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Town of Davie

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Community Background Report

Town of Davie

Boundaries

North: I-595, State Road 84, SE 24th Street

South: Griffin Road, some portions stretch out to Sheridan Street and Stirling Road

East: State Road 7

West: I-75

Community Type: Municipality

Report Last Updated: May, 2011

History¹

The first permanent settlers arrived during the early 1900s and named the community Zona- “the first improved town of the Everglades”. During the first few years there were no roads and the few newly arrived families lived scattered apart. There was also no corner grocery store and, thus, the all the first pioneers became farmers regardless of their education and upbringing. By 1916, Zona’s first school room was built by Mr. Davie and the Everglades Sugar and Land Company. In recognition of this and other services, the community was renamed Davie in 1916. It is interesting to note that the town did not properly incorporate until 1925 –but only briefly due to the resident’s distaste for taxes. The town petitioned to dissolve and was not officially chartered again until 1960.

In 1917, when the area’s first road was built to Fort Lauderdale as well as the first dairy in Davie; a year later County School Board donated the five acres where the Davie Elementary School was built- this building still exists today as the museum of Davie and Western Broward County history and culture and has been listed on the National Register of Historic Places since 1988.

The Town of Davie’s proximity to the Florida Everglades has caused the town a long history of being affected by flooding and drainage issues. Both the Hurricane of 1926 and of 1947 caused severe flooding and devastation to Davie, but it also marked a turning point for the town. It was not until the flood of 1947 did the residents agree to allow the Army of Engineers to develop the present system of flood control canals. The reclamation of land from the Everglades allowed the agriculture lifestyle to firmly take root in Davie; important industries included: cattle, horse breeding, citrus, sod, winter vegetables, to name a few.

Today, the Town of Davie is still known for its rural atmosphere and western theme district—making it unique to most other Broward County cities.

Community Dynamics

The town's continued connection with a rural and equestrian lifestyle makes it unique to the County. Davie's nickname- "Horse country" denotes a local culture that takes pride in its agricultural roots and is evident by the "cowboy" atmosphere present and celebrated in Davie (i.e. the city hosts rodeo events).² The town's Community Development Agency (CRA) developed a downtown master plan to attempt to preserve and encourage Davie's western style architecture, as well as establish a vision for an authentic downtown.³

Ironically, the reclamation of the Everglades that eventually allowed agriculture to flourish in Davie was also an asset that attracted development. In addition to the rural open space, Davie's numerous mobile home parks have also been seen as opportunities for development. Thus, the town has had to try to find a way to strike a balance between development pressures and conservation of open spaces.

In 2007, the Town of Davie established a moratorium on the rezoning of mobile home parks to give time to the town council to pass an affordable housing measure that would require a relocation plan for the displaced mobile home residents.⁴ The mobile home parks in particular are considered a housing "conundrum" because for many of Davie's residents they are housing option of last resort and, thus, the redevelopment of the mobile home parks would displace a significant number of low to very low-income families with no other housing options.⁵ In 2008, one of Davie's largest mobile home park (110 acres), Palma Nova, closed and displaced 900 families.⁶ After the down turn in the economy the land laid vacant until the Town of Davie purchases 25 acres of the former mobile home park to build a water treatment plant and a park.⁷ After only three months (and finding an alternate and more cost efficient parcel), the town is trying to sell the land; possible buyer may be a developer interested in the land for a warehouse distribution center.⁸

Another aspect of Davie's changing landscape is the South Florida Educational Center. The complex is home to the Miami Dolphins training camp and is made up of a large number of educational institutions with campuses located in the Town of Davie, these include:⁹

- Broward College Central Campus: <http://www.broward.edu/ext/CampusDisplay.jsp?Name=1>
- Nova: <http://www.nova.edu/locations/campuses.html>
- University of Florida: <http://flrec.ifas.ufl.edu/index.shtml>
- FAU: <http://www.fau.edu/broward/davie/>
- ITT Technical Institute: <http://itt-tech.edu/>
- McFatter Technical Institute: <http://www.mcfattertech.com/>

Finally, it is also important to note that Davie has a history of racial unrest.¹⁰ In the 1960s, a number of Ku Klux Klan (KKK) leaders lived in Davie; in the 1980s and early 1990s, the town became a stage for Klan rallies and in 1989 a hooded men

threatened a black woman at her job.¹¹ Despite having made some racial strides over the years (in 2000 the town elected the first person of color to office and city now observes Dr. Martin Luther King Day), the town is still overwhelmingly made up of white residents (only 6 percent are black) and recently in 2010 the KKK began leaving calling cards in Davie.¹² Also, in 2009 the US Department of Justice announced a settlement in a fair housing complaint in Davie; the nature of the complaint was that representatives of an apartment complex discouraged African Americans from moving in and, as a selling point to white individuals, told them there was an absence of black tenants.¹³

Demographic Highlights¹⁴

Since 2000, the Town of Davie has had a 15 percent growth in population size and it is estimated to continue to grow through 2014.

