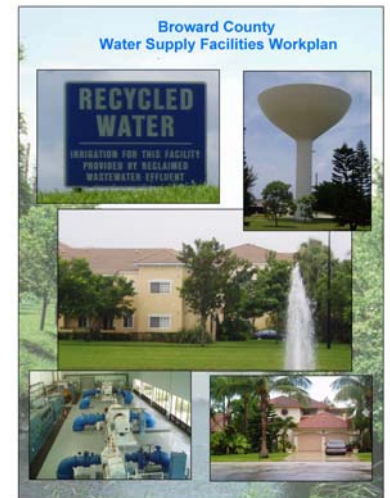


EVALUATION AND APPRAISAL REPORT (EAR) 2004

ADOPTED FEBRUARY 24, 2004



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Broward County Comprehensive Plan 2004 Evaluation and Appraisal Report

Forward

Broward County is well known for its brilliant sunshine in the winter, and ocean breezes in the summer, but it is also a vibrant, diverse destination for many growing businesses, corporations and others who seek the unique South Florida lifestyle.

Currently, the County consists of thirty (30) unique municipalities, from the bustling urban center of the City of Fort Lauderdale, to the tranquil rural lifestyle found in the Town of Southwest Ranches. The diversity of lifestyles and tremendous population growth has positioned Broward County to become the second most populated county in the State of Florida.

Broward County is an urbanized county located in southeast Florida. It is bounded by Palm Beach County to the north, Miami-Dade County to the south, Hendry and Collier Counties to the west, and the Atlantic Ocean on the east. The County population has increased steadily from 5,135 in 1920 to more than 1.6 million in 2004. This dramatic increase has made Broward County the 15th largest County (in terms of population) in the United States and the second largest in the State of Florida, just behind Miami-Dade. During the 1990's, Broward County had an annual population growth rate of 2.9 percent. This translated into 36,000 new residents moving into the County every year. However, the growth rate is projected to decline from 2.9 percent to just above 1 percent by 2030. The declining rate will still translate into 925,285 new residents from 2000 through 2030. The majority of this future growth will come from natural increases, meaning births over deaths, versus immigration from outside the county, which has been the primary source of County growth in the past.

As we enter the 21st Century, one of the challenges residents of Broward County will face with is "**build-out**." Broward County is the first County in the State to face the issue of build-out. Build-out occurs when available vacant or undeveloped land no longer exists. New development cannot occur without the demolishing, reconstructing, or subdividing of existing properties. As build-out becomes a reality, redevelopment within Broward County will be the future focus of how the County manages and directs growth, while protecting existing residential neighborhoods.

The issues relevant to build-out and redevelopment are critical, given the projected growth in population anticipated in every population forecast through 2030. The planning needs of infill and redevelopment, water supply, school capacity, workforce housing, transit orientated land use patterns, and other issues are the primary focus of this evaluation and appraisal report and are discussed in the Major Issues section (Section III.1-7).

Broward County Comprehensive Plan 2004 Evaluation and Appraisal Report

Executive Summary

Introduction

Local governments are required, pursuant to Chapter 163.3191 F.S., to prepare an Evaluation and Appraisal Report (EAR) of their adopted Comprehensive Plan every seven (7) years. The report must be prepared by the local planning agency, adopted by the local government and submitted to the State or appropriate designated regional planning council for compliance review in accordance with the schedule established by the State. Broward County's EAR is due March 1, 2004. Broward County has the option of requesting the South Florida Regional Planning Council prepare the sufficiency review. Staff is recommending this option.

Broward County's EAR process was initiated in the summer of 2002 and has included an extensive public participation process. Numerous meetings and public hearings were held, including three advertised public hearings before the Office of Urban Planning and Redevelopment's Local Planning Agency and several hearings before the Broward County Planning Council. A chronology of the EAR process, including a listing and summary of the public hearings and meetings, is included in the Introduction.

The EAR must address the County's progress in achieving the goals, objectives and policies identified within the County's comprehensive plan; assess the successes and shortcomings of the plan; identify ways that the plan should be changed; and ensure effective intergovernmental coordination. It also must address specific major issues identified within the State Statutes and optional issues selected by the County in coordination with the State and local governments. The mandatory major issues include school coordination, the impact of past density reductions on the barrier island on property rights, and a 10 year water supply work plan. Optional issues include managing and directing population growth, developing transit oriented land uses, affordable housing, and regional activity centers/other mixed uses. The regional activity center and other mixed uses issue was added in response to the County Commission's direction in October 2003 to staff to review and make recommendations regarding the RAC category.

Upon receipt of the EAR, the SFRPC has 60 days to complete the sufficiency review to determine if it has been submitted in a timely fashion and contains the components prescribed by the Statutes. The County then has 18 months to amend its comprehensive plan based on the recommendations in the report. A six month extension may be requested for valid planning reasons.

