



OCTOBER 22, 2010

**EVALUATION & APPRAISAL REPORT
DEMONSTRATION OF NEED
EAR ISSUE MEETING**

Welcome & Introductions

- Purpose of this Meeting
 - Demonstration of Need Requirement
 - Implication for unincorporated PBC
 - Public Input: Factors that may merit density increases

-- Please Use Comment Forms --

EAR Process

- Demonstration of Need is one of several major issues in the EAR
- EAR is the periodic evaluation and update of the Comprehensive Plan
- Due October 2011

“Demonstration of Need”

9J-5.006 (2) The element shall be based upon...

(c) An analysis of the amount of land needed to accommodate the projected population...

Requirements of the Statute & Rule

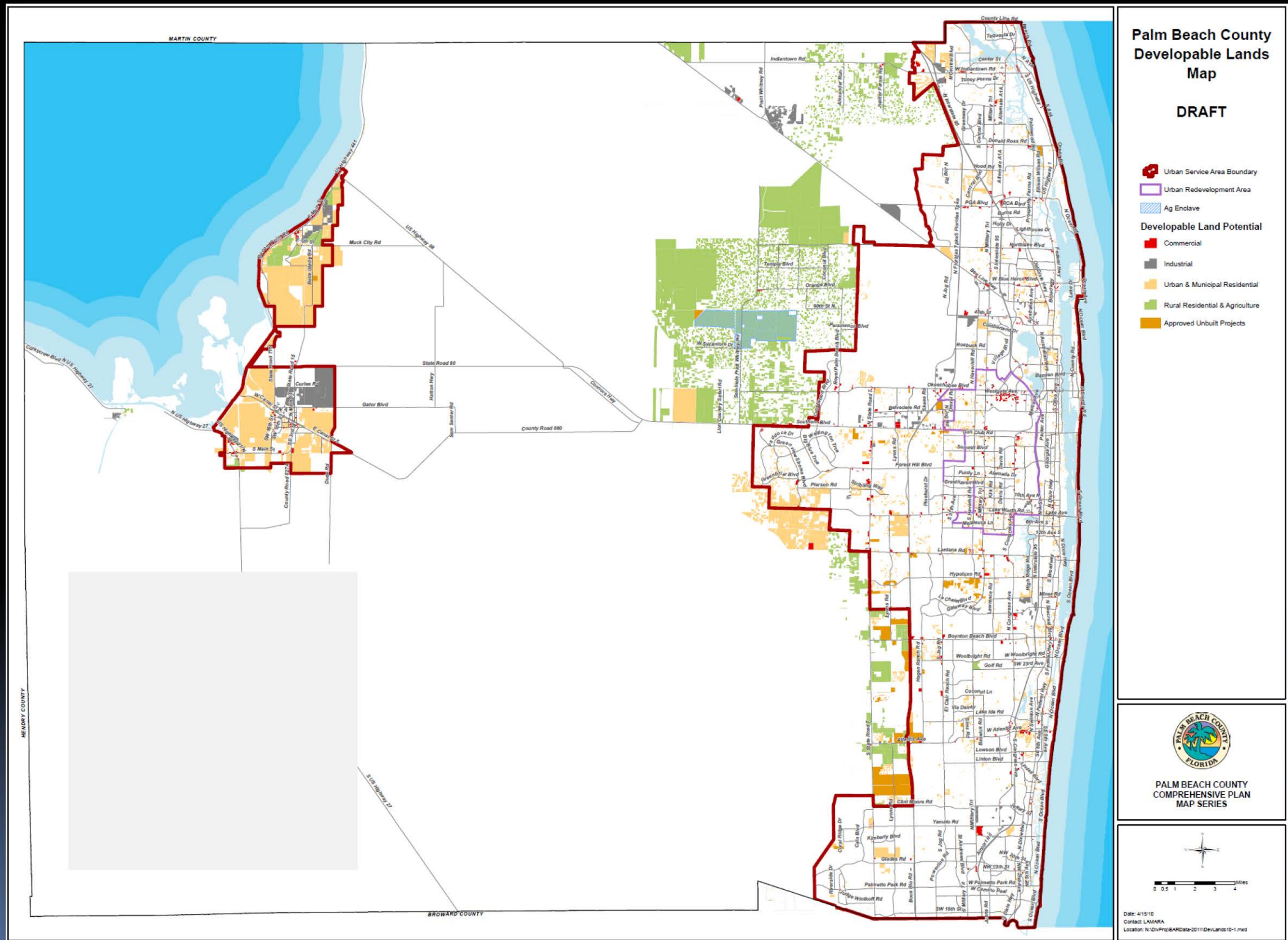
FLUE and Amendments shall be based on:

- *Projected population*
- *Land needed for Anticipated population*
- Character of undeveloped land
- Availability of water, public facilities, and services
- Need for redevelopment and renewal
- Compatibility re: military installations
- Airport adjacency
- Discouragement of sprawl
- Energy efficient patterns
- Greenhouse gas reduction strategies
- RURAL: need for Economic Development

Unincorporated Land Use Capacity

	Unit Capacity	Population Capacity
Coastal	336,000	823,000
Glades	82,000	201,000
Total	418,000	1,024,000

Unincorporated Developable Lands



Population Projections

... shall be

- University of Florida, Bureau of Economic and Business Research**
- Executive Office of the Governor, or**
- generated by the local government.**

Unincorporated Population Projections

Jurisdiction	BEBR Preliminary		BEBR 2010 Projections Based on 2010 Share				
	Estimate	%	2010	2015	2020	2025	2030
Incorporated	727,850	56.6%	728,042	760,008	800,970	840,292	876,615
Unincorporated	558,611	43.4%	558,758	583,292	614,730	644,908	672,785
County	1,286,461		1,286,800	1,343,300	1,415,700	1,485,200	1,549,400

Comparison:

Unincorporated Capacity and Projected Population

	Population Capacity	2030 Projected Population
Coastal	823,477	672,785
Glades USA	200,645	
Total	1,024,122	

Planning Objectives Meriting Consideration of Additional Density?

- Statute/Rule
- DCA Guidance
- Comp Plan GOP's and other directives
- New Objectives?

Next Steps

- Please provide your input on the comment forms
- November/December-Additional Major Issue Meetings
- January-BCC Workshop
- Spring-Draft EAR