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Village of Sea Ranch Lakes

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Community Background Report

Village of Sea Ranch Lakes

Boundaries

North: Ocean Bay Club Drive
South: Pine Avenue
East: Atlantic Ocean
West: Intracoastal Waterway

Community Type: Municipality

Report Last Updated: September 2011

History

The Village of Sea Ranch Lakes was incorporated in 1959 to avoid being forcibly annexed by neighboring municipalities.[1] The community was named after the Sea Ranch Hotel, a historic landmark nearby, as well as for the two artificial lakes in the village.[2] The community is located on the eastern edge of Broward County, and is surrounded by the Town of Lauderdale-By-The-Sea.   It covers an area of 0.2 square miles, including two acres of beachfront property and six acres of commercial land.[3] This small municipality is comprised of an exclusive, walled residential area with only 351 housing units, a private recreation beach for its residents, and one shopping plaza.[4]

The village has a mayor- council form of government, with seven village council members and one mayor. Law enforcement services are provided by the Village of Sea Ranch Lakes Police Department. Other community services, such as fire safety, highways and streets, sanitation, public improvements, planning and zoning, and general administrative services are contracted from various neighboring municipalities.[5]

Community Dynamics

The Village of Sea Ranch Lakes is one of Broward County`s smallest, wealthiest, safest and most exclusive communities.[6]   The village is unique in that the municipality is almost entirely enclosed by high walls, and all property within its jurisdiction is private land. Thus, the village functions both as a private neighborhood and as an autonomous, incorporated municipality with its own police force, municipal code, mayor and council.[7] Despite the fact that the municipality was formed as a tax-raising public body, the Village of Sea Ranch Lakes owns no property within the village: all roads, streets, parks

and lakes are private property owned and overseen by the Sea Ranch Lakes Beach Club.[8] The Beach Club is comprised of all Sea Ranch Lakes property holders, and every owner is entitled to one vote for each parcel of property owned.[9] The village is also unique because of its lack of schools, churches, and fire or utilities departments.[10] Yet, it has its own police department, as safety and privacy are high priorities for community residents.[11] Furthermore, public safety costs comprised about 51 percent of the village's expenditures.[12] Finally, it is interesting to note that, due to the private nature of the municipality, access to the village is strictly controlled by the Sea Ranch Lakes Police Department at the community`s only entrance on A1A.[13]

As previously mentioned, all village property is owned by the Sea Ranch Lakes Beach Club, including the actual clubhouse facility, an oceanfront property.[14] The club, as the single private owner of the community's common areas, is responsible for maintaining the entire infrastructure within the community: roads, street lights, and street signs.[15] Funds for property maintenance, capital improvements, and administration are raised through annual membership dues to the Sea Ranch Lakes Beach Club and the tax base generated by the Sea Ranch Shopping Center.[16] The club is governed by elected members that serve on its board of directors. As such, all major issues require a vote open to the club's elected members and the residents of the village.[17]

Demographic Highlights[18]

According to official Census figures, the Village of Sea Ranch Lakes showed a significant decrease in population between 2000 and 2010.
According to the 2010 Census, the population of Sea Ranch Lakes was 670 and population density was 3,350 per square mile. Between 2000 and 2010, the village experienced a sharp population decrease of 52 percent. However, it should be noted that the figures from 2000 may have discrepancies, and do not reflect any adjustments made by the Census Bureau after 2000.*

*According to officials, the US Census Bureau's total population numbers for the Village of Sea Ranch Lakes for 2000 are incorrect. The Census erroneously counted hundreds of people who were living at the "Sea Ranch" condominiums, which are actually located in Lauderdale-By-The-Sea.[19]

The majority of the village's population in 2010 was White, and mostly of Non-Hispanic ethnicity.
In 2010 the village's racial composition was mostly White (97 percent), with a small Hispanic population (9.7 percent). Furthermore, data from the US Census Bureau for 2005-2009 indicate that 111 people (13 percent of the population) living in the area were "foreign born".

Sea Ranch Lakes has a higher average age than the rest of the county.
According to the 2010 Census, the median age of the village's population was 57, which is higher than the county's median age of 40.

The village's median household income in 2009 was considerably higher than the county's overall median household income.

In 2009 the median household income in Sea Ranch Lakes was $118,125, which is significantly higher than the county's median household income of $51,731.

According to official Census figures, the village had an overall housing stock decrease of 74 percent during the period from 2000 to 2010. The high rate of vacant units (19 percent) is due in part to a significant seasonal population fluctuation.

