

BROWARD-by-the-NUMBERS

Planning Services Division

December 2005

Number 41

Unincorporated Broward

Currently, 23,000 residents live in the unincorporated area.

Since 2000, more than 40 neighborhoods have been incorporated or annexed into municipalities.

At the time of the last census, in April 2000, 127,365 people lived in unincorporated Broward County. Since then, more than 40 neighborhoods have annexed or incorporated into 13 municipalities, including the new towns of Southwest Ranches and West Park. As of September 15, 2005, the County's remaining unincorporated area is 13.1 square miles with a population of 22,950 (based on 2000 Census population).

Parts of the remaining unincorporated area are scheduled for annexation effective September 15, 2006, including two neighborhoods (Country Acres and United Ranches) that have local referenda to chose a municipality and Pine Island Ridge, where voters will determine whether to be annexed or remain unincorporated.

Note:

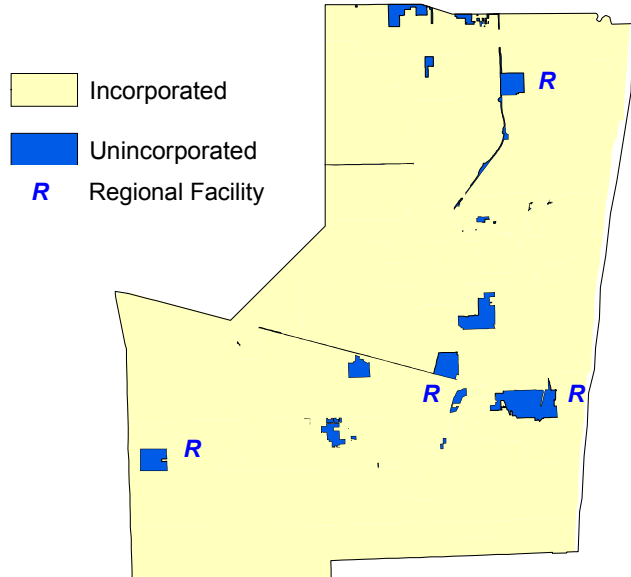
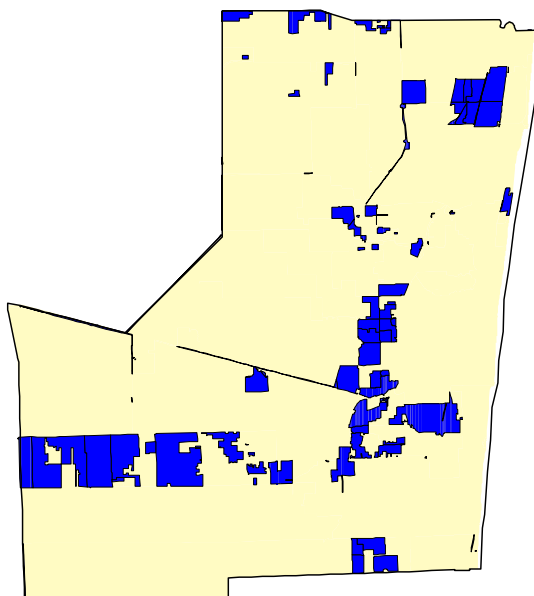
Data in this report are from Census 2000; population may have increased or decreased since 2000.

Pending Annexation Actions*

Neighborhood	Referendum Date	Effective Date	Population in 2000
County Acres	03/14/06	09/15/06	172
Pine Island Ridge	03/14/06	09/15/06	5,212
United Ranches	07/05/06	09/15/06	826
Voluntary parcels	none	09/15/06	41

