

**South Florida Regional Transportation Authority
Broward County Summary
2005 Existing Land Use and Density**

Station	Land Use	Vacant Land		Non-Vacant Land						All Land			
		Lot Size (acres)	Assessed Value *	Lot Size (acres)	Building (sq ft)	Units	Assessed Value *	Existing Density	Existing FAR	Lot Size (acres)	Assessed Value *	Existing Density	Existing FAR
Deerfield Beach	SF Residential	0.0	\$0.0	0.7	21,048	20	\$1,557.7	30.11	0.73	0.7	\$1,557.7	30.11	0.73
	MF Residential	19.0	\$31.1	78.9	520,225	615	\$46,742.5	7.79	0.15	98.0	\$46,773.6	6.28	0.12
	Retail	7.4	\$3,863.9	39.6	534,062	2	\$62,013.9	0.05	0.31	47.0	\$65,877.9	0.04	0.26
	Office	0.0	\$0.0	28.9	604,383	1	\$48,402.0	0.03	0.48	28.9	\$48,402.0	0.03	0.48
	Industrial	31.6	\$10,197.3	134.4	1,959,170	22	\$124,089.8	0.16	0.33	165.9	\$134,287.1	0.13	0.27
	Institutional	2.3	\$432.3	28.6	339,500	0	\$31,204.8	0.00	0.27	30.9	\$31,637.1	0.00	0.25
	Public Land	83.2	\$1,276.5	26.5	225,381	0	\$22,521.0	0.00	0.20	109.7	\$23,797.6	0.00	0.05
Total	143.5	\$15,801.1	337.6	4,203,769	660	\$336,531.8	1.96	0.29	481.1	\$352,332.8	1.37	0.20	
Pompano Beach	SF Residential	0.7	\$56.3	8.8	181,778	194	\$19,363.9	22.12	0.48	9.4	\$19,420.2	20.56	0.44
	MF Residential	22.8	\$9.4	41.6	729,358	949	\$47,516.2	22.82	0.40	64.4	\$47,525.6	14.74	0.26
	Retail	1.9	\$1,124.0	19.4	185,569	0	\$19,906.4	0.00	0.22	21.3	\$21,030.3	0.00	0.20
	Office	0.0	\$0.0	14.4	135,884	7	\$11,583.2	0.48	0.22	14.4	\$11,583.2	0.48	0.22
	Industrial	93.5	\$2,070.3	96.7	1,472,633	0	\$109,474.4	0.00	0.35	190.2	\$111,544.7	0.00	0.18
	Institutional	24.3	\$680.3	16.7	46,640	0	\$8,278.0	0.00	0.06	41.0	\$8,958.3	0.00	0.03
	Public Land	7.2	\$2,745.1	0.0	0	0	\$0.0	0.00	0.00	7.2	\$2,745.1	0.00	0.00
Total	150.3	\$6,685.4	197.6	2,751,862	1,150	\$216,122.1	5.82	0.32	347.9	\$222,807.5	3.31	0.18	
Cypress Creek	SF Residential	0.0	\$0.0	65.2	569,112	460	\$59,141.4	7.05	0.20	65.2	\$59,141.4	7.05	0.20
	MF Residential	0.0	\$0.0	4.2	57,623	56	\$5,626.8	13.28	0.31	4.2	\$5,626.8	13.28	0.31
	Retail	10.2	\$5,480.5	57.5	802,559	3	\$92,774.8	0.05	0.32	67.7	\$98,255.3	0.04	0.27
	Office	0.0	\$0.0	67.8	2,756,741	1	\$237,312.1	0.01	0.93	67.8	\$237,312.1	0.01	0.93
	Industrial	49.7	\$1,281.1	60.9	1,345,573	10	\$77,711.0	0.16	0.51	110.5	\$78,992.1	0.09	0.28
	Institutional	3.6	\$1,116.1	1.6	18,560	0	\$1,367.2	0.00	0.26	5.2	\$2,483.3	0.00	0.08
	Public Land	150.5	\$15,130.2	22.9	84,256	0	\$9,935.6	0.00	0.08	173.4	\$25,065.8	0.00	0.01
Total	213.9	\$23,007.9	280.2	5,634,424	530	\$483,868.8	1.89	0.46	494.1	\$506,876.7	1.07	0.26	
Fort Lauderdale	SF Residential	1.7	\$346.4	121.4	919,819	656	\$97,890.5	5.40	0.17	123.1	\$98,236.9	5.33	0.17
	MF Residential	21.2	\$5,397.2	30.3	402,055	498	\$33,029.2	16.45	0.30	51.5	\$38,426.4	9.68	0.18
	Retail	14.4	\$4,652.7	11.6	124,115	3	\$13,103.9	0.26	0.24	26.0	\$17,756.6	0.12	0.11
	Office	0.0	\$0.0	1.6	32,154	7	\$2,019.0	4.44	0.47	1.6	\$2,019.0	4.44	0.47
	Industrial	2.9	\$1,016.7	24.3	404,369	55	\$23,676.2	2.26	0.38	27.2	\$24,692.9	2.02	0.34
	Institutional	5.9	\$1,369.9	63.1	567,371	12	\$87,035.7	0.19	0.21	69.1	\$88,405.6	0.17	0.19
	Public Land	54.7	\$8,913.1	43.1	127,499	201	\$15,852.4	4.66	0.07	97.9	\$24,765.6	2.05	0.03
Total	100.8	\$21,696.0	295.5	2,577,382	1,432	\$272,606.9	4.85	0.20	396.3	\$294,302.9	3.61	0.15	

