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City of Lighthouse Point

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Community Background Report

City of Lighthouse Point

Boundaries

North: City of Deerfield Beach

East: Intracoastal Waterway (City of Hillsboro Beach across the waterway)

South: City of Pompano Beach

West: US-1 Federal Highway/City of Pompano Beach

Community Type: Municipality

Report Last Updated: December, 2011

History¹

The official history states that the first permanent resident of the area that would become the City of Lighthouse Point built the first home in 1947. At the time, the surrounding land was occupied by farms and mangrove swamps. However, it was almost twenty years earlier that a well-known local figure, Eugene Theodore Knight, also known as “Cap”, appeared on the scene.² In 1928 Cap bought a “spit of land” between the Intracoastal Waterway and Lake Placid, near the Hillsboro Inlet.³ He built a restaurant and bar atop a beached dredging barge purchased in Miami.⁴ Taking advantage of being in “No-Man’s Land Florida,” Cap turned the property into a rum-running establishment and gambling casino.⁵ Legend has it that notables such as Franklin D. Roosevelt, Winston Churchill, the Vanderbilts, the Rockefellers, and Al Capone visited the restaurant.⁶ Today, Cap’s Place is considered the oldest structure in Lighthouse Point and was listed in 1990 as a historical site on the National Register of Historic Places.⁷

Cap’s casino and its slot machines were removed in 1954, after a federal investigation into gambling in Broward County.⁸ It was around this time, in 1951, that a developer acquired acreage in the area and built the first home in a new subdivision called Hillsboro Isles. As the community began to emerge, the area’s residents had to decide whether to be annexed by the neighboring City of Pompano Beach or to incorporate as a separate entity. In 1956 the option of incorporation was approved by voters, and the City of Lighthouse Point received its state charter in 1957. At the time of incorporation, the city had only about 600 residents. However, the area’s population began to grow quickly as the subdivisions of Venetian Isles, Lighthouse Manor, and Wooler Heights were added between 1957 and 1969. In 1970 the city annexed Coral Key and Pompano Waterway Estates, increasing its population to nearly 9,500.

During the 1970s, Lighthouse Point focused on professionalizing and expanding its city services. Parks were created, a fire department was established, a fire and police station

was built, and a municipal library opened its doors. The decade of the 1980s brought the widening of Federal Highway, the creation of a code enforcement board, and a new recreation center.

Community Dynamics

Lighthouse Point is a “close-knit” community, characterized by a small-town atmosphere, which its citizens have a strong desire to maintain.⁹ The city and its residents define Lighthouse Point and their vision for the future of the city with words such as “community” and “charming.”¹⁰ Lighthouse Point will most likely remain a low-density community. It has few remaining vacant lots (approximately 95 percent of the city is developed) and the majority of the residences (80 percent) are single-family homes, most of which fall into the upper-medium and top price range.¹¹ A recent study found that the city’s housing stock has been maintained and improved and the landscaping enhanced, adding value to an already well-groomed community-- especially when compared to neighboring municipalities.¹²

The City of Lighthouse Point has 18 miles of waterways, which include numerous canals within its municipal boundaries, as well as the Intracoastal Waterway. Recently, a resident of the community partnered with the city to create a blueprint for beautifying the canals and waterways.¹³ In keeping with the “community spirit” that built Lighthouse Point, volunteers landscape the waterways and the city provides the maintenance.¹⁴ Residents have contributed funds for other projects as well, including brick pavers around a park, construction of the original city library, expansion of the city library, and new playground equipment.¹⁵ City officials take pride in the “spirit of generosity” that sets Lighthouse Point apart from other cities, where residents might balk at giving extra funding to government.¹⁶

Demographic Highlights¹⁷

The City of Lighthouse Point is largely a homogenous community made up of White Non-Hispanic residents. However, over the last decade, this group was the only one to decrease in numbers, resulting in an overall population decline for the city.

