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City of Coconut Creek

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Community Background Report

City of Coconut Creek

Community Type: Municipality

Report Last Updated: May 2011

Boundaries

North: NW 77th Court and Broward/Palm Beach County Line

South: Lyons Road and Fern Forest Nature Center

East: Florida's Turnpike

West: State Road 7, Banks Road and Fern Forest Nature Center

History

Named for the coconut palms growing in the area, the city incorporated in 1967 and played an important part of Broward's population explosion that took place over two decades during the 1950s and 1960s.¹ Today, Coconut Creek is widely recognized as a planned community with a unique environmental consciousness.²

The world's largest butterfly aviary, Butterfly World, is located in the city; Coconut Creek is home to more than 150 butterfly gardens and, thus, describes the city's motto- "Butterfly Capital of the World."³

Despite Coconut Creek's downturn in real estate values and the high unemployment, the city was ranked 48th (out of 100) by Money Magazine as the Best Place to Live.⁴ The honor was due, in part to the City's "green" initiatives that have led to an abundance of trees, preserved waterways, attractive landscaped roads, parks, and butterfly gardens throughout the neighborhoods.⁵

In addition to the city's well-regarded green lifestyle, there are noteworthy educational aspects to the community. Atlantic Technical Center was recognized by US News & World Report as one of the nation's best high schools.⁶ Also, Coconut Creek is the home of Broward College's North Campus –which is also the site the world's largest Junior Achievement education center.⁷ The 59,500-square-foot center was completed in 2009 and will enable Junior Achievement to provide more than 50,000 students a year from Broward and South Palm Beach County schools with educational programs in business, entrepreneurship and personal financial management.⁸

Community Dynamics

In 2009, the City Commission officially adopted the “City Green Image.”⁹ The process began first with a city funded forum, Coconut Creek Assembly Vision 2020, which invited citizens representing public and private sectors as well as civic groups and the public at large to develop a “greenprint” for the future growth of the city.¹⁰ In response to this forum, Coconut Creek developed the City Green Plan, a document that establishes a framework for achieving environmental leadership in the region with the adoption of a city green image.¹¹

Evident throughout the visioning forum and later the City Green Plan, is the resident’s pride in their city’s environmental consciousness. The city has been establishing a green history for many years. Coconut Creek has been highly recognized for its “green” initiatives, receiving numerous awards: Emerald Award for environmental preservation leadership; named as the State’s first “Community Wildlife Habitat”; 20th Tree City USA designation by Arbor Day Foundation; Audubon Green Community Award; and winner of South Florida’s Mayor’s Water Conservation Challenge.¹²

The city’s green consciousness is not just in awards but also in Coconut Creek regulatory requirements and operations. There have been many green accomplishments by city departments. For example, the Main Street Design Standards, adopted in 2004, requires all buildings in the Main Street Project Area to receive LEED certification and city janitorial services have been using Green Seal cleaning products for several years.¹³ Many of the city’s departments have adopted green efforts; the City Green Plan is an attempt to integrate these efforts as well as new ones into one cohesive strategy.

Demographic Highlights¹⁴

The city’s population has grown 23 percent during the 2000-2009 period and is forecasted to continue to grow through 2009-2014.

In 2009, the City of Cypress Creek’s population was 53,668 and the population density per square miles was 4,765.¹⁵ The city’s population is projected to increase through 2013 by 12 percent and population density per square mile is projected to be 5,180 in 2014.

The city’s racial and ethnic composition will not experience major changes through 2014. The White population was the majority in 2009 and is projected to remain the bulk of the population through 2014.

In 2009, the majority of the population was White (80 percent) and it is projected to continue to be the majority (76 percent) in 2014. The Black population in 2009 constituted nine percent of the population while eight percent were “Other Races” and only three percent were Asians. In 2009 only 17 percent of the city’s population considered themselves Hispanic.

The City of Cypress Creek’s median housing income was six percent greater than the County’s median household income in 2009.

The City's Median household income in 2009 was \$60,169 greater than the County's \$56,291

The city has experienced, and will continue to experience, overall household growth. It should be noted that in 2009, 74 percent of units were owner occupied.