Following is a summary of the findings and recommendations for each of the major issues addressed in the report.

Major Issues

1. Managing and Directing Population Growth in Broward County 2000-2030

This major issue encompasses an analysis of projected County population growth and potential policy options for responding to this growth. As the County approaches buildout of the vacant lands within the urbanized area, the historical rate of population growth is anticipated to slow. However, due to continuing migration and natural increase, the County's population is expected to grow by approximately 925,000 residents to a total of over 2.5 million by 2030. An analysis of the Broward County Land Use Plan and vacant lands available for development reveals that there is insufficient vacant land available to accommodate this growth. At current rates of development, it is anticipated that buildout of the residential lands in the County will occur before 2015.

The EAR recommends that the County Commission, Broward County Planning Council and Broward County's thirty (30) municipalities take proactive steps to influence population growth including where redevelopment takes place and in what form. The concern is that without such steps, population growth may take place in undesirable ways, such as crowding into existing neighborhoods. As an overall guiding principle, the EAR recommends the County encourage mixed use development, including a variety of housing types and uses, in concentrated centers or nodes and in linear transit corridors. Developing mixed use centers where people can live and work can help reduce automobile travel demand and traffic congestion and encourage mass transit use. The following recommendations address ways to accomplish this overall goal.

- A. Promote development of town centers and transit oriented development along major transportation corridors (i.e. State Road 7/U.S. 441) through the use of existing mixed use categories (such as the Local Activity Center category) and establishment of new mixed use categories.
- B. Investigate revisions to the flexibility provisions of the Broward County Land Use Plan, such as collapsing the number of flexibility zones or providing for transfers across flexibility zones, to facilitate planned redevelopment. Establish criteria for use of this flexibility tied to local redevelopment plans and County objectives such as development of affordable housing and creation of a sense of place.
- C. Support land use plan map amendments converting commercial and other non-residential lands, such as abandoned or underutilized shopping centers or strip malls, to residential or mixed uses.

- D. Identify target areas for redevelopment to maximize use of resources and promote excellence in urban design.

2. *Developing Transit Oriented Land Use Patterns*

This major issue analyzes existing transportation conditions in Broward County and the thirty (30) municipalities and makes several recommendations to strengthen the linkages between land use and transit. The recommendations serve as a guide for managing and directing population growth, including redevelopment, onto corridors where Broward County operates transit services. Directing population growth to these transit corridors would enhance transit usage and support the County's investment in mass transit. The following recommendations address ways to accomplish this overall goal.

- A. Develop a transit oriented future land use category or category in cooperation with the State Road 7 Collaborative to facilitate mixed use development along transit corridors and around transit stops.
- B. Provide bonus density for flex or reserve units for residential projects that include transit oriented design features.

3. *School Coordination*

This section provides an assessment of the coordination of the future land use map with public school capacity and the establishment of joint decision making processes for population projections and school planning required by Chapter 163.3191 (1) (k) F.S. Broward County and the School Board of Broward County have a long history of coordination of planning activities dating back to the establishment of school impact fees in 1981. Since 1993, the Broward County Land Use Plan has required all land use plan amendments to address impacts on public schools. Broward County was the first county in the State to enact a school concurrency requirement tying development permits to school capacity. Although this was later repealed in response to legal challenges, the effort strengthened coordination between the two agencies. In 2000, the Broward County Charter was amended to include a School Board member on the Broward County Planning Council. In April of 2003, the County and 26 of its municipalities entered into an interlocal agreement with the School Board for coordination of school activities required by Sections 163.31777 and 1013.33 F.S. The following recommendations address ways to enhance the existing coordination mechanisms for land use and school planning in Broward County.

- A. Develop a policy for inclusion within the Broward County Land Use Plan, in cooperation with the School Board of Broward County, which identifies thresholds for school impacts which are so severe that the amendments should be considered for denial.

- B. Review and revise policies addressing school coordination within the Broward County Land Use Plan to provide that during the plan amendment review process, consideration of school impacts should be balanced with other public policy concerns such as provision of affordable housing, urban design and redevelopment of blighted areas.
- C. The School Board of Broward County should complete the school impact fees study, and in coordination with Broward County, update the school impact fee schedule.

4. Analysis of Past Land Use Density Reductions in Coastal High Hazard Areas

Pursuant to Chapter 163.3191(2)(m) F.S. , local governments are required to complete an analysis of past reductions in land use density within coastal high hazard areas, to determine if the reduction impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. This section of the EAR identifies the location and extent of past reductions in land use density within Broward County's coastal high hazard area (the barrier island); addresses the definition of property rights in the context of this requirement; identifies public safety and policy considerations; and, presents recommendations for balancing property rights with public safety and other public policy concerns.

