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Cypress Creek Livability Study Area

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Community Background Report

Cypress Creek Livability Study Area

County: Broward

Community Type: Neighborhood

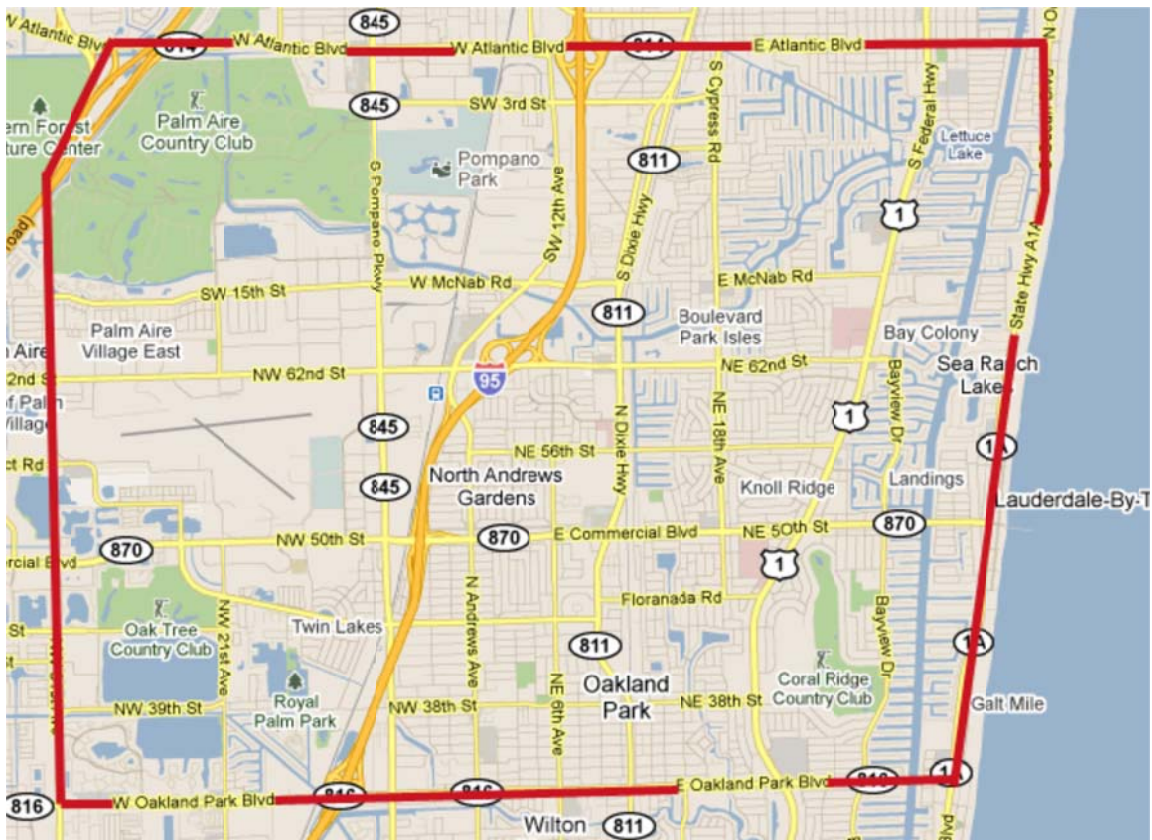
Borders:

North: Atlantic Boulevard

South: Oakland Park Boulevard

East: SR A1A

West: Lyons Road



Background

The Cypress Creek Livability Study Area extends over six municipalities: Fort Lauderdale, Pompano Beach, Oakland Park, Lauderdale-By-The-Sea, Sea Ranch Lakes, and Tamarac.

