Chapter 1
Community Wide Assessment

INTRODUCTION

The State of Florida's local government comprehensive planning law, Chapter 163, Part 2, Florida Statutes (F.S), requires that all counties and municipalities throughout Florida maintain long-range comprehensive planning programs, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, local governments are required to monitor numerous community characteristics relating to development, provisions of services, environmental protection, and governmental activities, and periodically prepare Evaluation and Appraisal Reports (EAR) addressing implementation of the comprehensive plan. The purpose of the EAR is to conduct an audit of the comprehensive planning process and evaluate and assess the effectiveness, successes and failures of the County's adopted comprehensive plan toward accomplishing its adopted objectives. This audit affords an opportunity to suggest changes or amendments that are needed to update the comprehensive plan including reformulated objectives, policies or standards. Moreover, the law provides that the EAR process shall be the principal process for updating the County' comprehensive plan to respond to changes in state, regional, and local policies on planning and growth management, and changing conditions and trends, to ensure effective intergovernmental coordination, and to identify major issues regarding the community's achievement of its goals.

As required by Section 163.3191, F.S., the EAR document contains information addressing the following:

a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.

(b) The extent of vacant and developable land.

(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.

(d) The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.

(e) An identification of the major issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts.

(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.

(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

(h) A brief assessment of successes and shortcomings related to each element of the plan.

(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.

(j) A summary of the public participation program and activities undertaken by the local government in preparing the report.

(k) The coordination of the comprehensive plan with existing public schools and those identified in the applicable educational facilities plan adopted pursuant to s. 1013.35. The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities. If the issues are not relevant, the local government shall demonstrate that they are not relevant.

(l) The evaluation must consider the appropriate water management district's regional water supply plan approved pursuant to s. 373.0361. The potable water element must be revised to include a work plan, covering at least a 10-year planning period, for building any water supply facilities that are identified in the element as necessary to serve existing and new development and for which the local government is responsible.

(m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. The property rights of current residents shall be balanced with public safety considerations. The local government must identify strategies to address redevelopment feasibility and the property rights of affected residents. These strategies may include the authorization of redevelopment up to the actual built density in existence on the property prior to the natural disaster or redevelopment.

Chapter 163.3191, F.S. further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the County's EAR and EAR-based comprehensive plan amendments. Palm Beach County's adopted EAR must be transmitted to the Florida Department of Community Affairs (DCA) for its sufficiency review by October 1, 2004 as required by the DCA schedule.

Palm Beach County is the third local government following Miami-Dade County and Broward County to prepare and submit an EAR with new requirements instituted since the first round of the EAR was completed in 1996. The scope and contents of the proposed EAR reflects the Department of Planning, Building & Zoning's best interpretation of the major issues to be addressed and the scope of work contained in the Letter of Understanding addressing the Palm Beach County EAR between DCA and the Department. The EAR is also required to be consistent with Florida Statutes, Administrative Rules, and other guidance documents issued by DCA and designated State agencies.

Organization of the EAR

The proposed Evaluation and Appraisal Report (EAR) addressing the Palm Beach County Comprehensive Plan is organized into one (1) report and subdivided into five (5) Chapters as follows:

Chapter 1 – Introduction and Community-wide Assessment
Chapter 2 – Major Issues
Chapter 3 – Assessment of Elements
Chapter 4 – Assessment of Special Topics
Chapter 5 – Public Participation

Chapter 1 provides the background information summarizing the change that has occurred in Palm Beach County since the last EAR in 1996. Chapter 2 presents an evaluation of the six (6) major issues identified by internal and external stakeholders and the public, as agreed upon by Palm Beach County and DCA. An assessment of the County's Comprehensive Plan sixteen (16) Elements is discussed in Chapter 3 – Assessment of the Elements. Chapter 3 also provides a summary of conclusions and recommended revisions to the Comprehensive Plan, whether the revision originated from a major issue, an evaluation of the Elements, or an evaluation of an additional requirement. Information to address four (4) additional requirements of Chapter 163.3191, F.S., which are not reflected in the major issues, is contained in Chapter 4 -- Assessment of Special Topics.

Pages in each of the Chapters are numbered first with the Chapter reference number and then the appropriate page number for that Chapter. Similarly, all figure and table numbering begin with the Chapter number followed by the Element reference number. This should aid in the public review process as commentators may refer to page, table or figure numbers.

EAR Review and Adoption Process

The Land Use Advisory Board (LUAB) acting as the Local Planning Agency (LPA) will hold a public hearing on the proposed EAR on September 20, 2004 and forward recommendations regarding the EAR to the Board of County Commissioners (BCC). The BCC will hold an EAR Adoption Public Hearing on September 28, 2004.

Schedule for Adopting EAR-Based Amendments

State law provides for the comprehensive plan to be amended consistent with the findings and recommendations contained in the adopted EAR. Chapter 163, Part 2, F.S. requires EAR-based plan amendments to be adopted within one year after the EAR is determined to be sufficient by DCA. The County will use its standard amendment cycle process to propose, refine and conduct public hearings to consider the adoption of EAR-based amendments to the Comprehensive Plan during the 05-2 and 06-1 Amendment rounds.

Legislative Intent of Report

Notwithstanding anything to the contrary contained herein, all changes approved or implemented after public hearings are considered recommendations to be considered for adoption by the Board of County Commissioners. This report is not intended to pre-judge the outcome of any future hearings. The authority and duty of the Board of County Commissioners and other county entities to act only after considering all matters presented at a public hearing is expressly recognized and preserved.

Public Participation

Public participation included informal and formal scoping meetings with participation of numerous internal and external stakeholders; four (4) public workshops of the Land Use Advisory Board and the Board of county Commissioners; and the required transmittal and adoption public hearings. A web site for the County's EAR was created early in the process, with hot links to the documents, information sites, the SFWMD and the DCA EAR web sites. An electronic newsletter was also created and updated throughout the process.

Additional in-house meetings were held before the above Public Participation Meetings took place. One was an EAR Kickoff meeting. Several brainstorming meetings were held to define an approach to the EAR and prepare an initial list of EAR issues, background and activities needed to address those issues.

Identified Major Issues

In 1998, the legislature amended Chapter 163 Florida Statutes to incorporate new criteria for Evaluation and Appraisal Reports (EAR). Section 163.3191(1)(c) was modified to require local governments to identify the major issues and provide an analysis of these issues to further the community's goals. Input from the community, received in public meetings, served as the basis for identifying the major issues to be addressed in the EAR. The State of Florida Department of Community Affairs (DCA) agreed to accept the County's Major Issues at its Final Scope Preparation Meeting.

The County identified the following six Major Issues:

1. Ability of the Managed Growth Tier System (MGTS) and future land uses to accommodate future population and development activities;

2. Effectiveness of the County's infill development and redevelopment initiatives and comprehensive plan policies;

3. Effect of development trends and policies in the Plan on the availability of housing options for moderate, low and very low income families and the County's workforce;

4. Evaluate the impacts of development on natural resources, agricultural land and rural areas;

5. Assessment of transportation planning programs and comprehensive plan policies to address the impacts of urban growth; and

6. Improve intergovernmental coordination between the County and other local governments and governmental entities.

The EAR is intended to serve as a summary audit of the actions that a local government has undertaken and identify changes that it may need to make. The report is based on Palm Beach County's analysis of major issues to further community goals consistent with statewide minimum standards. Additionally, the EAR will evaluate and assess the effectiveness of the Comprehensive Plan in accomplishing its adopted objectives as they relate to the issues, and will include suggested modifications or amendments that may be needed to update the Plan and its Elements including reformulated objectives, policies and standards.

ECONOMIC CONDITIONS

Employment and Wages
Palm Beach County (PBC) has consistently ranked within the top three (3) counties in new job growth for the State of Florida. Over ½ million people are employed in PBC, with the largest gains in professional and business services.

Some of the major private sector employers include U.S. Sugar Corp, Florida Power & Light, Office Depot, Palm Beach Newspaper, Rexall Sundown, BellSouth, ADT/Sensormatic. Other businesses such as IBM, Motorola, Siemens and Pratt Whitney have contended with forces of worldwide demand and competition by significant downsizing and relocation. Public sector employers, which include the School Board, County, Sheriff, South Florida Water Management District, and 37 municipalities, consistently employ approximately 10% of the labor force.

The County has three major billion dollar industries: tourism, construction and agriculture. Tourists contribute $1.5 billon annually. Construction continues to be a fast growing sector. Agriculture lends over $2 billion to the economy. Palm Beach County leads the State in agricultural wages and salaries that are over $380 million.

Cluster industries and targeted industries in the County include agriculture and food processing, communications and information technology, medical products, business and financial services, aerospace and engineering, tourism, recreation and entertainment, and the marine industry.

