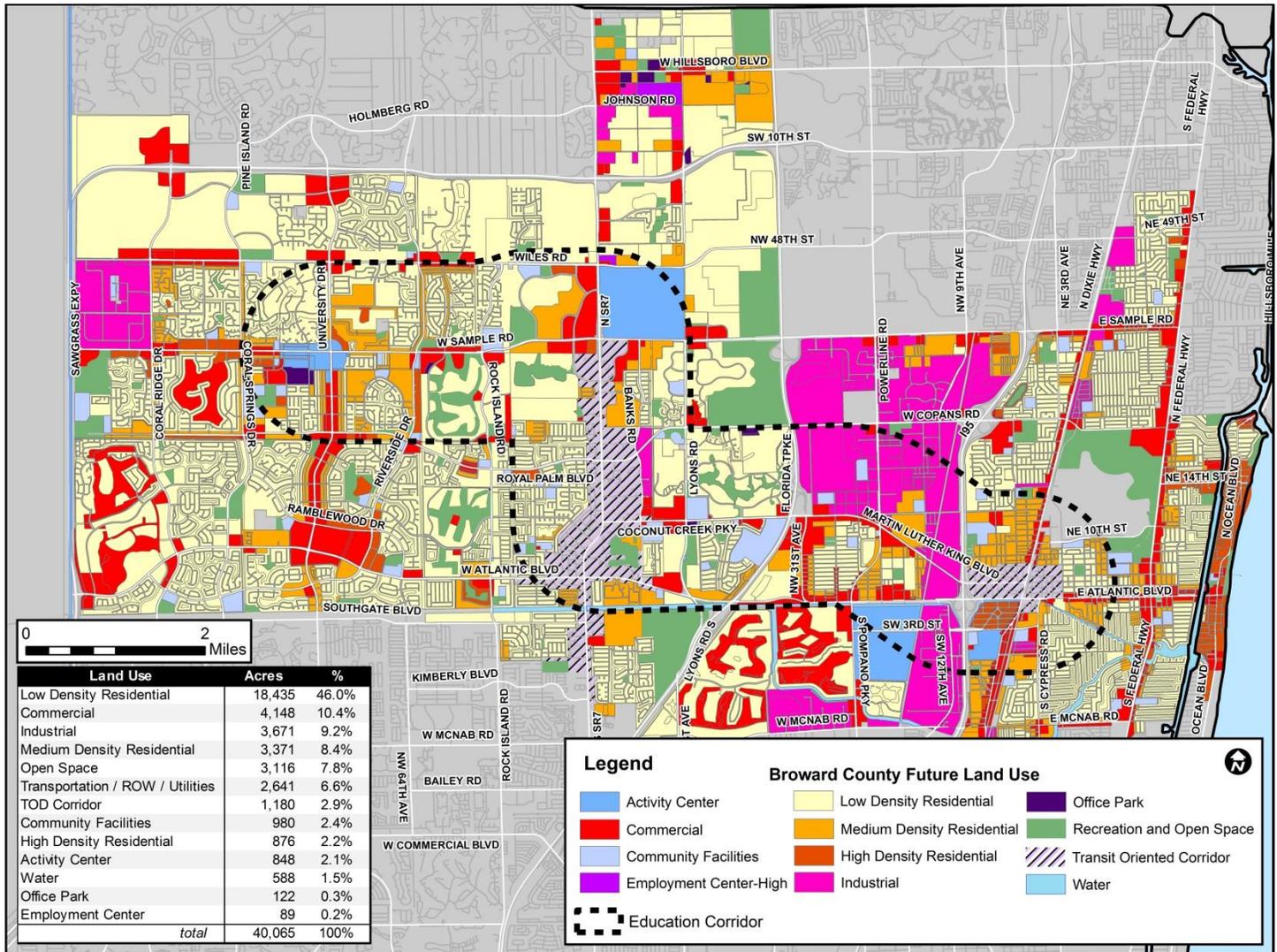


4.0 DEMOGRAPHIC AND LAND USE DATA

It is vital that existing and future demographic and land uses information be analyzed prior to changing an existing route or designing a new route. The figure below details Broward County's future land use map.