The decrease in housing stock most likely is due to the mistake in the 2000 Census count previously mentioned. In 2010 there were 351 housing units in Sea Ranch Lakes and 81 percent were occupied.   Of these, only five percent were renter-occupied units. There were 65 vacant units in Sea Ranch Lakes in 2010.   However, 82 percent of those units were reported as seasonal or for recreational use.

**According to officials, the US Census Bureau's 2000 figure for the total number of housing units in the Village of Sea Ranch Lakes is incorrect. The Census erroneously counted as part of Sea Ranch Lakes hundreds of housing units from the "Sea Ranch" condominiums, which are actually located in Lauderdale-By-The-Sea* [20]

Transportation Trends[21]

The tables below illustrate projected transportation trends in the Village of Sea Ranch Lakes.

Forecasted means of transportation to work for employed individuals, 2014

	City	County
Car, Truck, Van to Work	85%	93%
Public Transportation to Work	4%	2%
Other Transportation to Work	3%	2%
Work at Home	8%	4%

Forecasted number of vehicles per household, 2014

	City	County
0 vehicles	5%	7%
1 vehicle	57%	40%
2 vehicles	30%	40%
3 vehicles	6%	10%
4+ vehicles	2%	3%

Travel time to work for the employed population, 2014

	City	County
Work at Home	8%	4%
Less than 15 minutes	22%	16%
15-29 Minutes	40%	33%
30-59 Minutes	23%	38%
60+ Minutes	7%	8%

Average household transportation costs

	City	County
2009	$9,504.02	$8,836.33
2014	$11,634.60	$10,880.30

Average household transportation costs for public transportation

	City	County
2009	$725.20	$555.02
2014	$927.48	$721.64

Broward County Transit Route 11[22]

The Village of Sea Ranch Lakes has access to public transportation via this bus line. One of the bus stops is *Gate Road House*, located adjacent to the Sea Ranch Lakes main entrance.

Pelican Hopper

As a gated community surrounded by the Town of Lauderdale-By-The-Sea, the Village of Sea Ranch Lakes benefits from the neighboring town's free shuttle service, the Pelican Hopper. This shuttle stops in front of Publix Supermarket at the Village Shopping Center. For more information about the Pelican Hopper, please visit: http://www.lauderdalebythesea-fl.gov/town/hopper.htm

Special Events

The Village of Sea Ranch Lakes does not have a recreation department and does not maintain a community events calendar. Private events are held in the village clubhouse throughout the year.

Business Landscape

The Village of Sea Ranch Lakes currently does not have business-related initiatives or recent business developments, due to its status as a primarily residential community. Industrial and office spaces do not exist in the village. The village's main revenues come from a combination of tax receipts from ad-valorem property taxes, revenue sharing with the state on sales, gasoline and community service taxes, franchise fees, and building permit fees.[23] The village's only commercial area is a small strip shopping mall outside the gates, the Sea Ranch Shopping Center. As a result, the city relies on Pompano Beach or Lauderdale-By- The-Sea for shopping, restaurants and entertainment.

Employment within the village is limited to the Sea Ranch Lakes Police Department, the Sea Ranch Lakes Beach Club, and the village shopping center. According to the Greater Fort Lauderdale Alliance's Labor Force report for the village, there are only 42 establishments, with 301 employees.[24] As such, the Village of Sea Ranch Lakes' major employers are: Publix Supermarket, CVS Pharmacy, and the Village of Sea Ranch Lakes Police Department. Among the most common occupations in Sea Ranch Lakes are

management, professional, and related occupations (61percent), and sales and office occupations (31percent). Approximately 83 percent of residents in Sea Ranch Lakes work for private companies, 9 percent work for the government, and 8 percent are self-employed.[25]

In the period from 2005 to 2009, the Village of Sea Ranch Lakes had a five percent rate of unemployment for the civilian population in the labor force.[26]

Related Links

Map of the Village of Sea Ranch Lakes
http://www2.census.gov/geo/pvs/bas/bas11/st12_fl/incplace/p1264725_sea_ranch_lakes/BAS11P112000 64725_001.pdf

Community Profile
http://greaterfortlauderdale.zoomprospector.com/default.aspx?DID=COMMUNITIES_1264725

Race / Ethnic Composition of the Population, 2000 and 2010
http://www.sfrpc.com/census/PL2010/SFTCPL2010_SeaRanchLakes.pdf

Village of Sea Ranch Lakes Comprehensive Plan, 1990
http://dcapapers.eoconline.org/FloridaPAPERS/FlashAug16/Model/documentView.cfm?UserID=6239& AreaID=11&DocumentID=447198

Village of Sea Ranch Lakes Financial Statement, FY 2010
http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20sea%20ranch%20lakes.pdf

Village of Sea Ranch Lakes Municipal Code
http://library4.municode.com/default-test/home.htm?infobase=12460&doc_action=whatsnew