The medical products cluster will be revised and expanded to reflect The Scripps Research Institute moving into northern Palm Beach County. In a 30-year contract with The Scripps Research Institute, the County has committed to an investment of up to $200 million that will include the land, and, a temporary facility by mid-2004 and permanent biomedical and scientific research space by 2006. There are incentives in the contract for Scripps to create at least 2,777 jobs within 30 years, or, if Scripps and other biotechnology companies attract 6,500 related jobs.

Light industrial land use is sufficient near the research park that will house The Scripps Research Institute. It is important however, to maintain a base of industrial land use throughout the County. Typically, industrial jobs pay higher wages than retail jobs.

Per capita income is approaching $30,000. The unemployment rate of 5.9% shows a slight increase over the 2001 rate of 5.5%.

Small businesses are a resilient part of the County's economy. Between 2000 and 2003, the number of small businesses with 30 or less employees grew 32% to 43,170. However, the U.S. Bankruptcy Court of the Southern District of Florida reported that the business bankruptcies in 2002 rose to 196, compared to 146 the previous year.

Airport and Port
Approximately 6 million passengers go through Palm Beach International Airport (PBIA) annually. The PBIA master plan details additional gates and lengthening the general aviation runway to meet future demand.

Challenges from the North County airport will be looked at more closely in the future, in acknowledgement of changes associated with The Scripps Research Institute locating nearby.

The Port of Palm Beach (Port) is the fourth busiest container port in Florida and the 18th busiest in the continental U.S. The Port has intermodal capacity. New requirements relating to homeland security will pose increasing difficult financial challenges as more stringent requirements are enacted.

Cost of Living
The composite cost of living in Palm Beach County is about 6 points higher than the State average of 100, lower than Monroe, Broward, and Miami-Dade counties.

The cost of land and housing has increased: in Palm Beach County, the median price of an existing home in March 2004 was $261,000, up 16% from a year ago. The market value of vacant land in the County increased approximately 60% between 1999 and 2003.

Aging Population
Although the increase in population in the prime working age brackets between age 25 and 54 is in the lead, the second major growth bracket is in people 65 years and older. Possible lower rates of return on savings and increased longevity have led many to participate in the labor force well past retirement age. Growth in the 65-age bracket signifies a continued demand for health services in PBC, and will increasingly pose transportation challenges.

Social Conditions
The Palm Beach County Crime Trend Data shows that index crime offenses (murder, rape, robbery, aggravated assault, burglary, larceny, and motor vehicle theft) have decreased from roughly 8,000 in 1997 to 6,000 in 2000.

Poverty rates range from 10% to 22% of families, for individual and female heads of households with no husbands, respectively. Birth rates are 10 per 1,000 and 17 for non-white; death rates are 13 per 1000 white and 5 per 1,000 nonwhite in 2001.

Palm Beach County is in the top 10 fastest growing metropolitan areas in the nation. The population is diverse: 80% of the population is white, 14% black, and 12% of Hispanic origin. Various multicultural celebrations and festivals are held throughout the County for locals and visitors alike.

Education and Training
Regarding education of the population, 28% has a bachelor’s degree or higher, and 84% have graduated from high school. Palm Beach County is the 4th largest school district in Florida, and the 14th largest in the nation with 166,845 students in K-12 in FY 03-04.

There are currently nearly 20,000 students speaking 100 different languages and dialects that attend English for Speakers of Other Languages (ESOL) classes. The classes are held for children as well as adults. There are over 260,000 adults attending adult education programs in twenty-three (23) community schools.

The District’s school grades are among the highest in the state, and the County has over forty-one (41) magnet programs. Public school achievements such as this are especially important, in light of changing business focus areas.

During years past, businesses seeking to locate in the County asked first about space and infrastructure. However, more recently, the first question is “Tell us about the public schools”. As public schools are now a front burner issue for businesses relocating or expanding the County, it is vital to continue to invest in the improvement of public education.

Public school education is but one part of preparing the workforce to meet today’s and tomorrow’s challenges. Equally important is the Workforce Alliance, which is tying together employment, education, and economic development (“the 3 e model”) to ensure workforce readiness. Using $16 million from the Federal government, various programs coordinated by the Workforce Alliance help prepare the local youth and professional workforce for employment.

LAND USE ANALYSIS

Palm Beach County encompasses 2,023 square miles and is located in South Florida between Lake Okeechobee, the Everglades and the Atlantic Ocean. The region contains some of the nation's most environmentally sensitive ecosystems and significant agricultural areas. It depends on agriculture, tourism, growth and a seasonal population to sustain its economy.

Managed Growth Tier System

The County adopted the Managed Growth Tier System (MGTS) in 1999, to readdress the framework for managing growth in order to protect the future quality of life. The Tier System recognizes the County's diversity by delineating five distinct geographic regions. Established as Tiers, these areas have common characteristics such as development patterns, densities/intensities, and public service availability.

The Tier System protects natural resources and guides land use planning and design decisions by considering the community's physical and social needs. Strategies, either through restrictions or incentives, have been adopted to:

- Protect and enhance each Tier's unique characteristics and quality of life;
- Promote job opportunities and a healthy economy;
- Prioritize and coordinate the delivery of public services at appropriate levels for each tier;
- Protect and preserve open space and natural resources, and encourage their connectivity;
- Prevent suburban sprawl by guiding development's location, mix and form;
- Improve the connections between home, work and shopping; and
- Create livable and sustainable cities, towns, suburbs and rural communities.

Table 1.15 (following page) demonstrates the breakdown of the five tiers of the MGTS by acres. The vast majority of land within the County is located within the Glades Rural Tier, accounting for 66% of the approximately 1.2 million acres of land. The MGTS is designed to direct the vast majority of development (90%) within the Urban Suburban Tier. The eastern Urban Suburban Tier, combined with its urban counterpart in the Glades Communities, account for 21% (260,691 acres) of all lands within the County and 11% (112,965 acres) of unincorporated county.

Table 1.15

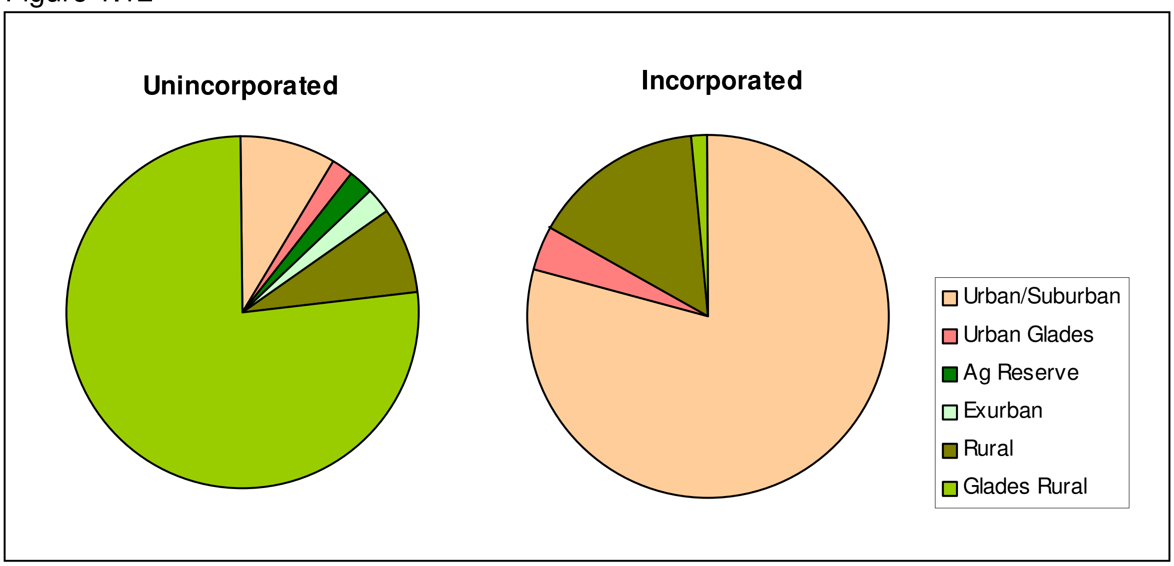
Palm Beach County Acreage by Tier

Tier	Unincorporated		Incorporated		Total	
	Acres	%	Acres	%	Acres	%
Ag Reserve	22,734	2%	15	0%	22,750	2%
Exurban	25,505	2%	0	0%	25,505	2%
Glades Rural	798,604	77%	2,281	1%	800,884	66%
Rural	83,075	8%	27,962	16%	111,037	9%
Urban Glades	19,784	2%	6,748	4%	26,532	2%
Urban/Suburban	93,181	9%	140,978	79%	234,159	19%
Total	**1,042,884**	**100%**	**177,984**	**100%**	**1,220,867**	**100%**

As demonstrated in Table 1.15 (mentioned in previous paragraph) and the pie charts below, the composition of land uses in the Unincorporated PBC and Incorporated areas of Palm Beach County varies dramatically. As with the total Palm Beach County, the largest tier in Unincorporated Palm Beach County is the Glades Rural Tier, which accounts for 77% of the land area in the unincorporated area. Nearly the same percentage of land area, in the Incorporated area is in the Urban/Suburban Tier that includes all of the coastal municipalities.