Existing densities in several areas of Broward's coastal high hazard area, including portions of Hallandale Beach, Hollywood, Ft. Lauderdale and Pompano Beach exceed the permitted densities. The total number of non-conforming units is estimated at 11,300. These non-conforming densities were created with the adoption of the 1977 Broward County Land Use Plan which established a maximum permitted residential density of 50 units per acre. Densities in some of the older condominium developments on the beach exceed 100 units per acre. In addition, permitted densities on portions of Hollywood and Hallandale Beach were further reduced to 25 units per acre as part of the inclusion process (land use maps submitted by the municipalities) utilized to prepare the plan.

The recommendations below provide alternatives for permitting build back of these units both in the event of a natural disaster and voluntary redevelopment. In either situation, the recommendations provide that the build back of these units should not increase land use intensities on the barrier island and accompanying requirements should address enhancement of public safety and the protection of coastal natural resources.

A. Natural Disaster

Amend the Broward County Land Use Plan to incorporate a policy providing that existing residential units destroyed in a disaster shall be able to be rebuilt to the same density (limited to the pre-disaster number of units and square footage).

Redevelopment would be required to comply with all public safety codes in effect at the time and policies related to protection and enhancement of natural resources.

B. Voluntary Redevelopment

1. Amend the Broward County Land Use Plan to incorporate a vested rights process for redevelopment, administered by the County or coastal cities, to determine on a case-by-case basis whether the property rights of existing residents have been impaired and balance those rights with public safety considerations. As above, such redevelopment would be subject to meeting public safety codes and compliance with natural resource protection policies.

Or

2. Amend the Broward County Land Use Plan to include a policy that would allow local governments to permit build back up to existing densities (with no more than the pre-redevelopment square footage) subject to meeting public safety codes and compliance with natural resource protection policies.

5. Water Supply 10-Year Work Plan

This major issue analyzes the ability of Broward County to provide potable water over the next ten years. This analysis is compiled in the Broward County Water Supply Facilities Work Plan. The plan identifies the future water supply needs for the unincorporated areas of Broward County plus the additional areas serviced by the County's Office of Environmental Services (BCOES). It also develops a framework for meeting the projected water demands.

Needs assessments were developed based on current utility operations and the existing customer base, compared to population projections through 2025. Population modeling was performed by the Broward County Office of Urban Planning and Redevelopment Office – Planning Services Division (BCPSD), which developed a Population Forecasting Model that was approved by the State of Florida's Department of Community Affairs and adopted as part of the Broward County Comprehensive Plan in 1989. The model provides details about Broward County's expected population with respect to age, gender, and race and provides forecasting at 1-year intervals. The model also accounts for changes in land use patterns that are expected through development and redevelopment.

Recommendations in this section include:

- A. Continue implementation of the "Water Matters", NatureScape , and "Know the Flow" outreach program in support of this effort; target industries with high rates of water consumption and work with these industries to develop industry-specific water conservation strategies; complete and apply the county-wide hydrologic model in support of water resource planning; and, actively pursue implementation of the Broward

County Secondary Canal Improvement Project as part of the Comprehensive Everglades Restoration Plan (CERP). Hydrologic models developed by the County should be applied during project design to identify secondary canal improvements with the greatest regional benefits.

- B. Work with municipalities to integrate the principles of the Integrated Water Resource Plan (IWRP) into their water supply and comprehensive plans; investigate and consider flexibility in wellfield operations, and water sharing agreements that would support greater withdrawals from wellfields where additional pumpage can be maintained without impacts to adjacent users or natural systems, or impacting CERP; water managers should review water supply plans and consider opportunities for alternative water resource development, such as desalinization, the development of Floridian wells, ASR, and reuse.
- C. Review and update of the 10-year Water Supply Facility Work Plans at least once every five years to ensure consistency with evolving policies and needs based on actual population growth.

6. Affordable Housing

This section identifies existing and projected affordable housing needs for Broward County; analyzes components of that need (including workforce housing); and, makes recommendations addressing affordable housing policies and programs both for the Unincorporated Area and County-wide. According to the Shimberg Center for Affordable Housing, approximately a third of Broward households, or 214,719 households, had affordable housing problems in 2000. These are households earning less than 120 percent of the area medium income which are spending 30 percent or more of their income for housing. Nearly 40 percent of those with affordable housing problems, 84,369 households, had a severe cost burden spending more than 50 percent of their income for housing. Homeowners accounted for about 59 percent of those with affordable housing problems while renters made up 41 percent.

Projections prepared by the Shimberg Center and Office of Urban Planning and Redevelopment indicate that the affordable housing problem in Broward County is growing proportionately with the number of households in the County. Without significant public and private efforts, the number of households with affordability problems may rise from the 214,719 reported in 2000 to 303,445 in the year 2025. Recommendations addressing program and policy changes are included in the EAR to address affordable housing concerns and are summarized below.