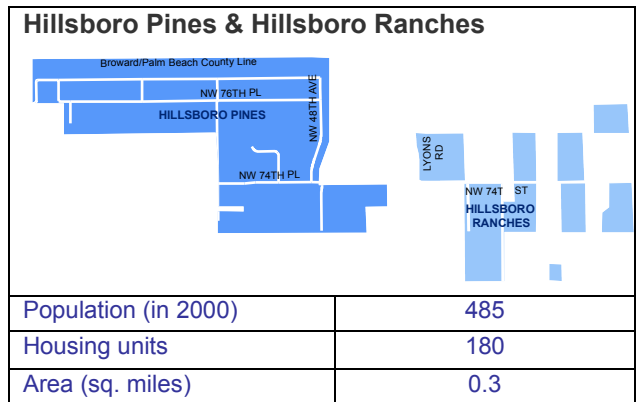
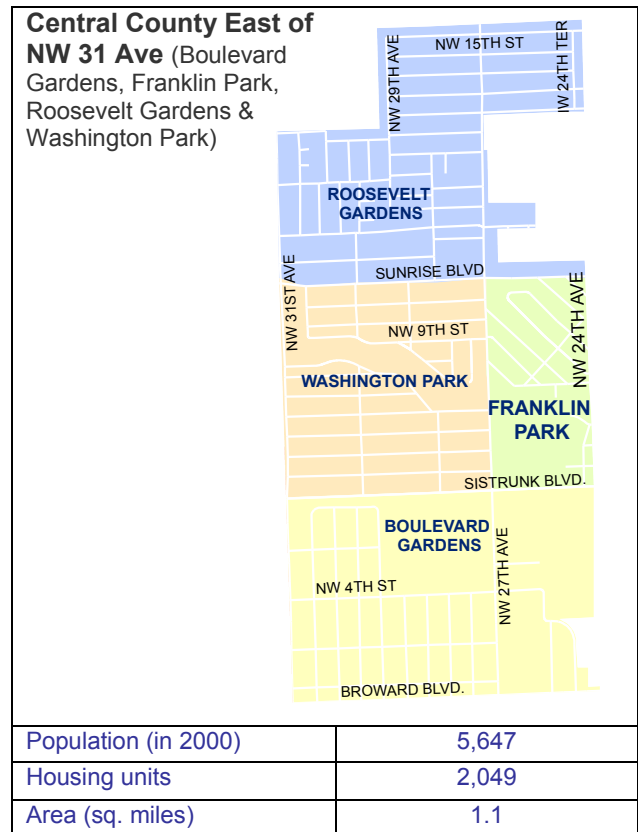
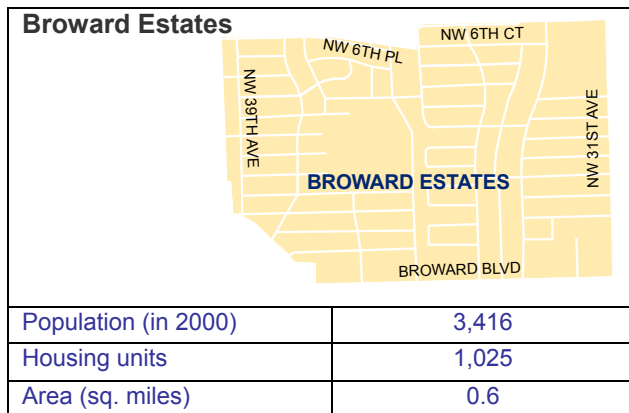
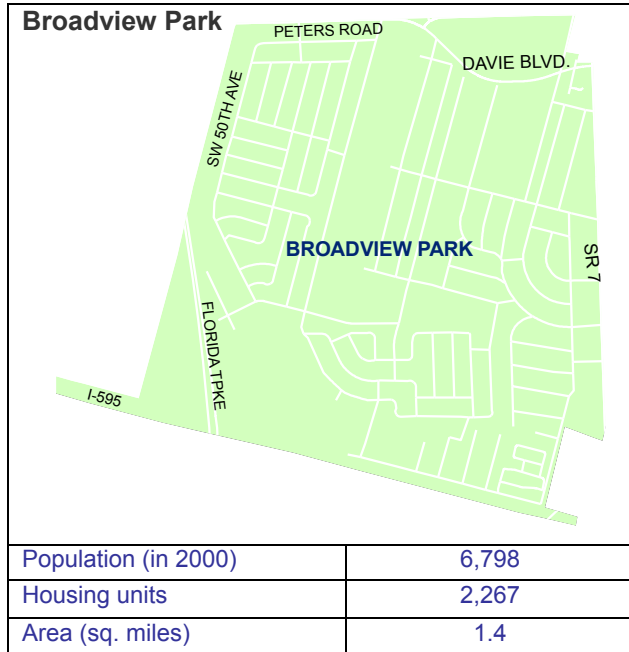
* Shows annexations by Special Act during 2005 legislative session; additional voluntary annexations may be added before September 2006.

