

Transit Oriented Development:

The Broward County Experience

November 19, 2008
South Florida Regional Transportation Authority
Broward County Transportation Workshop



Looking backward to look forward

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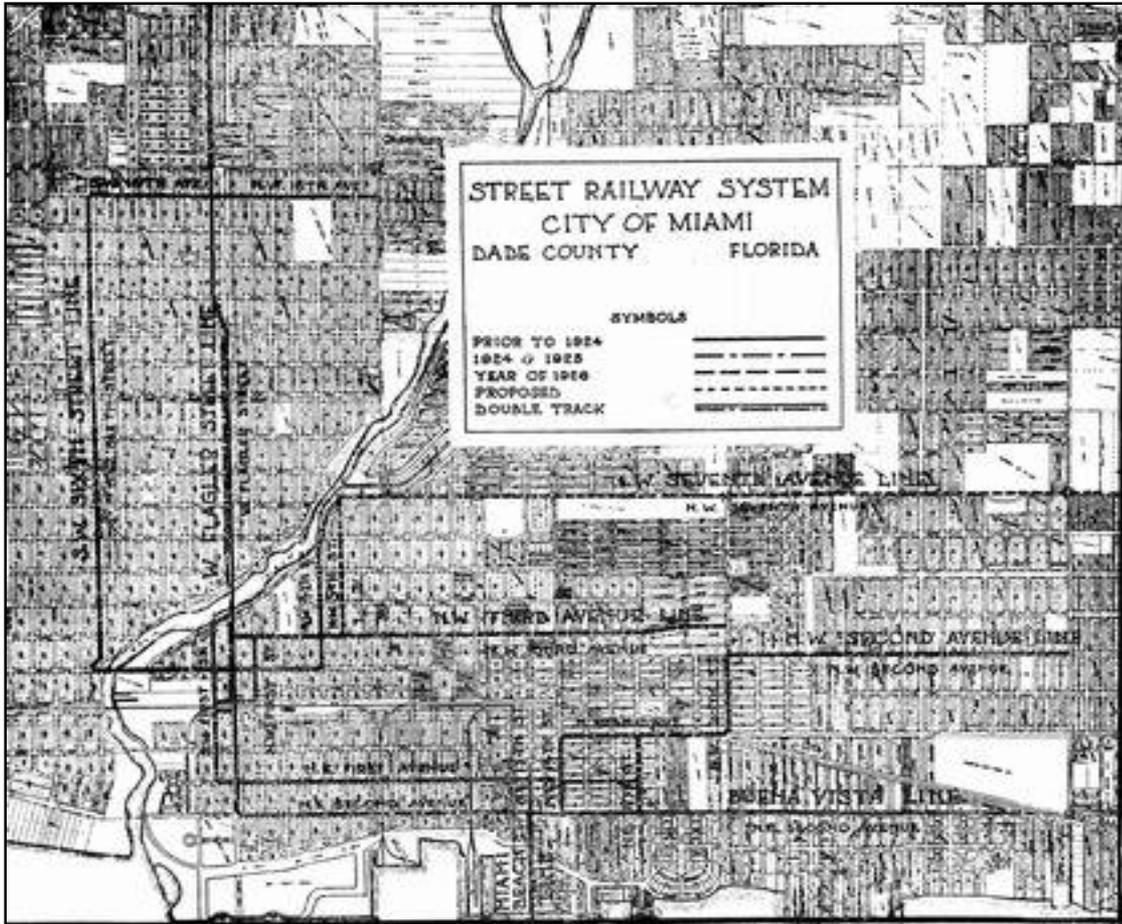


Miami 1926



My Grandparents'
streetcar

Miami 1926



1926 Streetcar system to be double tracked

As Florida goes so goes the Nation

- In 1920, Florida had a population of 968,470 people.
- By 1925, the population had grown to 1,263,540.
- What had caused such a rise in the population?

Following World War I, large numbers of Americans finally had the time and money to travel to Florida and to invest in real estate.

The end came quickly:

An unusually cold winter in 1925;

Followed by an extremely hot summer;

Followed by a series of natural disasters (hurricanes);

Casting doubts of Florida as “heaven on earth.”;

Then came the final nail, the 1929 stock market crash.

In the early 1930’s Florida was toast!

Exploring Florida - November 14, 2008 Social Studies Resources for Students and Teachers
<http://fcit.usf.edu/Florida/lessons/cur.htm#depress>