Figure 1.12

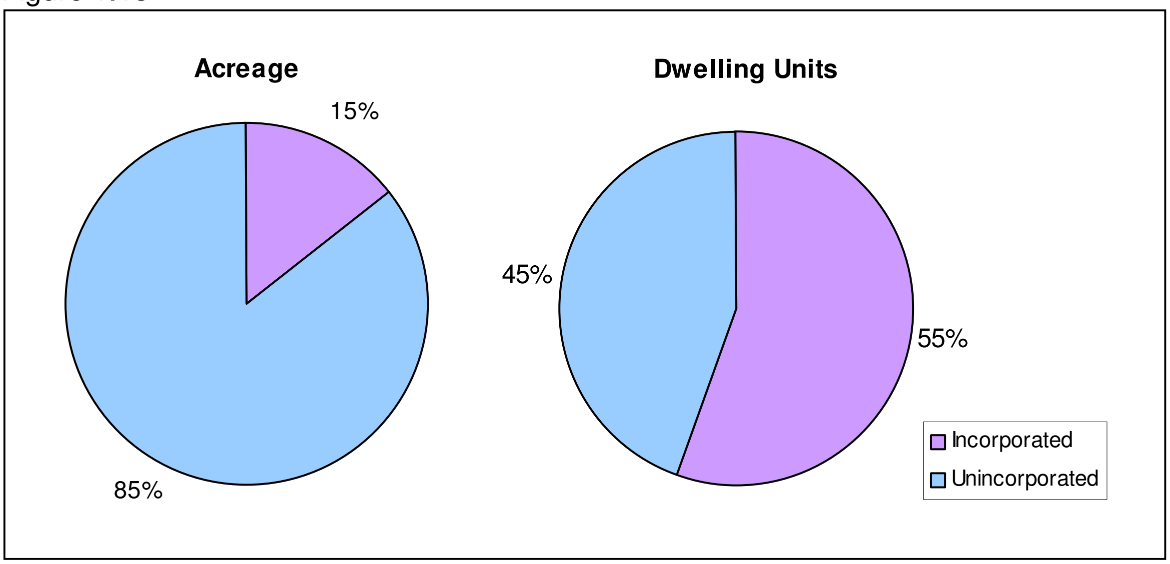
Palm Beach County Acreage by Tier



Historically, the bulk of urban development has occurred within the Urban/Suburban Tier, specifically within the County's thirty-seven (37) municipalities. The past 20 years have seen a dramatic growth within the eastern unincorporated portion of the Urban/Suburban Tier. In fact, the unincorporated suburban communities known as West Boca, West Delray, and West Boynton have recently begun to approach built-out. Other hot spots of unincorporated growth include the antiquated subdivision communities such as the Acreage. However, despite the increase in unincorporated growth, the incorporated built dwelling units still account for 55% of the total units, although only 15% of the land area within County is incorporated.

Figure 1.13

Incorporated vs. Unincorporated County



Existing Land Uses – Countywide

The acreages by existing land use mirror the tier composition, and vary dramatically between unincorporated and incorporated County. Countywide, agriculture and conservation lands account for the bulk, over 70% of the total acreage and nearly 80% of the unincorporated land area. Conversely, in the municipalities, the largest category is residential, accounting for over 30% of the total acreage, with agriculture and conservation accounting for just over 20%. It is interesting to note that although unincorporated dwelling units account for 45% of the total dwelling units, they account for over 60% of the residential acreage Countywide, which reflects the predominance of large lot single-family development in unincorporated County. The remaining vacant land accounts for just under 6% of the total land area, and is split equally between unincorporated and incorporated County.

Palm Beach County Existing Land Uses

Table 1.16

Existing Land Use	Unincorporated	Incorporated	Total
Residential	84,486	53,597	138,082
Single Family	*67,748*	*39,365*	*107,113*
Multi-Family	*12,774*	*13,366*	*26,140*
Mobile Home	*3,963*	*866*	*4,829*
Commercial	4,651	8,869	13,519
Industrial	8,840	4,259	13,099
Institutional	4,598	8,568	13,166
Recreation/Open Space	14,015	12,333	26,347
Agriculture	504,778	8,892	513,670
Conservation	325,736	29,879	355,616
Utility/Transportation	1,134	6,153	7,287
Water Mgmt District	41,077	609	41,686
Vacant	36,579	35,087	71,666
Water	15,791	8,756	24,546
Other	1,201	983	2,184
Total	**1,042,884**	**177,984**	**1,220,867**

Residential Development by Tier

The details of Table 1.17 demonstrates, as driven by the Managed Growth Tier System, over 90% of the residentially developed units are located within the Urban/Suburban Tier. At just under 3% Countywide and under 5% for unincorporated County, the Exurban Tier represents a far second.

Palm Beach County Dwelling Units by Tier

Table 1.17

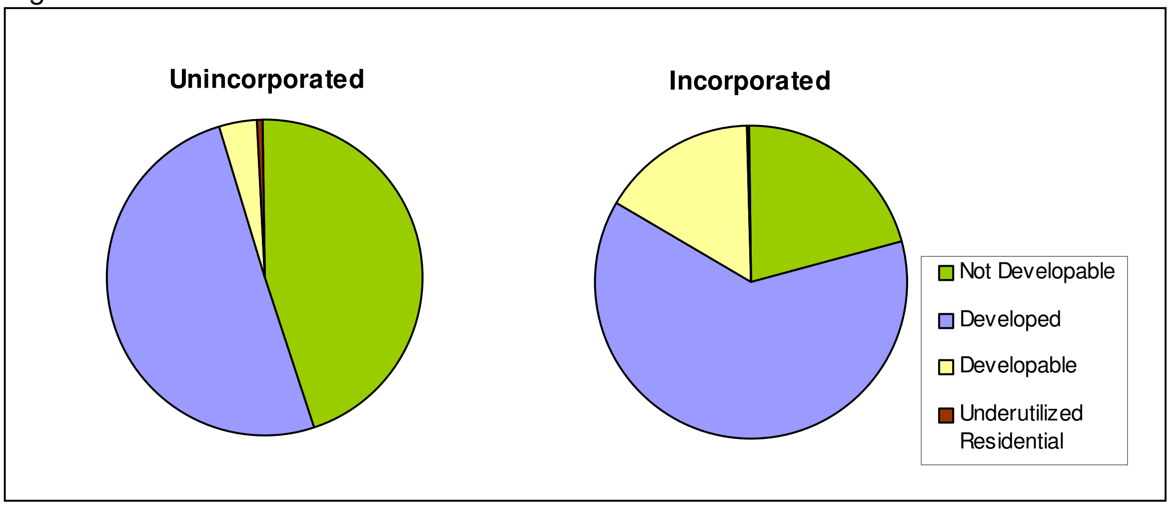
Tier	Unincorporated		Incorporated		Total	
	Units	%	Units	%	Units	%
Ag Reserve	1,043	0.4%	0	0.0%	1,043	0.2%
Exurban	12,743	4.7%	0	0.0%	12,743	2.1%
Glades Rural	1,078	0.4%	82	0.1%	1,160	0.2%
Rural	6,743	2.5%	218	0.1%	6,961	1.2%
Urban Glades	2,442	0.9%	8,591	2.6%	11,033	1.8%
Urban/Suburban	245,780	91.1%	324,350	97.3%	570,130	94.5%
Total	**269,829**	100%	**333,241**	100.0%	**603,070**	100%

The Extent of Vacant and Developable Land

Palm Beach County continues to have a significant supply of developable land as demonstrated in the charts and tables below, and map M-2 entitled "Palm Beach County Developable Lands".