Figure 29 – Broward County Future Land Use



Demographic data was collected from the 2010 Census with some more recent information coming from the 2013 American Community Survey, as well as future population projections from the Broward MPO's 2040 LRTP. Existing and future land uses were obtained from each municipality. The local CRAs also have their own master plan detailing specific land uses within their jurisdiction.

4.1 Coral Springs

According to the 2010 Census and the 2013 American Community Survey (ACS), Coral Springs had a population of 126,604 in 2013 with a land area of 23.79 miles. There has been a 4.5% growth in population since 2010, which is lower than the Broward County growth rate of 5.2%. Nearly 27% of the population is under 18 years old, while only 8% of the population is over 65 years old. Coral Springs has more youth and fewer seniors proportionally when compared to Broward County.

The median household income for the City is almost \$65,000, while per capita income is nearly \$30,000, both of which surpass the County's figures. Both the percentage of people living under the poverty line and the percentage of households with one car or less are lower than the County. Of the nearly 70,000 workers in Coral Springs, only 1.2% use public transportation for work trips, which is below the County average of 2.9%. The mean travel time to work for residents is around 27 minutes.

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

Figure 30 – Coral Springs 2013 Demographics

	Coral Springs	Broward County
Total Pop	126,604	1,748,066
Land Area (sq.mi.)	23.79	1,320
Pop Growth	4.5%	5.2%
% under 18	26.6%	22.4%
% over 65	7.9%	14.5%
Median HH Income	\$64,753	\$51,251
% of People below the Poverty Line	9.7%	14.3%
% of HHs with 1 car or less	36.1%	49.4%
Total Workers	70,096	966,642
% Transit Work Trips	1.2%	2.9%
Mean Travel Time to Work (mins)	27	27.2
Anticipated Growth by 2040**	21,000+	210,000+