Miami 1940



In the 1940's,
my Mom loved
shopping for
“Sunshine Fashion”
at Burdines

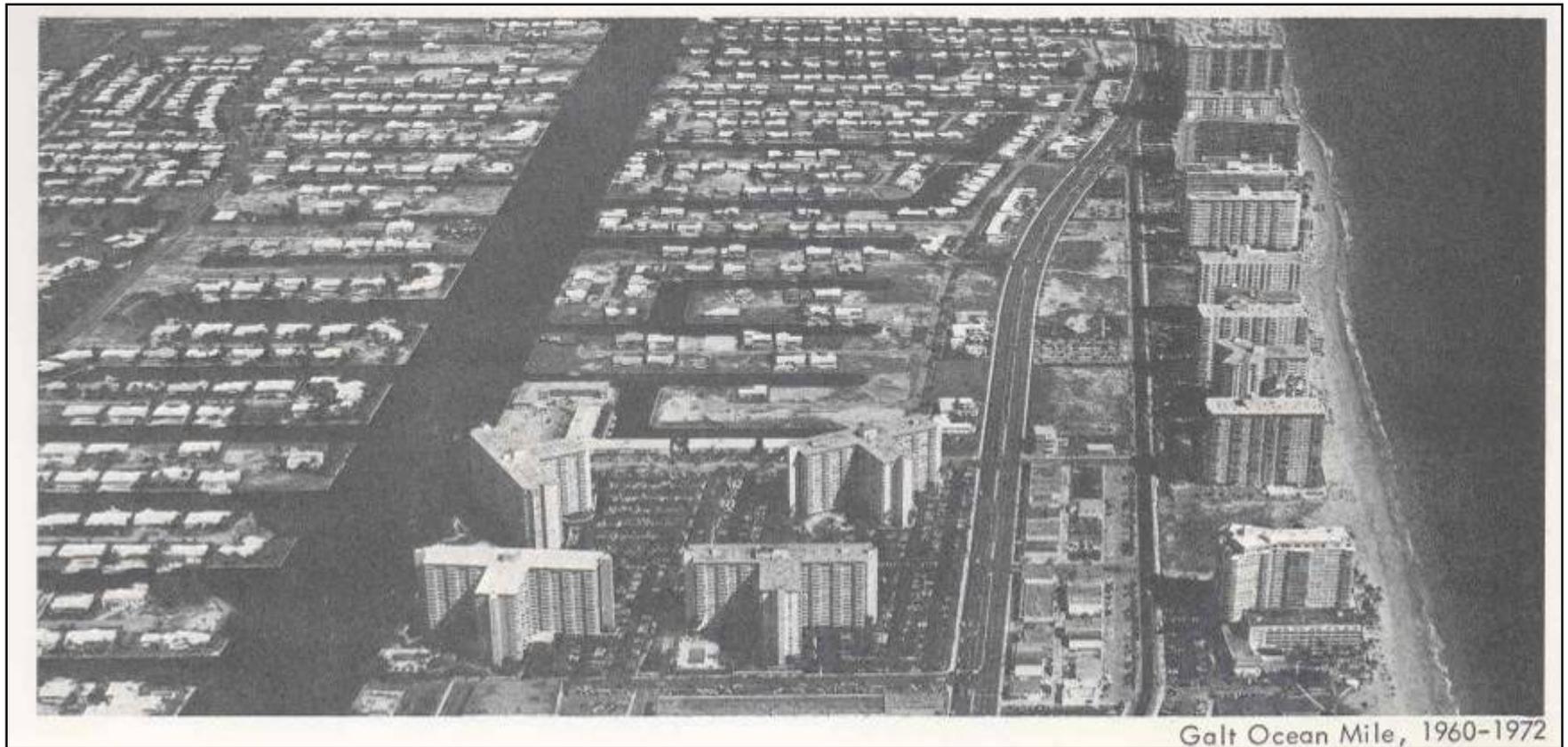
How tranquil, let's move here!

- Galt Ocean Mile, Fort Lauderdale - 1960



It's too crowded, let's go a little North!

- Galt Ocean Mile, Fort Lauderdale - 1972



Galt Ocean Mile, 1960-1972

Remember 1973?

- The Arab oil embargo in 1973
- Overbuilding of condominiums in Miami-Dade and Broward Counties
- Nation goes into a recession through 1975
- Construction stagnates
- Florida is toast?



New decade, same questions:

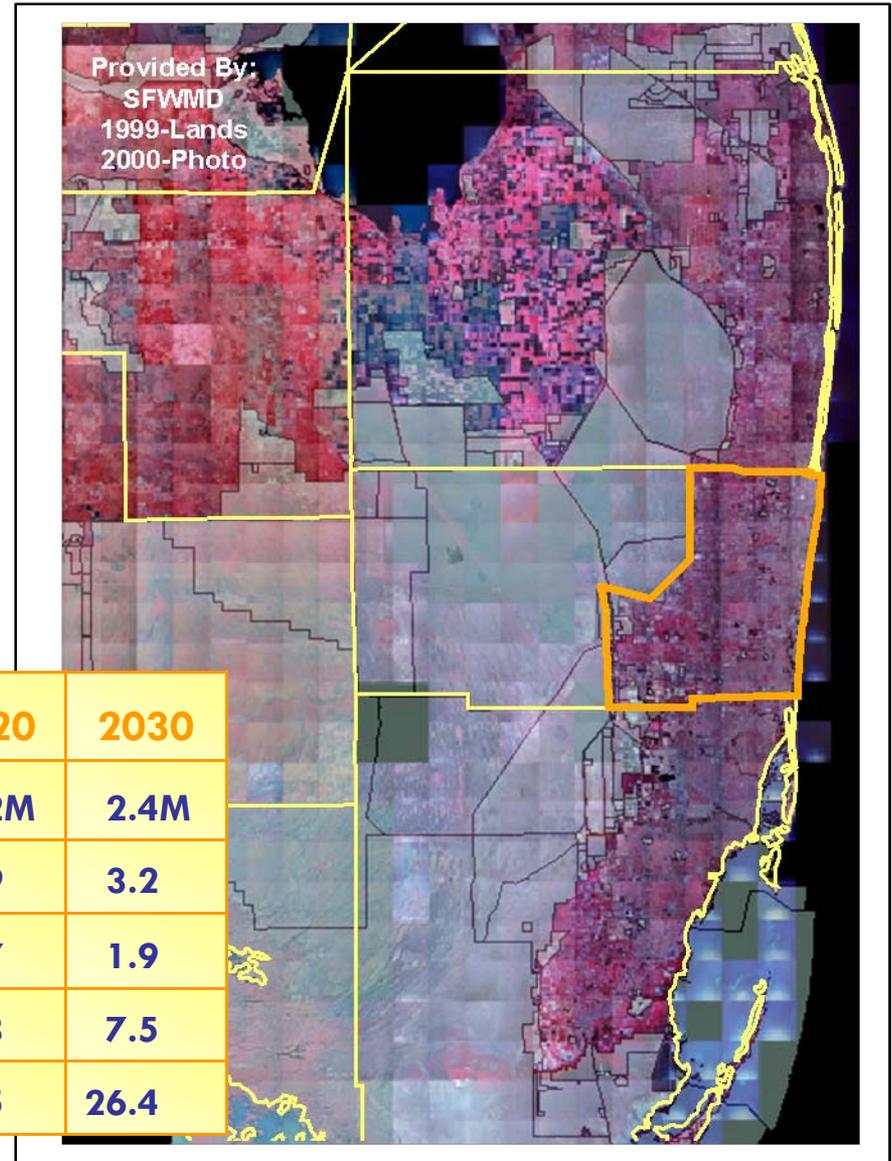
- How will Broward County grow in the future? (Population, Housing, Land, etc.)
- What is the role of transit in accommodating Broward County's future growth?
- How does land use support transit investments?
 - FTA rating criteria
 - Broward County initiatives (THOR, TOD/TOC land use, others)