- A. The County, in cooperation with municipalities, should investigate additional regulatory and incentive mechanisms to further the construction of affordable housing such as the creation of additional mixed use land use categories; adoption

of policies establishing inclusionary housing set asides; and, linkages of non-residential development approvals to the provision of affordable housing.

- B. The County's affordable housing efforts should emphasize meeting the needs of those with severe cost burdens and provision of workforce housing.
- C. The County's redevelopment program should promote the construction of new affordable housing units.
- D. The County should implement a pilot program within the Unincorporated Area, which may also serve a model for municipalities, to facilitate the provision of affordable single family homes on County-owned properties.

7. Other Issues: Regional Activity Centers and Other Mixed Use Future Land Use Designations

As Broward County continues to increase in population and redevelopment pressures increase, mixed use development provides opportunities for providing employment, housing and essential needs and services within areas that can be accessed by walking or transit. This section evaluates the Regional Activity Center (RAC) and other mixed use provisions within the Broward County Comprehensive Plan and recommends changes to existing provisions as well as new options.

A. Regional Activity Centers

The Regional Activity Center (RAC) land use category was established with the adoption of the 1989 Broward County Land Use Plan to provide a flexible category to facilitate development of mixed uses in areas considered to be of regional significance and importance. A major impetus for the category was the need to reduce automobile travel demand and facilitate mass transit by creating mixed commercial and residential centers where people could live and work. Three RACs were designated originally including the Miramar RAC, Downtown Ft. Lauderdale RAC and Arvida/Pompano Park RAC. Five RACs were added later including the Downtown Hollywood RAC, Ft. Lauderdale Beach RAC, Town of Davie RAC, Northwest Ft. Lauderdale RAC and South Ft. Lauderdale RAC. Four more have been proposed in recent years including the Pembroke Pines RAC, Deerfield Beach RAC, Pompano Beach RAC and Hallandale Beach RAC (no longer under active consideration).

In general, the category has been successful in achieving the objective of furthering the development of intense mixed use centers within the Broward urban area including downtown Ft. Lauderdale and Hollywood. However, the very success of the RAC in promoting development, coupled with the proliferation of new proposed RACs, has raised

issues and concerns. Recent proposals to create three RACs on the barrier island have called into question whether or not the RAC should be used to promote more intense land uses in hurricane vulnerable coastal high hazard area. There are also concerns that the RAC is being over used, may have adverse impacts on existing residential neighborhoods and should incorporate additional planning requirements. Following is a summary of the report recommendations addressing these concerns.

- A. The RAC category should be revised to ensure that new RACs are truly regional in character including establishment of minimum land use intensity thresholds.
- B. New RACs should be precluded from the coastal high hazard area (the barrier island).
- C. New RACs, including amendments to existing RACs, should follow logical boundaries and be required to include design and other performance standards addressing land use compatibility.
- D. New and amended RACs should address transportation impacts, including identification of transportation improvements and alternatives, and ensure pedestrian connections and access to multi-modal transit facilities.
- E. Local governments should provide individual meeting notices to all property owners within proposed RACs informing them about the RAC and potential impact on individual property rights.

B. Local Activity Centers Transit Oriented Land Uses and Other Mixed Use Categories

In addition to the RAC, the Broward County Land Use Plan encourages mixed uses through the Local Activity Center Land Use Category (LAC) and flexibility provisions of the plan. The Local Activity Center Land Use Category was approved in 2002 providing an alternative to the RAC to facilitate mixed use/pedestrian oriented development at a local scale. The first LAC was approved in December 2003 in Dania Beach and several others are in various stages of planning. These proposals are an encouraging sign that the category meets local needs, but there is little experience yet to judge the success or failure of the category. However, several issues relating to the criteria have been expressed to staff by local planners which should be given consideration.

The first issue is with the requirement the local government must first utilize at least 75% of available flexibility and reserve units from the flex zone in which the LAC is located, before an increase in density is requested via the land use amendment process (except for Chapter 163, F.S. redevelopment areas). The concern with this requirement is that it penalizes local governments for designating an LAC by reducing their ability to utilize flex to promote redevelopment activities in other areas of their jurisdiction. Since the County

has determined that the development of Local Activity Centers is desirable and has created a new category to facilitate them, consideration should be given to deleting this requirement.

The second issue is with the geographic requirement that LACs have an appropriate depth and frontage to support the location of uses oriented around a five minute, ¼ mile walk. The concern with this requirement is that it may preclude designation of transit oriented development directly related to transportation corridors. Promotion of Transit Oriented Land Uses is a primary strategy recommended in the EAR for facilitating mixed uses and directing redevelopment.