Figure 31 – Coral Springs: Total Population

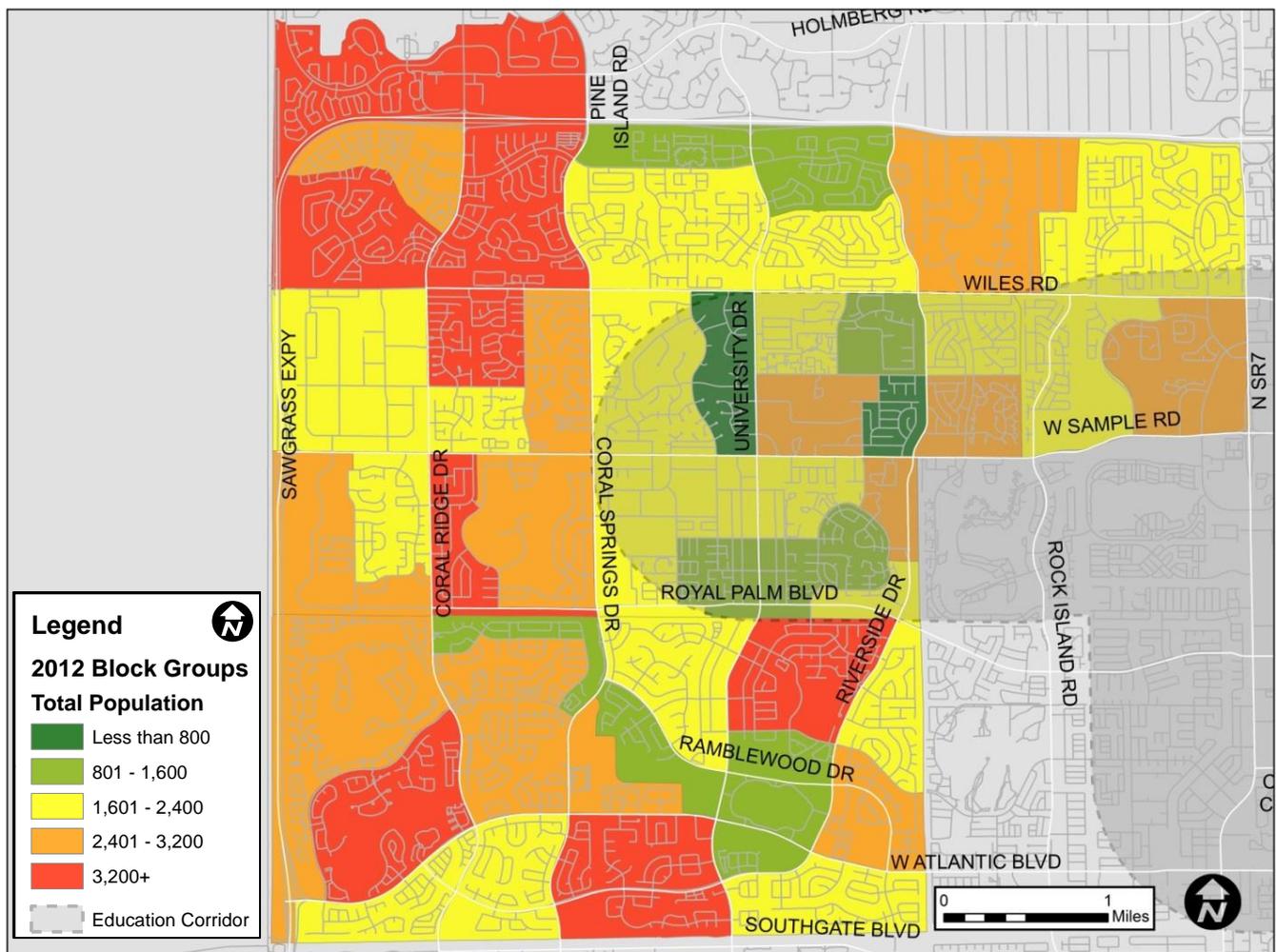