	April 2000	October 2005
Municipalities	29	31
Municipal Population	1,495,653	1,600,068
Unincorporated Regional Facilities	5.8 sq. miles	5.8 sq. miles
Unincorporated Neighborhoods & Enclaves	39.0 sq. miles	7.3 sq. miles
Unincorporated Population	127,365	22,950



Incorporated
 Unincorporated
R Regional Facility

The remaining unincorporated areas include four regional facilities (landfills/resource recovery plants and Fort Lauderdale-Hollywood International Airport) that total 5.8 sq. miles and will remain unincorporated. In addition, there are four areas with identified neighborhoods (as shown in adjacent maps) and a number of enclaves and right-of-ways that remain unincorporated without pending annexation action.



Demographic profiles of Unincorporated Areas, from Census 2000, are available at http://gis.broward.org/psd/cni01000_files/cni11200.htm

Broward-by-the-Numbers is a publication from

Dept. of Urban Planning and Redevelopment
 Planning Services Division
 115 South Andrews Ave., Room 329K
 Fort Lauderdale, FL 33301

phone: (954) 357-6634
 email: planstats@broward.org
www.broward.org/urbanplanning.htm



Broward County Board of County Commissioners
 Josephus Eggleston, Jr.
 Ben Graber
 Sue Gunzburger
 Kristin D. Jacobs
 Ilene Lieberman
 John E. Rodstrom, Jr.
 James A. Scott
 Diana Wasserman-Rubin
 Lois Wexler

TECHNICAL APPENDIX

TABLE 1 – Broward County Unincorporated Area Population

Unincorporated Areas effective 9/15/05	Population 2000
Neighborhoods with referenda or other annexation action pending - effective date September 15, 2006:	
United Ranches	826
Cooper City Enclaves A – E	41
North West Pockets (A, part B & C)	0
Godfrey Road CDP	172
Pine Island Ridge CDP	5,199
Pine Island Ridge (not in CDP)	13
Subtotal	6,251
Neighborhoods with no annexation action pending:	
Boulevard Gardens CDP	1,415
Franklin Park CDP	943
Roosevelt Gardens CDP	1,923
Roosevelt Gardens (not in CDP)	109
Washington Park CDP	1,257
Broward Estates CDP	3,416
Broadview Park CDP	6,798
Hillsboro Pines CDP	406
Adjacent to Hillsboro Pines	32
Hillsboro Ranches CDP	47
North Central A	0
Executive Airport Area (North Central B)	217
Rose Marie Bonniello Gardens (North Central C)	90
North Central D, F & G	0
Sunrise Enclaves	21
Other Unincorporated Parcels	25
Subtotal	16,699
Unincorporated Area	22,950

Note: Population may have increased or decreased since 2000.
CPD indicates Census Designated Place.

Source: U.S. Bureau of Census, 2000 tabulated by Planning Services Division.

TABLE 2 – Population of Areas Annexed and Incorporated Since April 2000

Effective April 2000 – October 2000	16,778	Effective October 2003 thru October 2004	24,405
Southwest Ranches:	7,106	Deerfield Beach:	9,721
Country Estates CDP	1,910	Bonnie Lock-Woodsetter North CDP	4,275
Green Meadow CDP	1,874	Tallman Pines (Pompano Estates CDP)	3,367
Ivanhoe Estates CDP	279	Tedder CDP	2,079
Rolling Oaks CDP	1,291		
Sunshine Ranches CDP	1,704	Pompano Beach:	14,273
Other unincorporated	48	Pompano Beach Highlands CDP	6,505
		Kendall Green CDP	3,084
Fort Lauderdale:	1,931	Leisureville CDP	1,147
Palm Aire CDP	1,539	Loch Lomond CDP	3,537
Golden Heights CDP	392		
		North Lauderdale:	50
Pompano Beach:	7,741	Village Park South (North Central Parcel H)	50
Cresthaven	7,741		
		Cooper City:	361
Effective October 2000 thru October 2001	9,938	Waldrep Dairy	7
Dania Beach:	7,130	Cooper City Enclave E	10
Chambers Estates CDP	3,556	Maranatha Estates (Cooper City Enclave F)	44
Edgewater CDP	803	Royal Palm Ranches CDP	294
Estates of Fort Lauderdale CDP	1,759	Royal Palm Ranches (not CDP)	6
Ravenswood Estates CDP	960		
Unincorporated	52	Effective October 2004 thru October 2005	35,532
		West Park:	13,628
Hollywood:	177	Carver Ranches CDP	4,299
Estates of Fort Lauderdale CDP	32	Lake Forest CDP	4,994
Oak Point CDP	145	Miami Gardens CDP	2,706
		Utopia CDP	714
Lauderdale-by-the-Sea:	2,631	Other unincorporated	915
Terra Mar CDP	2,631		
		Coral Springs:	1,395
Effective October 2001 thru October 2002	12,493	Ramblewood East CDP	1,395
Fort Lauderdale:	12,493		
Melrose Park	7,114	Fort Lauderdale:	4,002
Riverland Village CDP	2,108	Rock Island CDP	3,076
Chula Vista CDP	573	Twin Lakes CDP (North)	926
Other unincorporated	2,698		
		Lauderhill:	5,862
Effective October 2002 thru October 2003	6,209	Swap Shop	0
North Lauderdale	6,209	St. George CDP	2,450
Imperial Estates/Village Park North	895	West Ken-Lark CDP	3,412
Broadview Estates - Pompano Park CDP	5,314		
		Oakland Park:	10,645
		Twin Lakes CDP (South)	949
		Sartori Lakes (North Central E)	0
		North Andrews Gardens CDP	9,656
		North Andrews Gardens (not CDP)	40

