

4.3 Coconut Creek

According to the 2010 Census and the 2013 ACS, Coconut Creek had a population of 56,792 in 2013 with a land area of 11.85 miles. There has been a 7.3% growth in population since 2010, much higher than the County average. Nearly 22% of the population is under 18 years old almost mirroring the County average, while nearly 19% of the population is over 65 years old, which is higher than the County average.

The median household income for the City is almost \$54,000 while per capita income is just over \$28,000. The percentage of people living in Coconut Creek under the poverty line is the lowest of the four cities for this study, and well below the average for the County. Of the nearly 30,000 workers in Coconut Creek, only 1.1% use public transportation for work trips, which is below the County average. The mean travel time to work for residents is around 25 minutes.

Figure 41 - Coconut Creek 2013 Demographics

	Coconut Creek	Broward County
Total Pop	56,792	1,748,066
Land Area (sq.mi.)	11.85	1,320
Pop Growth	7.3%	5.2%
% under 18	21.5%	22.4%
% over 65	18.4%	14.5%
Median HH Income	\$53,543	\$51,251
% of People below the Poverty Line	8.5%	14.3%
% of HHs with 1 car or less	52.3%	49.4%
Total Workers	29,329	966,642
% Transit Work Trips	1.1%	2.9%
Mean Travel Time to Work (mins)	25	27.2
Anticipated Growth by 2040**	5,500+	210,000+





The following maps illustrate the total population and people per square mile by 2010 Census block groups with select data from the 2013 ACS.

W HILLSBORO BLVD W HILLSBORO BLVD JOHNSON RD JOHNSON RD SW 10TH ST SW 10TH ST NW 48TH ST NW 48TH ST WILES RD NW 9TH AVE WILES RD NW 9TH AVE POWERLINE RD POWERLINE RD W SAMPLE RD W SAMPLE RD ROCK ISLAND RD ROCK ISLAND BANKS RD W COPANS RD W COPANS RD LYONS RD ROYAL PALM BLVD ROYAL PALM BLVD 0 0 Legend Legend COCONUT CREEK PKY NW 31ST AVE COCONUT CREEK PKY NW 31ST AVE 2012 Block Groups 2012 Block Groups **Total Population** People per sq.mi. Less than 800 WATLANTIC BLVD WATLANTIC BLVD Less than 3,000 801 - 1.600 3,001 - 5,000 1,601 - 2,400 5,001 - 7,500 2,401 - 3,200 7,501 - 10,000 3,200+ 10,000+ Education Corrido Education Corridor

Figure 42 - Coconut Creek: Total Population and People per Square Mile





According to population projections used to develop the 2040 LRTP, population in Coconut Creek TAZs will grow by nearly 5,500 people between 2010 and 2040. The following figure shows where most of this growth has been allocated.

W HILLSBORO BLVD JOHNSON RD SW 10TH ST NW 48TH ST NW 9TH AVE WILES RD POWERLINE RD W SAMPLE RD ROCK ISLAND BANKS RD W COPANS RD **ROYAL PALM BLVD** COCONUT CREEK PKY NW 31ST AVE Legend 2040 Projected Gross **Total Population Growth** WATLANTIC BLVD Population Loss 1 - 100 101 - 300 301 - 800 **Education Corridor**

Figure 43 – Coconut Creek: Projected Population Growth by 2040





The existing land use map for the City (Figure 44) was last updated in October 2003. The future land use map was last revised in June 2012.

ZONE Monarch High Solves City of City of Coconut Creek Coconut Creek Future Land Use Map Existing Land Use Map EST 1.0 Residential 3 DU/Ac LOW 3.0 Single Family LOW 5.0 Residential 5 DU/Ac LOW 6.0 Residential & DU/Ac Multi Family LOW-MED 8. Residential 8 DU/Ac LOW-MED 10. COMM (C) Commercial MED 16.0 RAC Agricultural COMM (C) IND Industrial IND OP Office/Professiona Parks & Recreation EC Employment Center PAR Parks & Recreation Transportation CON COM FAC Community Facilities COM FAC CON Conservation Utilities CITY BOUNDARY Vacant 2,000

Figure 44 - Coconut Creek: Existing and Future Land Use Plan



4.4 Pompano Beach

According to the 2010 Census and the 2013 ACS, Pompano Beach had a population of 104,410 in 2013 with a land area of 24 miles. There has been a 4.6% growth in population since 2010. Over 18% of the population is less than 18 years old, while nearly 19% of the population is over 65 years old resulting in fewer youth and more seniors as compared to the County averages.