In 2010 Lighthouse Point’s population was 10,344, showing a four percent decline (or -423 people) over the past decade. The only racial/ethnic category that lost population was the White Non-Hispanic group, which declined by 10 percent (-1,004 people) over the last decade. The resulting overall population loss was mitigated by the addition of new, diverse residents: the Hispanic population increased by 73 percent (329 people), “Other Races” increased by 93 percent (136 people), and the Black population increased by 272 percent (125 people). However, it is important to note that while Lighthouse Point has experienced some diversification and a loss in the White Non-Hispanic population, it still remains largely a homogenous city, with White Non-Hispanic residents making up 94 percent of the population.

The city’s median age has increased over the last decade, and is currently 9 years higher than the county’s median age.

The median age of the city’s population was 49 in 2010, showing a marked increase since 2000, when Lighthouse Point’s median age was 47. Broward County was “younger” than the city in 2010, with a median age of 40.

Lighthouse Point experienced a slight loss in housing stock over the past decade. For the remaining units, the city’s occupancy/vacancy rates mirror the county’s.

There are 5,774 housing units in Lighthouse Point. Approximately 2 percent of the housing units (97 units) were lost between 2000 and 2010. In 2010, 85 percent of the housing units were occupied, leaving 15 percent vacant. It is interesting to note that the occupancy/vacancy rates in the city match the county trends.

Of the units that were occupied, the majority (78 percent) were occupied by homeowners. With respect to the vacancy rate, the majority (50 percent) of the empty units were vacant due to seasonal or recreational use.

Lighthouse Point has a higher median income than the county.

According to the 2009 American Community Survey, the City of Lighthouse Point’s median household income was \$66,972, higher than the county’s median of \$51,731.

Transportation Trends¹⁸

The tables below illustrate projected transportation trends in the City of Lighthouse Point:

Travel time to work for the employed population, 2014

	City	County
Work at Home	7%	4%
Less than 15 minutes	22%	16%
15-29 Minutes	38%	33%
30-59 Minutes	26%	38%
60+ Minutes	6%	8%

Average household transportation costs

	City	County
2009	\$9,717.85	\$8,836.33
2014	\$11,905.70	\$10,880.30

Average household transportation costs for public transportation

	City	County
2009	\$684.84	\$555.02
2014	\$877.91	\$721.64

Forecasted number of vehicles per household, 2014

	City	County
0 vehicles	5%	7%
1 vehicle	39%	40%
2 vehicles	42%	40%
3 vehicles	9%	10%
4+ vehicles	4%	3%

Forecasted means of transportation to work for employed individuals, 2014

	City	County
Car, Truck, Van to Work	89%	93%
Public Transportation to Work	2%	2%
Other Transportation to Work	1%	2%
Work at Home	7%	4%

The information below briefly summarizes transportation trends, services, and projects in the City of Lighthouse Point:

Lighthouse Point Community Bus

The community bus service within the City of Lighthouse Point is designed to work in conjunction with Broward County Transit (BCT), connecting with BCT fixed routes 10, 11, 34, 83 and US 1 Breeze. For more information, contact the Lighthouse Point Public Works Dept. at (954) 946-7386, or visit: <http://www.lighthousepoint.com/bus.cfm>

Federal Highway Corridor Study¹⁹

The Federal Highway Corridor Study for the Cities of Pompano Beach and Lighthouse Point was completed in 2006. The study recommends consistent landscaping, street lighting, entrances, and design of buildings. In response to the study, the city organized a workshop in 2007 to discuss design ideas for the Federal Highway Corridor. Many workshop participants disagreed with some of the study's recommendations, including the transformation of Federal Highway into a mass-transit corridor.²⁰ During this meeting, the mayor specifically stated that he believed the Federal Highway Corridor would not be a mass-transit corridor. Others present at the workshop expressed concerns that Federal Highway is not a safe place to walk. The city officials concurred that the goal of the city should be to make the Federal Highway Corridor aesthetically pleasing, and that Lighthouse Point and Pompano Beach should agree to make the Federal Highway Corridor consistent in aesthetics, signage, sidewalks, landscaping, etc.

It should be noted that the document's observations indicate that sidewalks are well connected within the city, with a high volume of pedestrians within the neighborhoods, but not beyond.

