Park

A beach park at Dania Beach whose name records how the beaches here came to be open to everyone.

Las Olas Boulevard

The boulevard that runs from downtown Fort Lauderdale out to the ocean, lined with shops, galleries and restaurants.

Everglades Holiday Park

Twenty-nine acres of wetland at the far end of Griffin Road, where the Gator Boys episodes were filmed.

Hugh Taylor Birch State Park

The land Hugh Taylor Birch began buying in 1893, now a state park on East Sunrise Boulevard between the Intracoastal and A1A.

Flamingo Gardens

Sixty acres of botanical garden and wildlife sanctuary at 3750 South Flamingo Road in Davie, established in 1927.

Sawgrass Recreation Park

Family-run airboat tours out into the Everglades off US 27, with rescued reptiles kept on the site.

Anne Kolb Nature Center

A five-level tower 68 feet up over one of the largest urban mangrove forests left in Florida.

Hollywood Beach Broadwalk

Two and a half miles of oceanfront promenade at Hollywood, thirty feet wide and closed to cars.

Quiet Waters Park

A county park of 431 acres at Deerfield Beach, at the north end of Broward.

Young At Art Museum

A hands-on art museum for all ages, inside the Broward Mall at Plantation since 2021.

Water Taxi Fort Lauderdale

Twenty-three stops on three routes, running seven days a week from ten in the morning until ten at night.

Secret Woods Nature Center

Fifty-six acres on the New River, named Florida's first urban wilderness area in 1978.

Plantation Historical Museum

A city museum behind the library in Botanical Gardens Park, holding Seminole and Tequesta artifacts and a fire museum annex.

Fern Forest Nature Center

Two hundred and forty-four acres of the old Cypress Creek floodplain, holding thirty-four species of fern.

Beaches in Broward County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Deerfield Beach

Pompano Beach

Fort Lauderdale Beach

Las Olas Beach

Hollywood Beach

Dr. Von D. Mizell–Eula Johnson State Park Beach

Hillsboro Beach

Lauderdale-by-the-Sea Beach

D.C. Alexander Park

Dania Beach

Earl Lifshey Ocean Park

Where to check

Broward County Government · Official county services, agencies and resident information. [broward.org](https://www.broward.org)

Broward County Transit · Fixed-route, paratransit, schedules and current county transportation information. [broward.org](https://www.broward.org)

Broward Hurricane Information · Current county evacuation, shelter, alert and storm-preparation guidance. [broward.org](https://www.broward.org)

Broward Emergency Transportation · Transit and transportation information for hurricane evacuations. [broward.org](https://www.broward.org)