Projected Regional Growth

Broward County faces

- Temporary dip in population
- Buildout of developable land
- Increasing population

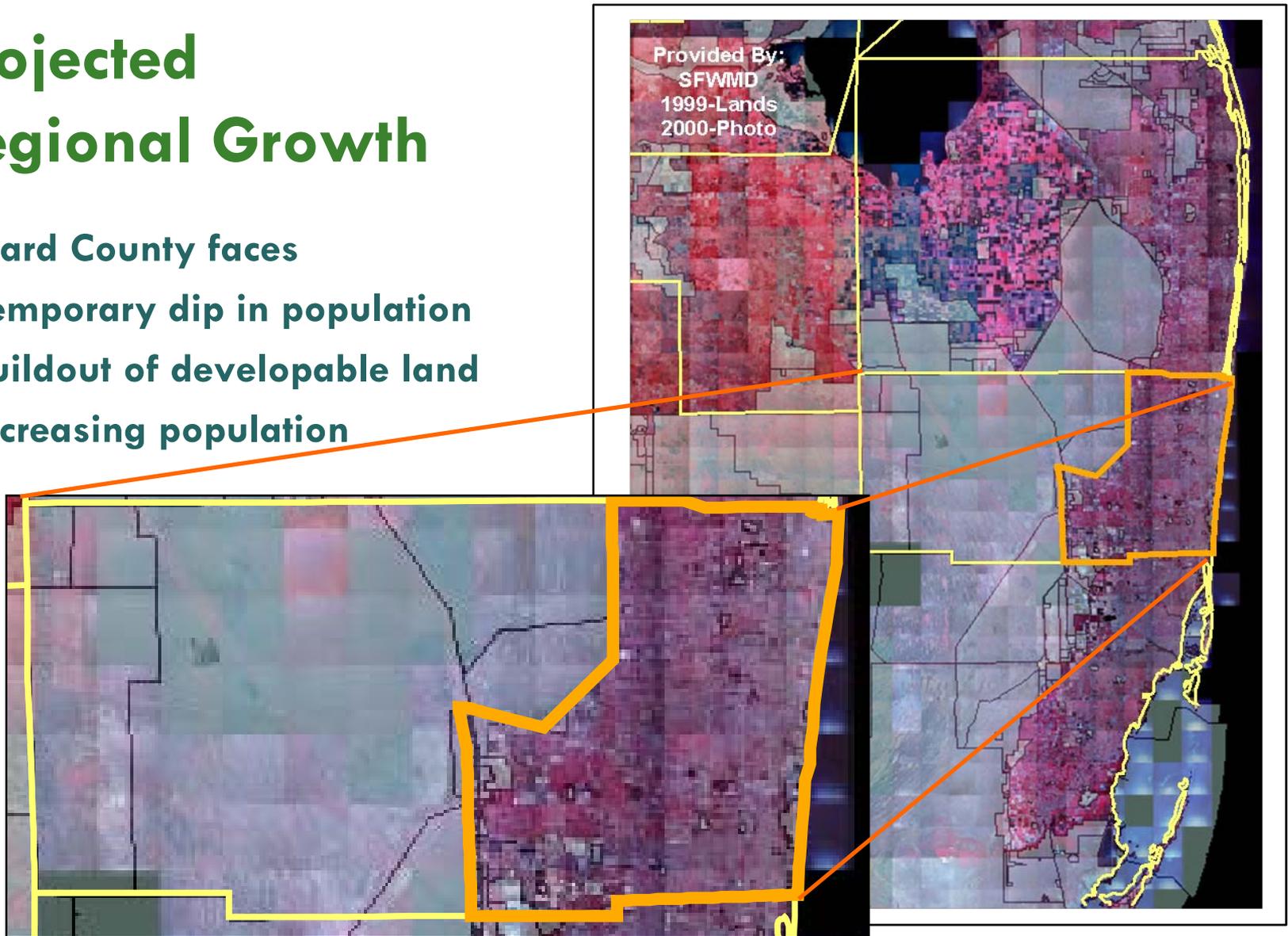
	2000	2010	2020	2030
<i>Broward</i>	1.6M	1.9M	2.2M	2.4M
<i>Miami-Dade</i>	2.3	2.6	2.9	3.2
<i>Palm Beach</i>	1.1	1.4	1.7	1.9
<i>Tri-County</i>	5.0	5.9	6.8	7.5
<i>Florida</i>	16.0	19.9	23.5	26.4