Mixed uses are also facilitated in the Broward County Land Use Plan through the Commercial category which permits many land uses including retail, office, wholesale and light storage, hotels, recreation, community facilities, transportation facilities, recreational vehicle parks and utilities. Residential uses are permitted within the Commercial Land Use category through the application of flex with certain restrictions and limitations. During the review process, concerns were expressed by local governments and other interested parties that the restrictions and limitations were confusing and should be revised and simplified in order to better facilitate mixed use development.

The following recommendations address options for expanding mixed use development in Broward County through changes to the Local Activity Center category, incorporation of new Transit Oriented Land Use provisions and modifications to the Commercial land use category.

- A, Revise the Local Activity Center category to delete the requirement that the local government must first utilize at least 75% of available flexibility and reserve units from the flex zone in which the LAC is located before an increase in density is requested via the land use amendment process.
- B. Work with the State Road 7/US 441 Collaborative to establish a linear transit corridor future land use category to facilitate development of mixed land uses along the corridor and around transit stations or stops. This category may also be applicable along other existing and planned high priority transit corridors.
- C. Develop a new future land use category that can support Transit Oriented Development (TOD) land use patterns to promote the redevelopment of areas in Broward County surrounding regional transit stations such as Tri-Rail. This category should include performance and design criteria to facilitate the development of mixed uses with a “sense of place” in areas connected to and within walking distance of regional transit stations.

- D. Amend the flexibility provisions of the Land Use Plan to provide density bonuses of flex or reserve units for transit oriented development.
- E. Review and revise the existing Commercial land use category to simplify and clarify the current provisions which address flexibility for residential uses.

Broward County Comprehensive Plan 2004 Evaluation and Appraisal Report

Introduction

Broward County is an urbanized county located in southeast Florida. It is bounded by Palm Beach County to the north, Miami-Dade County to the south, Hendry and Collier Counties to the west, and the Atlantic Ocean to the east. The County covers approximately 1,197 square miles. A major feature of Broward County is the western designated conservation area which is two-thirds of the County. It contains portions of the Water Conservation Areas 2A, 2B, 3A, and 3B, which are managed by the South Florida Water Management District, the Miccosukee Indian Reservation, and a small portion of the Big Cypress Seminole Indian Reservation.

The remaining land area (410 square miles) is located east of the protective levee. This is considered the developable area or the urbanized area. (Map 1, Section 1) The largest city in the County, by population, is the City of Fort Lauderdale with 155,275 residents. Several other cities in Broward County have populations exceeding 100,000, including the City of Hollywood, the City of Pembroke Pines, and the City of Coral Springs.

The purpose of the Evaluation and Appraisal Report (EAR) is to evaluate how successful Broward County has implemented the goals, objectives, and policies outlined in the Comprehensive Plan over the past seven years. The 2004 EAR is used to determine what revisions Broward County needs to make to best reflect the vision for the future. Specifically, the purpose of the evaluation process is to:

- Identify major issues facing Broward County;
- Review the implementation of the plan since the 1995 EAR;
- Assess the degree to which the plan objectives have been received;
- Assess the successes and shortcomings of the plan;
- Identify ways that the plan should be changed; and
- Ensure effective intergovernmental coordination.

Summary of EAR Development and Public Participation Process

The Office of Urban Planning and Redevelopment (OUPR) assigned staff to work on the evaluation of the Broward County Comprehensive Plan in the summer of 2002. The OUPR began discussions with the Broward County Planning Council, the Office of Environmental Services (OES), the Department of Planning and Environmental Protection (DPEP), the Water Resources and Transportation Planning Division, the Aviation Department, the Office of Integrated Waste Management (OIWM) and other County agencies. In the fall of 2003, the County agencies, along with State agencies and municipal governments began

to outline the major issues facing Broward County.

December 30, 2002: The County met with the staff of the Florida Department of Community Affairs (DCA), the Florida Department of Transportation (FDOT), the South Florida Water Management District (SFWMD), and the South Florida Regional Planning Council (SFRPC). Ideas for the potential major issues were discussed and a general framework was developed.

January 15, 2003: The OUPR held a workshop to determine what major issues were facing Broward County. The workshop was well attended. More than 150 written comments were provided, and additional comments were recorded. The workshop was advertised in the local newspaper, and a memorandum was sent notifying interested parties including local government officials, state agencies, homeowner associations and other service providers. The Broward County League of Cities Technical Advisory Committee (TAC) discussed the workshop at their December 9, 2002 and January 13, 2003 meeting.

March 4, 2003: The OUPR sent a Letter of Understanding to the Department of Community Affairs (DCA) confirming the major issues to be contained in the 2004 EAR. These issues included:

- Water Supply Planning to Accommodate Population Growth;
- School Capacity Planning to Accommodate Population Growth;
- Providing Workforce Housing in a Built Out Environment;
- Redevelopment of Existing Uses in the Coastal High Hazard Area;
- Infill & Redevelopment to Accommodate Population Growth;
- Developing Transit Oriented Land Use Patterns (TOLUPS)

During this period, the OUPR sent out monthly e-mails to the citizens and representatives who attended the January 15, 2003, workshop identifying the status of the 2004 EAR and allowing for additional input.