City	Livability Study Area	Percent of the city's area within the Livability Study Area
Ft. Lauderdale	35%	30%
Pompano Beach	30%	40%
Oakland Park	20%	80%
Lauderdale-By-The-Sea	8%	90%
Sea Ranch Lakes	5%	100%
Tamarac	2%	90%

The municipalities within the Livability Study Area vary greatly-- from Fort Lauderdale, the county's seat and principal city, to the Village of Sea Ranch Lakes, a tiny, exclusive gated community that functions as an autonomous city. Below is a brief description of each of the municipalities:

The City of Fort Lauderdale emerged as the county's principal city and became the county seat of Broward County in 1915.¹ Today the City of Fort Lauderdale is the largest municipality in Broward County and is the seventh largest city in Florida, with a population of 184,892 in 2009.² Approximately 30 percent of the city falls within the Livability Study Area. The Fort Lauderdale City Commission has endorsed a plan for a \$110 million water park within the livability area around Fort Lauderdale's Lockhart Stadium, an 18,500-seat facility. The nearby Fort Lauderdale Stadium would be incorporated into the park to create a sports village.³ The plan includes a permanent home for the Broward County Sports Hall of Fame, as well as virtual golf, baseball and softball simulators.⁴ The economic impact of the project is estimated at \$400 million.⁵

The City of Pompano Beach was originally settled by both Black and White families from northern Florida, Georgia and the Carolinas, as well as a number of Black immigrants from the Bahamas.⁶ One hundred years later, the city's racial makeup is still predominantly White and Black residents, with a growing number of immigrants--this time Hispanic and Brazilian.⁷ In 2009 Pompano Beach's population was 102,609.⁸ Also worth noting is the substantial seasonal population that spends its winters in the area. Approximately 40 percent of the city falls within the Livability Study Area. The city's efforts to increase tourism within this area led to one of the county's newest casinos, Isles Casino and Racing at Pompano Park, opened in 2007. The city has another horse racing venue at the Pompano Harness Track, also located within the Livability Study Area.⁹

The City of Oakland Park was in the midst of a transformation from a sleepy southern community to a more modern city prior to the downturn in the economy. This change has been credited to spillover in redevelopment from its neighbor to the south, Wilton Manors.¹⁰ Many of the changes in Oakland Park have brought about tensions between the city's original blue-collar community and its new residents, resulting in growing pains in recent years.¹¹ In 2009 the City of Oakland Park had 42,565 residents.¹² Approximately 80 percent of the city falls within the Livability Study Area.

The Town of Lauderdale-By-The-Sea is a small municipality with a population of 5,877.¹³ While numerous other coastal cities in Florida allowed the development of large condominium complexes on the beach, Lauderdale-By-The-Sea takes pride in its small-town charm and ocean views protected by building height limitations.¹⁴ Ninety percent of the town falls within the Livability Study Area.

The Village of Sea Ranch Lakes is a gated seaside village with a population of only 741.¹⁵ The tiny municipality is made up of an exclusive walled residential area, an oceanfront beach club, and one shopping plaza.¹⁶ The Village of Sea Ranch Lakes is unique in that all property within its jurisdiction is private land. Thus, the Sea Ranch Lakes Police Department is legally allowed to deny access to residential areas of the village to non-residents through the village's main gate on Gatehouse Rd at A1A.¹⁷ Security is a priority for the village residents. Walls eight to fourteen feet high enclose an enclave that is also protected by a 21-person police force guarding the .14-square-mile community.¹⁸ It should be noted that 100 percent of the village is located within the Livability Study Area.

The City of Tamarac has evolved from a retirement community of snowbirds to a diverse city with a population of 59,655.¹⁹ One of the greatest changes has been in senior-citizen population. Twenty years ago the U.S. Census reported that the average age in the city had decreased a little over 10 years.²⁰ Despite the change, the city's median age remains higher than the county's. Currently the city's median age is 47, whereas the county's median age is 38.²¹ Furthermore, recent data shows that the city's population is expected to increase in the older age groups through 2013.²² Regardless, the demographic shift can create community tensions. According to the Sun-Sentinel, the mix of young and old has been the source of neighborhood clashes as young families move into homes in neighborhoods once limited to seniors only.²³ Ninety percent of the city falls within the Livability Study Area.

Demographic, Housing & Economic Indicators²⁴

The following section describes the demographic profile of the Livability Study Area and provides a few key housing and economic indicators.²⁵

The Cypress Creek Livability Study Area's total population was 131,002 in 2009. *Significant growth occurred within the Livability Study Area between 1990 and 2000, however, the population has since remained flat and is projected to decline slightly by*

2014. The average median age in the Livability Study Area is 43 and is expected to increase to 44 by 2014.

The majority of the Cypress Creek Livability Study Area’s population is White (75.52 percent), native born (75.07 percent), and speaks English (73.38 percent); the population’s makeup is projected to remain about the same through 2014. The Hispanic population is expected to increase from 16.90 percent in 2009 to 19.01 percent in 2014.

