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Northern Broward Livability Study Area

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Community Background Report

Northern Broward Livability Study Area

County: Broward

Community Type: Neighborhood

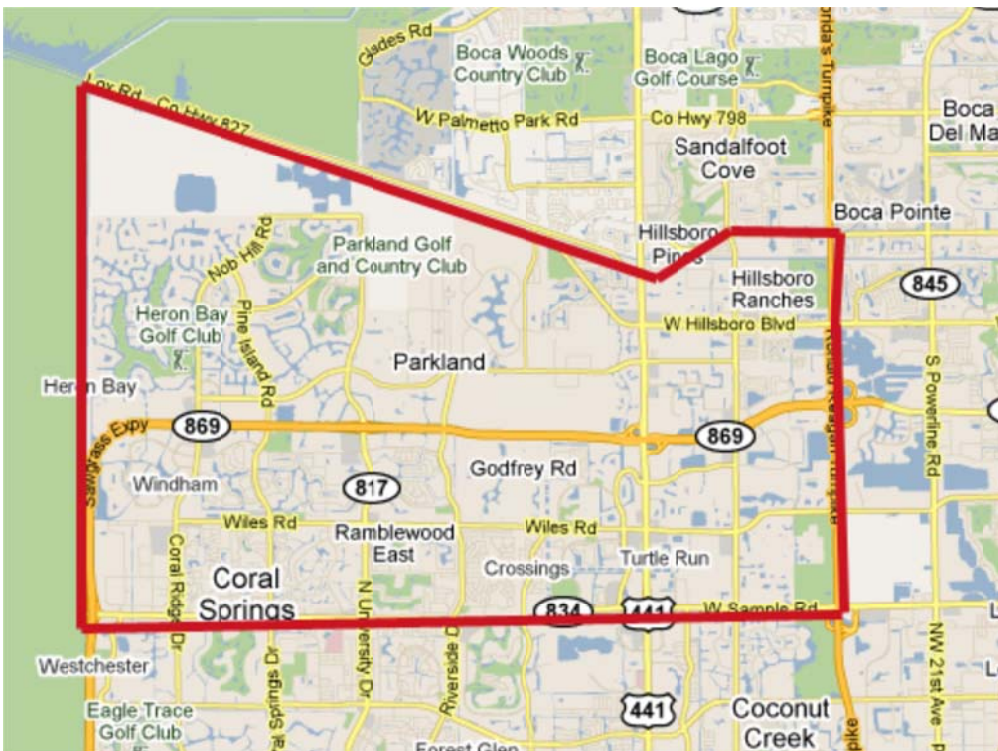
Borders:

North: Palm Beach County Line

South: Sample Road

East: Conservation Levee

West: Florida's Turnpike



Background

The Northern Broward Livability Study Area is located within three cities: Parkland, Coral Springs, and Coconut Creek.

City	Livability Study Area	Percent of the city's area within the Livability Study Area
Parkland	40%	100%
Coral Springs	40%	50%
Coconut Creek	20%	50%

The City of Parkland is a residential community with “small-scale commercial villages”, known for its green spaces and hometown feel.¹ In fact, the city has no major employers other than city government and various retail operations.² The city’s population in 2009 was 24,146.³ Recently, the city completed a strategic plan in which it set 5-year goals and a 2030 vision for itself that reinforced its commitment to preserving Parkland’s character.⁴ It should be noted that 100 percent of the city falls within the Livability Study Area. Thus, all points of interest located within the city are also within the Study Area.