Figure 1.14

Palm Beach County Developed and Developable Land



Palm Beach County Developable Land

Table 1.18

	Unincorporated	Incorporated	Total County
Agricultural Production	384,832	0	384,832
Conservation	336,057	30,779	366,836
Not Developable, Inc. Gov. Owned	129,562	17,657	147,219
Underutilized Residential	12,706	775	13,482
Approved or Under Construction	8,163	16,757	24,920
Built Non-Residential	30,570	38,455	69,025
Built Residential	79,491	53,276	132,767
Developable Non-Residential	5,625	7,828	13,453
Developable Residential	55,877	12,457	68,333
Total	**1,042,884**	**177,984**	**1,220,867**

Unincorporated Developable Land by Tier

Table 1.19

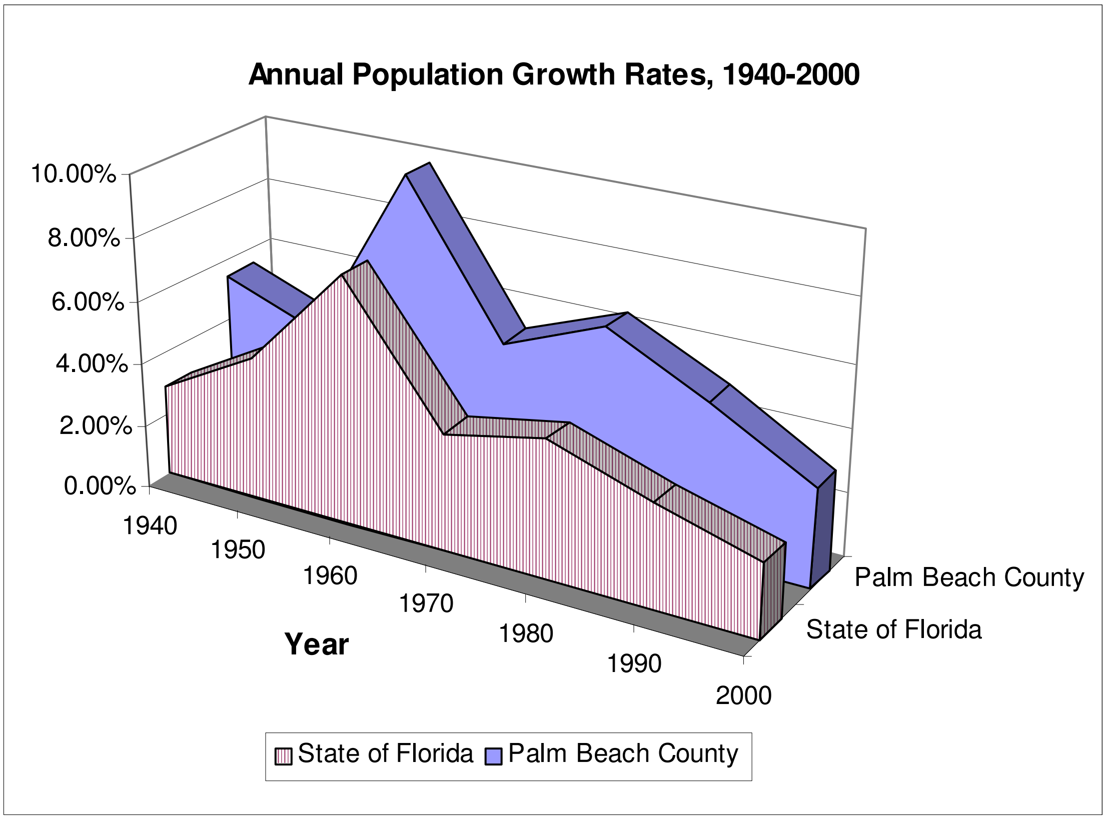
Land Classification	Ag Reserve	Exurban	Glades Rural	Rural	Urban Glades	Urban/ Suburban	Total Acres
Agricultural Production	0	0	383,917	715	200	0	**384,832**
Conservation	4,668	1,768	315,747	11,399	318	2,158	**336,057**
Not Developable, inc. Government	3,956	182	95,637	13,090	3,487	13,210	**129,562**
Underutilized Residential	2,491	5	303	3,727	1,776	4,404	**12,706**
Approved or Under Construction	2,553	55	0	625	44	4,886	**8,163**
Built Non-Residential	1,435	55	349	8,610	2,246	17,874	**30,570**
Built Residential	1,173	16,550	300	17,677	451	43,339	**79,491**
Developable Non-Residential	155	17	100	1,875	1,297	2,181	**5,625**
Developable Residential	6,302	6,872	2,252	25,357	9,966	5,128	**55,877**
Total	**22,734**	**25,505**	**798,604**	**83,075**	**19,784**	**93,181**	**1,042,884**

POPULATION ANALYSIS

Countywide Population Growth

Palm Beach County is the third most populous county in Florida, and the second fastest growing. Population in Palm Beach County has increased from 988,743 in 1995 to 1,211,448 in 2003. The average annual growth rate during the period was 2.82% compared to 2.92% in 1989-1995, and 5.1% during the 1980's. The following table displays the County's historical population estimates since 1940, and the chart compares its growth rates with the State of Florida's.

Figure 1.1



Since 1940, Palm Beach County has consistently been one of the leaders in Florida population growth. Its growth rates have gone through cycles of growth and stagnation. Growth rate leaped to its height in the sixties, with the County's population tripling within the 50's-60's decade. It dipped in the seventies, then peaked again in the prosperous eighties when the County averaged an increase of 30,000 people a year. In the 90's, the County's growth stabilized to an average influx of 20,000 people a year, picking up speed only recently when developments suddenly surged forward to fill the dwindling residential or agricultural lands.

POPULATION ESTIMATES & GROWTH

Table 1.1

Year	Palm Beach County			State of Florida		
	Population	Annual Growth	Avg. Annual% Growth	Population	Annual Growth	Avg. Annual% Growth
1930	51,781	3,313	--	1,468,211	49,974	--
1940	79,989	2,821	5.45%	1,897,414	42,920	2.92%
1950	114,688	3,470	4.34%	2,771,305	87,389	4.61%
1960	228,106	11,342	9.89%	4,951,560	218,026	7.87%
1970	348,993	12,089	5.30%	6,791,418	183,986	3.72%
1980	576,863	22,787	6.53%	9,746,324	295,491	4.35%
1981	618,400	41,537	7.20%	10,138,200	391,876	4.02%
1982	647,800	29,400	4.75%	10,430,200	292,000	2.88%
1983	667,200	19,400	2.99%	10,678,700	248,500	2.38%
1984	695,200	28,000	4.20%	10,982,500	303,800	2.84%
1985	723,300	28,100	4.04%	11,322,300	339,800	3.09%
1986	753,700	30,400	4.20%	11,654,100	331,800	2.93%
1987	784,800	31,100	4.13%	12,000,200	346,100	2.97%
1988	817,500	32,700	4.17%	12,327,600	327,400	2.73%
1989	841,500	24,000	2.94%	12,650,900	323,300	2.62%
1990	863,518	22,018	2.62%	12,938,071	287,000	2.27%
1991	887,893	19,526	2.26%	13,258,764	258,100	1.99%
1992	907,389	13,426	1.52%	13,497,604	238,840	1.80%
1993	932,538	21,753	2.43%	13,730,216	232,612	1.72%
1994	960,498	18,967	2.07%	14,043,896	313,680	2.28%
1995	988,743	28,245	2.94%	14,336,174	292,278	2.08%
1996	1,013,515	24,772	2.51%	14,623,650	287,476	2.01%
1997	1,044,459	30,944	3.05%	14,938,576	314,926	2.15%
1998	1,071,005	26,546	2.54%	15,230,728	292,152	1.96%
1999	1,098,859	27,854	2.60%	15,580,590	349,862	2.30%
2000	1,131,184	32,325	2.94%	15,982,378	401,788	2.58%
2001	1,154,464	23,280	2.06%	16,330,601	348,223	2.18%
2002	1,183,197	28,733	2.49%	16,674,608	344,007	2.11%
2003	1,211,448	28,251	2.39%	17,071,508	396,900	2.38%

The 1995 EAR of the Comprehensive Plan did not expect such growth in the latter part of the decade. Comparing the 1995 Bureau of Economic and Business Research (BEBR) medium projected population to that which actually occurred reveals substantial differences, as the following table shows.

