

# BROWARD-by-the-NUMBERS

## Residential Building Permits in Broward County

*The number of building permits issued for single family housing has decreased 57 percent between 2000 and 2003. Although growth in the western municipalities continues, there is an increase in multi-family construction in Broward's eastern municipalities.*

### Residential Building Permit Trends

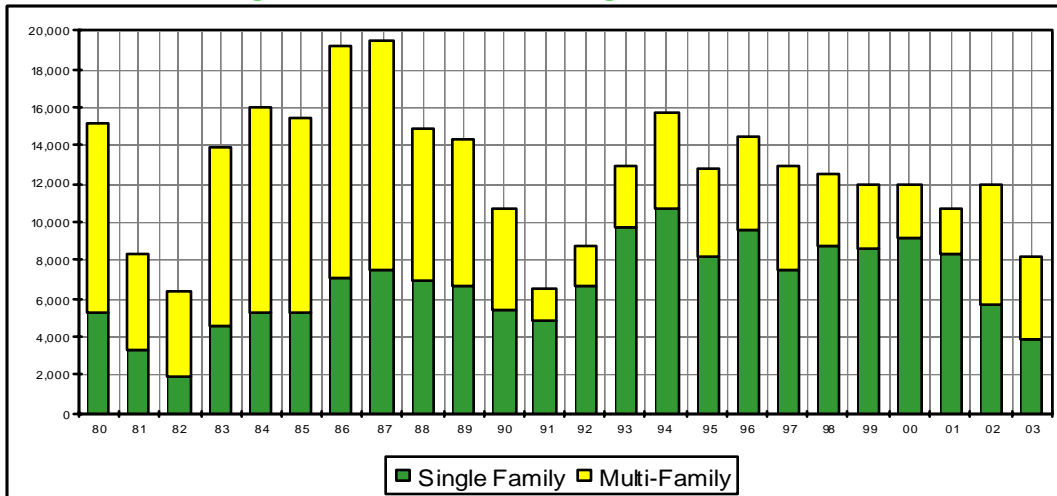
Between 1980 and 2003, over 305,000 housing units were built in Broward County. Fifty-three percent of these units were single family units while the remaining 47 percent were multi-family. As shown in Figure 1, the number of building permits issued in Broward County has been cyclical. During times of economic downturns (1981 to 1982 and 1991 to 1992), the number of permits decreased dramatically. 1986 and 1987 had the highest number of permits when over 19,000 permits were issued each year.

Over the last four years, almost 43,000 housing units were constructed. Notable in 2002 and 2003 is the increase in multi-family units. In these two years, 53 percent of all units were multi-family, a shift from the previous decade (1991-2001) when the predominant housing type was single family. Single family construction peaked in 1994 when 10,700 units were constructed. Development trends in 2002 and 2003 closely resemble the years between 1980 and 1990 when the majority of units built were multi-family.

Between 2000 and 2003, the number of single family building permits dropped 57 percent from 9,200 to 3,900. Multi-family units have increased 59 percent from 2,600 to 4,100 units in the same period. In 2002, over 6,300 multi-family permits were issued in Broward County, the highest number since 1989.

During the last four years, the number of residential building permits issued has dropped 31 percent. In 2000, a total of almost 12,000 permits were issued. In 2003, only 8,200 were issued, a 31 percent decrease in four years. The highest number of permits issued over the last four years was in 2002 (12,028). The number of residential permits in 2002 was higher than the previous year primarily because 2,700 multi-family units were constructed in the City of Fort Lauderdale in 2002.

Figure 1 – Residential Building Permits 1980-2003



### Top Ten Municipalities Since 2000

Table 1 lists the top ten municipalities with the largest number of residential building permits issued. Miramar has issued over 9,200 permits in four years, almost twice the number of any other municipality. Eighty-three percent of the units constructed in Miramar were single family. Fort Lauderdale ranks second with almost 4,700 units. In contrast to Miramar, 88 percent of the residential units constructed in Fort Lauderdale were multi-family. Weston, Pembroke Pines and Coral Springs round out the top five.