The median household income for the City is just over \$40,000 while per capita income is nearly \$26,000, both of which are lower than the County average. Pompano Beach has the highest percentage of residents living below the poverty line compared to the other three cities and the County as a whole. Of the nearly 51,000 workers in Pompano Beach, 4.4% use public transportation for work trips, which is the highest proportion of the four municipalities and higher than the County average. This could be due to the high percentage of households with only one car or less as compared to the County. The mean travel time to work for residents is around 25 minutes.

Figure 45 – Pompano Beach 2013 Demographics

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	Pompano Beach	Broward County
Total Pop	104,410	1,748,066
Land Area (sq.mi.)	24	1,320
Pop Growth	4.6%	5.2%
% under 18	18.3%	22.4%
% over 65	18.9%	14.5%
Median HH Income	\$40,221	\$51,251
% of People below the Poverty Line	22.5%	14.3%
% of HHs with 1 car or less	61.5%	49.4%
Total Workers	50,346	966,642
% Transit Work Trips	4.4%	2.9%
Mean Travel Time to Work (mins)	25	27.2
Anticipated Growth by 2040**	14,000+	210,000+





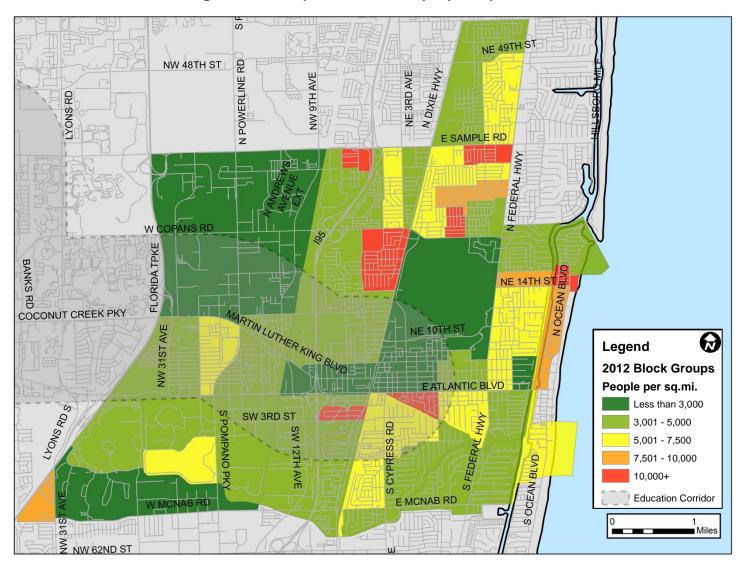
The following maps illustrate the total population and people per square mile by 2012 Census block groups.

NE 49TH ST N POWERLINE RD NW 48TH ST N DIXIE HWY NE 3RD AVE E SAMPLE RD FEDERAL HWY W COPANS RD FLORIDA TPKE BANKS RD NE 14TH ST MARTIN LUTHER KING BLVD COCONUT CREEK PKY NW 31ST AVE NE 10TH ST 0 Legend 2012 Block Groups **Total Population** Less than 800 S POMPANO PKY SW 3RD ST 801 - 1,600 1,601 - 2,400 S OCEAN BLVD 2,401 - 3,200 3,200+ JW 31ST AVE **Education Corridor** E MCNAB RD W MCNAB RD 1 ■ Miles

Figure 46 - Pompano Beach: Total Population



Figure 47 - Pompano Beach: People per Square Mile





According to population projections used to develop the 2040 LRTP, population in Pompano Beach TAZs will grow by approximately 14,000 people between 2010 and 2040. The following figure shows where most of this growth has been allocated.

NE 49TH ST N POWERLINE RD NW 48TH ST NDIXIEHWY NE 3RD AVE NW 9TH AVE E SAMPLE RD FEDERAL HWY W COPANS RD FLORIDA TPKE BANKS RD NE 14TH ST MARTIN LUTHER KING BLVD COCONUT CREEK PKY NW 31ST AVE NE 10TH ST Legend 2040 Projected Gross E ATLANTIC BLVD **Total Population Growth** Population Loss SW 3RD ST 1 - 100 101 - 300 S OCEAN BLVD 301 - 800 800+ E MCNAB RD **Education Corridor** W MCNAB RD NW 62ND ST Miles

Figure 48 - Pompano Beach: Projected Population Growth by 2040





The existing and future land use maps were last updated in April 2014.

CITY OF POMPANO BEACH, FLORIDA
Official Zoning Map

Map Updated: April 21, 2014

Map Updated: April 21,

Figure 49 - Pompano Beach: Existing Land Use Plan

Figure 50 - Pompano Beach: Future Land Use Plan

