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ADMINISTRATION ELEMENT

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### I. INTRODUCTION

A. General. The Broward County Comprehensive Plan consists of four documents. Volume 2 contains the goals, objectives and policies for the Unincorporated Area. Volume 4 is the Support Document for Volume 2 and it contains the data and analysis upon which the goals, objectives and policies are based. Volume 1 is the Broward County Land Use Plan and it contains the goals, objectives, policies, and the Broward County Land Use Plan Map Series that apply County-wide. Volume 3 is the data and analysis offered in support of the Broward County Land Use Plan.

The Administration Element and its Support Documents replace the Introduction and Monitoring and Evaluation Procedures Elements and Support Documents included in Volumes 2 and 4 of the 1989 Broward County Comprehensive Plan. The Administration Element also includes a goal, objectives and policies on the administration of the comprehensive planning program.

B. Planning Horizon. Rule 9J-5.005(4), Florida Administrative Code (FAC), provides that each local government comprehensive plan must include at least two planning periods: one for at least the first five-year period subsequent to the plan's adoption and one for at least an overall ten-year period. The short-term planning horizon for Broward County Comprehensive Plan is the year 2010, five years after the date scheduled for adoption of this Comprehensive Plan Amendment. In general, the long-term planning horizon is 13 years after adoption of this amendment or 2015. Amendments to incorporate revisions resulting from the recently adopted 2030 Long Range Transportation element are included in Group II 2006. The proposed amendments to incorporate these changes will include an adjustment to other corresponding planning timeframes as appropriate. In some instances, the Broward County Comprehensive Plan uses a ten-year planning horizon. A ten year horizon is used when either a ten-year time frame is required, as in projecting water needs for the Conservation Element, or when no reliable data is available beyond ten years, as in various Infrastructure Element components. In general, the ten-year planning horizon used in various Infrastructure Element components coincides with a ten-year master plan.

### II. COMPREHENSIVE PLANNING PROGRAM

A. Administration. Objectives 1.1 and 1.2. of the Administration Element, and their implementing policies, address the administration of the comprehensive planning program. Policy 1.1.2. provides for the administration of the comprehensive planning program to be housed in the Urban Planning and Redevelopment Department, Planning Services Division (PSD). The PSD is charged with the responsibility of coordinating the preparation and adoption of the comprehensive plan and the evaluation and appraisal report, coordinating the preparation and adoption of comprehensive plan text and map amendments, reviewing and commenting on adjacent local government comprehensive plan amendments, reviewing and commenting on

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developments of regional impact (DRI) and DRI amendments, coordinating the development and amendment of the five-year schedule of capital amendments, and other functions associated with the comprehensive planning program.

B. Public Participation Procedures. Rule 9J-5.004, FAC, provides for the local governing body and the local planning agency to adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan and evaluation and appraisal reports. Administration Element Policy 1.1.3. provides for public participation in the comprehensive planning process. The specific requirements are addressed in Chapter 5, Article VII, “Area Planning Council,” Broward County Code of Ordinances. That Chapter designates the local planning agencies and describes the powers, duties, and responsibilities of the local planning agencies and the Board in the preparation and adoption of the Broward County Comprehensive Plan and amendments thereto.

1. **Local Planning Agency.** The Board has established two local planning agencies to facilitate public participation in the comprehensive planning process, and these two local planning agencies have been codified in Policy 1.1.4 of the Administration Element. The Broward County Urban Planning and Redevelopment Department is the local planning agency (LPA) for all elements of the Comprehensive Plan except for the Broward County Land Use Plan (Volumes 1 and 3). The Broward County Planning Council, comprised of municipal and county elected officials, is the LPA for the Broward County Land Use Plan (See Sub-Policy 1.1.4.2.).

The public participation process for the UPRD LPA is contained within Chapter 27, Part V, “Public Participation Procedures, Comprehensive Planning Process,” Broward County Administrative Code. The public participation process provides that subsequent to review of the comprehensive plan or amendments by appropriate agencies, the UPRD, as the LPA, shall hold at least one public hearing with due public notice. Typically, such notice includes the required legal notice as well as a “sunshine” notice. The process was adopted on May 20, 1986, by Resolution 86-1773. The preparation and adoption of the 1989 Broward County Comprehensive Plan (Volumes 2 and 4), amendments subsequent to May 20, 1986, and the preparation and adoption of the Evaluation and Appraisal Report followed that public participation process.

2. **Board of County Commissioners.** The public participation process for the Broward County Board of County Commissioners is contained within Chapter 18, “Operational Policy, Board of County Commissioners,” and Chapter 27, Part IV, “Future Land Use Plan Amendments Processing,” Broward County Administrative Code. Chapter 18 specifies the requirements for adoption of ordinances, which includes adoption of the comprehensive plan and comprehensive plan amendments.

The public participation process distinguishes between those amendments that require a

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change to the Broward County Land Use Plan (BCLUP) and those that don't. When no change is needed to the BCLUP, the regular transmittal procedures specified in the Florida Statutes are followed.

When an amendment is needed to the BCLUP, three additional steps are necessary. First, upon receipt of the UPRD LPA recommendation, the Board of County Commissioners transmits the proposed amendment to the Broward County Planning Council without a recommendation. No Board of County Commissioners recommendation is made at this time due to a legal opinion that it would be improper for the Board to make a recommendation on a BCLUP amendment prior to receiving the recommendation from the Broward County Planning Council (BCPC), the LPA for the BCLUP. Second, the BCPC staff prepares a staff report and recommendation on the proposed amendment. Third, the BCPC conducts a public hearing on the proposed amendment and transmits that recommendation to the Board of County Commissioners for their transmittal hearing. The Board subsequently considers the recommendations of the BCPC, as the LPA for the BCLUP; the UPRD, as the LPA for the Unincorporated Area; and the respective recommendations of both staffs.

The public participation requirements provide for the Board to hold two public hearings: a transmittal hearing and an adoption hearing, and both are held subsequent to due public notice. At the transmittal public hearing, the Board adopts a resolution transmitting to the Florida Department of Community Affairs (DCA) and other required agencies those amendment approved for transmittal. At the transmittal hearing, the Board also announces its intention to hold and advertise the adoption public hearing.

The adoption public hearing procedure also varies depending upon whether an amendment is needed to the BCLUP. If a BCLUP amendment is not needed, subsequent to receipt of the Department of Community Affairs' Objections Recommendations and Comments (ORC) Report, Planning Service Division (PSD) staff prepares a response to the ORC Report and the response and the revised amendment package are considered at the Board adoption public hearing. If an amendment is needed to the BCLUP, the BCPC staff prepares a response to the ORC Report and the response and the revised amendment package are reconsidered by the BCPC at a second public hearing. Subsequent to this second LPA public hearing, the amendment package is forwarded to the Board for action at their adoption public hearing.

3. **Monitoring and Evaluation Procedures.** Rule 9J-5.005(7), FAC, provides that each comprehensive plan and deepwater port master plan shall contain a section identifying five-year monitoring, updating and evaluation procedures to be followed in the preparation of the required evaluation and appraisal report (EAR). Broward County follows the requirements specified in Rule 9J-5.0052, FAC, to conduct its Evaluation and Appraisal Report (EAR). The EAR for the 1989 Comprehensive Plan was adopted by the

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Board on February 27, 1996, and found sufficient by the South Florida Regional Planning Council by letter dated April 29, 1996.