Projected Regional Growth

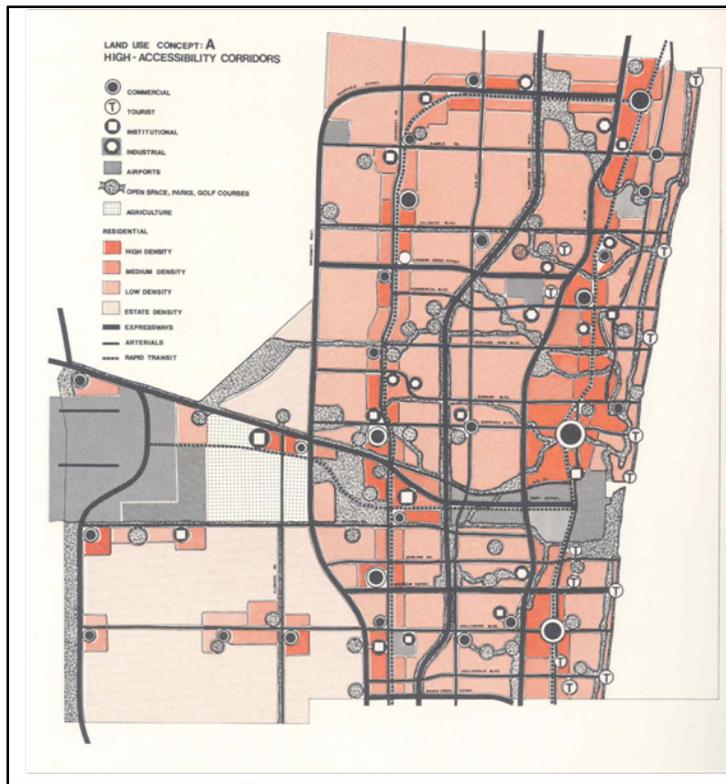
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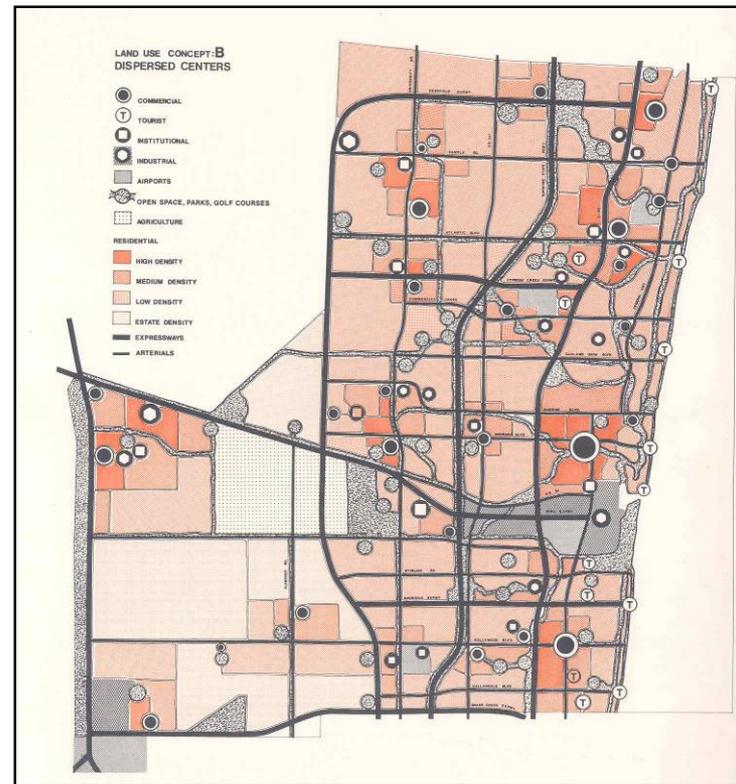


Let's look back again! Two Visions Land Use Plan 1972

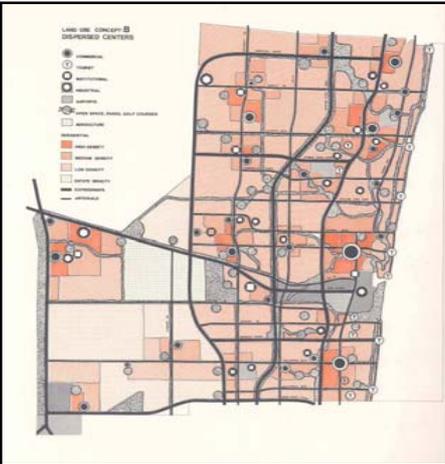
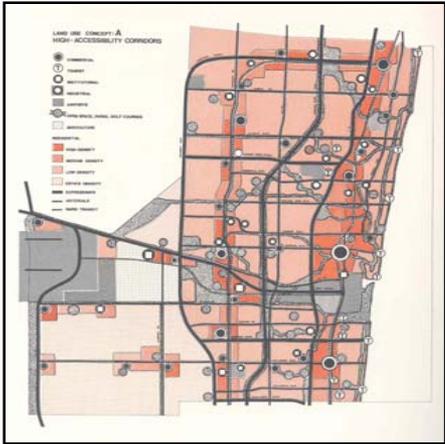
Corridor Plan



Dispersed Centers



Trafficways Plan

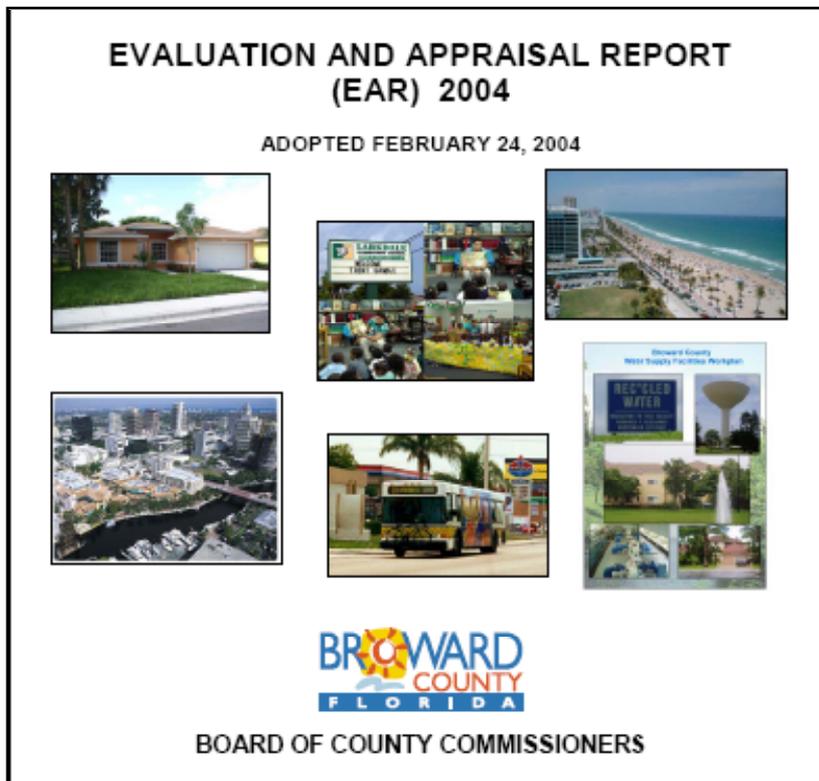


1972



2008

Evaluation and Appraisal Report EAR (2004)



Major Issue:

Transit Oriented Land Use Patterns (TOLUPs)

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.