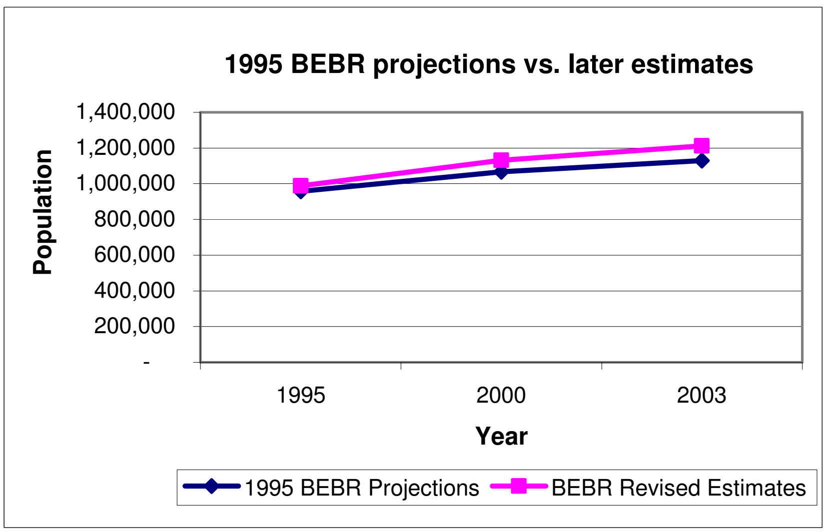
Permanent Population - Palm Beach County

Table 1.2

BEBR Figures	1995	2000	2003
1995 Projections	958,502	1,067,900	1,129,340
Revised Estimates	988,743 [1]	1,131,184 [2]	1,211,448 [3]
Difference	30,241 3%	63,284 6%	82,108 7%

[1] *Post 2000 Census revision of 1995 annual population estimate*
[2] *2000 Census*
[3] *2003 BEBR annual population estimate*

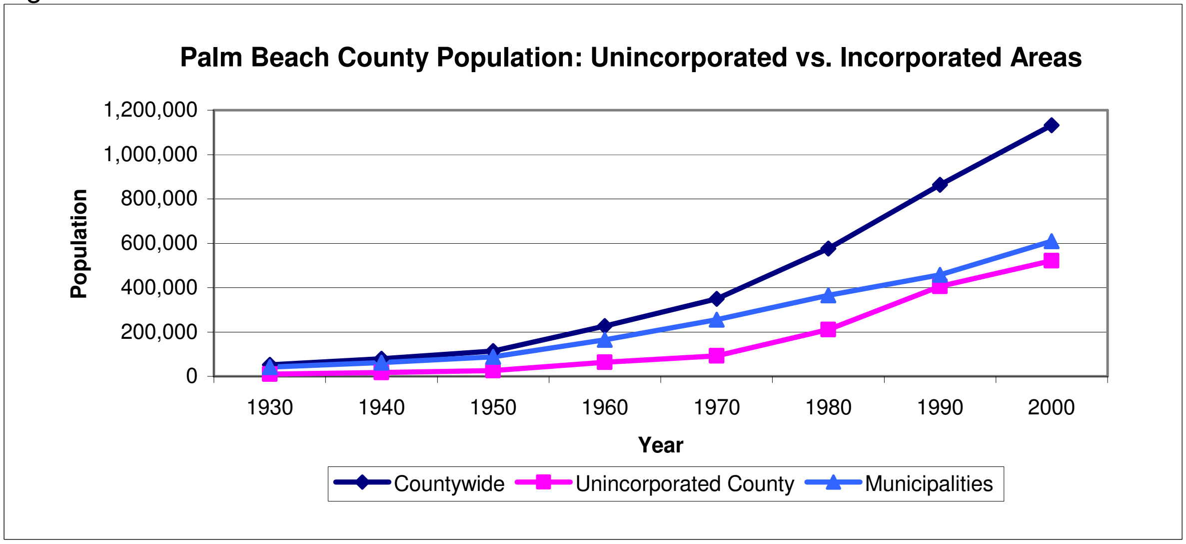
Figure 1.2



Unincorporated County Population Growth

During the period of 1995-2003, Unincorporated County's population had increased 20%, from 462,049 to 554,042, compared to 31% for the Incorporated Area's, which have increased from 500,753 to 657,366. However, population share of the Unincorporated County has been significantly reduced by the incorporation of the Village of Wellington in 1996 and various annexations of Unincorporated land into adjacent municipalities. In actuality, developments in the County have expanded from densely populated coastal towns to the unincorporated areas over the past several decades. Only in recent years has several cities seen a significant increase in infill development projects, thus stabilizing the migration to the west. Currently, Unincorporated Palm Beach County consistently constitutes 46% of the population in the County.

Figure 1.3



Palm Beach County Population: Unincorporated vs. Incorporated Areas

Table 1.3

Year	Countywide	Unincorporated		Incorporated	
1930	51,781	9,698	19%	42,083	81%
1940	79,989	17,506	22%	62,483	78%
1950	114,688	26,079	23%	88,609	77%
1960	228,106	63,450	28%	164,656	72%
1970	348,993	92,809	27%	256,184	73%
1980	576,863	212,303	37%	364,560	63%
1990	863,518	406,210	47%	457,308	53%
1995	962,802	462,049	48%	500,753	52%
2000	1,131,184	521,447	46%	609,737	54%
2003	1,211,448	554,082	46%	657,366	54%

Again the population growth in Unincorporated Palm Beach County has exceeded the 1995 EAR of the County's Comprehensive Plan by a consistent margin.

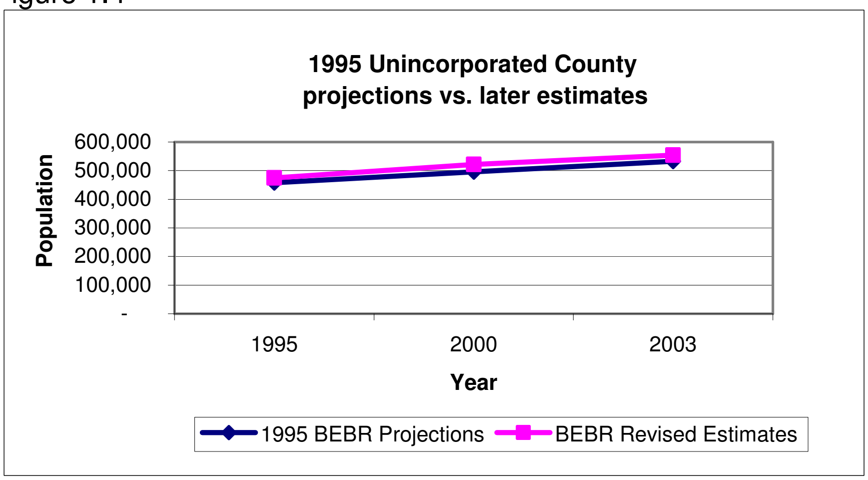
Permanent Population - Unincorporated Palm Beach County

Table 1.4

	1995	2000	2003
1995 BEBR Projections*	458,273	496,102	532,410
BEBR Revised Estimates	474,498 [1]	521,440 [2]	554,282 [3]
Difference	16,225 4%	25,338 5%	21,872 4%

**Based on the 1995 Population Disaggregation Model*
[1] Post 2000 Census revision of 1995 annual population estimate
[2] 2000 Census
[3] 2003 BEBR annual population estimate

Figure 1.4



Countywide Population Composition

During the period of 1995-2003, population growth in Palm Beach County was driven overwhelmingly by net migration. According to the 2000 Census, native Floridians only constitute 26% of the County's population, an increase of only 3% from the 1990 Census. Conversely, immigrants or foreign born has increased from 12% in 1990 to 17% in 2000. The influx of immigrants is expected to continue, and their tendency toward larger household size will directly impact the County's average person per household (PPH) rate, which in turn, affects the County's population projection modeling process.

Palm Beach County Population Changes & Migration, 1994-2002

Table 1.5

Year	Births		Deaths		Component of Population Changes			
	Annually	Per 1000	Annually	Per 1000	Natural Increase		Net Migration	
1994	12,758		11,443		1,315	7%	17,652	93%
1995	12,281	12.7	11,742	12.1	539	2%	27,706	98%
1996	12,582	12.7	11,890	12.0	692	3%	24,080	97%
1997	12,552	12.4	12,467	12.4	85	0%	30,859	100%
1998	13,053	12.7	12,487	12.2	566	2%	25,980	98%
1999	13,059	12.5	13,059	12.5	0	0%	27,854	100%
2000	13,321	12.5	12,795	12.0	526	2%	31,799	98%
2001	13,745	11.8	13,374	11.5	371	2%	22,902	98%
2002	13,886	11.7	13,608	11.5	278	1%	28,455	99%

Source: PBC Vital Statistics
**Natural Increase denotes the excess of births over deaths. Net Migration indicates the excess of immigration over emmigration of County residents.*

Countywide Housing Growth, 1995-2003

Although the population growth rate is tapering as the County approaches build-out within the Urban Service Area, the dwindling vacant residential land has fueled recent building activities by the development community. Housing stock has jumped 19% since 1995, accounting for over 97,000 new housing units in eight years. Of these new homes, 49% were built in unincorporated County and 51% in the municipalities. Correspondingly, residential acreage has also increased 21%, but 68% of the new growth is in the unincorporated County, and 32% in the municipalities.