The Broward County Port Everglades Department is responsible for preparing a Deepwater Port Master Plan and a Deepwater Port Component to the Coastal Management Element. The Deepwater Port Component EAR follows the same EAR procedures as for all other elements of Volumes 2 and 4 of the Comprehensive Plan.

C. Comprehensive Plan Amendments. The following conditions shall apply to any application for change to Volume 2 of the Broward County Comprehensive Plan:

1. Applications for a general change in the text shall be initiated by the Board of County Commissioners or the County Administrator.
2. Applications for a change to the Future Unincorporated Area Land Use Element Map Series shall be initiated by either the Board of County Commissioners, the County Administrator, or the real property owner or designee.
3. All applications shall be submitted on official forms provided by the PSD and shall be accompanied by the appropriate filing fee as set by the Board of County Commissioners of Broward County (Board).
4. When an application for change to a specific parcel has been denied by the Board, the same property may not be heard for the same change in classification for a period of two (2) years, unless otherwise specified by the Board.
5. Hearings for amendment or change to the Comprehensive Plan shall be held at least once per calendar year. Additional hearings may be held in accordance with Chapter 163, Part II, Florida Statutes, and Rules 9J-5 and 9J-11, Florida Administrative Code.

D. Comprehensive Plan Interpretations. The Director of the Planning Services Division (PSD) is responsible for application and interpretation of the Comprehensive Plan according to the standards promulgated by the Board of County Commissioners, and said interpretations shall be reasonable and uniformly applied to all property within the jurisdiction of the Board.

E. Appeal of Administrative Decisions. Where there is dispute on any administrative decision or interpretation of this Comprehensive Plan, said action may be appealed to the UPRD Local Planning Agency (LPA). Said appeal shall be in writing and addressed to the UPRD-LPA, which shall be responsible for scheduling and advertising, as required, an appeal meeting with the LPA within 45 working days.

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The UPRD LPA may accept, reject, or modify any action taken by the PSD Director, and in making its decision, shall have all administrative authority of the PSD.

The determination of the UPRD LPA may be appealed to the Board by the Petitioner, the PSD Director, or any aggrieved or affected party as defined in Subsection 163.3215(2), Florida Statutes. The Board may accept, reject, or modify any action taken by the UPRD LPA.

### III. BACKGROUND DATA

#### A. Historical Context

1. **Early Settlement.** Archeological evidence indicates that “Archaic” Indians were Broward County’s the 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 and finally left Florida when 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 and sometime afterward the first non-Indian settlers came to Broward County.

The United States obtained Florida from Spain in 1821. Four years later, Colonel James Gadson conducted the first land survey of Broward County. He wrote that a road would be impractical because “the population of the route will probably never be sufficient to contribute to [its maintenance]”. By the mid-1830s the population consisted of a few settlers headed by William Cooley, as processor and shipper of arrowroot. An Indian attack on Cooley’s home in 1836, during the Second Seminole War, prompted the establishment of a stockade on the banks of the New River in 1838. That fort was named for the army commander Major William Lauderdale. The war ended four years later in 1842, and Fort Lauderdale was decommissioned.

In 1876, Washington Jenkins built a home for shipwrecked sailors in the area which is now Birch State Park. Frank Stranahan established a trading post on the New River in 1891, by which time there were enough residents to justify a post office. When Henry M. Flagler learned that Miami was unaffected by the great freeze of February 1895, he extended the Florida East Coast (FEC) Railroad south from Palm Beach. This made it possible for more settlers to reach Broward and enabled Flagler to find prospective buyers for the state and private lands which he had been given in return for laying the rails. At the end of the nineteenth century, Broward County’s population was small and comprised of mostly farmers and trappers. Many farms were located along navigable streams which provided access to the railroad docks on the New River.

Dania Beach became the area's first incorporated community in 1904, followed by

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Pompano Beach in 1908 and Fort Lauderdale in 1911. All three pre-date Broward County itself, which was formed from portions of Miami-Dade and Palm Beach counties on October 1, 1915 and named for former Florida governor Napoleon Bonaparte Broward. During his 1905-1909 term as governor, Broward had championed Everglades drainage and dredging of the New River canals which opened up much of Broward County for development. By 1912, the New River was one of the largest vegetable shipping ports in the United States. In 1915, the population of Broward County was approximately 800.

### 2. **Development Milestones.**

1920s: The early 1920s was a time of immense growth, fueled by the post war economic boom. During the decade, Broward County's population quadrupled, from 5,135 in 1920, to 20,094 by 1930. Joseph W. Young prepared his master plan for the development of Hollywood-by-the-Sea, which incorporated in 1925. The cities of Deerfield Beach and Oakland Park and the Town of Davie also incorporated. By 1926, banks became less willing to invest in speculative development. Development suffered a further setback when a major hurricane struck Broward County in September 1926. Much of Hollywood was destroyed and damage in Fort Lauderdale was considerable.

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

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 areas provided for the beginnings of the post-war development. In 1947, fall hurricanes caused extensive flooding and two years later the Central and Southern Florida Flood Control District was established.

1950s: This was the first major decade of growth. Military airfields became civilian airports and the availability of commercial air travel made Broward County more accessible than ever before. Many veterans returned with their families, resulting in a post-war boom for the construction industry. Between 1950 and 1960 the population quadrupled again, and ten municipalities were incorporated. In 1956, Florida's Turnpike was completed through Broward County.

1960s: During this decade the population continued to grow and seven new municipalities were formed. The Federal Highway (U.S. 1) tunnel under the New River opened, as the only public tunnel in Florida.

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1970s: In the early 1970s, residents began to want slower growth and lower limits on density. Passage of the County Charter, which came into effect in 1975, gave Broward County government broad powers to regulate land use and the environment. Interstate-95 was completed in 1976.

1980s: For the first time 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.

1990s: Early in the decade, an economic recession slowed the growth of Broward County as new home construction stalled and an excess of commercial space developed. Most of Broward County was spared from damage caused by Hurricane Andrew in 1992. However, a significant in-migration of people and businesses from Miami-Dade County occurred as a result. 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 National Car Rental Center.

3. **Population Growth.** Between 1920 and 2006, rapid population growth has transformed Broward County into the fifteenth largest county (still the same) in the United States and the second (still the same) largest county in the State of Florida. Table 1-1 shows growth rates for 1920 to 2006. Between 2000 and 2006, population in Broward County grew by 9.2%. In 2006, 0.8% of county residents lived in the Unincorporated Area. Figure 1-1 shows the change in Unincorporated Area population since 1920.