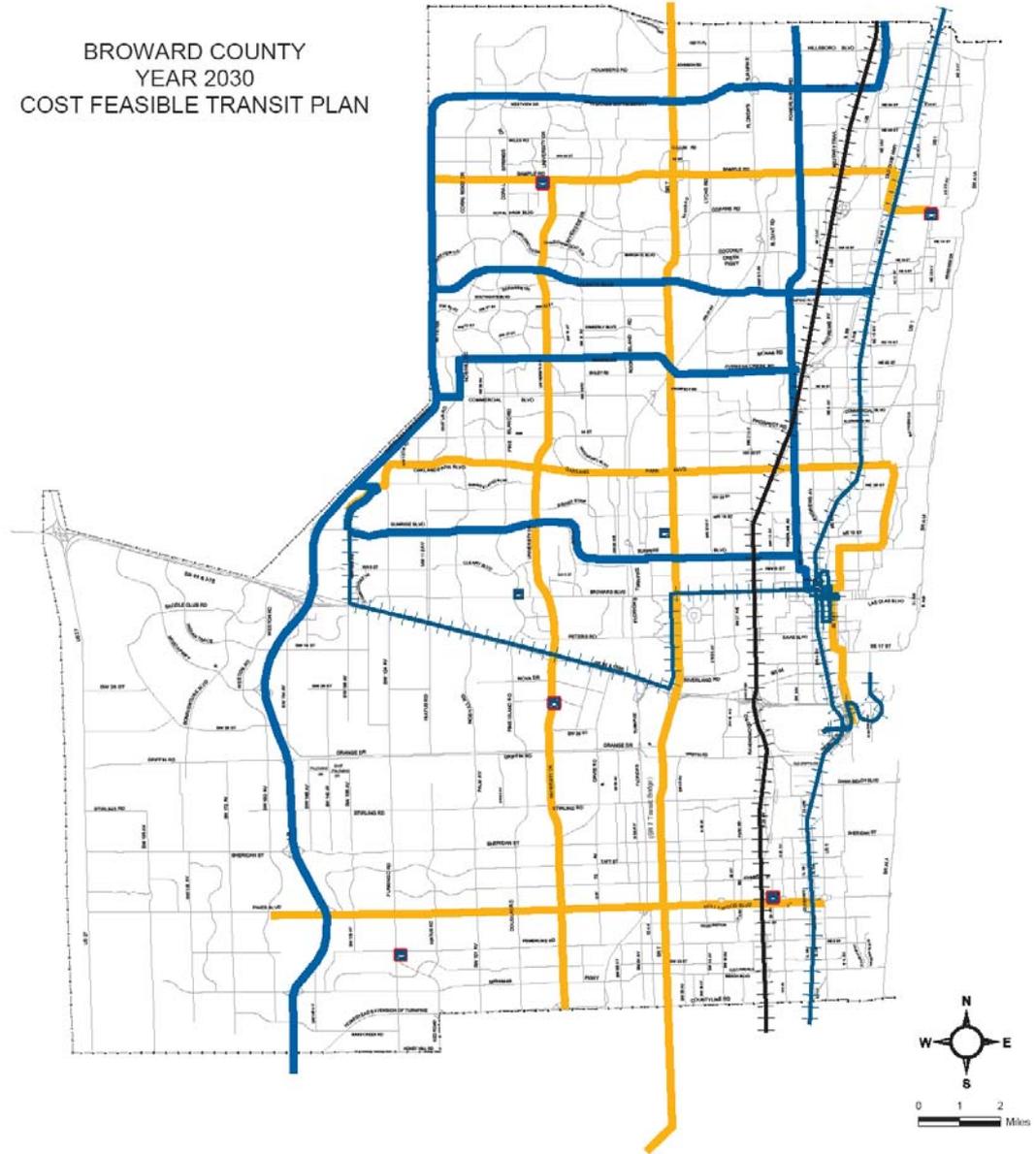
Getting to TOD

- ❑ Comprehensive Plan
(EAR Major Issues)
- ❑ Future Land Use Map / Plan
(TOC/TOD/MUR - Mixed Use Land Use Categories)
- ❑ 2030 Long Range Transportation Plan
- ❑ County-Wide Community Design Guidebook
- ❑ Transit Housing Oriented Redevelopment