In 2008 there were 24,680 households with an average two-person household. The city experienced a 21 percent overall household growth during the 2000-2009 period and it is forecasted to increase another 8 percent through 2009-2014. The total number of household units was 25,584; of these 92 percent were occupied units, 74 percent were owner occupied units while 26 percent were renter occupied units. The majority (62 percent) of the city's households are family households.

In 2009, the overwhelming majority of the city's population spoke English, were native citizens and had some college education or a college/graduate degree.

The vast majority of the population (76 percent) in 2009 spoke English; approximately 13 percent spoke Spanish and 9 percent spoke other Indo-European Languages. Approximately 72 percent of the city's population had "some college" or a college/graduate degree. Also 78 percent of the city's residents are native citizens, 11 percent are foreign-born naturalized citizens, and 11 percent are not US citizens.

Transportation Trends¹⁶

The tables below illustrate projected transportation trends in the City of Coconut Creek:

Percent of the employed population travel time to work, 2014

	City	County
Work at Home	3 %	4 %
Less than 15 minutes	14 %	16 %
15-29 Minutes	41 %	33 %
30-59 Minutes	37 %	38 %
60+ Minutes	6 %	8 %

Average household transportation costs

	City	County
2009	\$8,920.87	\$8,836.33
2014	\$10,993.30	\$10,880.30

Average household transportation costs in public transportation

	City	County
2009	\$530.79	\$555.02
2014	\$684.82	\$721.64

Forecasted percent of vehicles per household, 2014

	City	County
0 vehicles	4 %	7 %
1 vehicle	44 %	40 %
2 vehicles	44 %	40 %
3 vehicles	7 %	10 %
4+ vehicles	2 %	3 %

Forecasted percent employed individuals means of transportation to work, 2014

	City	County
Car, Truck, Van to Work	95 %	93 %
Public Transportation to Work	1 %	2 %
Other Transportation to Work	1 %	2 %
Work at Home	3 %	4 %

The information provided below briefly summarizes transportation trends, services, or projects in the City of Coconut Creek:

Coconut Creek Vision 2020

According to Coconut Creek's Vision 2020 policy statement, the citizens and local businesses encourage the city to:

- Build more bike lanes where they are needed and connect any new lanes to existing lanes.
- Build more bus shelters.
- Evaluate the use and placement of sidewalks in relation to bus stops.
- Post bus route maps on bus shelters.
- Promote the City shuttle service.
- Redesign the shuttle route.
- Encourage carpooling, and perhaps begin a carpooling program.
- Consider the alternative modes of transportation as a system connected, where the smaller feeder systems (or capillaries), feed into the larger systems (county-wide and regional).
- Support plans for regional transportation systems and increase
- Awareness/education of existing transportation programs in Coconut Creek.

It should be noted that the local residents and businesses also expresses a concern over the expansion of a local casino and its impact on city traffic. Though these traffic concerns may be mitigated by the off-ramp construction, the forum instructed the city not to override the priority of the downtown improvements.¹⁷

City Green Plan

As a result of the visioning forum, Coconut Creek committed to the following goals in its City Green Plan:

- Ensure the construction of an intermodal transit hub in the Main Street Project Area by 2020 or completion of development in Main Street.
- Improve mobility throughout the city by increasing the number of bus shelters, bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service.
- Implement a bike or car sharing program in the city by 2020.
- Implement an alternative vehicle parking program to designated parking areas for alternative vehicles in developments throughout the city by 2020.

Special Events

The City of Coconut Creek regularly updates the calendar of events. For more detailed information regarding any of the city events, please visit:

<http://www.creekgov.net/events/> or contact the Special Events Hotline at 954-545-6620.

Below is a sample of the reoccurring special events held in the City of Coconut Creek:

Halloween Blast- the City of Coconut Creek Parks and Recreation Department host a Halloween event at Sabal Pines Park, 5005 N.W. 39th Avenue. The event includes costume contest, and food/beverages for sale. For more details, please contact the Special Events Hotline at 954-545-6620.

Home Grown Concert- the City of Coconut Creek Parks & Recreation Department host concerts at the Band Shell at the Coconut Creek Community Center (1100 Lyons Road). The concert is free to the public and begin at 7:00 p.m. For more information, contact the Special Events Hotline at 954-545-6620

Coconut Creek Antiques and Collectible Show- C&C Antiques present the Coconut Creek Antiques and Collectible Show in November 13, 2010 at the Recreation Complex (4455 Sol Press Boulevard). Interested vendors should contact Carl Ramos at C&C Antiques & Stuff at 954-592-4809.