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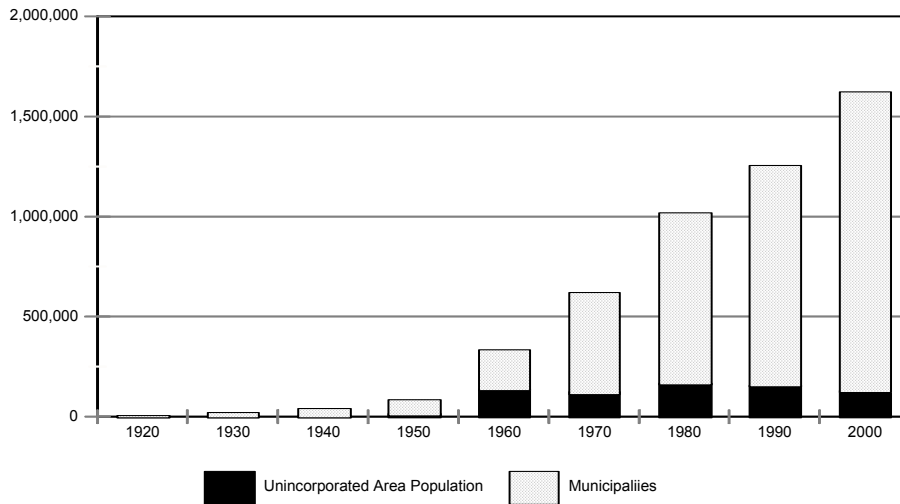
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**Table 1-1  
Population Growth, 1920 2006**

<b>Year</b>	<b>County Population</b>	<b>Growth</b>	<b>Unincorporated Area Population</b>	<b>Proportion Unincorporated Area Residents</b>
1920	5,135	-	3,070	59.8%
1930	20,094	291.3%	3,927	19.5%
1940	39,794	98.0%	3,738	9.4%
1950	83,933	110.9%	14,562	17.3%
1960	333,946	297.9%	138,015	41.3%
1970	620,100	85.7%	124,137	20.0%
1980	1,018,257	64.2%	167,620	16.5%
1990	1,255,488	23.3%	155,757	12.4%
2000	1,623,018	29.3%	129,437	8.0%
2006	1,771,540	9.2%	13,722	0.8%

**Sources:** U.S. Bureau of the Census, 1920-2000; Broward County Population Forecasting Model 2006

**Figure 1-1**  
**Change in Unincorporated Area Population of Broward County,**  
**1920-2000**



Source: U.S. Bureau of the Census, 1920-2000.

**B. Government**

1. **County Government.** Broward County is one of three counties within the South Florida region. Since 1974 Broward County has been home rule. The County Charter established a seven-member Board of County Commissioners, elected at-large; a strong administrator form of government; and a Countywide land use planning agency (Broward County Planning Council). In March 2000, voters approved the expansion of the Commission to nine members each representing a single district. The role of County Government has changed. Annexations and incorporations have reduced the unincorporated area and the demand for municipal-type services. The Board of County Commissioners has established a goal for incorporation of the remaining unincorporated residential areas by 2010. County Government has focused on its role as a regional service provider, with emphasis on the environment, economic development, and transportation.

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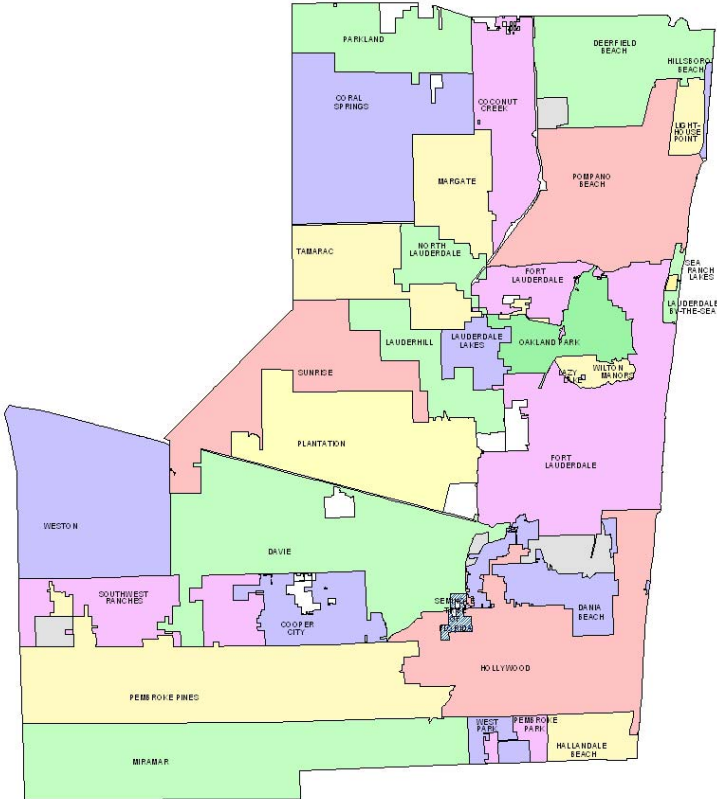
Based on its population and location, Broward County has been recognized by the U.S. Bureau of the Census as a metropolitan statistical area (Fort Lauderdale MSA). The Broward County Metropolitan Planning Organization (MPO) has broad responsibilities for transportation planning in Broward County. The 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 Planning Services Division of the Urban Planning and Redevelopment Department (PSD/UPRD) is responsible for maintaining the Land Use Plan for the Unincorporated Area and other Comprehensive Plan Elements having both local and regional planning areas.

2. **Municipal Government.** There are thirty-one municipalities in Broward County, Map 1-1 shows the location of these municipalities, which range in size from less than 50 to close to 180,000 residents, as shown in Table 1-2.

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Map 1-1  
Broward County Municipalities, 2006



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**Table 1-2  
Municipal Population and Area, 2000 and 2006**

Municipality	Year of Incorporation	Population 2000	Population 2006	Area (sq. miles) '06
Coconut Creek	1967	43,566	50,426	11.79
Cooper City	1959	27,939	30,878	8.07
Coral Springs	1963	117,549	128,511	23.90
Dania Beach	1904	20,061	28,598	8.31
Davie	1925	75,720	90,892	34.92
Deerfield Beach	1925	64,583	75,083	16.25
Fort Lauderdale	1911	152,397	179,119	36.27
Hallandale Beach	1927	34,282	34,275	4.39
Hillsboro Beach	1939	2,163	2,370	0.51
Hollywood	1925	139,357	144,535	29.26
Lauderdale-by-the-Sea	1927	2,563	6,361	0.93
Lauderdale Lakes	1961	31,705	32,129	3.73
Lauderhill	1959	57,585	70,838	8.51
Lazy Lake	1953	38	43,533	0.02
Lighthouse Point	1956	10,767	11,581	2.43
Margate	1955	53,909	57,370	8.97
Miramar	1955	72,739	108,473	31.22
North Lauderdale	1963	32,264	41,851	4.67
Oakland Park	1925	30,966	43,741	8.19
Parkland	1963	13,835	22,793	11.68
Pembroke Park	1957	6,299	6,884	1.71
Pembroke Pines	1959	137,427	152,715	34.23
Plantation	1953	82,934	87,175	21.85
Pompano Beach	1908	78,191	102,831	24.59
Sea Ranch Lakes	1959	1,392	718	0.17
Southwest Ranches	2000	--	8531	12.99
Sunrise	1961	85,779	90,241	18.11
Tamarac	1963	55,588	58,637	11.84
West Park	2005	--	13433	2.22
Weston	1996	49,286	62,202	25.38
Wilton Manors	1947	12,697	12,576	1.96
Unincorporated	--	129,437	13,722	5.62
Indian Reservation	--	--	2,007	0.80
County Total		1,623,018	1,771,540	415.49