The City of Coral Springs has a population of 126,518. Half the city falls within the Livability Study Area. Both the Corporate Park of Coral Springs and city hall are located within the Study Area. The city has been recognized numerous times. Money magazine called it the best place to live in the State of Florida, and rated it 44th on its overall list of the 100 Best Places to Live. Coral Springs received the presidential Malcolm Baldrige National Quality Award, and is a two-time winner of the Governor’s Sterling Award for quality excellence. The Florida League of Cities identified Coral Springs as a City of Excellence, and America’s Promise Alliance for Youth named it as one of the 100 Best Communities for Young People.⁵ The city’s proactive stance has led it to: 1) address its fast-growing diversity needs by establishing a Multi-Cultural Advisory Committee that acts as a liaison between the city and the community; 2) establish the Coral Springs College and University Partnership (CSCUP) in 2005 to serve the residents and employees of Coral Springs; the partnership currently consists of three major universities--Broward College, Barry University, and Strayer University; classes are currently being held at the Coral Springs Charter School at University Drive and Sample Road, and at the offices of the Coral Springs Economic Development Foundation and Chamber of Commerce (11805 Heron Bay Blvd); 3) begin the first phase of a "Downtown Coral Springs"; having reached the point of “residential build out”, and nearing “commercial build out”, the city’s Community Redevelopment Agency has initiated redevelopment that will add 3 million square feet of new office, retail, residential and entertainment space to the city.⁶

The City of Coconut Creek has a population of 50,544.⁷ Half the city falls within the Livability Study Area. The city’s Community Redevelopment Agency, the Downtown Coconut Creek Main Street District, and the Seminole Entertainment Complex are

located within the Study Area. In 2009 the city commission officially adopted the “City Green Image.”⁸ The process began with a city-funded forum, the Coconut Creek Assembly Vision 2020, which invited citizens representing public and private sectors, as well as civic groups and the public at large, to develop a “greenprint” for the future growth of the city.⁹ In response to this forum, Coconut Creek developed the City Green Plan, a document that establishes a framework for achieving environmental leadership in the region. The plan entails the adoption of the City Green Image and a commitment to the following goals regarding transportation: 1) ensure the construction of an intermodal transit Study Area in the Main Street Project Area by 2020 or completion of development in Main Street; 2) improve Livability throughout the city by increasing the number of bus shelters and adding bicycle parking, bicycle lanes, greenway trails, and local bus shuttle service; 3) implement a bike or car sharing program in the city by 2020; 4) implement an alternative vehicle parking program with designated parking areas for alternative vehicles in developments throughout the city by 2020.¹⁰

Demographic, Housing & Economic Indicators¹¹

The following section describes the demographic profile of the Livability Study Area, as well as a few key housing and economic indicators.¹²

The population and the number of households within the Northern Broward Livability Study Area have been steadily growing since 1990. The population tripled between 1990 and 2009 and is expected to gain an additional 19,000 people by 2014. The number of households has also tripled since 1990. The Study Area has a relatively large median household size of 2.43 persons.

The median age of the Northern Broward Livability Study Area is relatively low at 33, and is projected to remain the same through 2014.

The majority of the Northern Broward Livability Study Area’s population is White (79.11 percent). This is expected to continue through 2014. However, the White population is the only racial group projected to decrease, albeit only slightly. The Hispanic population is projected to increase by 19.46 percent by 2014. Regarding citizenship, the majority is composed of native citizens, yet it should be noted that 22.16 percent are foreign-born (evenly split between naturalized and those who maintain their citizenship of origin).

The Northern Broward Livability Study Area has 45,289 housing units, of which only 5.29 percent are vacant. It is also worth noting that a significant percentage of the housing is owner-occupied (70.11 percent).

The Livability Study Area exhibits strong economic indicators and a high median income of \$89,653.75 (projected for 2014), and had a low unemployment rate of 5.12 percent in 2009. The largest employment sector (17.38 percent) in the Northern Broward Livability Study Area is the Public Administration sector. The Northern Broward

Livability Study Area is home to numerous other large employers. Below is a sample list¹³:

- ABB Power T&D
- Al Hendrickson Toyota
- Alliance Entertainment
- Carl's Corporate Headquarters and Showroom/Distribution Center
- Coconut Creek Hyundai
- Coconut Creek Mitsubishi
- Coconut Creek Suzuki
- Elite Aluminum Corporation
- Enterprise Rent-a-Car Regional Offices
- Gunther Volkswagon
- Infiniti of Coconut Creek
- JM Lexus
- KB Electronics
- Nordis Direct

POPULATION	
Year	Number
1990	38,961
2000	89,164
2008	119,638
2009	124,541
2014 (Projection)	143,873