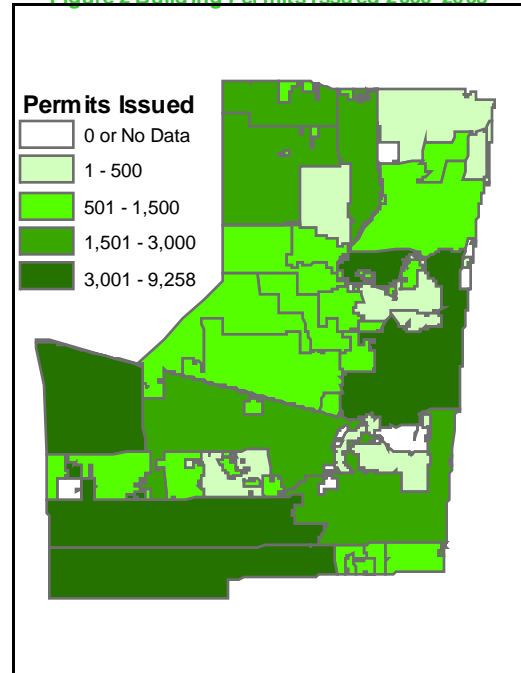
Several communities (Fort Lauderdale, Coral Springs, Hollywood and Tamarac) rank in the top ten because of the number of multi-family units constructed. These municipalities contrast with other municipalities such as Miramar, Weston, Pembroke Pines, Davie, Coconut Creek and Parkland, where single family development is a larger percent age of residential construction.

**Table 1 Rank of Residential Building Permits 2000-2003**

Rank	Municipality	Single Family	Multi-Family	Total
1	Miramar	7,722	1,536	9,258
2	Fort Lauderdale	1,007	3,684	4,691
3	Weston	3,852	751	4,603
4	Pembroke Pines	3,466	540	4,006
5	Coral Springs	1,317	1,620	2,937
6	Davie	1,648	503	2,151
7	Coconut Creek	1,222	872	2,094
8	Parkland	1,827	185	2,012
9	Hollywood	787	883	1,670
10	Tamarac	328	1,160	1,488
Subtotal		23,176	11,734	34,910
Percent of Total Permits		86%	75%	82%
Total Permits		27,019	15,957	42,976

These 10 municipalities represent 82 percent of all permits issued in Broward County over the last four years. Twenty-one municipalities and unincorporated Broward County make up the remaining 14 percent. Eighty-six percent of single family units and 75 percent of multi-family units were built in the 10 municipalities listed in Table 1.

**Figure 2 Building Permits Issued 2000-2003**



Note: The municipalities of Lauderdale Lakes, Lauderdale-by-the-Sea, Pembroke Park and Southwest Ranches are reported as part of Broward County's total.

### Value of Residential Building Permits

Between 2000 and 2003, the value of all residential building permits (single family and multi-family) in Broward County reached \$5.5 billion. The average value of each new housing unit over these four years is \$127,878. Since 1980, the total value of construction built is over \$23.1 billion.

### Data Source

Data for this report was obtained from the U.S. Bureau of the Census. Each month, municipalities supply building permit information to the Census Bureau which disseminates this information by municipality and Metropolitan Statistical Area (MSA).

*Editor's Note: The building permits analyzed in this report are for new construction of housing units where a certificate of occupancy has been issued. These do not include permits for renovations, repairs, or minor alterations to existing structures.*

Broward-by-the-Numbers is a publication from

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## TECHNICAL APPENDIX

**Table 1 Residential Building Permits Issued 2000-2003**

<b>Municipality</b>	<b>Single Family</b>	<b>Multi-Family</b>	<b>Total</b>	<b>% Single Family</b>
Coconut Creek	1,222	872	2,094	58.4%
Cooper City	354	0	354	100.0%
Coral Springs	1,317	1,620	2,937	44.8%
Dania	63	330	393	16.0%
Davie	1,648	503	2,151	76.6%
Deerfield Beach	265	147	412	64.3%
Fort Lauderdale	1,007	3,684	4,691	21.5%
Hallandale	45	1,206	1,251	3.6%
Hillsboro Beach	4	16	20	20.0%
Hollywood	787	883	1,670	47.1%
Lauderdale Lakes	0	0	0	0.0%
Lauderdale-by-the-Sea	0	0	0	0.0%
Lauderhill	303	214	517	58.6%
Lazy Lake	0	0	0	0.0%
Lighthouse Point	159	5	164	97.0%
Margate	29	192	221	13.1%
Miramar	7,722	1,536	9,258	83.4%
North Lauderdale	19	573	592	3.2%
Oakland Park	75	5	80	93.8%
Parkland	1,827	185	2,012	90.8%
Pembroke Park	0	0	0	0.0%
Pembroke Pines	3,466	540	4,006	86.5%
Plantation	559	0	559	100.0%
Pompano Beach	285	808	1,093	26.1%
Sea Ranch Lakes	10	0	10	100.0%
Sunrise	943	317	1,260	74.8%
Tamarac	328	1,160	1,488	22.0%
Unincorporated	664	167	831	79.9%
Weston	3,852	751	4,603	83.7%
Wilton Manors	0	2	2	0.0%
<b>Total</b>	<b>26,953</b>	<b>15,716</b>	<b>42,669</b>	<b>63.2%</b>

Source: U.S. Bureau of the Census. Compiled by Broward County Office of Urban Planning and Redevelopment, Planning Services Division, June 2004.