Transit Corridors 2030 Long-Range Transportation Plan

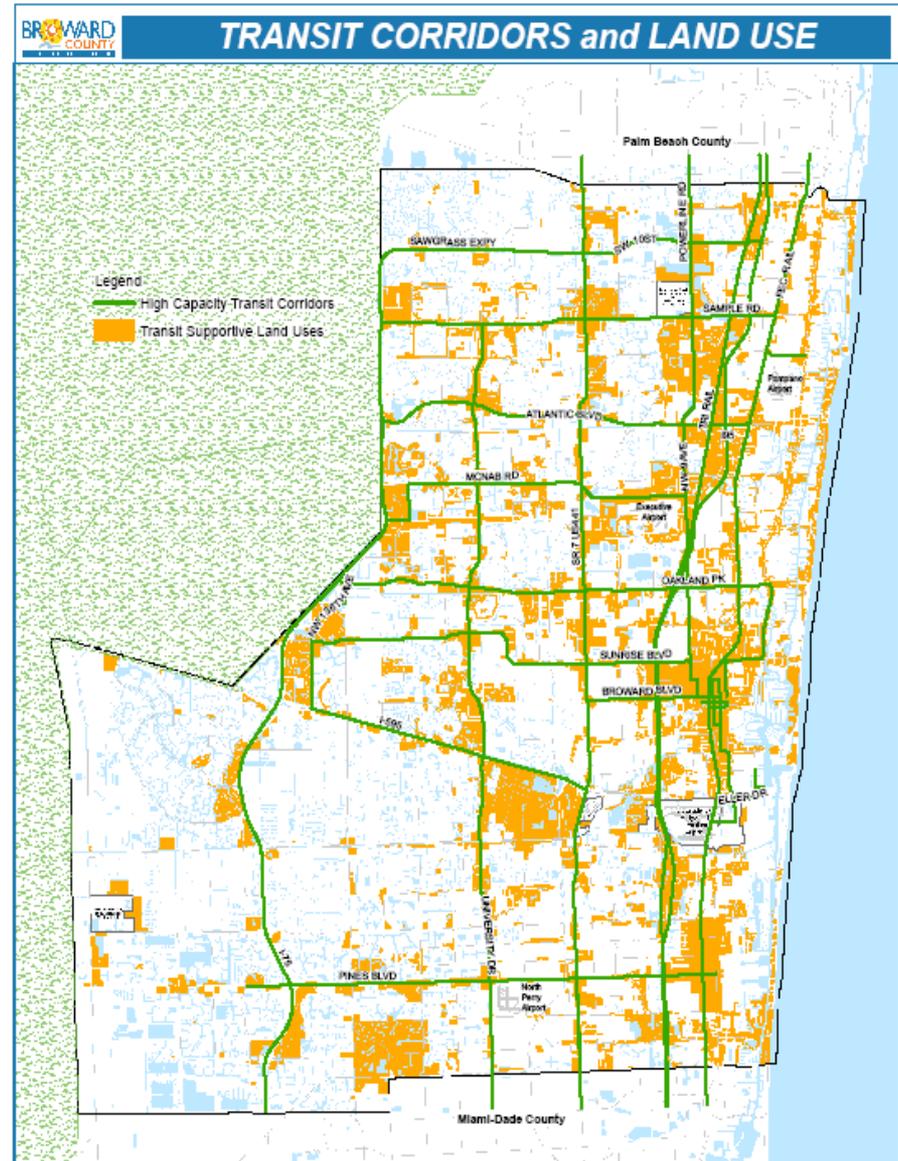


BROWARD COUNTY
YEAR 2030
COST FEASIBLE TRANSIT PLAN



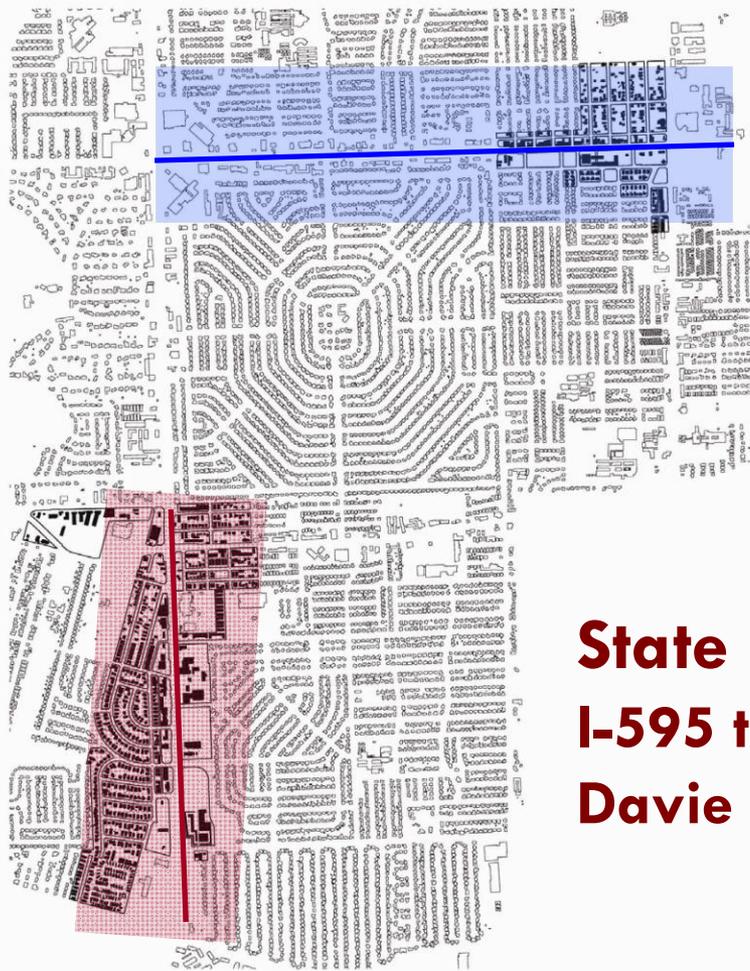
Corridor Redevelopment Plans

- Increase the value of currently underperforming properties
- Encourage construction of transit-oriented mixed-use development projects