**Notes:** Historically the planning area of the county is 409.8 square miles. Data shown here is calculated by a GIS.

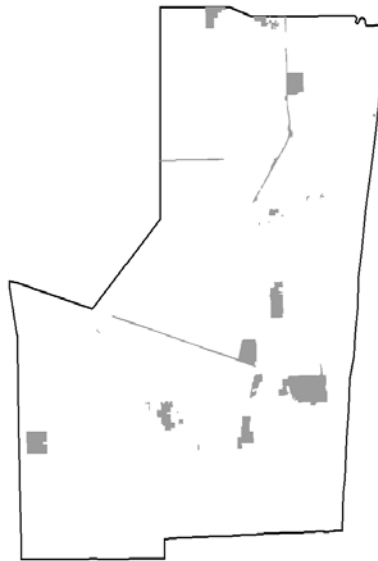
**Sources:** U.S. Bureau of the Census, 2000, Broward County Population Forecasting Model, 2006, PSD area calculations

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3. **Unincorporated Neighborhoods.** 2000, the Unincorporated Area had 129,437 residents. However, annexations and incorporations including the City of West Park have reduced the population of the Unincorporated Area to 13,722 in 2006. Map 1-2 shows the Unincorporated Area, to which Volumes 2 and 4 of the Broward County Comprehensive Plan relate.

**Map 1-2  
Extent of the Unincorporated Area, 2006**



4. **Special Districts.** Several special purpose districts provide services in Broward County, including the School Board of Broward County, South Florida Water Management District and a number of drainage districts.

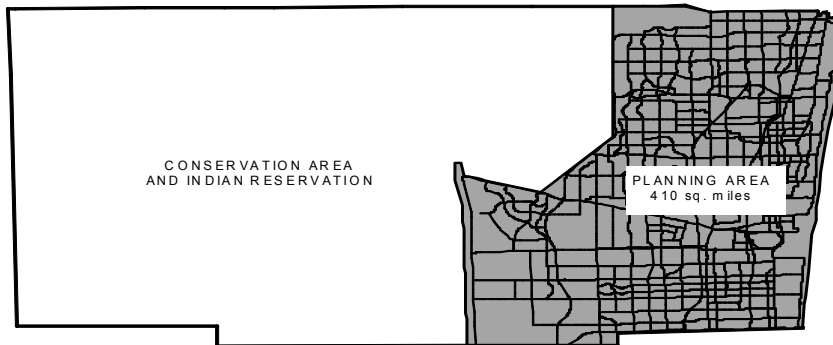
### C. Geography

1. **Location.** Broward County is located in southeast Florida, 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 covers 1,197 square miles. The western two-thirds (787 square miles) contains portions of Water Conservation Areas 2A, 2B, 3A, and 3B, 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 410 square miles, located east of

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Broward's segment of the East Coast Protective Levee is the developable area, or sometimes referred to as the planning area, as shown in Map 1-3. The largest city by population is Fort Lauderdale with 179,119 residents. Other cities in Broward with populations of over 100,000 are Pompano Beach, Miramar, Hollywood, Pembroke Pines, and Coral Springs.

**Map 1-3  
Broward County Planning Area**



2. **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. Parts of three physiographic provinces are in Broward County: the Atlantic Coastal Ridge, the Flat woods, and the Everglades. The Atlantic Coastal Ridge extends along the coast and is a low ridge of sand over limestone. The soils of the coastal ridge consist of Urban Land-St. Lucie association, located along the Florida East Coast Railroad right-of-way north of Sample Road and Urban Land - Beaches association located east of US A1A highway. The Flatwoods between US 441 and US 1 were formerly sand pine vegetative communities. Soils in the area include Dade-Urban Land, Duette-Urban Land, Land-Pomello, Immokalee-Urban and Land Pompano associations. The Flat woods west of US 441 supported historic cypress and sawgrass vegetative communities. Soils of the Hallandale-Margate and Lauderhill-Dania associations are found here. These soils contain shallow muck layers not exceeding 60 inches with underlying limestone bedrock. When the land in this area is developed the muck layer is removed and replaced by clean fill.

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.

West from the East Coast Protective Levee to the west border of the County is a larger section of the Everglades. Portions of western Broward County were developed over

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land claimed from the Everglades. Extensive drainage and development have permanently altered the natural sheet flow of water and reduced water recharge capability and wildlife habitat. 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 health back to the Everglades and Florida Bay ecosystems and ensure a stable water supply for South Florida.

3. **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. Temperatures are moderated by the Atlantic Ocean. Summer heat is tempered by sea breezes along the coast and frequent afternoon and evening thundershowers. The County is nearly frozen free, which allows some tropical species to colonize and survive. This climate and extensive sand beaches makes the County attractive to tourists year-round and especially during peak season from November through March. Agricultural uses, such as nursery crops, are able to benefit from the year-round growing season.

Average annual rainfall is 62 inches in the County. More than half of the rain falls in the wet season from June through September. The wet season also brings hurricanes to South Florida. Though storm systems from the tropics can effect 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 at risk areas during a storm events.

4. **Conservation Area.** The East Coast Protection Levee, completed in 1959, represents the limit of developable area. West of the levee is designated as Conservation by the Broward County Land Use Plan and is to 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, the potable water source for Broward County. The Conservation Area includes four Water Conservation Areas designated and managed by the South Florida Water Management District. The Conservation Area is also a source of outdoor recreation for fresh water fishing, hunting, and air boating.

In an effort to increase water supplies and mitigate the effects of cyclical droughts, several parcels totaling about 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.

5. **Development Patterns.** During the past thirty years, development has grown westward from the three main coastal cities: Fort Lauderdale, Hollywood, and Pompano Beach. This development was extremely rapid in the 1970s and 1980s. The movement westward did leap frog some areas in the central part of the County, in the 1970s. It was

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more profitable to build on undeveloped land in the west, than to redevelop infrastructure and subdivisions initially developed for smaller less expensive homes. Growth continues though at only a slightly slower pace, as evidenced by the number of new homes and businesses under construction in Weston, western Pembroke Pines, western Miramar, Sunrise, Tamarac, Coral Springs, and Parkland.

Geographically, growth is not uniform. Many of the eastern municipalities are approaching build-out. Typically these communities only have smaller infill sites available for development, though some have sizable areas where parcels were left undeveloped or have had substandard housing and businesses cleared. Redevelopment in these areas is starting to occur as a result of state, county, municipal, and private investment. For example new affordable housing developments are concentrated in the eastern corridor. Such investment is being supported and encouraged by initiatives such as Eastward Ho!, the designation of the Urban Infill Area, and Community Redevelopment Area. 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 on by the development of the Riverwalk, Broward Center for the Performing Arts, and extensive upgrades to infrastructure and public areas in and around Fort Lauderdale Beach.

