

**PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT
HOUSING AND URBAN PLANNING DIVISION**

STAFF REPORT

25-T2: Deepwater Port

I. Proposed Amendment

The Board of County Commissioners adopted the PEMVP on November 13, 2025. Staff reviewed the PEMVP for consistency with the goals, objectives, and policies (GOPs) of the Broward County Comprehensive Plan (BCCP). The Urban Planning Division proposes to adopt a new BCCP Deepwater Port Component (DWPC) and amend the BCCP Transportation Element to incorporate the 2024 PEMVP.

A. Staff Recommendation – Summary of Findings.

Staff reviewed the DWPC for consistency with the BCCP's GOPs. Amendments to Transportation Element Policies T4.2.7 and T4.2.8 are proposed for amendment to replace references to the 2019 PEMVP with references to the 2024 PEMVP.

B. Background.

Pursuant to Chapter 163.3177(6)(g), Florida Statutes, local governments identified in Section 380.24, Florida Statutes, including Broward County, must include a Coastal Management Element (CME) in the Comprehensive Plan. Chapter 163.3178 requires the CME to include, among other items, a component which includes the master plans for any ports located within the local government's jurisdiction. Port Everglades is a deepwater port located within Broward County. The CME includes a Deepwater Port Component (DWPC), that incorporates the PEMVP. The Broward County Administrative Code, Chapter 16 – Organization, Port Everglades provides for the update of the PEMVP and its incorporation into the Broward County Comprehensive Plan. On November 13, 2025, the Board of County Commissioners adopted the 2024 PEMVP.

The planning area of the PEMVP is the 2,190-acre Port Everglades Jurisdictional Area (PJA). The first PEMVP was adopted in 2008 and is updated every four years. It is used to assess opportunities and challenges for the short and long term, identify critical path investments, and evaluates scenarios for growth and expansion. The PEMVP includes the following five parts:

1. Executive Summary,
2. Element 1: Existing Conditions Assessment,
3. Element 2: Market Assessment,
4. Element 3: Plan Development and Final Plan,
5. Element 4: Impacts and Strategies for Implementation.

The PJA includes property in both public and private ownership. Land uses within the PJA include industrial, commercial and retail. Port Everglades is comprised of three areas: Northport, Midport, and Southport. Northport includes the Broward County Convention Center, but is primarily used for bulk liquid storage, especially petroleum products, such as gasoline, diesel, and jet fuel. Midport primarily accommodates the cruise industry, including cruise ship berths, passenger terminals, and parking garages. Southport primarily supports containerized cargo, including various lifts and the Florida East Coast Railroad's intermodal container transfer facility.

The DWPC differs from the PEMVP in that it clearly defines a core vision for the Port's coordination, operation, and development in terms of the following four focus areas:

1. Economic Vitality,
2. Safety and Security,
3. Environmental Stewardship,
4. Community Engagement.

The Economic Vitality focus area addresses infrastructure development, cargo and cruise industry expansion, land use compatibility and development regulation, deepwater access, on-port road and rail network, transportation agency coordination, budgetary process, capital improvement plan, and funding opportunities.

The Safety and Security focus area addresses protection from natural hazards, coastal high hazard areas, hurricane preparedness, hazardous materials, safe operating environment, port security, emergency management, and post-disaster redevelopment.

The Environmental Stewardship focus area addresses natural resource preservation and protection, estuarine quality, water dependent uses, beach and dunes, and sustainability.

The Community Engagement focus area addresses plan implementation, coordination with other Broward County departments, as well as community, agency, and stakeholder coordination.

Amendments to the BCCP's Transportation Element are proposed to ensure the BCCP is internally consistent.

POLICY T4.2.7 The ~~2019~~ 2024 ~~update to the~~ Port Everglades Master/Vision Plan, which is a plan designed to maximize market share and revenue through a realistic five year facility development program within a framework of 10 and 20-year vision plans, shall guide Port development.

POLICY T4.2.8 Projected developments consistent with the ~~2019~~ 2024 ~~updated to the~~ Port Everglades Master/Vision Plan shall consider the impacts of intensifying sea level rise and flooding on Port improvements projects and incorporate adaptation practices to protect Port investments.

C. Comprehensive Plan Consistency.

The proposed amendments are evaluated based upon the various goals, objectives, and policies (GOPs) set forth in the Broward County Comprehensive Plan (BCCP). The proposed amendment is consistent with the following Goals, objectives, and policies of the Comprehensive Plan's Transportation Element:

POLICY T2.5.3 Broward County shall incorporate energy efficient measures into the design of all additional, expansion, or replacement facilities that support Fort Lauderdale-Hollywood International Airport, Port Everglades, or Broward County Transit.

OBJECTIVE T4.2 Consistent with the Deepwater Port Component, Broward County, through the Port Everglades Department (PED), shall continue to maintain and expand a deepwater

seaport that provides the maximum economic, environmental, and community benefits to Broward County.

POLICY T4.2.1 PED shall continue to maintain and develop a deepwater seaport and cruiseport that provides the maximum economic, physical, and social benefits to Broward County.

POLICY T4.2.2 PED shall provide a multimodal transportation system that facilitates the safe and efficient movement of passengers and cargo, while protecting and minimizing impacts to natural systems and resources.

POLICY T4.2.3 PED shall continue to develop, maintain, and improve the Port as a competitive and viable deepwater facility to serve local and regional shipping and cruise tourism needs, while providing for the economic well-being and environmental sustainability of Broward County and the surrounding region.

POLICY T4.2.4 PED shall maintain land use compatibility, consistent with the Port Master/Vision Plan and with the goals, objectives, and policies in the Broward County Comprehensive Plan, while pursuing economic development opportunities customarily associated with ports and foreign trade zones.

II. Attachments

Exhibit 2: DWPC Goal's, Objectives, and Policies

Exhibit 3: DWPC Support Document