Kingfisher Waterway Bridge and other infrastructure improvements²¹

In the past several years, numerous infrastructure projects have been undertaken in the city, such as paving, dredging, sidewalks, underground storm water piping, bridge replacement, street hardscape enhancements, solar lighting, and the renovation of several

municipal facilities. The projects were funded from a combination of sources such as federal and state grants, FEMA, forfeiture funds, property insurance claims, donations, and local funds. The city was awarded a new grant from the Florida Department of Transportation to replace Bridge 204 over the Kingfisher Waterway (the first bridge south of Sample Road on Lighthouse Drive). This \$1.1 million project is scheduled to start in 2012, financed primarily by state transportation funds. Once started, the construction should take approximately 8 months. When finished, the bridge will look similar to Bridge 210 on Lighthouse Drive over the North Grand Canal. The bridge is being widened to provide room for cyclists and vehicles to navigate around disabled or stopped vehicles, and the outer barrier is designed to better protect pedestrians from vehicle traffic. The new bridge will provide a small increase in the clearance for boats navigating under the bridge.

The city-owned span of the Kingfisher Waterway Bridge, a 50-year-old bridge, was on the state's deficient bridge list.²²

Special Events

The City of Lighthouse Point hosts a number of meetings and events for the community. A sample of the more notable annual events is included below. For a full list of events, please visit the community calendar:

<http://www.lighthousepoint.com/meetings.cfm#events>

It should be noted that the city has an official newsletter called "Lighthouse Points" that is mailed to residents and advertises news and events for the city.

Dog Day in the Park – The City of Lighthouse Point sponsors an event every March for dog lovers and residents at Dan Witt Park (4521 NE 22nd Avenue). For more information, contact Recreation Director John Trudel at jtrudel@lighthousepoint.com or (954) 784-3439; or visit: <http://www.lighthousepoint.com/dogday.cfm>

Dinner Under the Stars – Every April the City of Lighthouse Point hosts a dinner and entertainment "under the stars" at Frank McDonough Park (3500 NE 27th Avenue). For more information, contact Recreation Director John Trudel at jtrudel@lighthousepoint.com or (954) 784-3439; or visit: <http://www.lighthousepoint.com/dinner.cfm>.

Keeper Days Weekend - This annual weekend event takes place in February and includes a dinner at the Lighthouse Point Yacht Club (2701 Northeast 42nd Street) where select residents are invited to tell stories from the history of Lighthouse Point, as well as a parade. For more information, call (954) 942-7244, or contact Recreation Director John Trudel at jtrudel@lighthousepoint.com or (954) 784-3439; or visit: <http://www.lighthousepoint.com/keeper.cfm>

Halloween Party- The City of Lighthouse Point sponsors a party for residents of all ages on Halloween night at Dan Witt Park (4521 NE 22nd Avenue). For more information,

please visit the city's monthly calendar:

<http://www.lighthousepoint.com/meetings.cfm#events>

Lighthouse A 'Glow - The City of Lighthouse Point sponsors this “holiday season kick-off” every December at Frank McDonough Park (3500 NE 27th Avenue). For more information, please visit the city's monthly calendar:

<http://www.lighthousepoint.com/meetings.cfm#events>

Pops in the Park - Presented by the Lighthouse Point Cultural Arts Committee, this community concert is held each year in November at Frank McDonough Park (3500 NE 27th Avenue). The music for the event is supplied by bands from local schools-- Cardinal Gibbons High School, Deerfield Beach High School, and North Broward Preparatory School.

Spring Egg Hunt- Every April the City of Lighthouse Point sponsors an egg hunt for children 10 years and under at Frank McDonough Park (3500 NE 27th Avenue). For more information, please visit the city's monthly calendar:

<http://www.lighthousepoint.com/meetings.cfm#events>

Business Landscape

The City of Lighthouse Point is mostly residential. However, the city does have a commercial district that is concentrated along Federal Highway, where shopping centers, restaurants, and other business establishments dot the corridor. See a zoning map of the city at: <http://www.lighthousepoint.com/images/lhpoint4.pdf>

According to the 2007 Economic Census, there were 353 establishments within the City of Lighthouse Point. Establishments counted by the Census Bureau are defined as businesses operating with one or more employees.²³ At the time of this census, the majority of the establishments (defined by the North American Industry Classification System or “NAICS” code) were: professional, scientific, and technical services (87 establishments), retail trade (54 establishments), and health care and social assistance (45 establishments).