Population may have increased or decreased since 2000.
 "CPD" indicates Census Designated Place

Source: U.S. Bureau of Census, 2000 tabulated by Planning Services Division.

TABLE 3 – 2000 Municipal and Unincorporated Population (Annexations and Incorporations between April 1, 2000 to October 1, 2005)

Municipality	2000 Census	2000 Revised Census ¹	Annexed as of October 2000 ^{2,3}	Annexed as of October 2001 ⁴	Annexed as of October 2002 ⁵	Annexed as of October 2003 ⁶	Annexed as of October 2004 ⁷	Annexed as of October 2005 ^{8,9}	Area sq. miles Oct. 2005	Population change since 2000 ¹⁰
Coconut Creek	43,566	43,566	43,566	43,566	43,566	43,566	43,566	43,566	11.8	0
Cooper City	27,939	27,914	27,914	27,914	27,914	27,914	28,275	28,275	8.1	361
Coral Springs	117,549	117,549	117,549	117,549	117,549	117,549	117,549	118,944	23.9	1,395
Dania Beach	20,061	20,061	20,061	27,191	27,191	27,191	27,191	27,191	8.3	7,130
Davie	75,720	75,720	75,720	75,720	75,720	75,720	75,720	75,720	34.3	0
Deerfield Beach	64,583	64,585	64,585	64,585	64,585	64,585	74,306	74,306	16.3	9,721
Fort Lauderdale	152,397	152,397	154,328	154,328	166,821	166,821	166,821	170,823	36.3	18,426
Hallandale Beach	34,282	34,282	34,282	34,282	34,282	34,282	34,282	34,282	4.4	0
Hillsboro Beach	2,163	2,163	2,163	2,163	2,163	2,163	2,163	2,163	0.5	0
Hollywood	139,357	139,368	139,368	139,545	139,545	139,545	139,545	139,545	29.2	177
Lauderdale Lakes	31,705	31,705	31,705	31,705	31,705	31,705	31,705	31,705	3.8	0
Lauderdale-by-the-Sea	2,563	3,221	3,221	5,852	5,852	5,852	5,852	5,852	1.0	2,631
Lauderhill	57,585	57,585	57,585	57,585	57,585	57,585	57,585	63,447	8.0	5,862
Lazy Lake Village	38	38	38	38	38	38	38	38	0.02	0
Lighthouse Point	10,767	10,767	10,767	10,767	10,767	10,767	10,767	10,767	2.5	0
Margate	53,909	53,909	53,909	53,909	53,909	53,909	53,909	53,909	9.0	0
Miramar	72,739	72,739	72,739	72,739	72,739	72,739	72,739	72,739	31.2	0
North Lauderdale	32,264	32,264	32,264	32,264	32,264	38,473	38,523	38,523	4.7	6,259
Oakland Park	30,966	30,966	30,966	30,966	30,966	30,966	30,966	41,611	8.2	10,645
Parkland	13,835	13,835	13,835	13,835	13,835	13,835	13,835	13,835	11.2	0
Pembroke Park	6,299	5,384	5,384	5,384	5,384	5,384	5,384	5,384	1.7	0
Pembroke Pines	137,427	137,427	137,427	137,427	137,427	137,427	137,427	137,427	34.6	0
Plantation	82,934	82,934	82,934	82,934	82,934	82,934	82,934	82,934	21.8	0
Pompano Beach	78,191	78,191	85,932	85,932	85,932	85,932	100,205	100,205	24.6	22,014
Sea Ranch Lakes	1,392	734	734	734	734	734	734	734	0.2	0
Southwest Ranches	0	0	7,106	7,106	7,106	7,106	7,106	7,106	13.0	7,106
Sunrise	85,779	85,787	85,787	85,787	85,787	85,787	85,787	85,787	18.3	0
Tamarac	55,588	55,588	55,588	55,588	55,588	55,588	55,588	55,588	11.9	0
West Park	0	0	0	0	0	0	0	13,628	2.2	13,628
Weston	49,286	49,286	49,286	49,286	49,286	49,286	49,286	49,286	26.4	0
Wilton Manors	12,697	12,697	12,697	12,697	12,697	12,697	12,697	12,697	2.0	0
Seminole Indian Res.	2,051	2,051	2,051	2,051	2,051	2,051	2,051	2,051	0.8	0
Unincorporated Area	127,386	128,305	111,527	101,589	89,096	82,887	58,482	22,950	13.1 ⁽¹¹⁾	-105,355
Total 2000 Population	1,623,018	1,623,018	1,623,018	1,623,018	1,623,018	1,623,018	1,623,018	1,623,018	423	0

