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# Davie Education Center Livability Study Area

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# Community Background Report

## Davie Education Center Livability Study Area

**County:** Broward

**Community Type:** Neighborhood

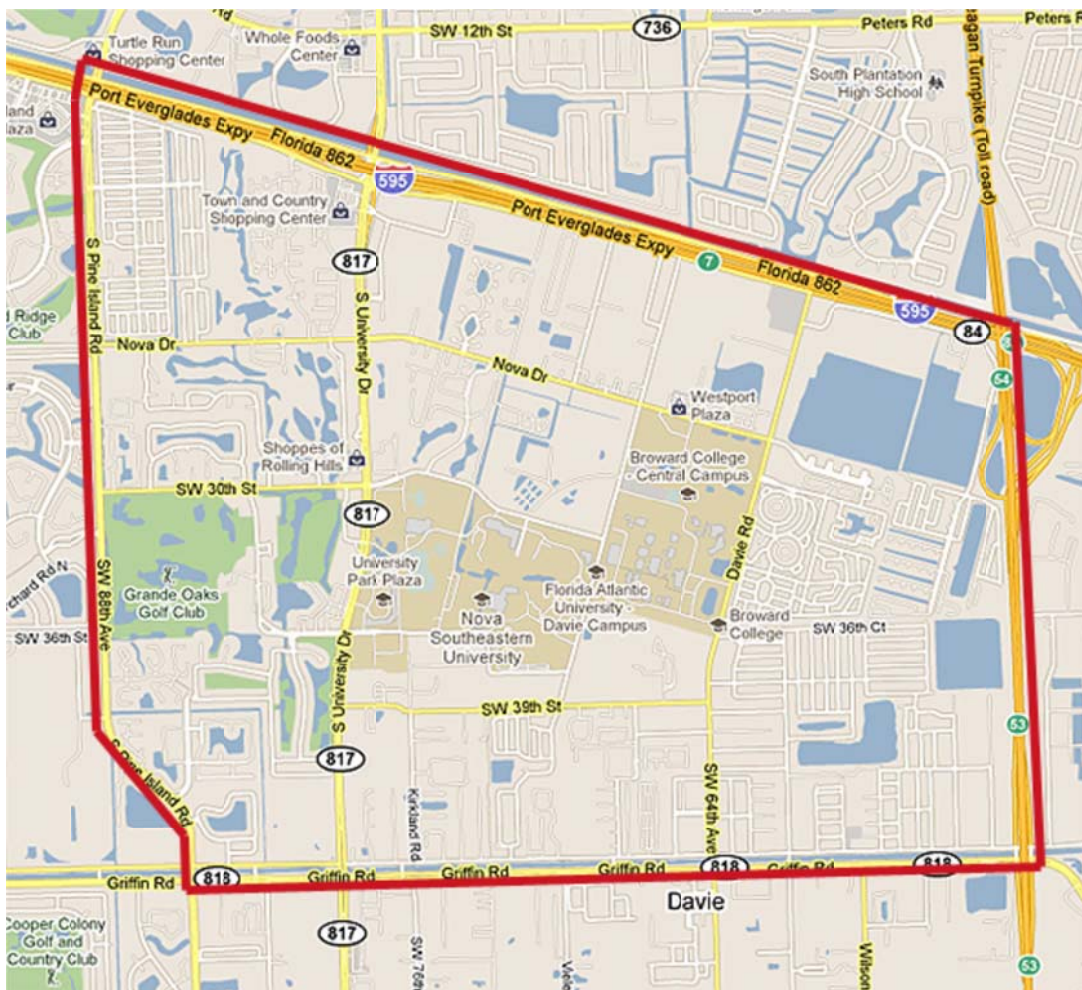
**Borders:**

North: C-11 Canal

South: Griffin road

East: Davie Road

West: Pine Island Road



## Background

The Davie Education Center Livability Study Area is 100 percent contained within the Town of Davie and covers approximately 50 percent of the town.