Transit/Housing Oriented Redevelopment

Two Initial Study Areas



**Broward Boulevard
State Road 7 to I-95**

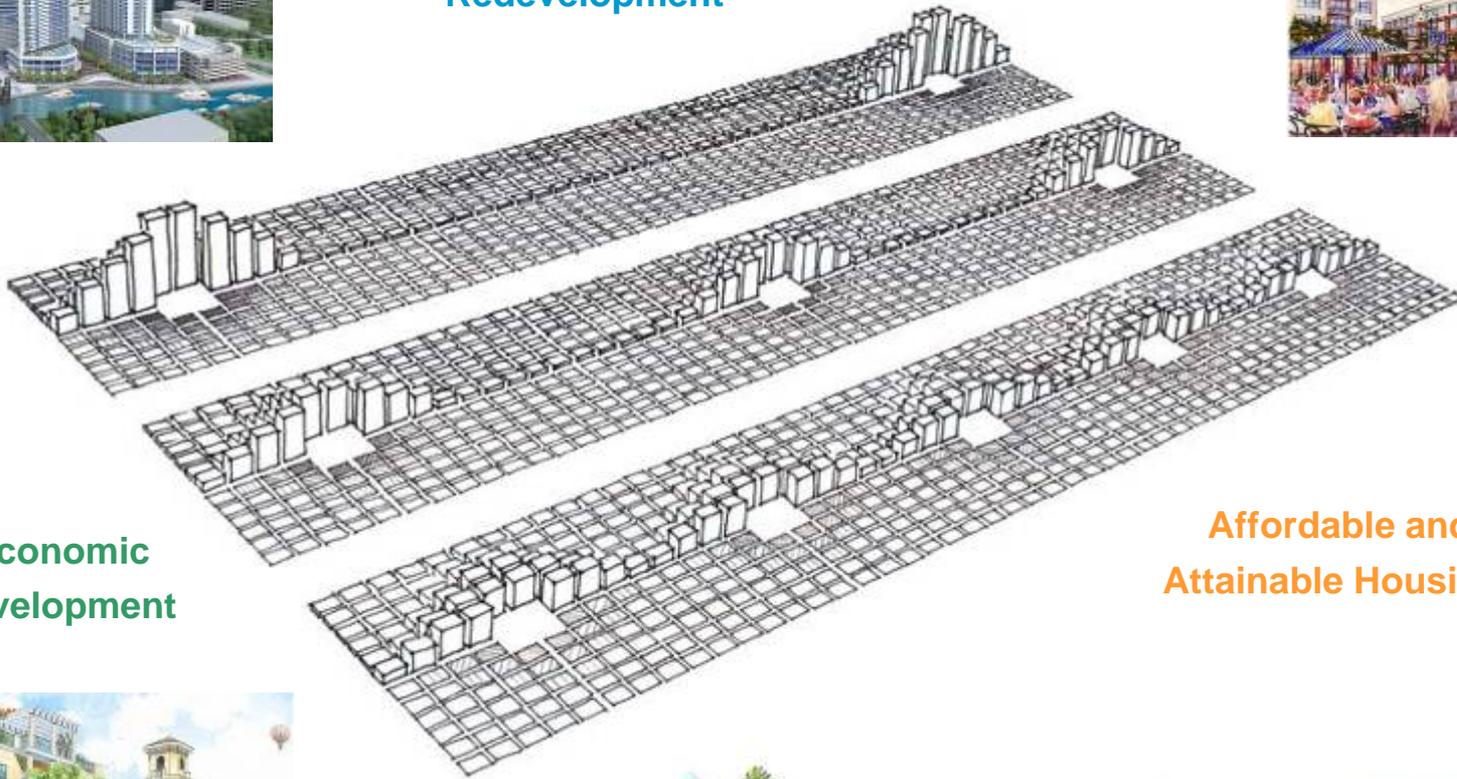
**State Road 7
I-595 to Peters Road/
Davie Blvd**

Transit / Housing Oriented Redevelopment

Smart Growth - Density Gradients - **Think Corridors!**



**Sustainable
Redevelopment**



**Economic
Development**

**Affordable and
Attainable Housing**



THOR Corridor Redevelopment Plans

- Transportation Improvements
- Land Use Amendments
- Rezoning
- Business Retention, Expansion, and Attraction
- Affordable and Attainable Housing



Land Use Plan Amendments

Transit Oriented Development (TOD)

- Deerfield Beach
- Hollywood – Sheridan Street Station

Transit Oriented Corridor (TOC)

- West Park
- Lauderhill
- Margate
- Davie (pending Commission action)



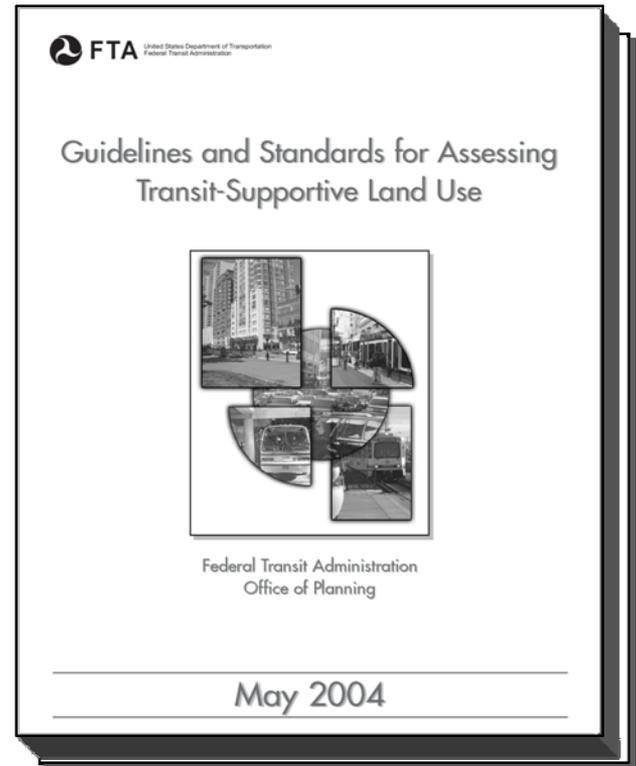
Collaborative Process for FEC

Working with FDOT, SFRTA
and Broward County
municipalities

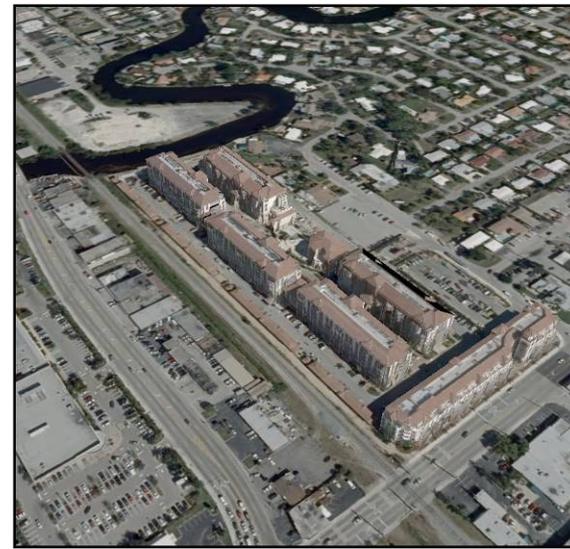
- Identify station areas
- Assign appropriate land uses
 - Pivotal to FTA New Starts

FTA New Starts Evaluation & Rating Framework

- Existing Land Use
- Transit Supportive Plans and Policies
 - Growth Management
 - Transit-supportive corridor policies
 - Supportive Zoning Regulations
 - Tools to Implement Land Use Policies
- Performance and Impacts of Policies
 - Performance of Land Use Policies
 - Potential Impact of Transit on Regional Land Use