The Cypress Creek Livability Study Area’s average household size is 1.5. ***In 2009 the area had approximately 74,975 housing units, of which 83.49 percent were occupied, mostly by homeowners (53.59 percent).*** It is hard to know how much of the vacancy rate (16.51 percent) can be explained by the seasonal population in seaside cities such as Pompano Beach.

In 2009 the Cypress Livability Study Area had an average household income of \$62,917.55 and experienced a 10.04 percent unemployment rate. Of those residents that are employed, the majority (13.15 percent) work in the professional, scientific, management, and administrative sectors. The Cypress Creek Livability Study Area is also home to numerous large employers: ²⁶

- CBSSports.com
- Citrix Systems
- City of Pompano Beach
- Ed Morse Automotive Group
- Holy Cross Hospital
- Home Depot
- John Knox Village
- Kaplan University
- Lowe's Home Improvement Center
- Marlo Electronics
- Point Blank
- Republic Industries
- Spherion
- Stimpson Manufacturing

POPULATION	
Year	Number
1990	118,186
2000	132,646
2008	133,697
2009	131,002
2014 (Projection)	126,336

AGE²⁷				
	2009		2014	
	Number	Percent	Number	Percent
85 Years and Older	6,238	4.76%	6,529	5.17%
75 to 84 Years	10,430	7.96%	9,748	7.72%
65 to 74 Years	11,588	8.85%	10,798	8.55%
55 to 64 Years	16,110	12.30%	17,126	13.56%
45 to 54 Years	18,776	14.33%	18,613	14.73%
35 to 44 Years	18,636	14.23%	16,431	13.01%
25 to 34 Years	17,825	13.61%	16,983	13.44%
18 to 24 Years	9,345	7.13%	9,327	7.38%
12 to 17 Years	6,888	5.26%	6,525	5.16%
6 to 11 Years	6,939	5.30%	6,305	4.99%
0 to 5 Years	8,227	6.28%	7,951	6.29%
Median Age	43	-	44	-

RACE & ETHNICITY				
	2009		2014	
	Number	Percent	Number	Percent
White	98,927	75.52%	91,963	72.79%
Black	19,149	14.62%	19,876	15.73%
Asian	2,194	1.67%	2,301	1.82%
Other Race	10,732	8.19%	12,196	9.65%
Hispanic	22,135	16.90%	24,016	19.01%

FOREIGN-BORN/CITIZENSHIP				
	2009		2014	
	Number	Percent	Number	Percent
Foreign Born - Not a Citizen	20,738	15.83%	20,693	16.38%
Foreign Born - Naturalized	11,927	9.10%	11,977	9.48%
Citizenship - Native	98,337	75.07%	93,666	74.14%

LANGUAGE				
	2009		2014	
	Number	Percent	Number	Percent
Speaks Other Language	820	0.67%	768	0.65%
Speaks Asian or Pacific Island Language	1,135	0.92%	1,080	0.91%
Speaks Other Indo-European Language	15,055	12.26%	14,203	12.00%
Speaks Spanish	17,064	13.90%	16,545	13.98%
Speaks English	90,097	73.38%	87,140	73.61%

EDUCATION				
	2009		2014	
	Number	Percent	Number	Percent
Graduate Degree	9,844	9.88%	9,488	9.86%
College	18,038	18.11%	17,611	18.30%
Associate Degree	6,701	6.73%	6,513	6.77%
Some College	23,598	23.69%	2,2835	23.73%
High School	25,809	25.91%	24,869	25.84%
< High School	15,613	15.68%	14,912	15.50%

HOUSEHOLDS	
Year	Number
1990	56,796
2000	62,539
2008	63,990
2009	62,595
2014	60,682
Average Size, 2014	1.5
HH Median Income (\$), 2014	\$62,917.55

HOUSING UNITS, 2009		
	Number	Percent
Housing Units	74,975	100.00%
Occupied Units	62,595	83.49%
Renter Occupied	22,418	29.90%
Owner Occupied	40,177	53.59%
Vacant Units	12,380	16.51%