The following section lists business-related initiatives or trends that help to describe the City of Lighthouse Point's business landscape:

Federal Highway Corridor Study

The Federal Highway Corridor Study was completed in 2006. The study was prepared at the suggestion of the Broward County Planning Council, after the City of Lighthouse Point objected to high-density residential development being proposed on the west side of Federal Highway.²⁴ The main focus of the Federal Highway Corridor Study for the Cities of Pompano Beach and Lighthouse Point was to gather information. However, the longer-term goal is to establish a more cohesive, coordinated plan between the two cities. Redevelopment issues are complicated by the fact that the west side of Federal Highway is in Pompano Beach, which has different design and density standards.²⁵ The study identified both general and

specific recommendations that should be considered by both cities, including opportunities for redevelopment, landscaping, street lighting, entrances, and design of buildings.²⁶

The study analyzed the commercial/business parcels located directly adjacent to Federal Highway between Copans Road and SE 15th Street for the following:

- Land use patterns
- Conditions, type, and distribution of housing stock and non-residential uses
- Vehicular and pedestrian circulation
- Current mass transit routes and timing
- Existing levels of service on the corridor
- Adequacy in landscaping conditions and buffering
- Open spaces
- The aesthetics presented by the corridor, including visual appearance and spatial arrangement of improvements
- The visual effects of signage
- Consistency of zoning with land use designation
- Adequacy of schools in serving existing or future residential uses in the corridor
- Water and sewer capacities for service to existing and future residential uses in the corridor.

City officials were unsure how to apply the recommendations and the vision to Federal Highway, a road unfriendly to pedestrians and, increasingly, to local businesses.²⁷ At a workshop held after completion of the study, city officials noted high turnover among mom-and-pop businesses, a lack of aesthetic consistency, and density concerns.²⁸

Small Businesses

Federal Highway was the focus of a recent study (see above), and is considered the city's commercial lifeline.²⁹ However, the high turnover among mom-and-pop businesses along the corridor is of concern to the city.³⁰ Furthermore, depressed property values have put pressure on the city's budget, and commissioners may find it more difficult to hold the line on taxes without significant budget cuts.³¹ To attract jobs, commerce and development opportunities, city commission candidates envision Lighthouse Point revitalizing its commercial corridor along Federal Highway, creating public/private partnerships to revive vacant shopping centers in the city, and creating a more thorough, streamlined pre-review process for building permits so that construction projects don't lag due to bureaucratic tie-ups.³²

Related Links

City of Lighthouse Point

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

Federal Highway Corridor Study for the Cities of Pompano Beach and Lighthouse Point
http://www.mypompanobeach.org/directory/planning_%20zoning/rli/g_us1study_melgrinstudy.pdf

Lighthouse Point Zoning Map

<http://www.lighthousepoint.com/images/lhpoint4.pdf>

Lighthouse Point Capital Comprehensive Plan

http://www.sfrpc.com/council/AgendaMar09_6b.pdf

Lighthouse Point Municipal Library

<http://www.lighthousepointlibrary.com>

Lighthouse Point Chamber of Commerce

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

Broward Greenway (Lighthouse Point)

<http://www.broward.org/GREENWAYS/Pages/LighthousePoint.aspx>

Sources

¹ Unless otherwise indicated, all information in this section was obtained at: City of Lighthouse Point.

“History.” <http://www.lighthousepoint.com/history.cfm>

² Broward County. “National Register of Historic Places in Broward County.”

<http://www.broward.org/Library/History/Pages/NRHPBC.aspx#cpr>

³ Ibid.

⁴ Ibid.

⁵ Cap’s Place. <http://www.capsplace.com>

⁶ Ibid.

⁷ Ibid.

⁸ Broward County. “National Register of Historic Places in Broward County.”