Figure 1.5

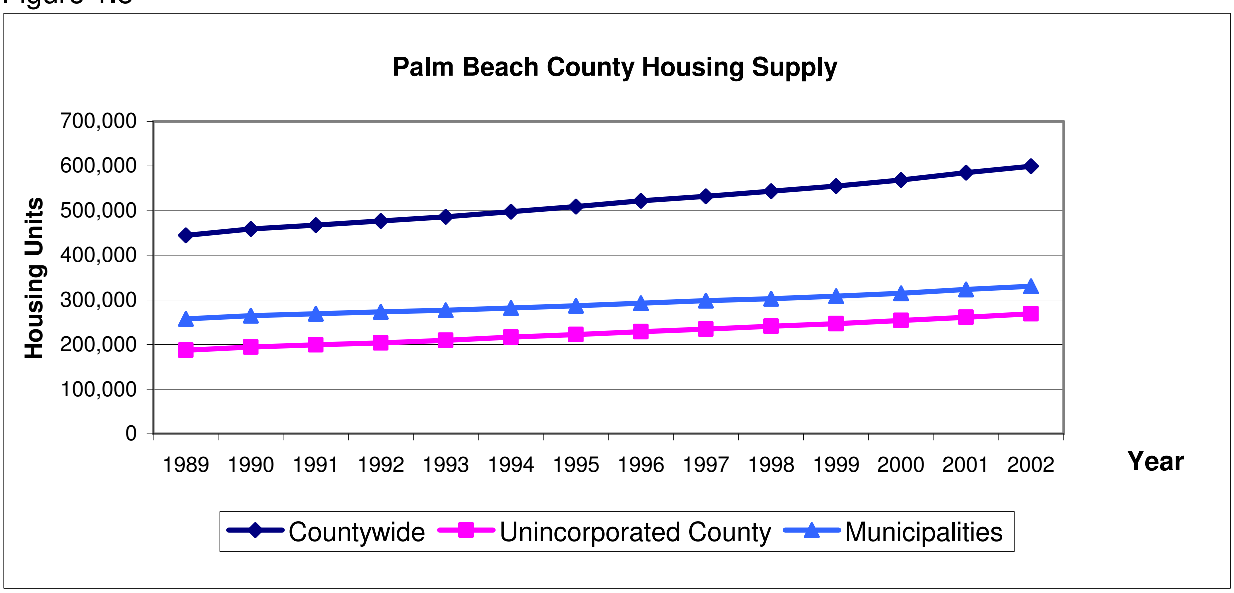
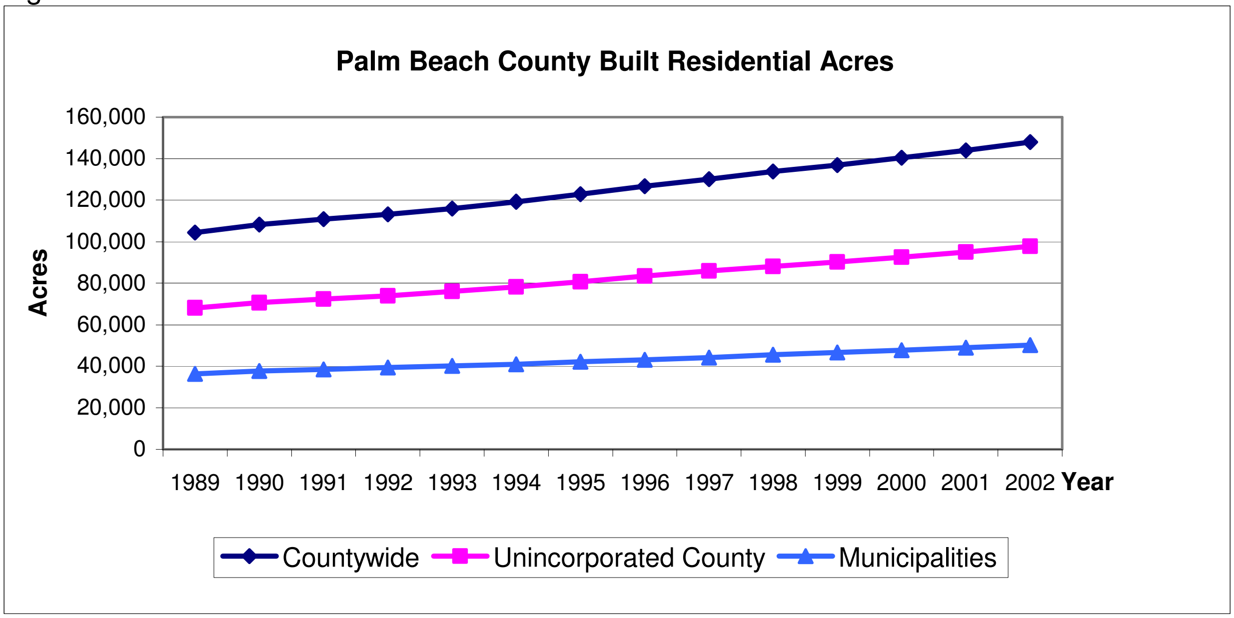


Figure 1.6



The 1995 EAR of the County's Comprehensive Plan has anticipated an annual housing growth of 9,300 units for the period of 1995-2003 for the County, and about 5,000 units for the Unincorporated County. This was based on the BEBR's medium population projection translated to the necessary housing units that would accommodate the population growth. Subsequent building permits activities have consistently exceeded the projections. A comparison of the projected and actual built units for 2000-2003 follows.

Total Housing Units

Table 1.6

	County Total		Unincorporated County	
	2000	2003	2000	2003
1995 EAR Projections	561,876	589,775	254,017	270,087
Actual Built[1]	571,179	606,893	250,862	270,041
Difference	9,303	17,118	(3,155)	(46)
	2%	3%	-1%	0%

[1] *Source: Property Appraiser Data*

During this period, while the County's housing stock as a whole averaged a growth of about 11,000 units per year, 2-3% beyond that was projected, the Unincorporated County's seems to have grown as planned. Again, we must note that the 1995 EAR Projections included the Village of Wellington while the current Unincorporated built data does not.

Building Permit Activities, 1995-2003

A closer look at the County's building permit applications during the period of 1995-2003 reveals a very stable development market, at an average rate of 10,000 units per year, until after the year 2000. Then development surged forward so that in 2003, almost 15,000 permits were drawn. Single families continue to be the major interest, and the trend is still strong because of several large low density planned unit developments in Wellington, West Palm Beach, Palm Beach Gardens, Riviera Beach, as well as the Unincorporated County. However, multi-families such as town homes, apartment rentals, also are picking up as in-fill and redevelopment activities began to blossom in cities such as Boca Raton, Delray Beach, West Palm Beach, etc. However, redevelopment has concentrated in up-scale town homes, waterfront condos, etc. Housing cost has increased by 66% for single families, and 75% for multi-families during the same period. Indeed, affordable housing is becoming a rarity in Palm Beach County.

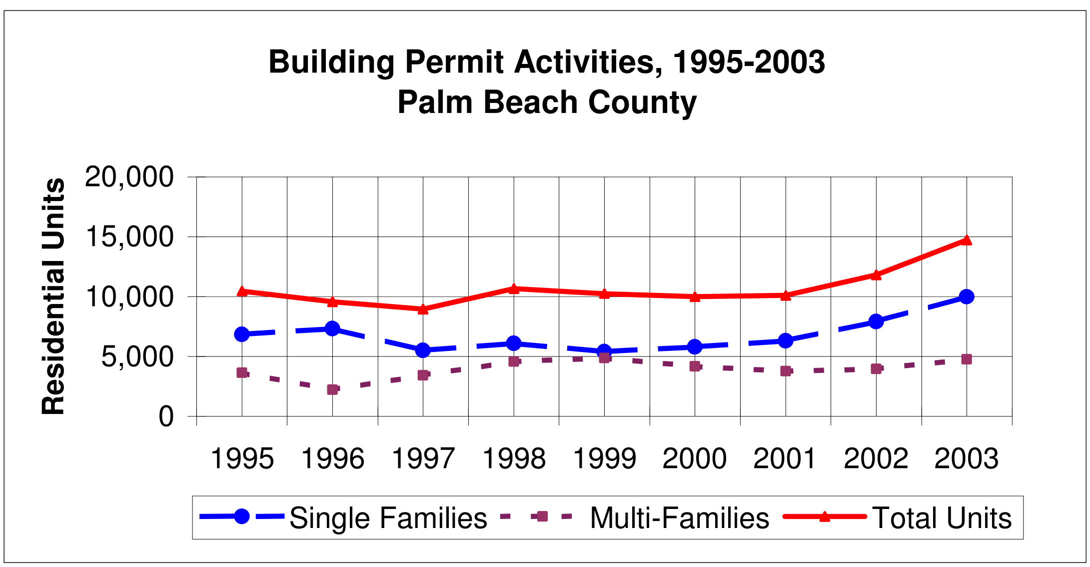
Palm Beach County Annual Permit Data

Table 1.7

Year	Single Family			Multi-family			Total		
	Units	$ Value	Avg. $ Value	Units	$ Value	Avg. $ Value	Units	$ Value	Avg. $ Value
1995	6,840	785,094,327	114,780	3,625	214,009,256	59,037	10,465	999,103,583	95,471
1996	7,325	883,904,260	120,670	2,227	139,264,278	62,534	9,552	1,023,168,538	107,116
1997	5,511	771,608,023	140,012	3,426	226,832,975	66,209	8,937	998,440,998	111,720
1998	6,101	854,524,421	140,063	4,576	304,777,525	66,603	10,677	1,159,301,946	108,579
1999	5,386	851,090,905	158,019	4,856	366,490,877	75,472	10,242	1,217,581,782	118,881
2000	5,801	932,175,644	160,692	4,177	490,356,781	117,394	9,978	1,428,670,352	143,182
2001	6,314	944,654,022	149,613	3,777	433,215,574	114,698	10,091	1,377,869,596	136,544
2002	7,895	1,370,668,896	173,612	3,939	403,959,966	102,554	11,834	1,774,628,862	149,960
2003	9,986	1,905,762,417	190,843	4,751	491,278,280	103,405	14,737	2,397,040,697	162,655