Movie in the Park Series- the City of Coconut Creek Parks and Recreation Department host a series of free movies at the Community Center (1100 Lyons Road). For more information, call the Community Center at 954-545-6670.

Coconut Creek Senior Expo- the City of Coconut Creek Parks and Recreation Department host a free event called the "Coconut Creek Senior Expo", at the Coconut Creek Community Center (1100 Lyons Road). The event takes place in December. For further information please call the Coconut Creek Community Center at 954-545-6670 or visit: <http://www.creekgov.net/seniorexpo/>. Interested vendors, please contact Heather Hughes at 954-545-6698 or hhughes@coconutcreek.net.

Coco Fest- the City of Coconut Creek and the Promenade at Coconut Creek have partnered to host Coco Fest. The event is a culinary and cultural celebration of the coconut. The celebration takes place in November at the Promenade at Coconut Creek (located on the southwest corner of Lyons Road and Wiles Road). Coco Fest is a full day of tropical themed live music, food and family fun activities. The event is free to the public. For more details, please contact the Special Events Hotline at 954-545-6620.

Butterfly Festival- the City of Coconut Creek celebrates its birthday every February at Sabal Pines Park (5005 NW 39 Avenue). For more information, please visit: <http://www.creekgov.net/festival/>

Coconut Creek Craft Festival at the Promenade-Howard Alan Events & American Craft Endeavors host the juried art and craft festival every October at the Promenade (4401 Lyons Road). For more information, please call 954-472-3755 or visit: www.artfestival.com.

In addition, the City of Coconut Creek residents can also be engaged via the city's community newspaper or television channel:

Cocogram- Coconut Creek's weekly community newspaper.
<http://www.creekgov.net/newsite/community/cocogram.asp>

CreekTV 78
http://www.creekgov.net/78/tv_guide.asp

Business Landscape

Coconut Creek's major Employers are: Broward College (North Campus), Atlantic Technical Center, 7 New Automobile Dealerships, Carl's Corporate Headquarters and Showroom/Distribution Center, Elite Aluminum Corporation, and the Enterprise Rent-a-Car regional offices.¹⁸ With respect to the top industries of employment, these are in the Educational, Health and Social Services (16 percent), Professional, Scientific, Management, Administrative Service (15 percent), and Retail trade (13 percent). In the City of Coconut Creek there was 9 percent unemployment in 2009.

The following list various business-related initiatives or recent developments that help to describe the City of Coconut Creek's business landscape.

State Road 7

In 2004, the City of Coconut Creek participated in the State Road 7 charette, part of a series of charettes focusing on the redevelopment of State Road 7. This process was the catalyst for the City to plan for a new downtown that would be a mixed-use hub with 1.4 million square feet of commercial development, about 2,700 residential units, and cultural venues.¹⁹ The 430-acre downtown site is at the northeast corner of State Road 7 and Sample Road and contains the Seminole casino, a school, various car dealerships,

and had 290 acres of undeveloped farmland-one of the largest vacant parcels left in Broward County.²⁰

Downtown Coconut Creek Main Street District

A portion of the the State Road 7 study area is now know known as the Downtown Coconut Creek Main Street District and became the home of Promenade at Coconut Creek-- an awarded winning outdoor shopping destination officially LEED Silver certified.²¹ The Promenade has 200,000 square feet of retail space and 50,000 square feet of office space.²² In Coconut Creek's fast-growing business district, major renovations were completed in 2007 at the 74,274-square-foot Township Plaza mixed-use center located across the street from the new downtown. Unfortunately, the economic downturn has hampered much of the success; in 2009 the owners of the Promenade were granted a loan extension.²³ The lifeline may have been in part due to the Allstate Insurance Company has leased nearly 34,000 square feet of The Promenade at Coconut Creek.²⁴

Bel-Lago

Bel Lago- A new development proposed for the north side of Wiles Road, just east of State Road 441, would bring 270 apartments and restaurant space the new center of town. The sidewalk along Wiles Road would also be developed into a linear park and will include public art. Construction is expected to start sometime in 2011.²⁵