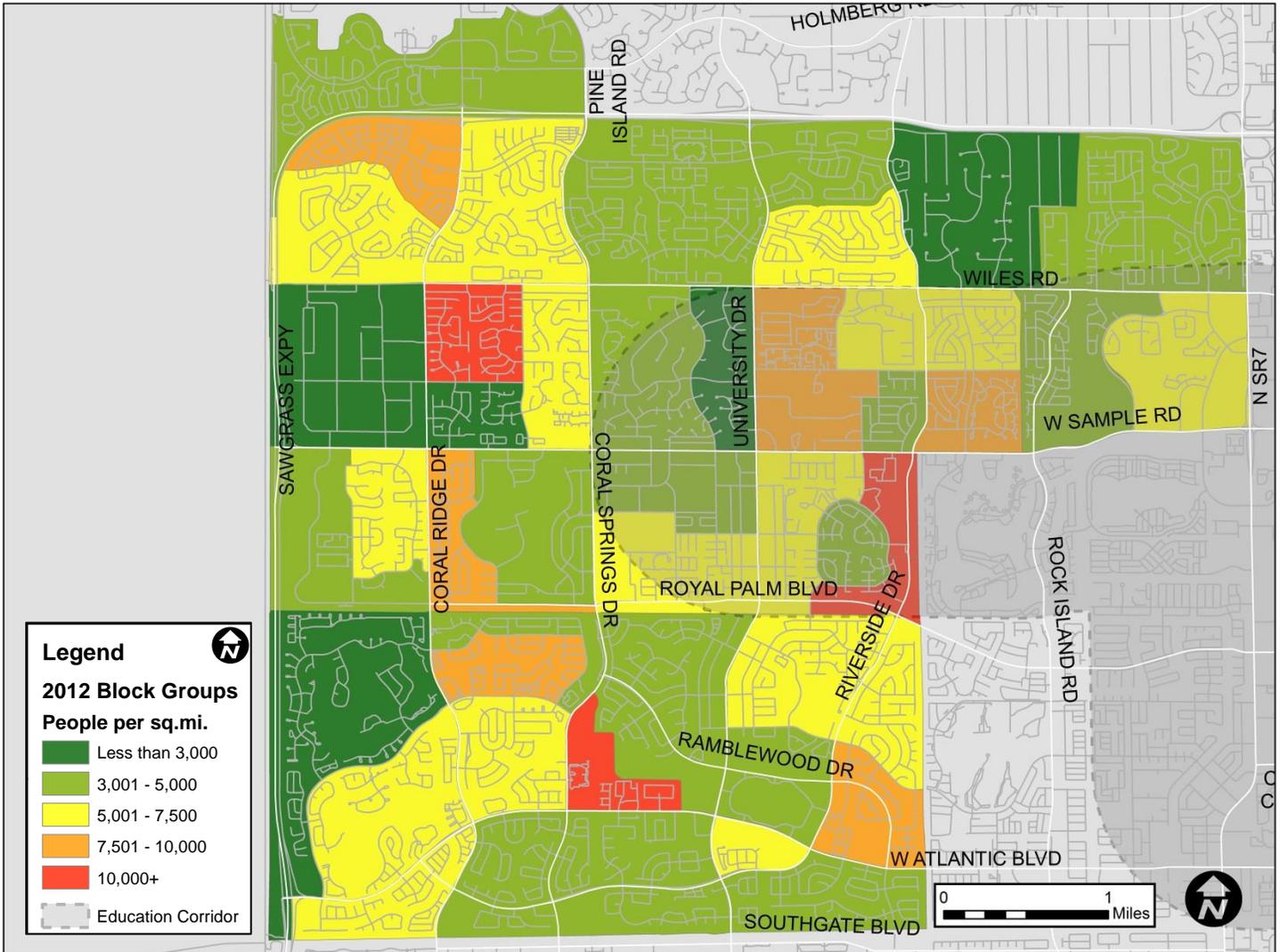
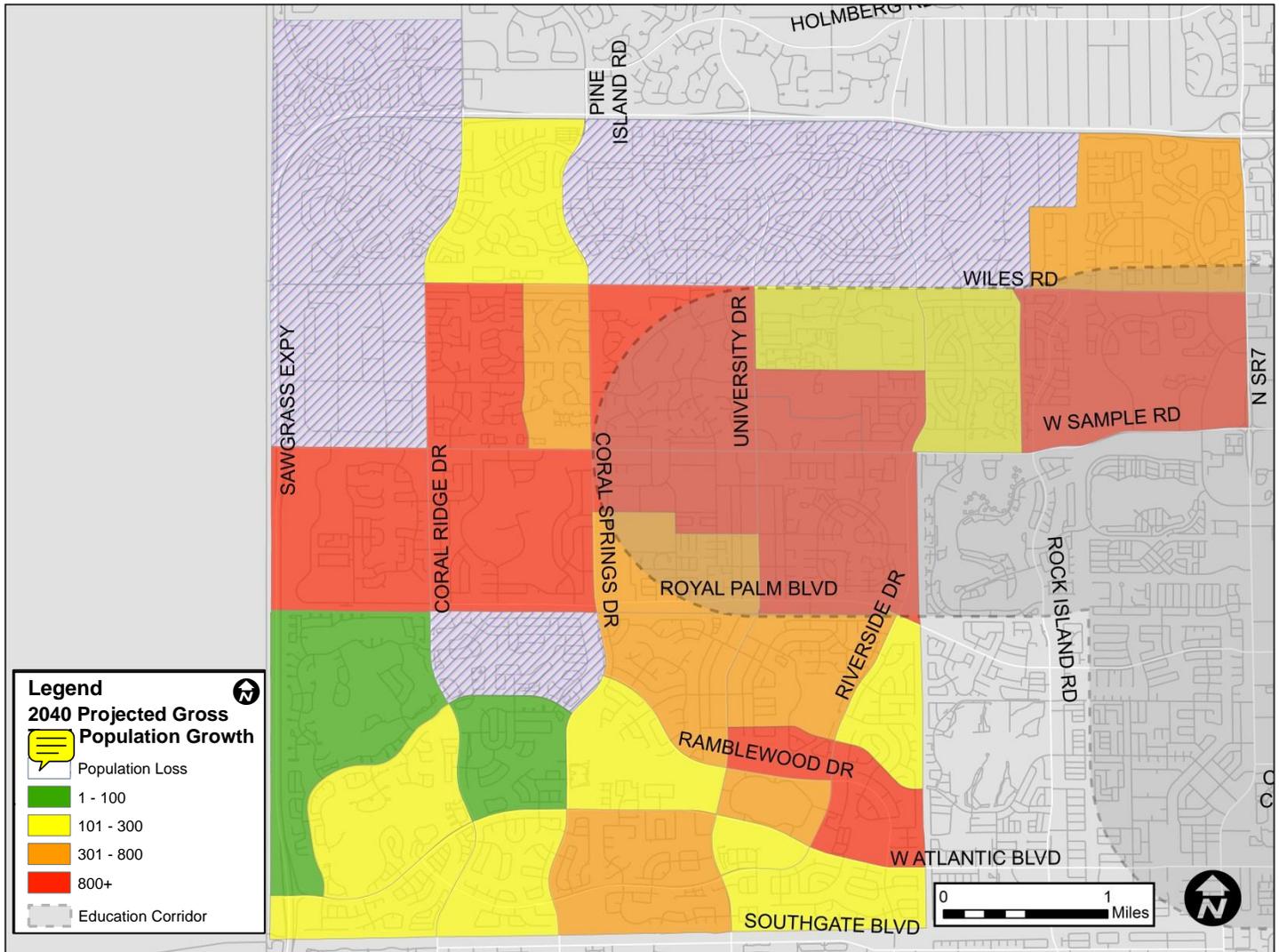