March 24, 2003: Department of Community Affairs (DCA) agrees to the 2004 EAR scope including the list of major issues.

October 14, 2003: The Broward County Commission directs staff to investigate the issues of Regional Activity Centers (RAC) and other mixed use land use designations.

October 15, 2003: The first draft of the 2004 EAR is completed and was presented before the Local Planning Agency (LPA). This was an advertised public hearing to ensure that the public had additional opportunities to review the EAR and provide comment. It was well attended by more than 65 members of the public. More than 50 written comments were

provided, and additional comments were recorded. Staff discussed the six Major Issues and the LPA decided to continue the discussion at the next meeting on November 14, 2003.

October 23, 2003: The Broward County Planning Council holds a public hearing and recommends the Evaluation and Appraisal Report for the Broward County Land Use Plan.

November 14, 2003: The second LPA public hearing was held to further discuss the 2004 EAR. This advertised, public hearing was also well attended by 58 individuals from the community. It was another successful meeting which continued the discussion on Major Issues. The topics included; Regional Activity Centers/Mixed Land Use Categories and Providing Workforce Housing. Additional comments were recorded. The LPA decided to continue the discussion at the next meeting on January 14, 2004.

January 14, 2004: This LPA public hearing recommended the Broward County Board of County Commissioners to adopt the 2004 EAR and transmit it to the South Florida Regional Planning Council (SFRPC). This advertised, public hearing was well attended by the community.

January 22, 2004: The Broward County Planning Council holds a public hearing on the Regional Activity Center and Other Mixed Land Use Categories major issue report. The Council deferred the public hearing until February 19, 2004

February 19, 2004: Broward County Planning Council public hearing on Regional Activity Center and Other Mixed Land Use Categories major issue report (scheduled).

February 24, 2004: Broward County Commission adoption date (scheduled).

The effort to complete the 2004 EAR, which includes five major components; EAR Requirements, Major Issues, Evaluation of Goals, Objectives and Policies (GOP's volumes I & II) and Changes to Florida Statutes and Administrative Rules was accomplished over a year-long period. The successful completion of this document could not have been accomplished without the dedicated effort from the staff of numerous County departments, input from concerned public citizens and support from our thirty (30) municipalities.

BACKGROUND DATA

A. Historical Context

Early Settlement.

Archeological evidence indicates that “Archaic” Indians were Broward County’s first known residents, 2,000 to 4,000 years ago.

In 1567, Spanish explorers visited South Florida and found a Tequesta Indian village near the mouth of the Miami River. The Tequesta population declined as Spain ceded the state to Great Britain.

In 1763, at the end of the French and Indian War, Spanish rule was reestablished. Twenty years later, the first non-Indian settlers came to Broward.

In 1821, the United States obtained Florida from Spain.

In 1895, the Florida East Coast (FEC) Railroad was extended south from Palm Beach which made it possible for more settlers to reach Broward.

In 1904, Dania Beach became the first incorporated community followed by Pompano Beach in 1908 and Fort Lauderdale in 1911.

By 1912, the New River had become one of the largest vegetable shipping ports in the United States.

In 1915, Broward County was formed from portions of Dade and Palm Beach Counties and named for former Florida governor Napoleon Bonaparte Broward.

Development Milestones.

In the 1920s, growth was fueled by the post war economic boom. Broward County’s population quadrupled, from 5,135 in 1920, to 20,094 by 1930.

Also in the 1920’s, the cities of Deerfield Beach and Oakland Park and the Town of Davie were incorporated.

In the 1930s, the nationwide economic depression impacted investment in Broward County, and the pace of growth slowed.

In the 1940s, During World War II, training bases were established throughout Broward County, including the future sites of Fort Lauderdale-Hollywood

International and North Perry airports. The U.S. Navy established a base at Port Everglades. The construction of numerous military bases in the area provided for the beginnings of the postwar development.

The 1950s became the first major decade of growth in Broward. After the war, veterans returned home to their families. This resulted in a postwar economic boom for the construction industry in Broward.

In the 1960s, the population continued to grow and seven new municipalities were formed. The Federal Highway (U.S. 1) tunnel under the New River opened, and has remained the only tunnel in Florida.

In the 1980s, Broward County's population exceeded one million. Rapid growth continued with development concentrated mainly in the southwestern and northwestern parts of the County. This expansion was helped by the completion of the portions of Interstate 75; the Sawgrass Expressway in northwest Broward; and Interstate 595 which forms a major east-west expressway link from Interstate 75 to Port Everglades and the Fort Lauderdale-Hollywood International Airport. In addition, the Tri-Rail commuter rail system was established in 1989, linking Palm Beach, Broward, and Miami-Dade Counties.