Notes:

All numbers above are 2000 Census figures. Adjustments from annexations and incorporations increase the municipality's population creating a 2000 municipal population based on municipal boundaries for each year since 2000. These figures DO NOT contain any projections or estimates of population.

- 1 Revised Census numbers completed through Census' Count Question Resolution (CQR) Program. Municipalities affected: Cooper City, Deerfield Beach, Hollywood, Lauderdale-by-the-Sea, Hollywood, Pembroke Park, Sea Ranch Lakes, Sunrise and Unincorporated Broward County.
- 2 Incorporated in 2000: Southwest Ranches: Country Estates: 1,910; Green Meadow: 1,874; Ivanhoe Estates: 279; Rolling Oaks: 1,291; Sunshine Ranches: 1,704; and Unincorporated Area: 45.
- 3 Annexed in 2000: Fort Lauderdale: Palm Aire: 1,539; and Golden Heights(Part): 392; Pompano Beach: Cresthaven: 7,741.
- 4 Annexed in 2001: Dania Beach: Chambers Estates: 3,556; Edgewater: 803; Estates of Ft. Lauderdale: 1,759(part); Ravenswood Estates: 960; and Unincorporated Area 53; Hollywood: Estates of Ft. Lauderdale (part): 32; and Oak Point: 145; Lauderdale-by-the-Sea: Terra Mar: 2,631.
- 5 Annexed September 15, 2002: Fort Lauderdale: Melrose Park: 7,114; Riverland Village CDP: 2,108; Chula Vista CDP: 573 and Unincorporated Area: 2,698.
- 6 Annexed on September 15, 2003: North Lauderdale: Imperial Estates/Village Park North: 895; Broadview Estates/Pompano Park:5,314.
- 7 Annexed on September 15, 2004: Cooper City: Waldrep Dairy: 7; Cooper City Enclaves E& F: 54; Royal Palm Ranches: 294; Deerfield Beach: Bonnie Loch/Woodsetter: 4,275; Tallman Pines: 3,367; Tedder: 2,079; Pompano Beach: Pompano Beach Highlands: 6,505; Kendall Green: 3,084; Leisureville: 1,147; Loch Lomond: 3,537; North Lauderdale: Village Park South: 50.
- 8 West Park incorporation effective March 1, 2005.
- 9 Annexed on September 15, 2005: Ramblewood East, 1,395; Rock Island, 3,076; Twin Lakes North, 926; St George, 2,450; West Ken-Lark, 3,412; Twin Lakes South, 949; N Andrews Gardens & pockets 9,696.
- 10 Equals the difference between the 2000 Revised Census and all annexations and incorporations as of October 2005.
- 11 Unincorporated Area includes 5.8 square miles of County Regional Facilities that will remain unincorporated.

Sources:

U.S. Bureau of Census, 2000,

U.S. Bureau of Census, CQR, 2003

Dept. of Urban Planning and Redevelopment, Planning Services Division, July 2005