Marine Master Plan (countywide)
http://docs.cdsi.fau.edu/cues/MIASFFinalReport.pdf

Proposed Greenway (countywide--the village is part of the proposed waterway system)
http://www.broward.org/Greenways/Documents/Broward%20inside.pdf

Sea Ranch Lakes Demographics, Labor Force, & Consumer Spending
http://factfinder.census.gov/servlet/ACSSAFFFacts?_event=Search&geo_id=&_geoContext=&_street=& _county=Sea+Ranch+Lakes&_cityTown=Sea+Ranch+Lakes&_state=04000US12&_zip=&_lang=en&_s se=on&pctxt=fph&pgsl=010

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http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20sea%20ranch%20lakes.pdf
and Profile of the Village of Sea Ranch Lakes http://en.wikipedia.org/wiki/Sea_Ranch_Lakes,_Florida

[2] Florida League of Cities- Municipal Directory, Village of Sea Ranch Lakes
http://www.floridaleagueofcities.com/Directory.aspx?iID=442

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2010http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20sea%20ranch%20lakes.pdf
and Profile of the Village of Sea Ranch Lakes http://en.wikipedia.org/wiki/Sea_Ranch_Lakes,_Florida

[4] US Census Bureau 2010 Summary File 1 (SF 1) 100-Percent Data and the Village of Sea Ranch Lakes, Florida-
Basic Financial Statements September 30, 2010
http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20sea%20ranch%20lakes.pdf

[5] Village of Sea Ranch Lakes, Code of Ordinances enacted June 22, 2009-Article VII, Section 1
 http://library4.municode.com/default-test/home.htm?infobase=12460&doc_action=whatsnew
and the Village of Sea Ranch Lakes, Florida-Basic Financial Statements September 30, 2010
 http://www.myflorida.com/audgen/pages/mun_efile%20rpts/2010%20sea%20ranch%20lakes.pdf

[6] Sun Sentinel-Online Article: "The Village You Can`t Get In" by Stephen D`Oliveira-May 01, 1988
http://articles.sun-sentinel.com/1988-05-01/features/8801270339_1_beach-club-sea-ranch-lakes-village-council

[7] Sun Sentinel-Online Article: "The Village You Can`t Get In" by Stephen D`Oliveira-May 01, 1988
http://articles.sun-sentinel.com/1988-05-01/features/8801270339_1_beach-club-sea-ranch-lakes-village-council

[8] Profile of the Village of Sea Ranch Lakes http://en.wikipedia.org/wiki/Sea_Ranch_Lakes,_Florida

[9] Ibid.

[10] Sun Sentinel-Online Article: "The Village You Can`t Get In" by Stephen D`Oliveira-May 01, 1988
http://articles.sun-sentinel.com/1988-05-01/features/8801270339_1_beach-club-sea-ranch-lakes-village-council

[11] Sun Sentinel Online Article: "Two Sea Ranch Lakes burglaries shake villagers' sense of security." by Linda
Trischitta-August 30, 2009
http://www.sun-sentinel.com/news/broward/fort-lauderdale/sfl-sea-ranch-shaken,0,1523924.story

[12] Sun Sentinel Online Article: "Frugal Sea Ranch Lakes plans to hold line on taxes" by Linda Trischitta-August 20,
2009
http://www.sun-sentinel.com/news/broward/sfl-sea-ranch-budget-081909,0,1087856.story

[13] Profile of the Village of Sea Ranch Lakes http://en.wikipedia.org/wiki/Sea_Ranch_Lakes,_Florida

[14] Ibid.

[15] Ibid.

[16] Ibid.

[17] Ibid.

[18] 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; U.S Census Bureau 2005-2009 American Community Survey 5-Year Estimates and
the South Florida Planning Council Comparative Profile for 2000 and 2010 Census
http://www.sfrpc.com/census/PL2010/SFTCPL2010_SeaRanchLakes.pdf. Percentage numbers were rounded.

[19] Sun Sentinel-Online Article: "Did Sea Ranch Lakes lose half its population?" By Lisa J. Huriash-March 21, 2011
http://articles.sun-sentinel.com/2011-03-21/news/fl-sea-ranch-lakes-census-20110321_1_census-numbers-
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[21] All stats cited in this section are from Simply Maps unless otherwise indicated.

[22] Broward County Transit www.broward.org/BCT/MapsAndSchedules/Routes/Pages/11.aspx#ADA Bus Stops

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[24] Greater Fort Lauderdale Alliance, Village of Sea Ranch Lakes Labor Force Report:
http://greaterfortlauderdale.zoomprospector.com/default.aspx?DID=COMMUNITIES_1264725

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