Figure 32 – Coral Springs: People per Square Mile



According to population projections used to develop the 2040 LRTP, population in Coral Springs Traffic Analysis Zones (TAZ) will grow by over 21,000 people between 2010 and 2040, which accounts for roughly 10% of Broward County's total anticipated growth by 2040. The following figure shows where this 2040 estimated growth has been allocated.

Figure 33 – Coral Springs: Projected Population Growth by 2040



The following maps detail the existing and future land use plans that have been adopted by the City of Coral Springs.

Figure 34 – Coral Springs: Existing Land Use Plan

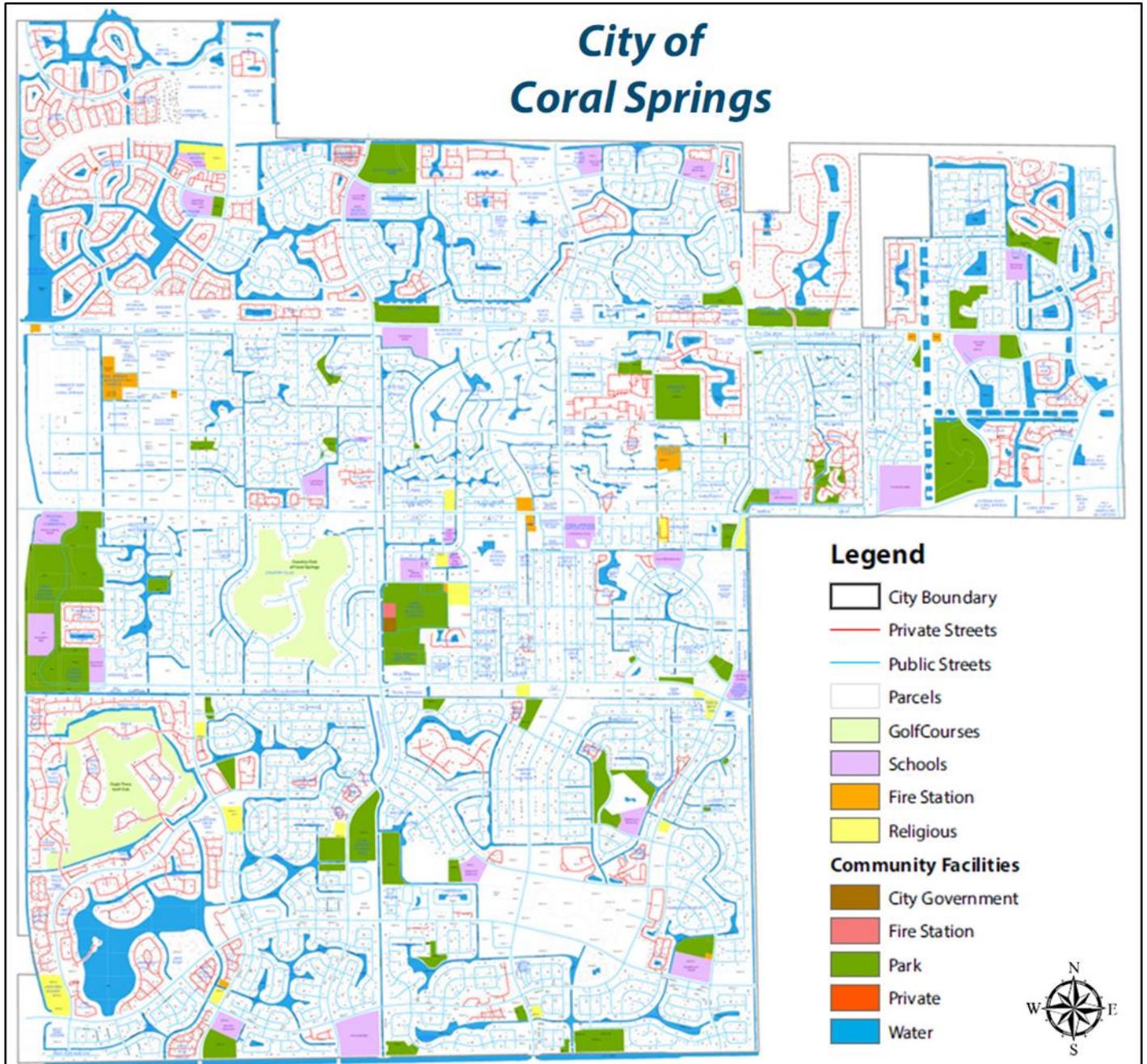
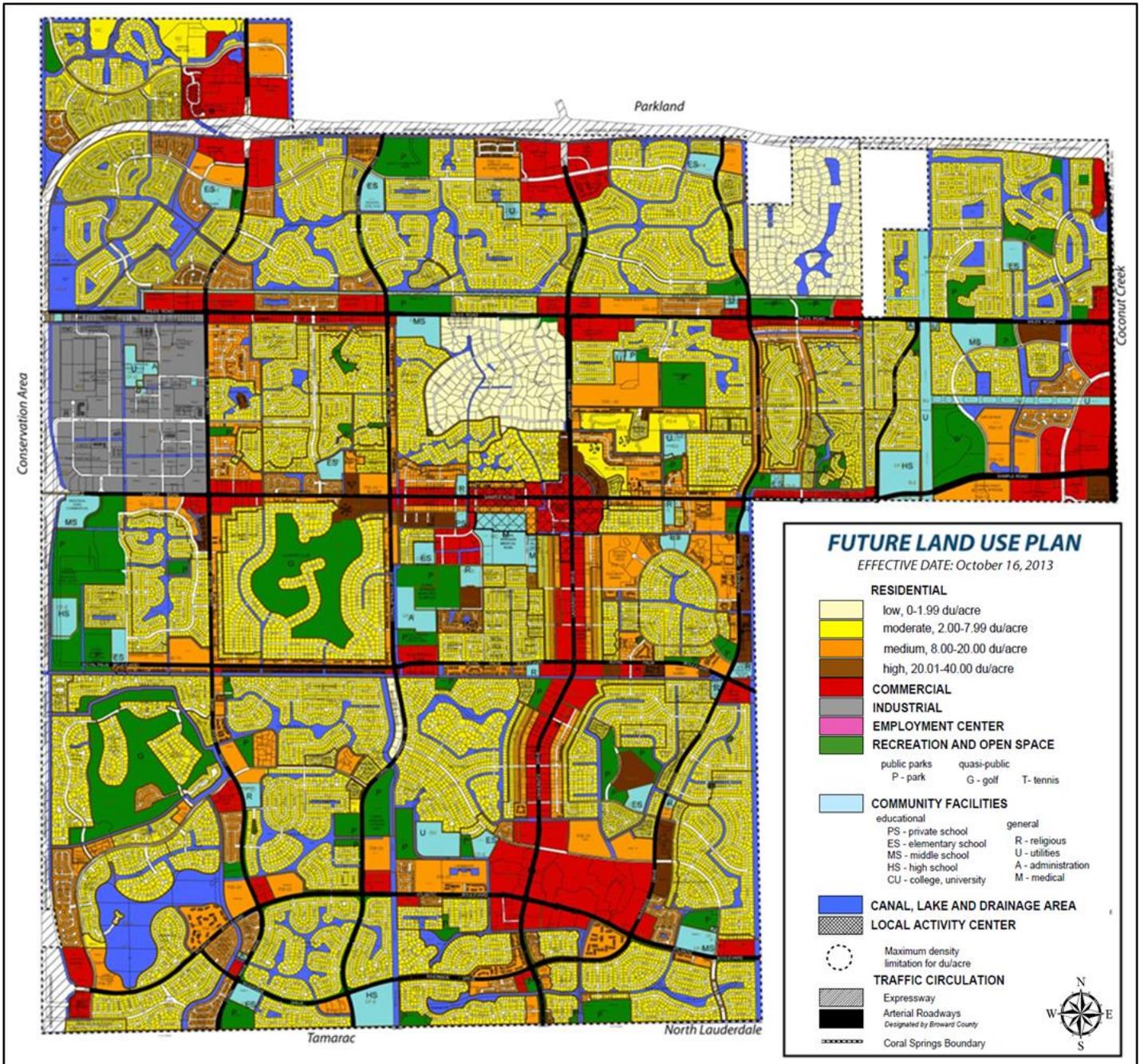