Seminoles' Entertainment Complex

The Seminole Tribe of Florida has filed updated plans to expand its casino in Coconut Creek to build a large parking garage and add a retail component and walkway overlooking the lake near the Seminole Casino Coconut Creek.²⁶

Related Links

City of Coconut Creek
<http://coconutcreek.net>

City Green Plan
http://coconutcreek.net/green/city_green_plan.pdf

Mainstreet Project Overview
<http://www.creekgov.net/newsite/mainstreet/overview.asp>

Current development projects
<http://coconutcreek.net/newsite/business/current.asp>

Green construction project list
http://coconutcreek.net/pdf/green_construction_map.pdf

State Road 7 – Coconut Creek/Coral Springs/Parkland Master Plan
http://www.tcrpc.org/departments/studio/sr_7_collaborative/parkland/master_plan.pdf

State Road 7 – Coconut Creek/Coral Springs/Parkland Charrette Report
http://www.tcrpc.org/departments/studio/sr_7_collaborative/parkland/charrette_report.pdf

Comprehensive Plan

Vol 1 http://coconutcreek.net/newsite/pdf/pz_forms/volume%201.pdf

Vol 2 http://coconutcreek.net/newsite/pdf/pz_forms/volume%201.pdf

Coconut Creek Chamber of Commerce

<http://creekchamber.com/>

Sources

- ¹ “A short history of Broward County.” Broward County Historical Commission.
<http://www.broward.org/History/Pages/history.aspx>
- ² The Broward Alliance. “Coconut Creek” <http://www.browardalliance.org>
- ³ “Best Places to live” Money Magazine. 2010 <http://money.cnn.com/magazines/moneymag/bplive/2010/>
- ⁴ Ibid.
- ⁵ The Broward Alliance. “Coconut Creek” <http://www.browardalliance.org>
- ⁶ The Broward Alliance, “Six Broward County High Schools Among Best in Nation.” 2007.
www.browardalliance.org
- ⁷ The Broward Alliance, “Stiles Launches Construction of Junior Achievement World’s Huizenga Center.” 2008. www.browardalliance.org
- ⁸ Ibid.
- ⁹ City Green Plan, 2009. http://coconutcreek.net/green/city_green_plan.pdf
- ¹⁰ Coconut Creek Vision 2020 Assembly.
http://coconutcreek.net/newsite/press_releases/policy_statement_2020.pdf
- ¹¹ City Green Plan, 2009. http://coconutcreek.net/green/city_green_plan.pdf
- ¹² The Broward Alliance. “Coconut Creek” <http://www.browardalliance.org>
- ¹³ City Green Plan, 2009. http://coconutcreek.net/green/city_green_plan.pdf
- ¹⁴ All data cited in this section are from Simply Maps unless otherwise indicated. Please note, there may be slight round-off errors.
- ¹⁵ According to the 2009 US Census Bureau’s population estimates, the City of Coconut Creek’s population was 50,544.
- ¹⁶ Ibid.
- ¹⁷ Coconut Creek Vision 2020 Assembly.
http://coconutcreek.net/newsite/press_releases/policy_statement_2020.pdf
- ¹⁸ The Broward Alliance. “Coconut Creek” <http://www.browardalliance.org>
- ¹⁹ South Florida Business Journal. “Coconut Creek envisions new downtown project as regional attraction.” February 17, 2006.
- ²⁰ Ibid.
- ²¹ Stanbery Development. <http://www.stanbery.com/>
- ²² South Florida Business Journal. “Promenade at Coconut Creek gets loan extension.” July 22, 2009.
- ²³ Ibid.
- ²⁴ The Broward Alliance. “Allstate Insurance Leases Nearly 34,000 Square Feet in Coconut Creek.” July 16, 2009.
- ²⁵ Sun Sentinel. “Coconut Creek looking to develop along Wiles Road” June 25, 2010

http://articles.sun-sentinel.com/2010-06-25/news/fl-mcf-proposal-0624-20100625_1_wiles-road-retail-space-area

²⁶ Sun Sentinel. "Tribe plans for casino expansion." May 13, 2010. http://articles.sun-sentinel.com/2010-05-13/news/fl-mcf-seminole-0513-20100513_1_casino-expansion-seminole-casino-coconut-creek-seminole-gaming