AGE¹⁴				
	2009		2014	
	Number	Percent	Number	Percent
85 Years and Older	902	0.72%	1,092	0.76%
75 to 84 Years	2,357	1.89%	2,590	1.80%
65 to 74 Years	4,008	3.22%	4,626	3.22%
55 to 64 Years	10,310	8.28%	13,480	9.37%
45 to 54 Years	19,985	16.05%	24,422	16.97%
35 to 44 Years	22,686	18.22%	24,519	17.04%
25 to 34 Years	17,163	13.78%	19,511	13.56%
18 to 24 Years	8,800	7.07%	10,188	7.08%
12 to 17 Years	12,594	10.11%	14,286	9.93%
6 to 11 Years	13,025	10.46%	14,396	10.01%
0 to 5 Years	12,711	10.21%	14,763	10.26%
Median Age	33	-	33	-

**RACE &
ETHNICITY**

	2009		2014	
	Number	Percent	Number	Percent
White	98,520	79.11%	110,137	76.55%
Black	11,407	9.16%	14,300	9.94%
Asian	5,803	4.66%	7,341	5.10%
Other Race	8,811	7.07%	12,095	8.41%
Hispanic	21,757	17.47%	27,997	19.46%

FOREIGN-BORN/CITIZENSHIP

	2009		2014	
	Number	Percent	Number	Percent
Foreign-Born - Not a Citizen	14,887	11.95%	17,262	12.00%
Foreign-Born - Naturalized	12,720	10.21%	15,286	10.62%
Citizenship - Native	96,934	77.83%	111,325	77.38%

LANGUAGE

	2009		2014	
	Number	Percent	Number	Percent
Speaks Other Language	1,003	0.90%	1,132	0.88%
Speaks Asian or Pacific Island Language	2,325	2.08%	2,696	2.09%
Speaks Other Indo-European Language	9,500	8.50%	10,448	8.09%
Speaks Spanish	16,552	14.80%	18,909	14.65%
Speaks English	84,578	75.63%	98,396	76.21%

EDUCATION

	2009		2014	
	Number	Percent	Number	Percent
Graduate Degree	9,941	12.84%	11,834	13.11%
College	21,019	27.15%	25,202	27.93%
Associate Degree	7,368	9.52%	8,695	9.64%
Some College	17,360	22.43%	20,103	22.28%
High School	15,048	19.44%	17,078	18.93%
< High School	6,675	8.62%	7,328	8.12%

HOUSEHOLDS	
Year	Number
1990	13,578
2000	30,330
2008	41,178
2009	42,895
2014	49,820
Average Size, 2014	2.43
HH Median Income (\$), 2014	\$89,653.75

HOUSING UNITS, 2009		
	Number	Percent
Housing Units	45,289	100.00%
Occupied Units	42,895	94.71%
Renter Occupied	11,144	24.61%
Owner Occupied	31,751	70.11%
Vacant Units	2,394	5.29%

EMPLOYMENT BY INDUSTRY, 2009		
	Number	Percent
Wholesale Trade	5575	8.89%
Public Administration	10892	17.38%
Other Services	9808	15.65%
Arts, Entertainment, Accommodation and Food Services, etc.	6233	9.94%
Education, Health and Social Services	2404	3.84%
Professional, Scientific, Management, Administrative, etc.	2497	3.98%
Finance, Insurance, Real Estate and Rental and Leasing	7866	12.55%
Information	4066	6.49%
Transportation and Warehousing, and Utilities	4910	7.83%
Retail Trade	160	0.26%

Transportation Trends

The tables below illustrate projected transportation trends in the Northern Broward Livability Study Area.