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Fort Lauderdale Hollywood	SF Residential	0.5	\$147.7	12.5	104,369	80	\$10,088.7	6.39	0.19	13.1	\$10,236.4	6.13	0.18
	MF Residential	52.8	\$19,313.3	8.5	32,758	40	\$3,896.3	4.73	0.09	61.2	\$23,209.6	0.65	0.01
	Retail	11.3	\$8,472.8	97.2	996,623	6	\$123,974.8	0.06	0.24	108.5	\$132,447.6	0.06	0.21
	Office	0.0	\$0.0	20.9	824,200	23	\$92,859.5	1.10	0.91	20.9	\$92,859.5	1.10	0.91
	Industrial	23.6	\$11,063.9	25.0	332,908	1	\$19,137.8	0.04	0.31	48.5	\$30,201.7	0.02	0.16
	Institutional	3.1	\$730.1	2.8	15,367	0	\$3,223.2	0.00	0.12	5.9	\$3,953.3	0.00	0.06
	Public Land	52.7	\$8,576.6	6.4	68,196	0	\$0.0	0.00	0.24	59.1	\$8,576.6	0.00	0.03
Total	144.0	\$48,304.3	173.2	2,374,421	150	\$253,180.4	0.87	0.31	317.3	\$301,484.6	0.47	0.17	
Sheridan	SF Residential	0.0	\$2.9	73.4	705,451	490	\$78,586.7	6.68	0.22	73.4	\$78,589.6	6.68	0.22
	MF Residential	19.4	\$584.2	36.8	355,364	409	\$32,935.8	11.12	0.22	56.2	\$33,520.0	7.28	0.15
	Retail	3.2	\$1,727.5	27.5	252,445	269	\$37,061.1	9.79	0.21	30.7	\$38,788.5	8.77	0.19
	Office	0.0	\$0.0	6.8	135,328	2	\$11,650.6	0.30	0.46	6.8	\$11,650.6	0.30	0.46
	Industrial	4.0	\$1,674.0	69.1	1,060,218	20	\$65,758.3	0.29	0.35	73.1	\$67,432.3	0.27	0.33
	Institutional	0.9	\$246.7	6.6	159,214	124	\$16,350.2	18.86	0.56	7.5	\$16,596.9	16.57	0.49
	Public Land	24.2	\$7,612.1	162.1	30,625	0	\$3,105.2	0.00	0.00	186.3	\$10,717.2	0.00	0.00
Total	51.6	\$11,847.3	382.3	2,698,645	1,314	\$245,447.8	3.44	0.16	433.9	\$257,295.0	3.03	0.14	
Hollywood	SF Residential	1.5	\$524.3	160.1	1,204,555	730	\$121,111.3	4.56	0.17	161.6	\$121,635.6	4.52	0.17
	MF Residential	2.5	\$1,317.0	16.8	260,531	325	\$21,710.2	19.30	0.36	19.3	\$23,027.1	16.81	0.31
	Retail	20.9	\$10,633.5	24.8	1,225,055	0	\$69,151.7	0.00	1.13	45.7	\$79,785.2	0.00	0.62
	Office	1.3	\$653.8	10.1	176,898	86	\$16,931.0	8.55	0.40	11.4	\$17,584.8	7.56	0.36
	Industrial	0.0	\$0.0	3.7	93,318	0	\$4,659.3	0.00	0.58	3.7	\$4,659.3	0.00	0.58
	Institutional	0.2	\$72.0	16.8	91,900	0	\$72.0	0.00	0.13	16.9	\$144.0	0.00	0.12
	Public Land	26.9	\$1,799.5	7.5	258,963	0	\$27,504.9	0.00	0.79	34.5	\$29,304.4	0.00	0.17
Total	53.3	\$15,000.1	239.8	3,311,220	1,141	\$261,140.3	4.76	0.32	293.1	\$276,140.5	3.89	0.26	
Broward County System Total	SF Residential	4.4	\$1,077.5	442.0	3,706,132	2,630	\$387,740.2	5.95	0.19	446.4	\$388,817.7	5.89	0.19
	MF Residential	137.7	\$26,652.1	217.1	2,357,914	2,892	\$191,456.9	13.32	0.25	354.8	\$218,109.0	8.15	0.15
	Retail	69.2	\$35,954.8	277.7	4,120,428	283	\$417,986.6	1.02	0.34	347.0	\$453,941.4	0.82	0.27
	Office	1.3	\$653.9	150.4	4,665,588	127	\$420,757.4	0.84	0.71	151.7	\$421,411.2	0.84	0.71
	Industrial	205.2	\$27,303.3	414.1	6,668,189	108	\$424,506.7	0.26	0.37	619.2	\$451,810.0	0.17	0.25
	Institutional	40.3	\$4,647.3	136.2	1,238,552	136	\$147,531.1	1.00	0.21	176.5	\$152,178.5	0.77	0.16
	Public Land	399.4	\$46,053.1	268.6	794,920	201	\$78,919.1	0.75	0.07	668.0	\$124,972.2	0.30	0.03
Total	857.6	\$142,342.0	1,906.1	23,551,723	6,377	\$2,068,898.0	3.35	0.28	2,763.7	\$2,211,240.0	2.31	0.20	

Data Source: Broward County Property Appraiser (Properties located within a one-half mile radius of each station, 2005).

* Assessed Value = SOH_VALUE