City	Livability Study Area	Percent of the city's area within Livability Study Area
Davie	100%	50%

The central point of interest and an important, large employer in the Livability Study Area is the South Florida Educational Center –a 620-acre complex that houses the Miami Dolphins training camp and a consortium of educational institutions, including:

- Broward College Central Campus
- Nova Southeastern University
- University of Florida
- Florida Atlantic University
- ITT Technical Institute
- McFatter Technical Institute
- Nova Schools (Grades K-12)

The South Florida Educational Center was built on a tract of land used during World War II as an auxiliary airfield and later returned to the community for educational purposes.<sup>1</sup> By 1960, the Broward County School Board proposed development of the airfield into a complex of schools that would extend from first grade through university.<sup>2</sup> Construction began soon thereafter on the ambitious campus plan, creating what is collectively referred to as the “Nova Schools” –Nova Highman Blanch Elementary, Nova Dwight D. Eisenhower Elementary, Nova Middle, and Nova High.<sup>3</sup> The Nova schools were originally funded by the Ford Foundation and were to be the site of the “Nova Educational Experiment”, entailing entrance exams, longer school calendars, and self-paced classes. Today the schools operate the same as others in the district.<sup>4</sup> Construction of the universities followed, with the private institution, Nova University (now Nova Southeastern University), Broward Community College, the University of Florida in 1968, and Florida Atlantic University in 1994. Florida International University also operated a campus on the site during the 1980s, but has since moved it to Pembroke Pines.<sup>5</sup>

Recently, the campuses within the complex have begun significant construction expansions. Florida Atlantic University (FAU) is in the process of implementing a five-year master plan for its Davie campus that calls for more space for business education and biological science.<sup>6</sup> With five new buildings, the total area of facilities on campus would increase from 216,000 square feet to more than 711,000 square feet.<sup>7</sup> This effort is part of FAU’s 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.<sup>8</sup> 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.<sup>9</sup>

Nova Southeastern University (NSU) completed a new 526-bed residence hall in 2007 and the Don Taft University Center (the second largest entertainment venue in Broward County) in 2006.<sup>10</sup> In addition, NSU is planning to build a Center for Collaborative Research and an Academical Village that would serve as cornerstones of the Davie campus. These projects, as well as a wet lab research incubator and a partnership center between public and private researchers, are on hold until the economy improves.<sup>11</sup> The Center for Collaborative Research will cost more than \$50 million to construct and will have an additional \$5 million worth of research equipment.<sup>12</sup> The building will be home to the Rumbaugh-Goodwin Institute for Cancer Research, Florida LambdaRail, information and technology services, investigators from the Health Professions Division and Oceanographic Center, and the U.S. Geological Survey (USGS).<sup>13</sup> The Academical Village is based on the Jeffersonian concept of a "community of scholars and students living and working closely together, combining theory with practice".<sup>14</sup> The project is a \$500-million partnership to transform 30 acres into a high-tech research/office park with nearly 3 million square feet of office, retail, financial, governmental and residential space, a hotel, and a conference center.<sup>15</sup>

## **Demographic, Housing & Economic Indicators<sup>16</sup>**

The following section describes the demographic profile of the Livability Study Area, as well as a few key housing and economic indicators.<sup>17</sup>

The Davie Education Center Livability Study Area's total population was 16,433 in 2009. The Livability Study Area's population has remained relatively flat over the past decade. Projections indicate a slight dip in population and a small increase in median age from 36 in 2009 to 38 in 2014. The majority of the Davie Education Center Livability Study Area's population is White (82.95%) and is projected to remain the majority through 2014. However, slight increases in Blacks and "Other Races" are expected. Hispanics are projected to make up 24.34 percent of the population in 2014.