Source :Palm Beach County Planning Division, PZ&B

Figure 1.7



Another noticeable trend in permit activities is that municipalities, after a decade of near build-out and slow-growth development, have begun to take the lead over Unincorporated County since the late 1990's. The municipal share has jumped from 42% in 1995 to 73% in 2003, while the Unincorporated County's has decreased from 58% in 1995 to only 27% in 2003. This, of course, is primarily due to the high-density redevelopment in the coastal cities, giving rise to high-rise condos and multi-story town homes. Also, land is running scarce in the Unincorporated County's urban/exurban tier. Large planned unit developments are becoming things of the past. In 1995, an average new residential project in Unincorporated County would have 360 units, whereas in 2002, it would only have 100 units. The following table shows the Unincorporated County vs. Municipal share of the building permit activities for 1995-2003.

Figure 1.8

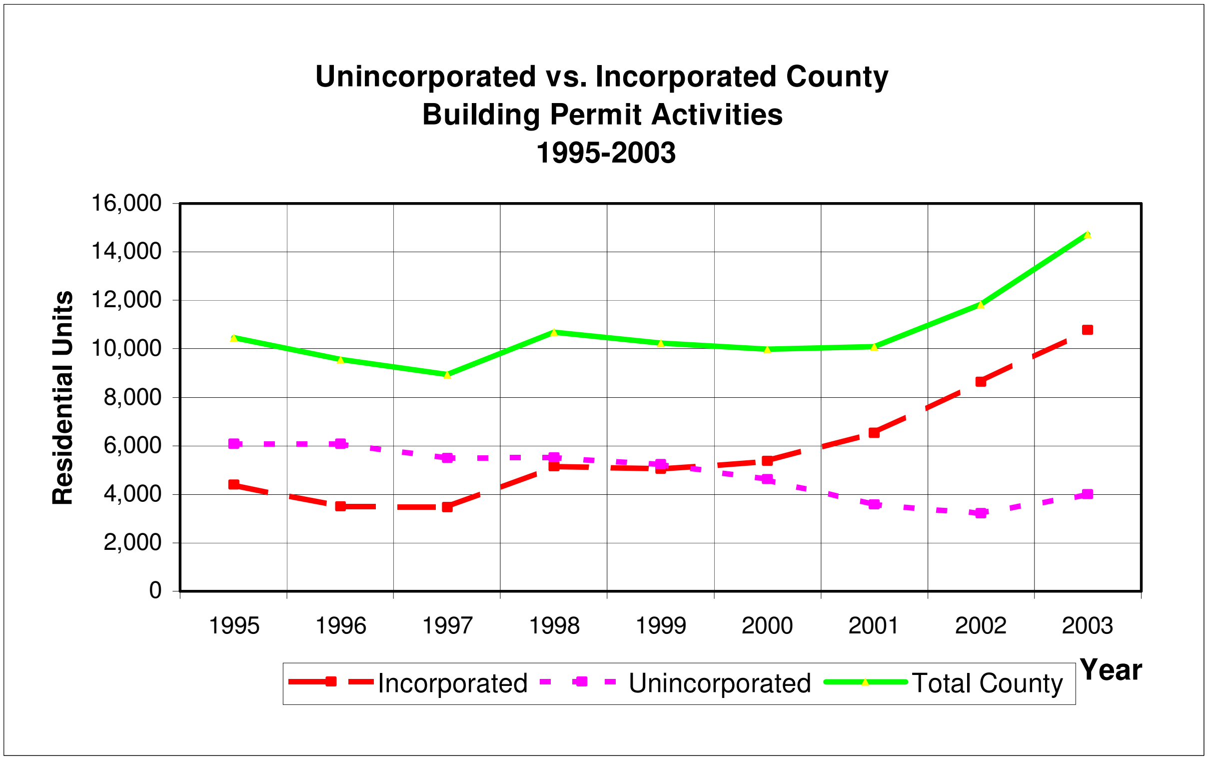


Table 1.8

Year	Incorporated Area			Unincorporated Area		
	Units	$ Value	Avg. $ Value	Units	$ Value	Avg. $ Value
1995	4,390	467,748,904	106,549	6,075	531,354,679	87,466
1996	3,478	358,101,577	102,962	6,074	615,066,961	101,262
1997	3,447	470,283,293	136,433	5,490	528,157,705	96,204
1998	5,154	664,521,299	128,933	5,523	494,780,647	89,585
1999	5,020	727,350,003	144,890	5,222	490,231,779	93,878
2000	5,358	795,185,724	148,411	4,620	633,484,628	137,118
2001	6,521	1,026,540,468	157,421	3,570	351,329,128	98,412
2002	8,624	1,378,389,945	159,832	3,210	396,238,917	123,439
2003	10,756	1,742,133,022	161,968	3,981	654,907,675	164,508

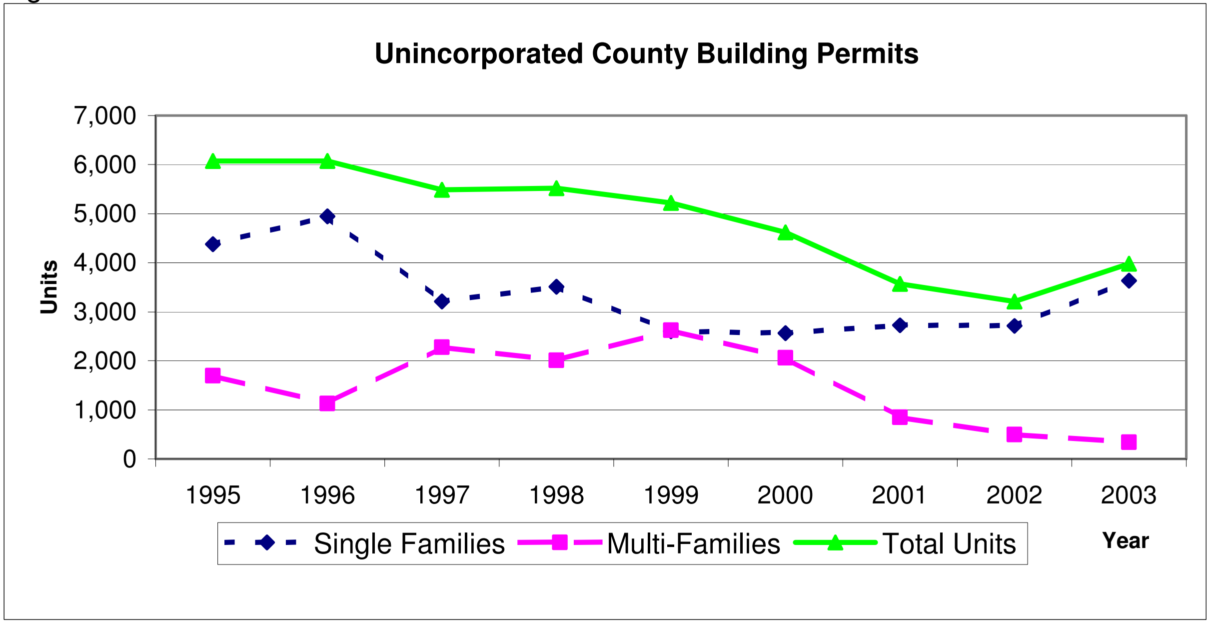
Within Unincorporated County, the focus on single families was clear. Multi-family market continues to languish to a fraction of what it used to be in the eighties. It has dropped a full 80% from the 1995 level. By 2003, only 342 multi-family unit permits were drawn. Single-family market also continued its downward spiral, however slowly, because of the dwindling supply of vacant residential land. The following chart and tables show forth the comparisons.