EMPLOYMENT BY INDUSTRY, 2009		
	Number	Percent
Wholesale Trade	2,435	4.03%
Public Administration	2,061	3.41%
Other Services	3,900	6.46%
Arts, Entertainment, Accommodation and Food Services, etc.	6,854	11.35%
Education, Health and Social Services	9,707	16.07%
Professional, Scientific, Management, Administrative, etc.	7,944	13.15%
Finance, Insurance, Real Estate and Rental and Leasing	5,983	9.91%
Information	2,412	3.99%
Transportation and Warehousing, and Utilities	3,339	5.53%

Retail Trade	6,178	10.23%
Manufacturing	3,833	6.35%
Construction	5,554	9.20%
Agriculture, Forestry, Fishing and Hunting, and Mining	194	0.32%

Transportation Trends

The tables below illustrate projected transportation trends in the Cypress Creek Livability Study Area.

Forecasted means of transportation to work for employed individuals, 2014

	Livability Study Area	County
Car, Truck, Van to Work	91 %	93 %
Public Transportation to Work	2 %	2 %
Other Transportation to Work	3 %	2 %
Work at Home	4 %	4 %

Forecasted number of vehicles per household, 2014

	Livability Study Area	County
0 vehicles	7 %	7 %
1 vehicle	51 %	40 %
2 vehicles	34 %	40 %
3 vehicles	7 %	10 %
4+ vehicles	1 %	3 %

Travel time to work for the employed population, 2014

	Livability Study Area	County
Work at Home	4 %	4 %
Less than 15 minutes	23 %	16 %
15-29 Minutes	40 %	33 %
30-59 Minutes	27 %	38 %
60+ Minutes	6 %	8 %

Average household transportation costs		
	Livability Study Area	County
2009	\$8,562.57	\$8,836.33
2014	\$10,471.30	\$10,880.30

Average household transportation costs for public transportation		
	Livability Study Area	County
2009	\$527.90	\$555.02
2014	\$669.89	\$721.64

Special Events

Below is a sample list of the recurring events that take place within the Cypress Creek Livability Study Area:

All American Celebration- Independence Day is celebrated every Fourth of July from 6 pm – 9 pm at the Tamarac Sports Complex (9901 NW 77th Street). Please call the City of Tamarac’s Parks and Recreation Department at 954-597-3620 for additional information.

Arts and Crafts Festival- The Lauderdale-By-The-Sea Chamber of Commerce hosts an arts and crafts show twice a year where visiting artisans and craftsmen showcase their wares over a two-day period. The event takes place in March and October. For more information, please contact the chamber at 954-776-1000.

Annual Flower Show and Tea- The Lauderdale-By-The-Sea Gardening Club organizes this event every February at Jarvis Hall (4501 N Ocean Drive). The flower show and tea are open to the public. There is no cost for admission. For more information, call Yolanda Bernardini at 954-942-1639.

Christmas By-The-Sea- The Lauderdale-By-The-Sea Chamber of Commerce hosts this annual event in December, attracting hundreds of people to Anglin’s Square. For more information, please contact the chamber at 954-776-1000.

Dive-In Movies- Approximately 350 residents meet once a quarter at the Caporella Aquatic Center (9300 NW 58th Street) at 8:30 pm to see an outdoor movie. For more information contact the Tamarac Parks and Recreation Department at 954-597-3620 or see the sponsorship book: <http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf>

Easter By-The-Sea- Sponsored by the Town of Lauderdale-By-The-Sea, this annual family event takes place at Municipal Park (behind the town hall on Bougainville Drive) every April. For more information, please visit the town's event calendar:

<http://www.lauderdalebythesea-fl.gov/town/events.htm>

Easter Egg Hunt- Oakland Park Fire Rescue holds a free egg hunt for Oakland Park families each Spring. Call 954-630-4550 for more information. The event takes place at the Royal Palm Park (1701 NW 38th Street).