In the 1990s, an economic recession slowed the growth of Broward County. A significant in-migration of people and businesses from Miami-Dade County occurred as a result of Hurricane Andrew. Major expansion plans were developed and implemented for Port Everglades and the Fort Lauderdale-Hollywood International Airport. Broward County also saw a dramatic increase in cultural and recreational facilities, including the Broward Center for the Performing Arts, the Museum of Discovery and Science, the Museum of Art, and the Office Depot Center.

2000s: A work in progress.

Population Growth.

During the 20th Century, rapid population growth has transformed Broward County into the fifteenth largest County in the United States and the second largest County in the State of Florida.

Population in Broward County grew by 29.3%. In 2000, 8 percent of county residents lived in the Unincorporated Area (including residents in Southwest Ranches which subsequently incorporated in 2000). Figure 1-1 shows the change in Unincorporated Area population since 1920.

B. Government

County Government.

Broward County is one of three Counties within the South Florida region. Since 1974, Broward County has been a “home rule” County. The basic concept of home rule is to shift much of the responsibility for local government from the state legislature to the local community. The County Charter as amended establishes a nine-member Board of County Commissioners, elected by single district. The chair serves as the County Mayor; however, the County remains a strong administrator form of government and has a countywide land use planning agency (Broward County Planning Council). Annexations and incorporations have reduced the unincorporated area and the demand for municipal-type services.

The Board of County Commissioners has established the goal by 2010 for the incorporation of remaining unincorporated urbanized areas. Broward County Government has focused on its role as a regional service provider, with emphasis on redevelopment, the environment, economic development, and transportation. Based on its population and location, Broward County has been recognized by the U.S. Bureau of the Census as a Metropolitan Statistical Area (Fort Lauderdale MSA).

The Broward County Metropolitan Planning Organization (MPO) has broad responsibilities for transportation planning in Broward County. The MPO prepares long-range plans for future highway and transit development.

Land use planning is coordinated through the Broward County Planning Council, which is responsible for preparing a County Land Use Plan and certifying municipal land use plans that are in compliance with the countywide plan.

The Office of Urban Planning and Redevelopment is responsible for maintaining the Land Use Plan for the Unincorporated Area and various Comprehensive Plan Elements having both local and regional planning areas.

Municipal Government.

There are thirty (30) municipalities in Broward County, which range in size from less than 40 to more than 155,000 residents.

Unincorporated Neighborhoods.

In 1990, the Unincorporated Area had 155,757 residents. However,

annexations and incorporations have reduced the population of the Unincorporated Area to 129,437 in some fifty neighborhoods scattered throughout the County. Map 1-2 shows the Unincorporated Area, to which Volumes 2 and 4 of the Broward County Comprehensive Plan relate.

C. Physical Features.

Broward County has generally flat topography. Elevations range from sea level to 25 feet above sea level with most of the County below 10 feet elevation. Broward County lies over large sections of two major aquifer systems, the Floridian and Biscayne Aquifers. While the Floridian is brackish and not a source for potable water, the Biscayne aquifer provides potable water for Broward County. Most of the water recharge for the Biscayne comes from the Everglades. Currently, Restoration of the Everglades, a \$7.8 billion, project is underway and planned to be fully implemented by the year 2036. This project is designed to restore the Everglades and Florida Bay ecosystems and ensure a stable water supply for South Florida.

D. Climate.

The climate of Broward County is sub-tropical and humid. Average annual temperature is 75.4 °F. The winter mean temperature is 66.5 °F and the summer mean temperature is 84.2 °F. This climate and extensive sand beaches makes the County attractive to tourists year-round and especially during peak season from November through March. Though storm systems from the tropics can affect the County most any time during the year, the official hurricane season runs from June 1 to November 30. South Florida is particularly vulnerable to these storms and the accompanying storm surges, which mandates evacuation of populations in risk areas during a storm event.

E. Conservation Area. The East Coast Protection Levee, completed in 1959, represents the limit of “developable” area. West of the levee is designated “Conservation” by the Broward County Land Use Plan and will remain undeveloped. This was done not only to protect a significant part of the Everglades, but also protect the major source of water recharge for the Biscayne Aquifer. In an effort to increase water supply and mitigate the effects of cyclical droughts, several parcels totaling approximately seven square miles east of the levee have been purchased by the South Florida Water Management District. This land will remain undeveloped and become part of the East Coast Buffer.