The Davie Education Center Livability Study Area is made up mostly of US-born residents (79.35 percent) and, therefore, has a population of English speakers (76.43 percent) that closely matches the native population. However, it should be noted that approximately 16.12 percent of the population speaks Spanish and that 11.45 percent are foreign-born residents that have not been naturalized and cannot vote.

The Livability Study Area's household size is 1.92. Unfortunately, there is no way of knowing whether the South Florida Educational Center may have had an influence on this figure. The number of households has followed a pattern similar to that of the total population and has remained rather flat over the past decade. In regard to housing units, the vast majority of the Livability Study Area's units were occupied (91.60 percent) by owners (61.17 percent).

In 2009 the population within the Davie Education Center Livability Study Area had an unemployment rate of 5.74 percent, significantly lower than in most of the municipalities in the county. In terms of employment by industry, it isn't a surprise that the largest

employment sector is Education, Health, and Social Services (21.12 percent), due to the South Florida Educational Center’s presence within the Study Area.

<b>POPULATION</b>	
<b>Year</b>	<b>Number</b>
1990	13,422
2000	16,408
2008	16,787
2009	16,433
2014 (Projection)	15,871

	<b>2009</b>		<b>2014</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>85 Years and Older</b>	267	1.62%	271	1.71%
<b>75 to 84 Years</b>	722	4.39%	652	4.11%
<b>65 to 74 Years</b>	1,043	6.35%	963	6.07%
<b>55 to 64 Years</b>	1,702	10.36%	1,808	11.39%
<b>45 to 54 Years</b>	2,216	13.49%	2,230	14.05%
<b>35 to 44 Years</b>	2,336	14.22%	2,114	13.32%
<b>25 to 34 Years</b>	2,883	17.54%	2,768	17.44%
<b>18 to 24 Years</b>	2,039	12.41%	1,998	12.59%
<b>12 to 17 Years</b>	1,035	6.30%	991	6.24%
<b>6 to 11 Years</b>	1,088	6.62%	1,003	6.32%
<b>0 to 5 Years</b>	1,102	6.71%	1,073	6.76%
<b>Median Age</b>	36	-	38	-

	<b>2009</b>		<b>2014</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>White</b>	13,631	82.95%	12,678	79.88%
<b>Black</b>	792	4.82%	894	5.63%
<b>Asian</b>	1,249	7.60%	805	5.07%
<b>Other Race</b>	761	4.63%	1,494	9.41%
<b>Hispanic</b>	3,519	21.41%	3,863	24.34%

<b>FOREIGN-BORN/CITIZENSHIP</b>				
	<b>2009</b>		<b>2014</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Foreign-Born - Not a Citizen</b>	1,881	11.45%	1,880	11.85%
<b>Foreign-Born - Naturalized</b>	1,512	9.20%	1,527	9.62%
<b>Citizenship - Native</b>	13,040	79.35%	12,464	78.53%

<b>LANGUAGE</b>				
	<b>2009</b>		<b>2014</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Speaks Other Language</b>	107	0.70%	98	0.66%
<b>Speaks Asian or Pacific Island Language</b>	302	1.97%	288	1.95%
<b>Speaks Other Indo-European Language</b>	918	5.99%	860	5.81%
<b>Speaks Spanish</b>	2,472	16.12%	2,408	16.27%
<b>Speaks English</b>	11,718	76.43%	11,326	76.54%

<b>EDUCATION</b>				
	<b>2009</b>		<b>2014</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Graduate Degree</b>	1,089	9.75%	1,053	9.74%
<b>College</b>	2,150	19.25%	2,110	19.53%
<b>Associate Degree</b>	800	7.16%	789	7.30%
<b>Some College</b>	2,892	25.89%	2,812	26.02%
<b>High School</b>	2,892	25.89%	2,777	25.70%
<b>&lt; High School</b>	1,346	12.05%	1,265	11.71%