Father's Day Fishing Tournament- Children and their fathers celebrate with a day on the lake the Saturday before Father's Day. The event is held at Caporella Park (9300 NW 58th Street) from 9 am to 12 pm. For more information contact the Tamarac Parks and Recreation Department at 954-597-3620 or see the sponsorship book:

<http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf>

Fourth of July Celebration- Sponsored by the Town of Lauderdale-By-The-Sea, the celebration has numerous events, including a parade, entertainment, and fireworks. For more information please visit the town's event calendar: <http://www.lauderdalebythesea-fl.gov/town/events.htm>

Halloween Party- Sponsored by the Town of Lauderdale-By-The-Sea, this family event takes place at Jarvis Hall (4501 N Ocean Drive) every October. For more information, please visit the town's event calendar: <http://www.lauderdalebythesea-fl.gov/town/events.htm>

Meet Me on Main Street- Hosted by Oakland Park Main Street, this one-day event takes place in April from 5 pm to 9 pm. Main Street (NE 12th Avenue) becomes a street festival. For more information, visit: www.oaklandparkmainstreet.com

Oakland Park Main Street Annual Classic Car Show- This event is hosted by Oakland Park Main Street during the month of February. It takes place along Main Street from 11 am to 4 pm. For more information, visit: <http://oaklandparkmainstreet.com>

Oktoberfest- The City of Oakland Park hosts the largest Oktoberfest in Broward County. The annual celebration takes place in October over a two-day period at Jaco Pastorius Park (4000 N Dixie Hwy). For sponsorship opportunities, please call Oakland Park Main Street at 954-565-2627 or visit: www.oaklandparkmainstreet.com

Polynesian Cultural Festival- This annual festival is hosted by the Polynesian Culture Association and takes place in May at Jaco Pastorius Park (4000 N Dixie Hwy). For more information visit: <http://www.polynesiancultureassociation.com>

Pride South Florida Pridefest- Pride South Florida hosts this event in March from noon to 7 pm. The festival takes place at Jaco Pastorius Park (4000 N Dixie Hwy). For more information, please visit: <http://pridesouthflorida.org>

Princess Party- This event is for girls ages 5 to 11. Refreshments and games are provided. The party takes place the 3rd Saturday in August at the Tamarac Community Center (8601 West Commercial Blvd) at 11 am. For more information, contact the Tamarac Parks and Recreation Department at 954-597-3620 or see the sponsorship book: <http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf>

Tamarac Turkey 5K Trot- Every Thanksgiving morning, this race takes place from 7:30 am – 9:00 am. It begins at Tamarac City Hall (7525 NW 88th Ave) and winds through the Woodmont neighborhood. For more information, contact the Tamarac Parks and Recreation Department at 954-597-3620 or see the sponsorship book: <http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf>

Taste-of-the-Beach- The Lauderdale-By-The-Sea Chamber of Commerce hosts this annual event every February, where guests can sample a variety of offerings from local restaurateurs, enjoy live entertainment, cooking demonstrations and a silent auction. For more information, please contact the Chamber at 954-776-1000.

Twilight Concert Series- In February, March and April, this series features bands and solo artists from all over the state of Florida. The concerts are held at the Tamarac Sports Complex (9901 NW 77th Street) from 7-9 pm. For more information, call the Tamarac Parks and Recreation Department at 954-597-3620.

Veterans Day Parade and Celebration- This City of Tamarac event on November 11th features a parade beginning at City Hall (7525 NW 88th Avenue), traveling north on Pine Island and then east on Southgate Boulevard. Immediately following the parade is a traditional Veterans Day Ceremony. Please see the sponsorship book for more information: <http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf> or call the call the Tamarac Parks and Recreation Department at 954-597-3620.

Youth Day- Oakland Park has celebrated "Youth Day" for more than 50 years. The event includes the longest running parade in South Florida, a craft fair and the "Little Miss Oakland Park" contest. The event takes place during the month of March at Wimberly Field (3900 NE 3rd Avenue).

Other events in Tamarac- Additional city events include: Classical Concert (2nd Friday in April), Memorial Day Ceremony (May), Spring Fest (Saturday before Easter), Peter Cottontail's Wet & Wild Egg Hunt (two Saturdays before Easter), Spook-A-Lot for Tots (2nd Saturday in October), Halloween Hoopla (Halloween night), Santa's Workshop (2nd Saturday in December), Holiday Lighting Ceremony (1st Wednesday in December), and Senior Dances (every Thursday). For more information regarding these events, please visit: <http://www.tamarac.org/media/127442/sponsorship%20book-final.pdf> or call the Special Events Manager at 954-597-3635.