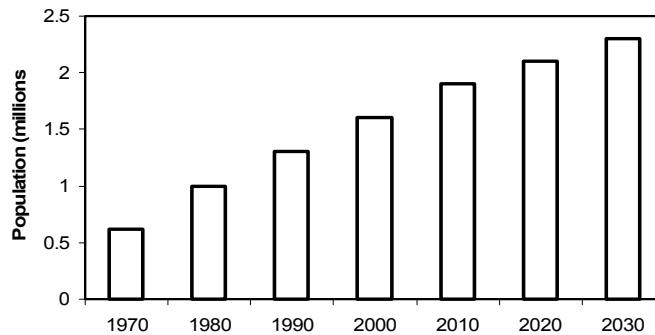
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### D. Demography

1. **Recent Population Growth.** Broward County is the second most populous county in the State, with a 2006 population of 1,771,540 residents. Since 2000, Broward County's population has increased by 148,522, an increase of 9.2 percent. From 2000 to 2006, population of Broward County grew by an average of 24,700 residents.

**Figure 1-2  
Broward County Population, 1960-2020**



**Source:** U.S. Census, 1970-2000 and BCPFM, 2005 for 2010-2030.

Current projections indicate that population growth will continue through 2030, as shown in Figure 1-2. Development of all available undeveloped sites, so called “build-out,” is expected to occur around 2010. In 2006, the Broward County Population Forecasting Model showed that Broward County had 794,466 housing units, with the percentage of seasonally-occupied units remaining roughly the same as in 2000. In 2000, 6.3 percent were seasonally-occupied.

Although most of the County's population growth is attributed to new home building in western communities, the transition of seasonal units to year-round residences in coastal areas has resulted in an increase of population in coastal communities. By 2030 the County's population will exceed 2.3 million, as shown in Table 1-3. To accommodate this growth roughly 140,000 new housing units are expected to be developed between 2006 and 2030, resulting in more than 935,000 units countywide in 2030.

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**Table 1-3  
Population and Housing Units, 1990-2030**

Date	Housing Units	Population	Population Density (person/sq. mile)
1990 Census	628,660	1.26 M	3,062
2000 Census	741,043	1.62 M	3,949
2030	935,366	2.3M	5,655

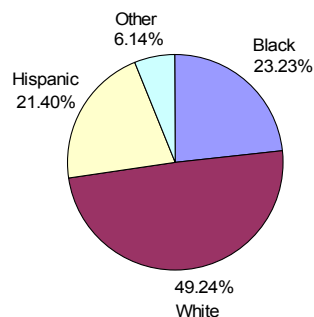
**Sources:** U.S. Census, 1990, 2000 and BCPFM, 2005

Population growth has a direct impact on the demand for public services (hospitals, libraries, parks, police, fire, EMS etc.), schools, roads and infrastructure (water, sanitary sewers, electricity etc.). In most cases, the Broward County Land Development Code requires developers to pay impact fees for new residential development, at time of platting, to partially offset the costs of providing road or transit improvements, education and recreation facilities (both local and regional). Similarly, developers of new nonresidential projects are required to pay appropriate impact fees.

### 2. Population Characteristics.

Broward County is becoming increasingly racially and ethnically diverse. Currently 50.8 percent of the county is non-white or Hispanic as shown in Figure 1-3. In 2000 this figure was 41.7 percent. The non-white population is growing more rapidly than the white population, due primarily to in-migration from areas outside the U.S. The county's black non-Hispanic population has increased from 14.9 percent in 1990 to 23.2 percent in 2006. Broward County's Hispanic population increased by 8.6 percent in 1990 to 21.4 percent in 2006.

**FIGURE 1-3  
Population by Race and Hispanic Origin**



Source: BCPFM, 2006

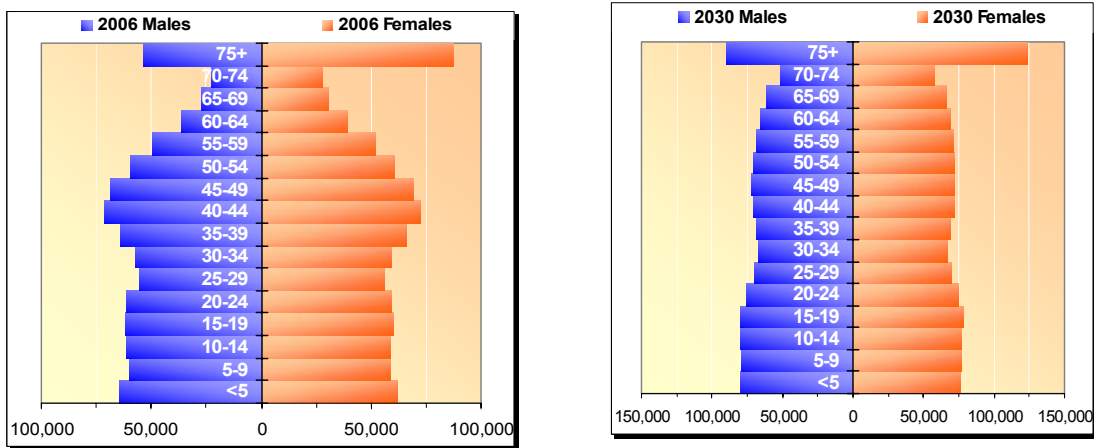
The age profile of Broward County is also changing. All age groups increased in population, but the younger age groups are growing at a faster rate than older age groups. For example, the number of persons of retirement age (65 and over) decreased from 261,109 in 2000 to 249,487 in 2006, whereas the remainder of the population grew 13.4 percent during the same time period. In the future, the older age groups will increase as the “baby

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boom” generation reaches retirement. The 65 and over age group is projected to number 450,795 in 2030.

As life expectancy has increased, so has the number of senior residents, aged 75 years or older, which impacts the demand for social services and medical facilities to meet the needs of an aging population. In 1990 there were 127,302 year-round residents aged 75 and older. In 2000, that number increased to 144,468, an increase of 13.5 percent, and remained steady in 2006. This number is expected to reach 213,976 by 2030, as shown in Figure 1-4.

**Figure 1-4**  
**Population by Five-Year Age Cohort, 2006 and 2030**



Sources: BCPFM, 2006.

At the other end of the age spectrum, the number of school-aged children is also growing. In 1990 there were 204,454 persons aged 5 to 19 in Broward County (accounting for 16.3 percent of the total population). In 2000, this population grew to 341,435 or 19.4 percent of the population. The 2006 number is 360,564.

3. **Household Characteristics.** The housing stock in Broward County is a mixture of single and multi-family units and mobile homes. In general, the beachfront is characterized by high-rise condominium developments; central county has a mixture of older single family units, and smaller multi-family buildings; and the newest suburban developments in west and southwest are predominantly single family homes in planned communities.

In 2000, 70 percent of occupied units were owner-occupied, up from 68 percent in 1990.

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Renter occupied units have increased over the last ten years due to an increase in apartment construction. Because the county has a large number of condominium units, the percentage of owner-occupied multi family remains high.

Housing costs in Broward are above national rates. In 2000 the median value of owner occupied units was \$128,600, which was 7.5 percent higher than the national median. The median rent for Broward was \$676/month, which was 30.3 percent above the national median. These rates are results of the rapid population growth, generally low age of the housing stock, and high demand, especially in the rental market. Broward County has a highly mobile population. According to the 2000 Census, only 47 percent of Broward County residents age five and older lived in the same house as they did in five years earlier. Of the remainder, 26 percent came to Broward from locations outside the Miami-Fort Lauderdale Metropolitan Area and 27 percent came from within it.