<b>HOUSEHOLDS</b>	
<b>Year</b>	<b>Number</b>
1990	6,496
2000	7,501
2008	7,711
2009	7,544
2014	7,308
<b>Average Size, 2014</b>	1.92
<b>HH Inc, Median (\$), 2014</b>	\$52,985.02

<b>HOUSING UNITS, 2009</b>		
	<b>Number</b>	<b>Percent</b>
<b>Housing Units</b>	8,236	100.00%
<b>Occupied Units</b>	7,544	91.60%
<b>Renter Occupied</b>	2,506	30.43%
<b>Owner Occupied</b>	5,038	61.17%
<b>Vacant Units</b>	692	8.40%

<b>EMPLOYMENT BY INDUSTRY, 2009</b>		
	<b>Number</b>	<b>Percent</b>
<b>Wholesale Trade</b>	280	3.22%
<b>Public Administration</b>	494	5.67%
<b>Other Services</b>	546	6.27%
<b>Arts, Entertainment, Accommodation and Food Services, etc.</b>	1007	11.57%
<b>Education, Health and Social Services</b>	1839	21.12%
<b>Professional, Scientific, Management, Administrative, etc.</b>	886	10.18%
<b>Finance, Insurance, Real Estate and Rental and Leasing</b>	865	9.93%
<b>Information</b>	228	2.62%
<b>Transportation and Warehousing, and Utilities</b>	353	4.05%
<b>Retail Trade</b>	965	11.08%
<b>Manufacturing</b>	446	5.12%
<b>Construction</b>	798	9.17%
<b>Agriculture, Forestry, Fishing and Hunting, and Mining</b>	0	0.00%

## Transportation Trends

The tables below illustrate projected transportation trends in the Davie Education Center Livability Study Area.

<b>Forecasted means of transportation to work for employed individuals, 2014</b>		
	<b>Livability Study Area</b>	<b>County</b>
Car, Truck, Van to Work	94 %	93 %
Public Transportation to Work	0.49 %	2 %
Other Transportation to Work	3 %	2 %
Work at Home	3 %	4 %

<b>Forecasted number of vehicles per household, 2014</b>		
	<b>Livability Study Area</b>	<b>County</b>
0 vehicles	7 %	7 %
1 vehicle	51 %	40 %
2 vehicles	34 %	40 %
3 vehicles	7 %	10 %
4+ vehicles	1 %	3 %

<b>Travel time to work for the employed population, 2014</b>		
	<b>Livability Study Area</b>	<b>County</b>
Work at Home	3 %	4 %
Less than 15 minutes	19 %	16 %
15-29 Minutes	36 %	33 %
30-59 Minutes	34 %	38 %
60+ Minutes	8 %	8 %

<b>Average household transportation costs</b>		
	<b>Livability Study Area</b>	<b>County</b>
2009	\$8817.60	\$8,836.33
2014	\$10,818.00	\$10,880.30

<b>Average household transportation costs for public transportation</b>		
	<b>Livability Study Area</b>	<b>County</b>
2009	\$534.20	\$555.02
2014	\$683.09	\$721.64

### **South Florida Education Center Transportation Management Association**

The SFEC TMA is a private, nonprofit organization representing a partnership of SFEC educational institutions, the Town of Davie and the Florida Department of Transportation whose mission is to develop strategies and implement programs that provide alternative transportation options for improved Livability in the South Florida Education Center area. For more information, please visit: <http://www.sfec.org/>

### **Special Events**

Below is a sample list of the recurring events that take place within the Davie Education Center Livability Study Area:

**Broward County Airboat Show** –This 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 the town’s special events calendar at [http://www.davie-fl.gov/Gen/DavieFL\\_SpclPrjcts/activities](http://www.davie-fl.gov/Gen/DavieFL_SpclPrjcts/activities)

**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: or visit the town’s special events calendar at

[http://www.davie-fl.gov/Gen/DavieFL\\_SpclPrjcts/activities](http://www.davie-fl.gov/Gen/DavieFL_SpclPrjcts/activities)