Forecasted means of transportation to work for employed individuals, 2014

	Livability Study Area	County
Car, Truck, Van to Work	93 %	93 %
Public Transportation to Work	0.62 %	2 %
Other Transportation to Work	1 %	2 %
Work at Home	5 %	4 %

Forecasted number of vehicles per household, 2014

	Livability Study Area	County
0 vehicles	2 %	7 %
1 vehicle	24 %	40 %
2 vehicles	55 %	40 %
3 vehicles	15 %	10 %
4+ vehicles	3 %	3 %

Travel time to work for the employed population, 2014

	Livability Study Area	County
Work at Home	5 %	4 %
Less than 15 minutes	16 %	16 %
15-29 Minutes	33 %	33 %
30-59 Minutes	38 %	38 %
60+ Minutes	8 %	8 %

Average household transportation costs

	Livability Study Area	County
2009	\$10,429.35	\$8,836.33
2014	\$12,801.14	\$10,880.30

Average household transportation costs for public transportation		
	Livability Study Area	County
2009	\$769.46	\$555.02
2014	\$1,010.64	\$721.64

Special Events

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

4th of July Bicycle Parade- The City of Parkland and North Broward Preparatory School host this annual event from 9 am to 11 am at Terramar Park (6575 NW 75th Drive). For more information, please contact Colleen O’Dea, Special Events Coordinator, at 954-757-4120 or codea@cityofparkland.org

Butterfly Festival- The City of Coconut Creek celebrates its birthday every February at Sabal Pines Park (5005 NW 39th Avenue). For more information, please visit: <http://www.creekgov.net/festival>

Coco Fest- The City of Coconut Creek and the Promenade at Coconut Creek partner to host Coco Fest. The event is a culinary and cultural celebration of the coconut. The festivities take place in November at the Promenade at Coconut Creek (located on the southwest corner of Lyons Road and Wiles Road). For more details, please contact the Special Events Hotline at 954-545-6620.

Coconut Creek Antiques and Collectible Show- C&C Antiques presents the Coconut Creek Antiques and Collectible Show in November at the Recreation Complex (4455 Sol Press Blvd). Interested vendors should contact Carl Ramos at C&C Antiques & Stuff at 954-592-4809.

Coconut Creek Craft Festival at the Promenade- Howard Alan Events & American Craft Endeavors host the juried art and craft festival every October at the Promenade (4401 Lyons Road). For more information, please call 954-472-3755 or visit: www.artfestival.com

Coral Springs Chamber Expo- This exposition is sponsored by the Coral Springs Chamber of Commerce at the Marriott Heron Bay (11775 Heron Bay Blvd) to showcase city businesses. For more information, please visit: <http://www.cschamber.com>

EarthFest- The City of Coral Springs hosts this event every April at the Sandy Ridge Sanctuary (8501 NW 40th Street). For more information, call 954-344-1117 or 954-345-2112, or visit the city’s community calendar: <http://www.coralsprings.org/events>

Fall Migration Feast- This annual fundraiser for the Sawgrass Nature Center & Wildlife Hospital is held in November at the Plaza del Lago at Heron Bay (11535 Osprey Trail) in Parkland. For more information, please call Dotty at 954-752-9453 or visit: <http://sawgrassnaturecenter.org>

Family Concert at the Park- The City of Coral Springs hosts a free concert series at the Betti Stradling Park (10301 Wiles Road). For more information, call 954-345-2200 or visit the city’s community calendar: <http://www.coralsprings.org/events>

Fishing Derby- The City of Parkland and North Broward Preparatory School host this event once a month at Terramar Park (6575 NW 75th Drive). For more information, please contact Colleen O’Dea, Special Events Coordinator, at 954-757-4120 or codea@cityofparkland.org

Halloween Blast- The City of Coconut Creek Parks and Recreation Department host a Halloween event at Sabal Pines Park (5005 NW 39th Avenue). For more details, please contact the Special Events Hotline at 954-545-6620.

Horse Shows- The Parkland Horseman’s Association hosts numerous horse shows throughout the year at the Equestrian Center at Temple Park (8350 Ranch Road) in the City of Parkland. For more information please visit: <http://www.parklandhorsemans.com>

Martin Luther King, Jr. Celebration- The City of Coral Springs holds its annual Martin Luther King, Jr. Celebration in January. Events include a business luncheon at the Coral Springs Marriott at Heron Bay and a community celebration at the Center for the Arts. For more information, contact Joyce Campos at 954-344-1005 or visit the city’s community calendar: <http://www.coralsprings.org/events>