Table 1-4 shows housing units by tenure in 2000. Vacant units include seasonal residences. The vacancy rate for the county fluctuates a great deal depending on the time of year since seasonal units account for more than half of vacant units.

**Table 1-4  
Housing Units by Tenure, 2000**

Type	Owner Occupied	Renter Occupied	Occupied Units	Vacant	Total Units	Percent of Units
Single Family	264,003	24,395	288,398	14,959	303,357	40.9%
Multi-Family	173,385	172,778	346,163	63,593	409,756	55.3%
Mobile Home	16,945	2,537	19,482	7,352	26,834	3.6%
Other	292	110	402	694	1,096	0.1%
Total Units	454,625	199,820	654,445	86,598	741,043	100.0%
Percent Occupied Units	69.5%	30.5%	100.0%	-	-	-
Percent Total Units	61.3%	27.0%	88.3%	11.7%	100.0%	-

Source: U.S. Census, 1990

4. **Socioeconomic Characteristics.** Broward County has a relatively affluent population. In 2005 the median household income was \$46,673, comparable to \$46,242 nationally. Also, 11.1 percent of County residents lived in poverty, which is lower than the national rate 13.3 percent. In 2005, the combined personal income of Broward County residents was \$49 billion. Compared to the state and the nation, the proportion of total personal income derived from investments (dividends, interest and rent) is higher among Broward County residents.

In 2005, almost 30 percent of Broward's population was foreign born. Two percent of

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residents lived in households characterized as linguistically isolated. Almost 34 percent of the population spoke another language besides English and 12 percent did not speak English “very well”.

The majority of Broward County’s work force travels to work by privately owned vehicles. Eighty percent drove to work alone and 11 percent car pooled. Less than 3 percent used public transportation, while almost 5 percent either walked to work or worked at home. In terms of education, 87 percent of adult residents are high school graduates, and over 19 percent are college graduates, giving Broward County a competitive labor force.

5. **Seasonal Residents and Tourists.** Seasonally-occupied units comprise more than 8 percent of the housing stock in Broward County. Seasonal residents, who live in the County primarily between November and March, add more than 100,000 to the total population, as shown in Table 1-5. In addition, Broward County receives 10.1 million tourists and other visitors annually.

**Table 1-5**  
**Seasonal Units and Seasonal Residents, 1990 and 2000, 2004**

	<b>Total Units</b>	<b>Seasonal Units</b>	<b>Percent Seasonal</b>	<b>Seasonal Population*</b>
1990	628,660	52,387	8.3%	97,964
2000	741,043	46,470	6.3%	86,899
2004	782,384	53,836	6.9%	100,673

\* Assumes 1.87 persons per unit

**Source:** U.S. Census, 1990-2000, American Community Survey 2004 and PSD

### E. Economy.

1. **Location.** The unique location of Broward County gives businesses access to domestic and international markets in the Caribbean, Central and South America. Broward County has a major seaport and an international airport. New York, Toronto, Mexico City, Caracas, Houston, Chicago and Atlanta are all located within 1,500 miles of Broward County.

2. **Airport and Seaport.** In 2005 Fort Lauderdale-Hollywood International Airport (FLL) ranks 24<sup>th</sup> among North American airports, based on the number of passengers. In 2005, almost 22 million air passengers arrived at, and departed from FLL. Currently, 24

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scheduled airlines, 8 commuter airlines and 9 charter operators provide service to FLL. Broward County has begun construction of a multimillion dollar airport expansion program. FLL is located west of Port Everglades, on an adjoining site. The synergy of the airport and seaport provides Broward County with unique opportunities to develop multimodal facilities to accommodate growth in passenger and cargo transportation.

Port Everglades is the world's second busiest cruise-port and the second largest non refinery petroleum and distribution port in the United States stated 2005. It is also used by Navy vessels from throughout the world. Nearly 2.4 million passengers and 23 million tons of cargo traveled through Port Everglades in 1999. Petroleum and containerized cargo are the principal types of cargo. Port Everglades has the deepest commercial harbor in Florida. There are 48 berths available for ocean going vessels, and ten passenger cruise terminals. The 2,190-acre Port is easily accessible by land, air and sea. Nearly 60 percent (1999) of the U.S. population is within overnight trucking reach from Port Everglades. In 2007/2008 the Port Masterplan will be updated, which will give more accurate statistics.

3. **Businesses.** In 2004, the U.S. Census Bureau identified 56,087 business establishments in Broward County.<sup>1</sup> The County has a service-oriented economy, with more retail and service sector jobs and fewer manufacturing jobs than is typical nationally or statewide, which in part reflects the importance of tourism in the local economy. Recent data from the Florida Department of Labor and Employment Security show that, in 2006, about 18 percent of jobs were in retail & wholesale trades and 43% percent in service industries, as shown in Figure 1-5 (Professional and Business Services Education and Health Services, Leisure and Hospitality and Other Services).

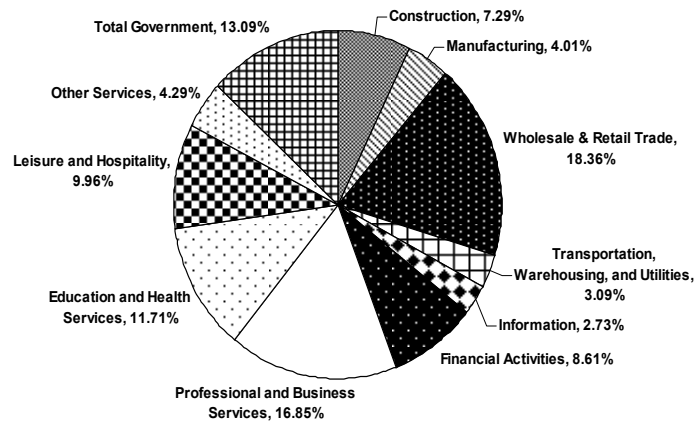
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<sup>1</sup> County Business Patterns, U.S. Bureau of the Census, 2004

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**Figure 1-5  
Employment by Industry, 2006**



**Source:** Labor Market Statistics, 2006

Service industries employed 343,000 persons, the retail and wholesale trade employed more than 147,000 and local government accounted for more than almost 90,000 jobs, as shown in Table 1-6.

Broward County has sustained economic growth throughout the 1990s at one of the highest rates in the state. New construction, new residents and expanding businesses contributed to a 22.6 percent net increase in employment between 1997 and 2006.