In 2009 the population of the Town of Davie was 87,474 with population density per square mile of 2,633.¹⁵ Since 2000 the Town of Davie has had a 15 percent increase in overall population through 2009 and forecasts indicate that the town will experience another five percent growth in its overall population through 2014. It is projected that by 2013, the population density per square mile will be 2,444.

The Town of Davie experienced a 15 percent growth in overall households since 2000 and it is projected to continue to grow through 2014.

The Town of Davie had 32,372 households in 2009; since 2000, the number of households has grown by 15 percent and is forecasted to increase by another 4 percent through 2014. The town has an average two-person household and it is projected to increase to an average three-person household size by 2013. The town has a large (87 percent) number of family households.

Approximately 93 percent of housing units in the Town of Davie were occupied -- mostly by homeowners.

The town had 34,731 housing units in 2009 of which 93 percent were occupied housing units; 78 percent were occupied by homeowners.

The Town of Davie's median housing income in 2009 was 19 percent more than the County's median household income.

The median household income in 2009 was \$69,396 --this was 19 percent more than the County's median housing income of \$56,291.

The town's median age is younger than the county. Population projection trends indicate no significant changes in any of the town's age groups.

The median age in 2009 was 35 years old which was younger than the County's median age of 38. Projections indicate that the median age will increase to 36 by 2013.

In 2009, the white population was the majority of the population and will remain so through 2014. Projections indicate the Hispanic population will experience a slight increase and the white- non-Hispanic population will experience a slight decline in

total population. For the most part, no significant changes are forecasted in the racial and ethnic composition of the city.

In 2009, 82 percent of the population was white, of which 58 percent considered themselves white non-Hispanic. The remaining population is in the minority with only 8 percent “other races” and 6 percent black. However, there is an indication that the Hispanic population has grown and will hold steady through 2014. In 2009, 29 percent of Davie’s population considered themselves Hispanic; by 2014 this is forecasted to increase to 33 percent. A slight 4 percent decrease in total population is expected in the white non-Hispanic population.

White households make up the Davie’s households; projections indicate that it will remain the same through 2013.

Mirroring projection trends in the Town of Davie, the majority (84 percent) of households were white and it is projected to remain the same through 2013. No significant changes are forecasted through 2013.

In 2009 the majority of the town’s population were native citizens, spoke English and were well educated.

In 2009 the majority of the town’s population (76 percent) were native citizens, 13 percent were not US citizens and 11 percent were naturalized US citizens. Furthermore, 69 percent spoke English and 23 percent spoke Spanish. The majority of the town’s population (81 percent) had a High School, some College or College or Graduate Degree.

Transportation Trends¹⁶

The tables below illustrate projected transportation trends in the Town of Davie:

Percent of the employed population travel time to work, 2014

	City	County
Work at Home	4 %	4 %
Less than 15 minutes	14 %	16 %
15-29 Minutes	31 %	33 %
30-59 Minutes	41 %	38 %
60+ Minutes	9 %	8 %

Average household transportation costs

	City	County
2009	\$9,704.71	\$8,836.33
2014	\$11,906.80	\$10,880.30

Average household transportation costs in public transportation

	City	County
2009	\$640.34	\$555.02
2014	\$831.30	\$721.64

Forecasted percent of vehicles per household, 2014

	City	County
0 vehicles	3 %	7 %
1 vehicle	31 %	40 %
2 vehicles	49 %	40 %
3 vehicles	13 %	10 %
4+ vehicles	4 %	3 %

Forecasted percent employed individuals means of transportation to work, 2014

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

The information provided below briefly summarizes transportation trends, services, or projects in the Town of Davie:

Town of Davie Transportation Services¹⁷

The Town of Davie and Broward County Transit provide a new community transportation service in Davie that increased the number of destinations that can be reached through public transit. The routes are serviced by two buses which will link destinations and activities. The route has been carefully planned with the aim of not only providing a local service to Davie Residents, but also providing a link with the current Broward County Transit System and therefore allow more public transportation access to regional facilities. The route will be a fixed route and will rely upon the bus arriving and leaving destinations at a fixed time. However, riders will be able to board or depart from anywhere along the route as well as the designated stops. The entire route will take a maximum of one hour to complete, and will begin and end at Pine Island Park on Pine Island Road. The complete circuit is a distance of 21 mile. For questions please call: 797-1042 or visit: http://www.davie-fl.gov/Gen/DavieFL_WebDocmnts/transportation

I-595 Corridor Improvements

On February 26, 2010, the Florida Department of Transportation (FDOT) and the I-595 Express, Inc. broke ground on the largest private/public improvement projects in the State of Florida: I-595 Corridor Improvement project. The limits of the project extend from the I-75/Sawgrass Expressway interchange to the I-595/I-95 interchange in

central Broward County, Florida, for a total project length along I-595 of approximately 10.5 miles. The project consists of the reconstruction, addition of auxiliary lanes and resurfacing of the I-595 mainline (including associated improvements to adjacent cross-roads, frontage roads and ramps), and a new reversible express lanes system in the I-595 median. For more information please visit: <http://www.i-595.com/>

Special Events

The town's calendar of events posts updates and information at: http://www.davie-fl.gov/Pages/DavieFL_SpecialCal/?FormID=158

Below is a sample list of the reoccurring events that take place in the Town of Davie:

Broward County Airboat Show- The annual show takes place in March at the Bergeron Rodeo Grounds (4271 Davie Road). For more information please visit: <http://www.browardairboatclub.com/>

Cowboy Day Rodeo Festival- Presented by the Seminole Tribe of Florida, the festival takes place in July at the Bergeron Rodeo Grounds (4271 Davie Road). For more information call: 754-244-7111 or 954-213-2711; or visit: http://www.davie-fl.gov/Pages/DavieFL_SpecialCal/S015B0678-015B09E5?formid=161

Davieween Happenings – This event is held in October at Pine Island Park. Activities include a pumpkin patch and Halloween costume contest.

Holiday Craft Fair and Green Market – This twenty year old craft fair celebrates country crafts and traditional arts. It is held in November. Free gate admission the days of the event.

Independence Day Arts & Crafts and Fireworks Show- Activities include live country music and Fireworks. This event is held 6:00pm - 10:00pm, on July 4th every year. For more information please visit: http://www.davie-fl.gov/Gen/DavieFL_SpcIPrjcts/eventinfo/Independence%20Day

International Bullriding Bash- The event takes place in January at the Bergeron Rodeo Grounds (4271 Davie Road). For more information visit <http://www.joanabueno.com/>

International Diversity Festival – Takes place in May at Robbins Lodge/Park (4005 Hiatus Road). The festival will feature cultural foods (at a cost) from around the world, music, and entertainment. Booth space is free. Fore more information, please visit: http://www.davie-fl.gov/Gen/DavieFL_SpcIPrjcts/eventinfo/Diversity%20Information

Memorial Day Ceremony & Parade – Takes place on Memorial Day. The parade starts at 10:00 a.m. from SW 39th Street down Davie Road to the Bergeron Rodeo Grounds. A ceremony takes place after the parade. For more information call the Scout Masters Camporee at (954) 873-5370.

Orange Cook-off Contest – The contest takes place in February at the Davie Women’s Club Building. For more information please call: Judy Goggin 954-432-7354 or Priscilla Tindall 954-581-6853 or visit www.davie-fl.gov/Pages/DavieFL_SpecialCal/S015AD1F6-015AD1FA?formid=161

Orange Blossom Festival, Parade and Rodeo – In February, a parade takes place down Orange Drive from Davie Rd. west to SW 66th Terrace. For more information visit: http://www.davie-fl.gov/Pages/DavieFL_SpecialCal/S015AD1F1-015AD1F5?formid=161&repType=Saturday,-February-27-at-9:00-AM

Pancake Breakfast, Tack Sale and Craft Show – The annual event is held in Fall at Robbins Preserve in Davie (4005 Hiatus Rd., Davie, FL) and sponsored by the South Florida Trailriders of Broward. The event is open to the public. Contact Carol Olson for vendor registration or information at (954) 791-7535.