Related Links

City of Fort Lauderdale

<http://ci.ftlaud.fl.us>

City of Pompano Beach

<http://www.mypompanobeach.org>

City of Oakland Park

<http://oaklandparkfl.org>

Town of Lauderdale By-The-Sea

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

City of Tamarac

<http://www.tamarac.org>

Greater Fort Lauderdale Chamber of Commerce

<http://www.ftlchamber.com>

Pompano Beach Chamber of Commerce

<http://www.pompanobeachchamber.com>

Oakland Park Main Street

<http://oaklandparkmainstreet.com>

Tamarac's Chamber of Commerce

<http://www.tamaracchamber.org>

Lauderdale-By-The-Sea Chamber of Commerce

<http://www.lbts.com>

Sources

¹ Broward Legacy. "The Creation of Broward County: Victory in Tallahassee."

http://fulltext.fcla.edu/DLData/SN/SN01480340/0011_003/file5.pdf

² Broward Alliance, "Fort Lauderdale." www.browardalliance.org and the US Census Bureau's Annual Estimate for Incorporated Places, 2009.

³ South Florida Business Journal. "Fort Lauderdale OKs \$110M water park." June 16, 2010.

⁴ Ibid.

⁵ Ibid.

⁶ Pompano Beach Historical Society, "Our History" <http://www.pompanohistory.com/phc/ourhistory/>

⁷ Simply Maps and the Sun-Sentinel. "Venezuelan, Guatemalan, and Brazilian immigrants have made South Florida their home." December 9, 2007.

⁸ US Census Bureau's Annual Estimate for Incorporated Places, 2009.

⁹ City of Pompano, Economic Development, <http://www.mypompanobeach.org/economic/index.html>

¹⁰ South Florida Business Journal. "Changes on horizon in Oakland Park." May 19, 2006.

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- ¹¹ Ibid.
- ¹² US Census Bureau’s Annual Estimate for Incorporated Places, 2009.
- ¹³ Ibid.
- ¹⁴ Town of Lauderdale by the Sea. “History.” <http://www.lauderdalebythesea-fl.gov>
- ¹⁵ US Census Bureau’s Annual Estimate for Incorporated Places, 2009.
- ¹⁶ Wikipedia. “Sea Ranch Lakes, Fl.” http://en.wikipedia.org/wiki/Sea_Ranch_Lakes%2C_Florida
- ¹⁷ Ibid.
- ¹⁸ Sun Sentinel. “Two Sea Ranch Lakes burglaries shake villagers' sense of security.” 2009. <http://www.sun-sentinel.com/news/broward/fort-lauderdale/sfl-sea-ranch-shaken.0.1523924.story>
- ¹⁹ US Census Bureau’s Annual Estimate for Incorporated Places, 2009 and Sun Sentinel, “Tamarac Real Estate.” 2007. <http://web.archive.org/web/20070314171538/http://www.sunsentinel.com/classified/realestate/community/sfl-homespot-tamarac.0.7833813.story>
- ²⁰ Community Development Department, City of Tamarac, <http://www.tamarac.org/city-departments/community-development--code/demographics.aspx>
- ²¹ Simply Maps.
- ²² Ibid.
- ²³ Sun Sentinel, “Tamarac Real Estate.” 2007 <http://web.archive.org/web/20070314171538/http://www.sunsentinel.com/classified/realestate/community/sfl-homespot-tamarac.0.7833813.story>
- ²⁴ Unless otherwise indicated, all data in this section is from Simply Maps.
- ²⁵ The following methodology was used to determine the median calculations in the Livability Study Areas:
Total Population Median = a
Population = b
a x b (for each record), a x b = c
Divide total c/ total b.
- ²⁶ Note: The list of large employers was derived by a list provided by city by the Greater Fort Lauderdale Alliance (<http://www.gflalliance.org>). Addresses were compiled for each employer and geo-coded, those addresses within the Livability Study Area are included in this report.
- ²⁷ Note: The population from 6 years of age and up was used to determine language calculations.