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**Table 1-6  
Employment and Wages in Broward County, 2004**

Sector	Average Employment		Total Wages \$M	
Agriculture, Forestry & Fishing	6,081	1.0%	\$121.7	0.7%
Mining	138	0.0%	\$5.5	0.0%
Construction	34,697	5.6%	\$1,063.1	5.8%
Manufacturing	39,737	6.5%	\$1,508.2	8.2%
Transportation & Public Utilities	29,934	4.9%	\$1,072.3	5.8%
Wholesale Trade	38,594	6.3%	\$1,539.8	8.3%
Retail Trade	138,298	22.5%	\$2,615.6	14.2%
Finance, Insurance & Real Estate	46,313	7.5%	\$1,941.9	10.5%
Services	197,964	32.2%	\$5,677.9	30.8%
Nonclassified	3,587	0.6%	\$82.0	0.4%
<b>Private Sector</b>	<b>535,343</b>	<b>87.0%</b>	<b>\$15,628.0</b>	<b>84.7%</b>
Local Government	64,819	10.5%	\$2,274.3	12.3%
State Government	7,878	1.3%	\$238.6	1.3%
Federal Government	7,040	1.1%	\$315.7	1.7%
<b>TOTAL</b>	<b>615,080</b>	<b>100.0%</b>	<b>\$18,456.6</b>	<b>100.0%</b>

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Major Industry	Employment, 2004		Payroll (\$1,000)	
	Count	%	Amount	%
Forestry, fishing, hunting, and agriculture support	142	0.02%	\$3,194	0.01%
Mining	78	0.01%	\$3,876	0.02%
Utilities	911	0.14%	\$52,372	0.23%
Construction	44,915	6.88%	\$1,658,740	7.41%
Manufacturing	31,613	4.84%	\$1,175,875	5.26%
Wholesale trade	41,991	6.43%	\$1,819,374	8.13%
Retail trade	101,488	15.55%	\$2,386,017	10.66%
Transportation & warehousing	18,518	2.84%	\$688,331	3.08%
Information	19,891	3.05%	\$1,117,485	4.99%
Finance & insurance	44,604	6.83%	\$2,426,602	10.84%
Real estate & rental & leasing	17,935	2.75%	\$636,004	2.84%
Professional, scientific & technical services	43,435	6.66%	\$2,084,351	9.32%
Management of companies & enterprises	11,870	1.82%	\$843,956	3.77%
Admin, support, waste mgt, remediation services	65,590	10.05%	\$1,698,168	7.59%
Educational services	15,382	2.36%	\$416,891	1.86%
Health care and social assistance	86,155	13.20%	\$3,393,862	15.17%
Arts, entertainment & recreation	9,960	1.53%	\$322,072	1.44%
Accommodation & food services	67,001	10.27%	\$934,488	4.18%
Other services (except public administration)	30,911	4.74%	\$708,288	3.17%
Unclassified establishments	219	0.03%	\$6,267	0.03%
<b>TOTAL</b>	<b>652,609</b>	<b>100.00%</b>	<b>\$22,376,213</b>	<b>100.00%</b>

**Source:** 2004 County Business Patterns (NAICS)

Tourism is a driving force in Broward County's service-oriented economy. In 2005, 10.1 million visitors annually,<sup>2</sup> the Greater Fort Lauderdale (Broward County) area attracts both domestic and international tourists. Most of the 8.0 million domestic visitors originated from the northeast, primarily New York, and from within the State of Florida. The majority of the 2.1 million international visitors came from Canada, Europe and Latin America.

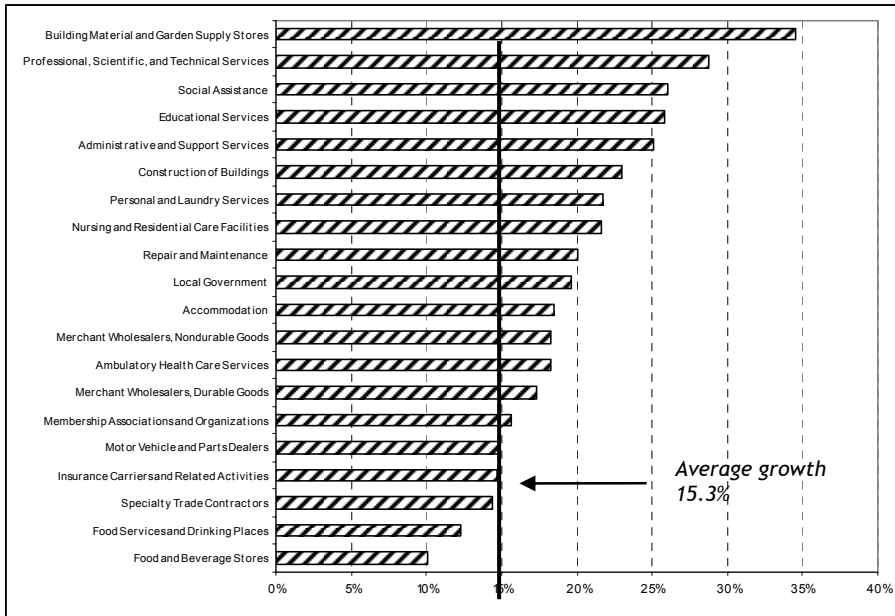
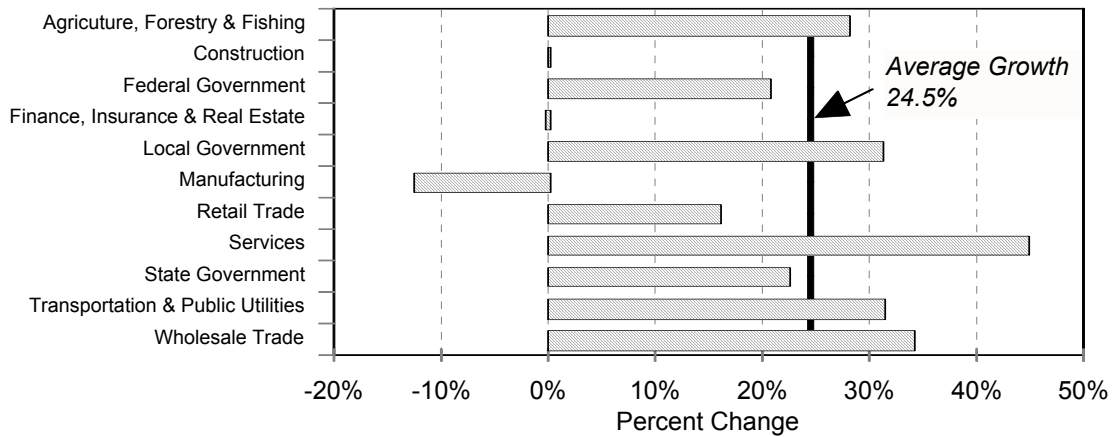
In 2006, the Florida Agency for Workforce Innovation projected an overall employment growth rate of fifteen percent for Broward County from 2006 to 2014. Total employment is expected to increase to 981,487 jobs by 2014. The service sector will continue to dominate the County's economy, adding more than 60,000 new jobs, administrative and support services, professional, scientific, and technical services, health services and food services.

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<sup>2</sup> Greater Fort Lauderdale Convention and Visitors Bureau, 2005

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**Figure 1-6  
Employment Growth by Industry, 2006 to 2014**



**Source:** Florida Agency for Workforce Innovation, 2006

4. **Labor Force.** Almost 1.4 million people living in Broward County are of working age, and 66.5 percent, 914,000, are in the labor force, as shown in Table 1-7. Broward County residents make up a civilian labor force, which ranks second largest in

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Florida and has grown faster than the statewide average.<sup>3</sup> Broward County is a net exporter of labor, with more residents in the labor force than jobs in the County.