Spring Egg Hunt & Festival- The annual April festival takes place at Robbins Lodge (4005 Hiatus Road).

Take-A-Kid Fishin' Rodeo – Takes place in June at Wolf Lake Park (5400 S.W 76th Avenue)

The Sunshine Stampede Rodeo – Takes place in April at Bergeron Rodeo Grounds, (4271 Davie Road). For more information log onto: <http://www.fgra.com/stampede>

Town of Davie Green Fair – Takes place in December at Bergeron Rodeo Grounds (4271 Davie Road). The free event showcases “green products and a friendly economical way to live”. Green Vendor Spaces are available. Contact the Town of Davie’s Special Projects office at 954-797-1163

Waterway Cleanup –The Town of Davie and the Central Broward Water Control District annual Waterway Cleanup is a public awareness campaign about clean waterways. This event will take place along the C-11 Canal. Afterwards, a pool celebration, “Trash Splash,” takes place at the Pine Island Community Center. Call (954) 797-1153 for details.

Winter Holiday Lighting of the Greens and Snow Play – The event takes place in December and features holiday displays and twenty tons of holiday snow. To be a holiday sponsor, contact the Town of Davie’s Special Projects office at (954) 797-1163.

Business Landscape

In 2009, the Town of Davie had 10 percent unemployment rate.¹⁸ Of those residents that were employed, the majority were employed by the following industries in 2009: Educational, Health and Social Services (20 percent), Professional Scientific, Management and Administrative Services (13 percent), and Retail Trade (12 percent).¹⁹

The following lists a number of initiatives or events that help shape the Town of Davie's business landscape:

New Town Economic Director

After years without an economic development office, in 2009 the Town of Davie hired an economic director to behave as liaison between business owners and the town Economic Development department. Prior to the new director, the non-profit- Davie Economic Development Council- took on most of the responsibilities of marketing business opportunities in the town. The council and the new director are expected to work together to connect retailers to the Community Redevelopment Agency for grant incentives and market the town's at conferences and trade shows.

College Campus Construction Expansions

Florida Atlantic University (FAU) is in the process of implementing a five-year master plan of its Davie campus that calls for more space for business education and biological science.²⁰ With the five new buildings, the total size of facilities on campus would increase from 216,000 square feet to more than 711,000 square feet.²¹ This effort from FAU is part of a plan to grow its Davie campus to more than 9,100 students over 10 years; currently the FAU campus has a little less than 6,000 students.²² In addition, groundbreaking ceremonies were held in January 2009 for an elevated joint-use parking garage and a \$30 million environmental sciences facility that will be shared by FAU and the University of Florida.²³

Town of Davie Community Redevelopment Agency

The Davie CRA has been active since 1988 and was designated with 347 acres for redevelopment. During this time, the CRA has developed a Davie Western Theme Manual, invested in Davie Road beautification, and has provided commercial loans subsidy grants, in name a few activities. In addition, the CRA has produced the following documents:

Downtown Master Plan- Davie's Downtown master Plan was developed to establish a vision and identify implementation steps of a hypothetical build-out of Downtown. The plan contains diagrams and illustrations as well as outlines implementation strategies that demonstrate redevelopment opportunities.

CRA Marketing Plan for Davie Road- The Davie Road area has experienced a decline over the years as other competitive markets have seized a greater market share. Reasons for this increased market share are the improved transportation access and concentrations of commercial activity. Davie Road was the initial commercial center for the Town, as well as the western portion of Broward County. However, the corridor has not expanded with the growth of Broward. The purpose of this study was to conduct an analysis of the market that impacts the Davie Road area and to prepare recommendations that would lead to an overall marketing program for the corridor. A specific analysis is also conducted for the one-acre parcel owned by the CRA.

State Road 7 Davie/Hollywood/Seminole Nation Charrette

The SR 7 - Davie/Hollywood/Seminole Nation Charrette is part of a series charrettes focused on the SR 7/U.S. 441 in Broward County. The main goals were to create a plan for redevelopment and to accommodate future mass transit. The SR 7 - Davie/Hollywood/Seminole Nation Charrette looks at the redevelopment of SR 7 between I-595 and Stirling Road and the surrounding neighborhoods. The charrette report includes the following features: 1) SR 7 at a maximum of six lanes, 2) new roadway connections, 3) beautification of the corridor, 4) conversion of industrial area into a competitive industrial/commercial/research district with residences, 5) mixed-use center at Griffin Road and SR 7, 6) housing for all income levels, 7) mixed use around the Seminole casino, and 7) new schools.