Monthly Concert Series- A concert event takes place each month (except June through August) from 7 pm to 8:30 pm at the Pine Trails Park Amphitheatre (10555 Trails End). For more information, contact Colleen O’Dea, Special Events Coordinator, or call the main Parks and Recreation phone at 954-757-4120, or visit: <http://www.cityofparkland.org/index.aspx?NID=332>

Movies in the Park- The City of Parkland and the North Broward Preparatory School host this event. For more information, contact Colleen O’Dea, Special Events Coordinator, or call the main Parks and Recreation phone at 954-757-4120, or visit: <http://www.cityofparkland.org/index.aspx?NID=334>

Parkland Comedy Showcase- The City of Parkland hosts ongoing comedy shows at the Pine Trails Park Amphitheatre (10555 Trails End). For more information, contact Colleen O’Dea, Special Events Coordinator, or call the main Parks and

Recreation phone at 954-757-4120, or visit:
<http://www.cityofparkland.org/index.aspx?nid=314>

Parkland Farmer's Market- Every November, the farmer's market opens at 8350 Ranch Rd. For more information, contact Colleen O'Dea, Special Events Coordinator, or call the main Parks and Recreation phone at 954-757-4120, or visit:
<http://www.cityofparkland.org/index.aspx?NID=329>

Senior Activities- The City of Parkland offers a range of programs, services, and organized events for residents 55 and older. For more information please visit:
<http://www.cityofparkland.org/index.aspx?NID=306>

Special Olympic Car Show- The Coral Springs Police hosts this annual event in April at the Magnolia Shoppes (Westview Dr and University Drive). For more information, call Cindy Heafy at 954-344-1833 or visit the city's community calendar:
<http://www.coralsprings.org/events>

Sundae's In the Park- The City of Parkland and North Broward Preparatory School host this event one Sunday a month from 10 am to 12 pm at Terramar Park (6575 NW 75th Drive). For more information, please contact Colleen O'Dea, Special Events Coordinator, at 954-757-4120 or codea@cityofparkland.org

Related Links

City of Parkland
<http://www.cityofparkland.org>

City of Coral Springs
<http://www.coralsprings.org>

City of Coconut Creek
<http://coconutcreek.net>

Coral Springs Chamber of Commerce
<http://www.cschamber.com/>

Coconut Creek Chamber of Commerce
<http://creekchamber.com>

City of Parkland Strategic Plan 2010-2030
<http://www.cityofparkland.org/DocumentView.aspx?DID=52>

City of Coconut Creek Green Plan
http://coconutcreek.net/green/city_green_plan.pdf

Sources

- ¹ City of Parkland. “Strategic Plan.” <http://www.cityofparkland.org/DocumentView.aspx?DID=52>
- ² Greater Fort Lauderdale Alliance. “Parkland”
http://www.gflalliance.org/index.php?src=gendocs&ref=DataCenter_Government_Parkland
- ³ US Census Bureau’s Annual Estimate for Incorporated Places, 2009.
- ⁴ City of Parkland. “Strategic Plan.” <http://www.cityofparkland.org/DocumentView.aspx?DID=52>
- ⁵ US Census Bureau’s Annual Estimate for Incorporated Places, 2009 and City of Coral Springs. “City receives record-high marks in community survey.”
<http://www.coral springs.org/fullstory.cfm?articleid=16374>
- ⁶ City of Coral Springs. “Diversity” and “College/University Partnership.”
<http://www.coral springs.org> and Greater Fort Lauderdale Alliance. “Coral Springs.”
<http://www.gflalliance.org/>
- ⁷ US Census Bureau’s Annual Estimate for Incorporated Places, 2009.
- ⁸ City Green Plan, 2009. http://coconutcreek.net/green/city_green_plan.pdf
- ⁹ Coconut Creek Vision 2020 Assembly.
http://coconutcreek.net/newsite/press_releases/policy_statement_2020.pdf
- ¹⁰ City Green Plan, 2009. http://coconutcreek.net/green/city_green_plan.pdf
- ¹¹ Unless otherwise indicated, all information in this section is from Simply Maps.
- ¹² 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.
- ¹³ 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.
- ¹⁴ Note: The population from 6 years of age and up was used to determine language calculations.