**Table 1-7  
Labor, Employment and Unemployment, 1990 and 1998**

		2000		2005	
All Persons 16 years and over		1,281,478		1,373,102	
In labor force		803,157	62.7%	913,570	66.5%
Civilian labor force		801,772		911,724	
	Employed	758,939	94.7%	853,144	93.6%
	Unemployed	42,833	5.3%	58,580	6.4%
Armed Forces		1,385		1,846	
Not in labor force		478,321		459,532	

**Source:** U.S. Census, 2000 and American Community Survey, 2005

5. **Indicators.** Average wages in Broward County in 2006 are slightly above those paid throughout the state: \$37,461 compared to \$35,506 statewide. In 1998, the total payroll in Broward County was \$18.5 billion. Total payroll increased by 21 percent to \$22.4 billion by 2006, reflecting a greater number of jobs and higher wages.

The Consumer Price Index for the area that includes Broward County (Miami-Fort Lauderdale local index) is shown in Table 1-8. The rate of change in the CPI demonstrates that, in most years since 2000, prices have changed locally at a pace slightly higher than the U.S. average.

Another useful indicator of comparative price is the Florida Price Level Index, which measures the cost of purchasing comparable goods in different counties in Florida. In 2005, Broward County ranked third highest in the state, with an index of 103.76, or 3.8 percent more than statewide average prices. This ranking also indicates that the cost of living in Broward County is higher than in most other counties in Florida.

<sup>3</sup> Local Area Unemployment Statistics, Bureau of Labor Statistics, 2006

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**Table 1-8**  
**Consumer Price Index, 1990-2000**

	<b>Miami-Fort Lauderdale Local Index</b>	<b>Annual Change</b>	<b>US City Average</b>	<b>Annual Change</b>
1995	147.3	4.5%	150.3	2.8%
1996	152.0	3.2%	154.4	2.7%
1997	158.1	4.0%	159.1	3.0%
1998	160.2	1.2%	161.9	1.4%
1999	161.4	0.7%	164.5	1.6%
2000	165.9	2.8%	169.7	3.2%
2001	173.0	3.1%	177.1	2.8%
2002	175.5	1.4%	179.9	1.6%
2003	180.6	2.9%	184.0	2.3%
2004	185.6	2.8%	188.9	2.7%
2005	194.3	4.7%	195.3	3.4%

**Source:** Bureau of Labor Statistics, Monthly Series: Reported Annual  
1995-2005

#### IV. DEFINITIONS

A separate section has been included in each Comprehensive Plan Element or Component providing definitions for terms used within the Element or Component. Some general terms are defined here.

**Amendment.** Any action taken by the Board of County Commissioners of Broward County that has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element, map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates and corrections, updates and modifications of current costs in other elements.

**Goal.** The long-term end toward which programs or activities are ultimately directed.

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**Objective.** A specific, measurable, intermediate end that is achievable and marks progress toward the goal.

**Policy.** The way in which programs and activities are conducted to achieve an identified goal.

### IV. ACRONYMS AND ABBREVIATIONS

In order to reduce the length of the Comprehensive Plan, acronyms and abbreviations have been developed for a number of terms. The most common of these are identified below.

<u>ACRONYM</u>	<u>TERM</u>
AADT	Average Annual Daily Traffic
ACLF	Adult Congregate Living Facility
ADRI/ADA	Areawide Development of Regional Impact Application for Development Approval
ADT	Average Daily Traffic
AFDC	Aid to Families with Dependent Children
ALS	Advanced Life Support
BC	Broward County
BCEPD	Broward County Erosion Prevention District
BCLUP	Broward County Land Use Plan
BEBR	Bureau of Economic and Business Research
BMP	Best Management Practices
BOD	Biochemical Oxygen Demand
CARL	Conservation And Recreation Lands
CCCL	Coastal Construction Control Line

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<u>ACRONYM</u>	<u>TERM</u>
CBDG	Community Development Block Grant
CERCLA	Comprehensive Emergency Response and Compensation Liability Act
CFS	Cubic Feet per Second
CgMS	Congestion Management System
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CMS	Concurrency Management System
CO	Carbon Monoxide
COE	U.S. Army Corps of Engineers
CSX	Seaboard Coastline Railroad
DCA	Department of Community Affairs
PEPD	Broward County Planning and Environmental Protection Department
DMD	Broward County Development Management Division
NRPD	Broward County Natural Resources Protection Department (Merged with DSPG&M and Changed to DPEP 1999)
DOT	U.S. Department of Transportation
SP&GMD	Broward County Strategic Planning and Growth Management Department (Merged with DNRP and Changed to DPEP 1999)
DU/AC	Dwelling Units per Acre
EAR	Evaluation and Appraisal Report
EPA	U.S. Environmental Protection Agency
ESL	Environmentally Sensitive Lands

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<u>ACRONYM</u>	<u>TERM</u>
FAC	Florida Administrative Code
FDOT	Florida Department of Transportation
FDHRS	Florida Department of Health and Rehabilitative Services
FEMA	Federal Emergency Management Agency
FG&FWFC	Florida Game and Fresh Water Fish Commission
FIHS	Florida Intrastate Highway System
FIND	Florida Inland Navigation District
FIRM	Flood Insurance Rate Maps
FMSF	Florida Master Site File
FPL	Florida Power and Light
FS	Florida Statutes
FUALUE	Future Unincorporated Area Land Use Element
FUALUEMS	Future Unincorporated Area Land Use Element Map Series
FY	Fiscal Year
GIS	Geographic Information System
GCD	Gallons per Capita per Day
HOV	High Occupancy Vehicle
HSR	High Speed Rail
HUD	U.S. Department of Housing and Urban Development
ICE	Intergovernmental Coordination Element
ICW	Atlantic Intercoastal Waterway

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<u>ACRONYM</u>	<u>TERM</u>
IQ	Irrigation Quality
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
LAPC	Local Area of Particular Concern
LGCP&LDRA	Local Government Comprehensive Planning and Land Development Regulation Act
LOS	Level of Service
LPA	Local Planning Agency
MF	Multiple Family of Multi-Family
MGD	Million Gallons per Day
MPO	Broward County Metropolitan Planning Organization
MSTU	Municipal Service Taxing District
NRA	Natural Resource Area
OES	Broward County Office of Environmental Services
OIWM	Broward County Public Works Department's Office of Integrated Waste Management
PCD	Planned Commercial Development
PDD	Planned Development District
PSC	Florida Public Service Commission
PSD	Broward County Planning Services Division (Formerly CNPD)
RCRA	National Resource Conservation and Recovery Act
RFP	Request For Proposal

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<u>ACRONYM</u>	<u>TERM</u>
SF	Single-Family residence
SFRPC	South Florida Regional Planning Council
SFWMD	South Florida Water Management District
TAZ	Traffic Analysis Zone
TCEA	Transportation Concurrency Exception Area
TCMA	Transportation Concurrency Management Area
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIP	Transportation Improvement Program
TPD	Broward County Transportation Planning Division
TSM	Transportation System Management
UAZ	Utility Analysis Zone
UMTA	Urban Mass Transportation Administration
UPRD	Urban Planning and Redevelopment Department
USGS	United States Geological Survey
UWA	Urban Wilderness Area
V/C	Volume to Capacity ratio
WCA	Water Conservation Area
WCD	Water Control District
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

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