Note: The municipalities of Lauderdale Lakes, Lauderdale-by-the-Sea, Pembroke Park and Southwest Ranches are reported as part of the Unincorporated total.

**Table 2 Residential Building Permits – Broward County 1980-2003**

Year	Single Family	Duplex	3&4 units	5+ units	Multi-Family	GRAND TOTAL	Total Valuation (\$000s)
1980	5,276	490	531	8,885	9,906	15,182	\$579,368
1981	3,372	438	551	4,020	5,009	8,381	\$344,313
1982	1,864	204	372	3,986	4,562	6,426	\$236,920
1983	4,519	396	855	8,160	9,411	13,930	\$530,087
1984	5,283	482	934	9,243	10,659	15,942	\$575,192
1985	5,212	322	549	9,366	10,237	15,449	\$549,733
1986	7,048	240	707	11,286	12,233	19,281	\$726,466
1987	7,454	282	426	11,333	12,041	19,495	\$831,966
1988	6,863	318	346	7,403	8,067	14,930	\$868,962
1989	6,664	168	290	7,106	7,564	14,228	\$976,482
1990	5,457	144	181	4,967	5,292	10,749	\$810,513
1991	4,822	54	83	1,564	1,701	6,523	\$594,463
1992	6,715	36	39	1,949	2,024	8,739	\$816,974
1993	9,808	66	87	3,003	3,156	12,964	\$1,220,143
1994	10,665	48	69	4,944	5,061	15,726	\$1,436,026
1995	8,188	58	150	4,474	4,682	12,870	\$1,154,802
1996	9,584	40	183	4,612	4,835	14,419	\$1,385,709
1997	7,494	20	115	5,352	5,487	12,981	\$1,277,145
1998	8,753	42	361	3,327	3,730	12,483	\$1,281,816
1999	8,574	80	149	3,210	3,439	12,013	\$1,409,811
2000	9,160	36	228	2,546	2,810	11,970	\$1,418,633
2001	8,275	36	301	2,149	2,486	10,761	\$1,381,440
2002	5,705	98	106	6,119	6,323	12,028	\$1,576,728
2003	3,879	44	243	4,051	4,338	8,217	\$1,118,885
2000-2003	27,019	214	878	14,865	15,957	42,976	\$5,495,686
1980-2003	160,634	4,142	7,856	133,055	145,053	305,687	\$23,102,577

Source: U.S. Bureau of the Census. Compiled by Broward County Office of Urban Planning and Redevelopment, Planning Services Division, June 2004.

**Table 3 Distribution of Residential Building Permits by Housing Type**

Year	% Single Family	% Multi-Family	Total Units
1980	34.8%	65.2%	15,182
1981	40.2%	59.8%	8,381
1982	29.0%	71.0%	6,426
1983	32.4%	67.6%	13,930
1984	33.1%	66.9%	15,942
1985	33.7%	66.3%	15,449
1986	36.6%	63.4%	19,281
1987	38.2%	61.8%	19,495
1988	46.0%	54.0%	14,930
1989	46.8%	53.2%	14,228
1990	50.8%	49.2%	10,749
1991	73.9%	26.1%	6,523
1992	76.8%	23.2%	8,739
1993	75.7%	24.3%	12,964
1994	67.8%	32.2%	15,726
1995	63.6%	36.4%	12,870
1996	66.5%	33.5%	14,419
1997	57.7%	42.3%	12,981
1998	70.1%	29.9%	12,483
1999	71.4%	28.6%	12,013
2000	76.5%	23.5%	11,970
2001	76.9%	23.1%	10,761
2002	47.4%	52.6%	12,028
2003	47.2%	52.8%	8,217
2000 to 2003	62.9%	37.1%	42,976
1980 to 2003	52.5%	47.5%	305,687

Source: U.S. Bureau of the Census. Compiled by Broward County Office of Urban Planning and Redevelopment, Planning Services Division, June 2004.