F. Development Patterns. During the past thirty years, development has grown westward from the three main coastal cities: Fort Lauderdale, Hollywood, and Pompano Beach. However, the development was not uniform. The movement of development leap frog through central areas of the County

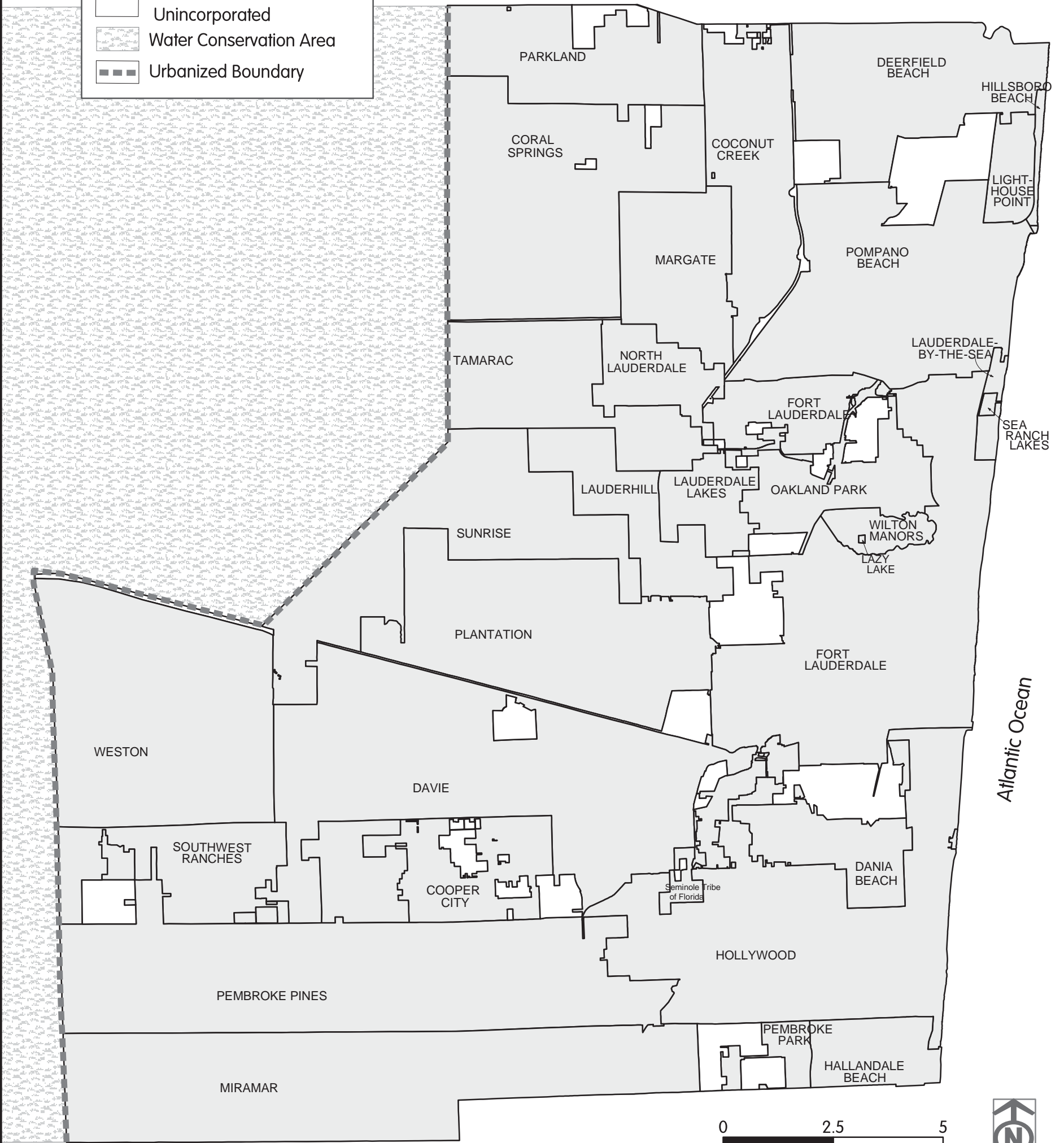
because it was more profitable to build on undeveloped land in the west, than to redevelop the existing infrastructure and subdivisions in the eastern corridor. Growth continues though at only a slightly slower pace, as evidenced by the number of new homes and businesses under construction in the western municipalities.

The municipalities that are approaching build-out typically are communities with smaller infill sites, substandard housing and businesses, and underdeveloped parcels available for redevelopment. New investment are being supported and encouraged by initiatives such as Eastward Ho! the designation of the Urban Infill Area, and Redevelopment Areas.

A large redevelopment effort is taking place in downtown Fort Lauderdale and its beach area, bringing in large scale office buildings, high rise residences, entertainment complexes, and restaurants. This development was spurred by the development of the Riverwalk, the Broward Center for the Performing Arts, and extensive upgrades to infrastructure and public areas in and around Fort Lauderdale Beach.

Legend

-  Municipalities
-  Unincorporated
-  Water Conservation Area
-  Urbanized Boundary



Municipalities/ Urbanized Areas

2003



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