Emerging TODs



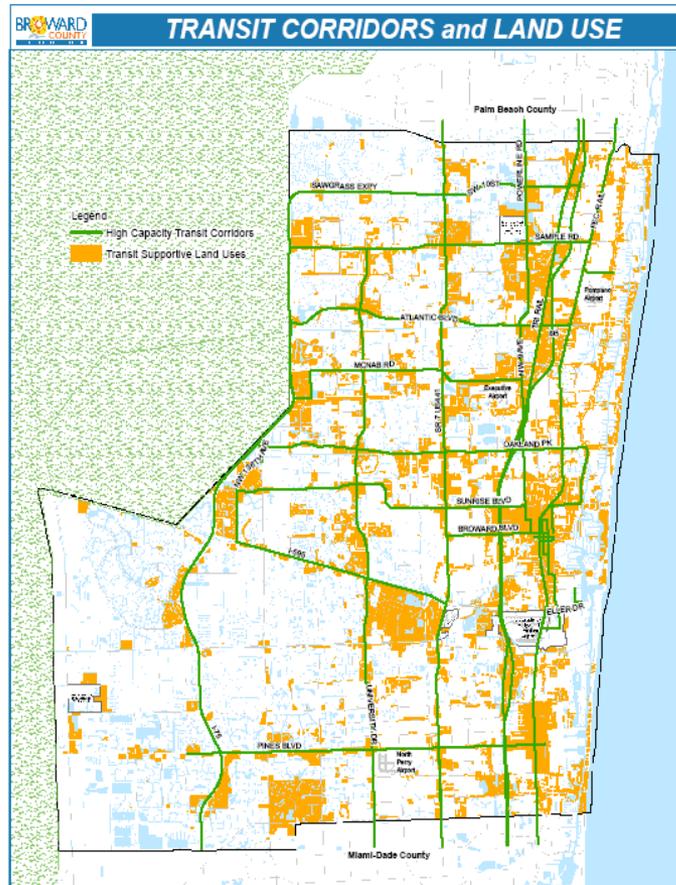
Airport/Seaport Synergy



Unique
opportunity

We Need To:

Determine the appropriate location for THOR Plans



- **Oakland Park Boulevard**
- **Sunrise Boulevard**
- **Hollywood Boulevard**
- **FEC Corridor** - 8 municipalities
- - multi-jurisdictional collaboration
- **Pompano Beach** - Tri-Rail *and* Atlantic Boulevard, Sample Road and Copans Road
- **Commercial Boulevard**
- *and* **Cypress Creek Tri-Rail**
- **Deerfield Beach** - Tri-Rail *and* FEC Corridor

We Need To:

Protect existing neighborhoods
by directing future growth
along transit corridors



We Need To:

Enhance public investment



We Need To: Improve Transit Infrastructure



We Need To:

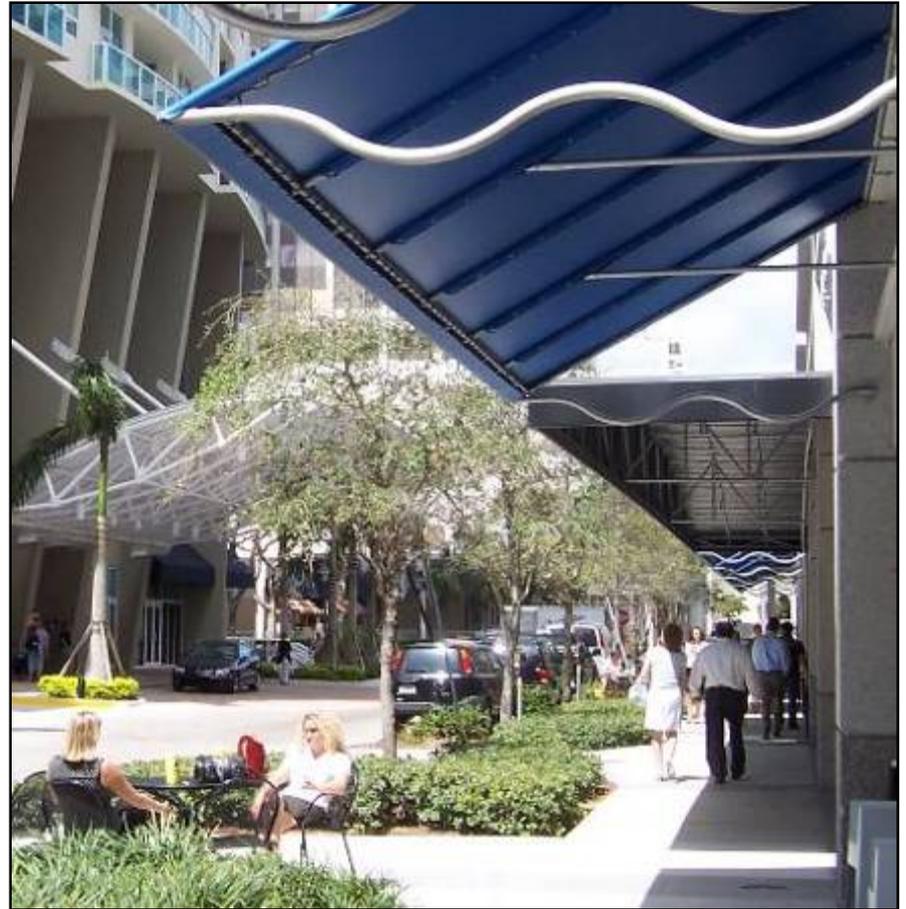
Encourage private investment



We Need To:

Identify funding sources

- ❑ Leverage public investment
- ❑ Attract private re-investment
- ❑ Enhance tax base



We Need To:

Rezone and create design guidelines



- ❑ Transitions to residential developments
- ❑ Provide public plazas, urban space or green space/ pocket park uses
- ❑ Promote connectivity to transit stations and stops
- ❑ Minimize conflicts with motorized traffic
- ❑ Promote pedestrian and bicycle paths
- ❑ Create Walkable Communities
 - adequate landscape
 - shade
 - shelter from the elements

We Need To: “Keep it real”



Contacts

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please contact Planning and Redevelopment Division:

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<http://www.broward.org/planningservices/thor.htm>