<http://www.broward.org/Library/History/Pages/NRHPBC.aspx#cpr>

⁹ Greater Fort Lauderdale Alliance. “Lighthouse Point.”

http://www.gflalliance.org/index.php?src=gendocs&ref=DataCenter_Government_LighthousePoint and

Lighthouse Points: The Official City Newsletter. “Mayor’s Message.” January, 2011.

http://www.lighthousepoint.com/images/LHPnws1_Jan_11.pdf

¹⁰ South Florida Sun Sentinel. “LHP weighs improvements to main road.” November 04, 2007.

http://articles.sun-sentinel.com/2007-11-04/community/0711010620_1_federal-highway-pompano-beach-west-side

¹¹ Greater Fort Lauderdale Alliance. “Lighthouse Point.”

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¹² Michele Mellgren and Associates. “Federal Highway Corridor Study for the Cities of Pompano Beach and Lighthouse Point.” August 31, 2006.

http://www.mypompanobeach.org/directory/planning_%20zoning/rli/g_us1study_melgrinstudy.pdf

¹³ South Florida Sun Sentinel. “Canal Program Blossoms: Lighthouse Point Woman Starts Cleanup Drive.”

February 11, 2005. http://articles.sun-sentinel.com/2005-02-11/news/0502090353_1_backyard-canals-canal-ends-canal-work

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

¹⁷ Unless otherwise indicated, all statistics cited in this section are from US Census Bureau 2000 and 2010 Summary Files 1 (SF 1) 100-Percent Data; US Census Bureau 2005-2009 American Community Survey 5-

Year Estimates and the South Florida Planning Council Comparative Profile for 2000 and 2010 Census for the City of Lighthouse Point (http://www.sfrpc.com/census/PL2010/SFTCPL2010_LighthousePoint.pdf).

¹⁸ Unless otherwise indicated, all statistics cited in this section are from Simply Maps.

¹⁹ Unless otherwise indicated, all information was derived from: City of Lighthouse Point. "SPECIAL WORKSHOP MEETING MINUTES." October 25, 2007.

<http://www.lighthousepoint.com/images/Oct252007.pdf>

²⁰ South Florida Sun Sentinel. "LHP weighs improvements to main road." November 04, 2007.

http://articles.sun-sentinel.com/2007-11-04/community/0711010620_1_federal-highway-pompano-beach-west-side

²¹ Unless otherwise indicated, all information for this section was obtained from: Lighthouse Points: The Official City Newsletter. "Mayor's Message." and "Upcoming Municipal Infrastructure Improvements." January, 2011.

http://www.lighthousepoint.com/images/LHPnws1_Jan_11.pdf

²² South Florida Sun-Sentinel. "Broward County planners say Dixie Highway may be sole stimulus project." February 18, 2009. http://www.sun-sentinel.com/sfl-flbstimulus0218sbf20090218_07865439_story

²³ US Census Bureau, 2007 Economic Census.

²⁴ City of Lighthouse Point. "Regular City Commission Meeting." October 23, 2007.

<http://www.lighthousepoint.com/images/agendadetail10-23-07.pdf>

²⁵ City of Lighthouse Point. "SPECIAL WORKSHOP MEETING MINUTES." October 25, 2007.

<http://www.lighthousepoint.com/images/Oct252007.pdf>

²⁶ Michele Mellgren and Associates. "Federal Highway Corridor Study for the Cities of Pompano Beach and Lighthouse Point." August 31, 2006.

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²⁷ South Florida Sun Sentinel. "LHP weighs improvements to main road." November 04, 2007.

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²⁸ Ibid.

²⁹ Ibid.

³⁰ South Florida Sun Sentinel. "LHP weighs improvements to main road." November 04, 2007.

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³¹ South Florida Sun Sentinel. "Lighthouse Point candidates promote Federal Highway revival: Both see filling commercial vacancies as a top priority." February 25, 2011. http://articles.sun-sentinel.com/2011-02-25/news/fl-election-lighthouse-point-advance-20110225_1_property-values-property-tax-rate-federal-highway

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