Unincorporated County Building Permits

Table 1.9

Year	Single Family		Multi-family		Total Units	
	Units	$ Value	Units	$ Value	Units	$ Value
1995	4,383	430,715,333	1,692	100,639,346	6,075	531,354,679
1996	4,947	542,700,874	1,127	72,366,087	6,074	615,066,961
1997	3,214	398,241,863	2,276	129,915,842	5,490	528,157,705
1998	3,516	375,662,988	2,007	119,117,659	5,523	494,780,647
1999	2,600	348,735,762	2,622	141,496,017	5,222	490,231,779
2000	2,562	356,792,018	2,058	276,692,610	4,620	633,484,628
2001	2,725	304,593,926	845	46,735,202	3,570	351,329,128
2002	2,712	355,706,153	498	40,532,764	3,210	396,238,917
2003	3,639	631,118,157	342	23,789,518	3,981	654,907,675

Figure 1.9



Countywide Population Projections

We have noticed in the previous comparisons of populations for the 1995-2003 period that the 1995 EAR of County Comprehensive Plan consistently projected below the actual population levels. A possible reason may be that the medium BEBR projections, which the County adopted, were based on past trends. Coming shortly out of the depression of the early 1990's, the trend that propelled the projections forward was relatively low. The 2000 Census posited a reality check for BEBR, who subsequently revised all the 1990's annual population estimates for the County while at the same time increasing all future projections for 2005-2025. A comparison of the 1995 and the current projections for the 2005-2015 period follows:

Projected Permanent Population - Palm Beach County

Table 1.10

BEBR Projections	2005	2010	2015
1995	1,170,300	1,271,100	1,373,800
2002	1,252,700	1,378,300	1,498,300
Difference	82,400 7%	107,200 8%	124,500 9%

Likewise, for the Unincorporated County, BEBR's current projections (as broken down by the County's 2003 population allocation model) see a significant increase from what was projected before.

Projected Permanent Population - Unincorporated Palm Beach County

Table 1.11

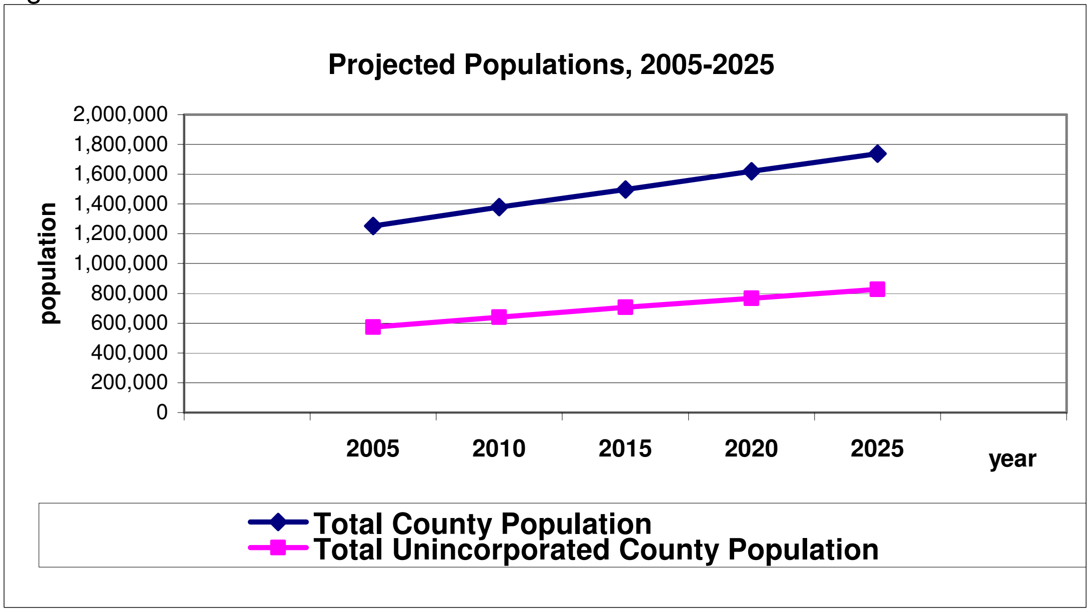
Model Projections	2005	2010	2015
1995	556,383	613,001	667,526
2002	574,579	639,821	706,246
Difference	18,196 3%	26,820 4%	38,720 6%

In addition, the County in 2000 has extended the planning horizon to 2025. Projections for the future planning period become:

Table 1.12

Year	Total County Projections			Unincorporated Projections		
	Population	Annual Growth	Annual % Growth	Population	Annual Growth	Annual % Growth
2005	1,252,700	20,626	1.70%	74,579	10,148	1.83%
2010	1,378,300	25,120	2.01%	639,821	13,048	2.27%
2015	1,498,300	24,000	1.74%	706,246	13,285	2.07%
2020	1,619,900	24,320	1.62%	766,465	12,044	1.71%
2025	1,737,600	23,540	1.45%	827,094	12,126	1.58%

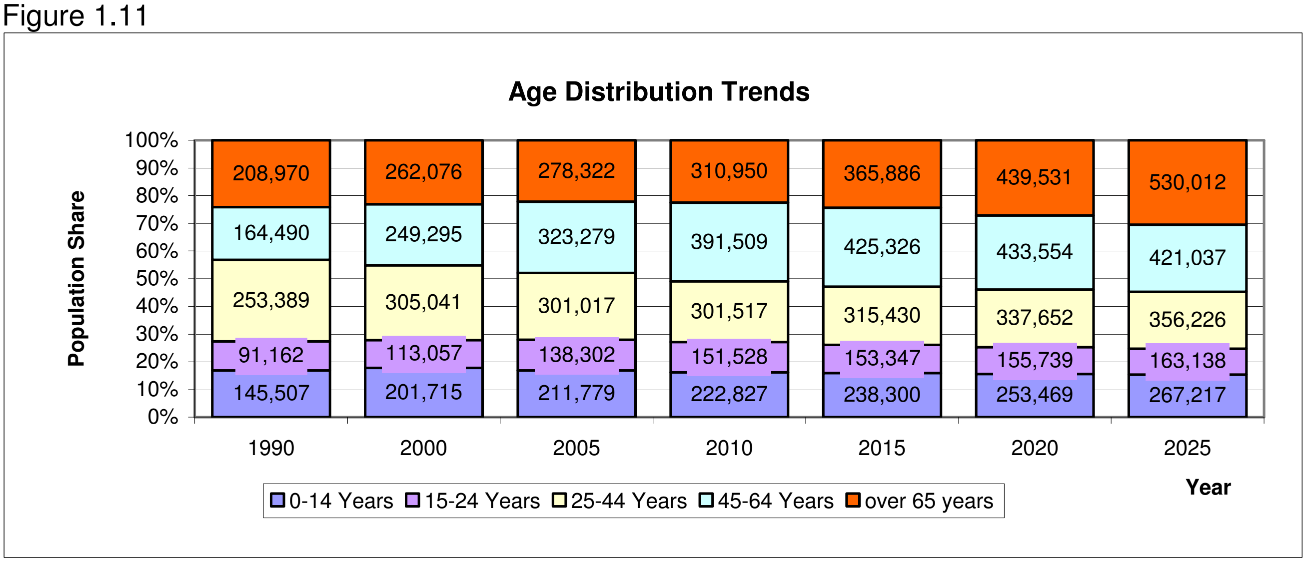
Figure 1.10



As shown above, the County's population will continue to slacken until build-out in 2025. By that time, according to the 2002 BEBR's projection, another 526,000 people will be added to the current population pool, averaging an addition of 22,800 per year. Growth rate will decrease from the current 2.39% to about 1.45% after 2020. Unincorporated County will receive another 273,000 people, averaging about 11,900 per year. Growth rates will mostly parallel those of the County, while gradually assuming a lesser share as coastal redevelopments continue in the municipalities.

As the county continues to mature, population components are projected to skew toward the older or senior citizens. The University of Florida projects the over 65 citizens to increase from the current 23% to 30% by 2025. The graph below illustrates the distribution of various age groups of population over time.

Figure 1.11



Housing Growth Projections, 2004-2025

While the 1995 EAR projections of housing growth was about 9,300 annually well into 2010 and beyond, the current population allocation model, based on current growth trends and development potential of local areas, anticipates faster growth in the earlier period of 2004-2010, then growth will taper off as the County approaches buildout in 2025. In other words, growth will continue its present momentum of 12,000-13,000 units per annum up till 2010, and will slow down thereafter.

Projected Dwelling Units - Palm Beach County

Table 1.13

	2005	2010	2015	2020	2025
1995 EAR Projections	608,375	654,184	700,812	--	--
2002 MODEL Projections	631,944	697,885	717,850	725,862	736,518
Difference	23,569	43,701	17,038	--	--
	4%	7%	2%	--	--

Unincorporated County would likewise maintain its current 5,000-6,000 units growth per annum up till 2010, then reach a relatively flat plateau thereafter till build-out in 2025.

Projected Dwelling Units - Unincorporated Palm Beach County

Table 1.14

	2005	2010	2015	2020	2025
1995 EAR Projections	280,514	304,975	327,435	--	--
2002 MODEL Projections	281,051	310,635	323,339	328,738	335,828
Difference	537	5,660	(4,096)	--	--
	0%	2%	-1%	--	--