Related Links

Town of Davie

<http://www.davie-fl.gov>

Town of Davie CRA

http://www.davie-fl.gov/Pages/DavieFL_CRASrvices/index

CRA Marketing Plan for Davie Road

http://www.davie-fl.gov/Pages/DavieFL_CRASrvices/davieroad/index

Downtown Davie Master Plan

http://www.davie-fl.gov/Gen/DavieFL_CRASrvices/Downtownmasterplan.pdf

State Road 7 Davie/Hollywood/Seminole Nation Charrette

http://www.tcrpc.org/departments/studio/sr_7_collaborative/davie_seminole_nation/charrette_report.pdf

State Road 7 Davie/Hollywood/Seminole Nation Master Plan

http://www.tcrpc.org/departments/studio/sr_7_collaborative/davie_seminole_nation/master_plan_17x48.pdf

Davie Economic Development Council

<http://www.davieedc.org/>

Davie - Cooper City Chamber of Commerce

<http://www.davie-coopercity.org/>

Davie Area Land Trust, Inc.

<http://www.davielandtrust.com/>

Sources

- ¹ All information in this section is from the Town of Davie. “The Davie Dilemma.” http://www.davie-fl.gov/Pages/DavieFL_Programms/dilemma
- ² Ibid.
- ³ Downtown Master Plan. http://www.davie-fl.gov/Gen/DavieFL_CRASrvices/Downtownmasterplan.pdf
- ⁴ Sun-Sentinel. “Moratorium on rezoning trailer park extended.” February 22, 2008. http://articles.sun-sentinel.com/2008-02-22/news/0802210594_1_home-parks-mobile-home-homestead-exemption
- ⁵ Town of Davie. “The Housing Conundrum in Davie.” http://www.davie-fl.gov/Gen/DavieFL_HousingCDv/condrum
- ⁶ Sun-Sentinel. “Davie’s Palma Nova mobile home park to close.” August, 25, 2008. http://www.sun-sentinel.com/news/broward/sfl-palmanova0825_0.4288718.story
- ⁷ Sun-Sentinel. “Davie spends \$12.5 million on Palma Nova land.” February 3, 2010. http://articles.sun-sentinel.com/2010-02-03/news/fl-davie-forman-20100203_1_councilman-marlon-luis-bryan-caletka-palma-nova
- ⁸ Sun-Sentinel. “Davie may sell Palma Nova land to warehouse developer.” May 21, 2010. http://weblogs.sun-sentinel.com/news/politics/broward/blog/2010/05/davie_may_sell_palma_nova_land.html
- ⁹ Broward Alliance, http://www.browardalliance.org/index.php?src=gendocs&ref=DataCenter_Government_Davie
- ¹⁰ South Florida Times. “Unfair housing.” http://www.sfltimes.com/index.php?option=com_content&task=view&id=1858&Itemid=199
- ¹¹ Sun-Sentinel. “Ku Klux Klan calling cards dropped off at Davie restaurant.” <http://southflorida.sun-sentinel.com/features/wsfl-hot-clicks-4-07-kkk1,0.6555807.story>
- ¹² Ibid.
- ¹³ HOPE, Inc. “Davie Apartment Owners to Pay \$214,000 to settle Racial Discrimination Lawsuit.” 2009. <http://www.hopefhc.com/files/September-2009.pdf>
- ¹⁴ All data in this section is from Simply Maps. Please note there may be slight round off errors.
- ¹⁵ According to the 2009 US Census Bureau’s population estimate, the Town of Davie’s population was 91,729.
- ¹⁶ Unless otherwise indicated, all data from this section is from simply Maps. Please note there may be slight round-off errors.
- ¹⁷ Town of Davie, Transportation, http://www.davie-fl.gov/Gen/DavieFL_WebDocmnts/transportation
- ¹⁸ Simply Maps
- ¹⁹ Ibid.
- ²⁰ Broward Alliance. “Major expansion planned for FAU’s Davie Campus” March 27, 2007. www.browardalliance.org
- ²¹ Ibid.
- ²² Ibid.
- ²³ Broward Alliance. “FAU, UF Celebrate Groundbreaking of New Joint Center on FAU’s Davie Campus” January 21, 2009. www.browardalliance.org