**Orange Blossom Festival, Parade and Rodeo** – Every February this festival features over 250 displays and takes place along Orange Drive from Davie Road west to SW 66th Terrace. This portion of Orange Drive will be closed off during the festival. For more information visit:

[http://www.davie-fl.gov/Pages/DavieFL\\_SpclPrjcts/orangeblossom2012](http://www.davie-fl.gov/Pages/DavieFL_SpclPrjcts/orangeblossom2012)

**The Sunshine Stampede Rodeo** –This rodeo takes place in April at the Bergeron Rodeo Grounds (4271 Davie Road). For more information visit: <http://www.fgra.com/stampede>

**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 or visit the town’s special events calendar at [http://www.davie-fl.gov/Gen/DavieFL\\_SpclPrjcts/activities](http://www.davie-fl.gov/Gen/DavieFL_SpclPrjcts/activities)

In addition, South Florida Educational Center-related events can be viewed at the events calendar for each university:

Broward College (Central Campus events are shown in green):

<http://www.broward.edu/student/EventsStudent/page27829.html>

Florida Atlantic University (click on Broward Campuses Calendar):

<http://events.fau.edu/MasterCalendar/MasterCalendar.aspx>

Nova Southeastern University:

<http://www.nova.edu/cal/public/webevent.cgi?cmd=openical&cal=cal2&>

University of Florida (Fort Lauderdale Research & Education Center):

<http://flrec.ifas.ufl.edu/events/index.shtml>

## Related Links

Town of Davie

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

Nova Southeastern University

<http://www.nova.edu>

Broward College Central Campus

<http://www.broward.edu/ext/CampusDisplay.jsp?Name=1>

University of Florida (Fort Lauderdale Research & Education Center)

<http://flrec.ifas.ufl.edu/index.shtml>

Florida Atlantic University (Davie Campus)

<http://www.fau.edu/broward/davie/>

ITT Technical Institute

<http://itt-tech.edu>

McFatter Technical Institute

<http://www.mcfattertech.com>

Nova Schools (Grades K-12)

<http://www.novaschools.com>

South Florida Education Center Transportation Management Association

<http://www.sfec.org>

Davie - Cooper City Chamber of Commerce

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

## Sources

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<sup>1</sup> Victoria Wagner. "The Davie Dilemma" 1982. [http://www.davie-fl.gov/Gen/DavieFL\\_Programms/dilemma](http://www.davie-fl.gov/Gen/DavieFL_Programms/dilemma)

<sup>2</sup> Philip Busey "History of the SFEC" <http://sfec.org/history/index.html>

<sup>3</sup> The History of Broward County Public Schools. <http://www.browardschools.com/history/1960.htm>

<sup>4</sup> Ibid.

<sup>5</sup> Philip Busey "History of the SFEC" <http://sfec.org/history/index.html>

<sup>6</sup> Broward Alliance. "Major expansion planned for FAU's Davie Campus." March 27, 2007. [www.browardalliance.org](http://www.browardalliance.org)

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

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<sup>9</sup> Broward Alliance. “FAU, UF Celebrate Groundbreaking of New Joint Center on FAU’s Davie Campus” January 21, 2009. [www.browardalliance.org](http://www.browardalliance.org)

<sup>10</sup> Nova Southeastern University, “Major Initiatives.” <http://www.nova.edu/president/initiatives.html>

<sup>11</sup> South Florida Business Journal. “From humble roots, Hanbury takes the lead at NSU” April 22, 2011, <http://www.bizjournals.com/southflorida/blog/2011/04/hanbury-takes-the-lead-at-NSU.html#ixzz1NBwqbojB>

<sup>12</sup> Nova Southeastern University, “Major Initiatives.” <http://www.nova.edu/president/initiatives.html>

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> Simply Maps.

<sup>17</sup> 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.

<sup>18</sup> Note: The population from 6 years of age and up was used to determine language calculations.