Figure 35 – Coral Springs: Future Land Use Plan



4.2 Margate

According to the 2010 Census and the 2013 ACS, Margate had a population of 55,456 in 2013 with a land area of 8.85 miles. There has been a 4.1% growth in population since 2010, which is lower than the County average. Nearly 21% of the population is under 18 years old, while nearly 19% of the population is over 65 years old.

The median household income for the City is just over \$42,000 while per capita income is just over \$22,000, both of which are below the County averages. Margate has nearly the same percentages of people living below the poverty line and the number of households with one car or less as the County. Of the nearly 29,000 workers in Margate, 2.6% use public transportation for work trips. The mean travel time to work for residents is around 29 minutes.

Figure 36 – Margate 2013 Demographics

	Margate	Broward County
Total Pop	55,456	1,748,066
Land Area (sq.mi.)	8.85	1,320
Pop Growth	4.1%	5.2%
% under 18	20.5%	22.4%
% over 65	19.1%	14.5%
Median HH Income	\$42,029	\$51,251
% of People below the Poverty Line	14.7%	14.3%
% of HHs with 1 car or less	53.7%	49.4%
Total Workers	29,203	966,642
% Transit Work Trips	2.6%	2.9%
Mean Travel Time to Work (mins)	29	27.2
Anticipated Growth by 2040**	3,000+	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.

Figure 37 – Margate: Total Population

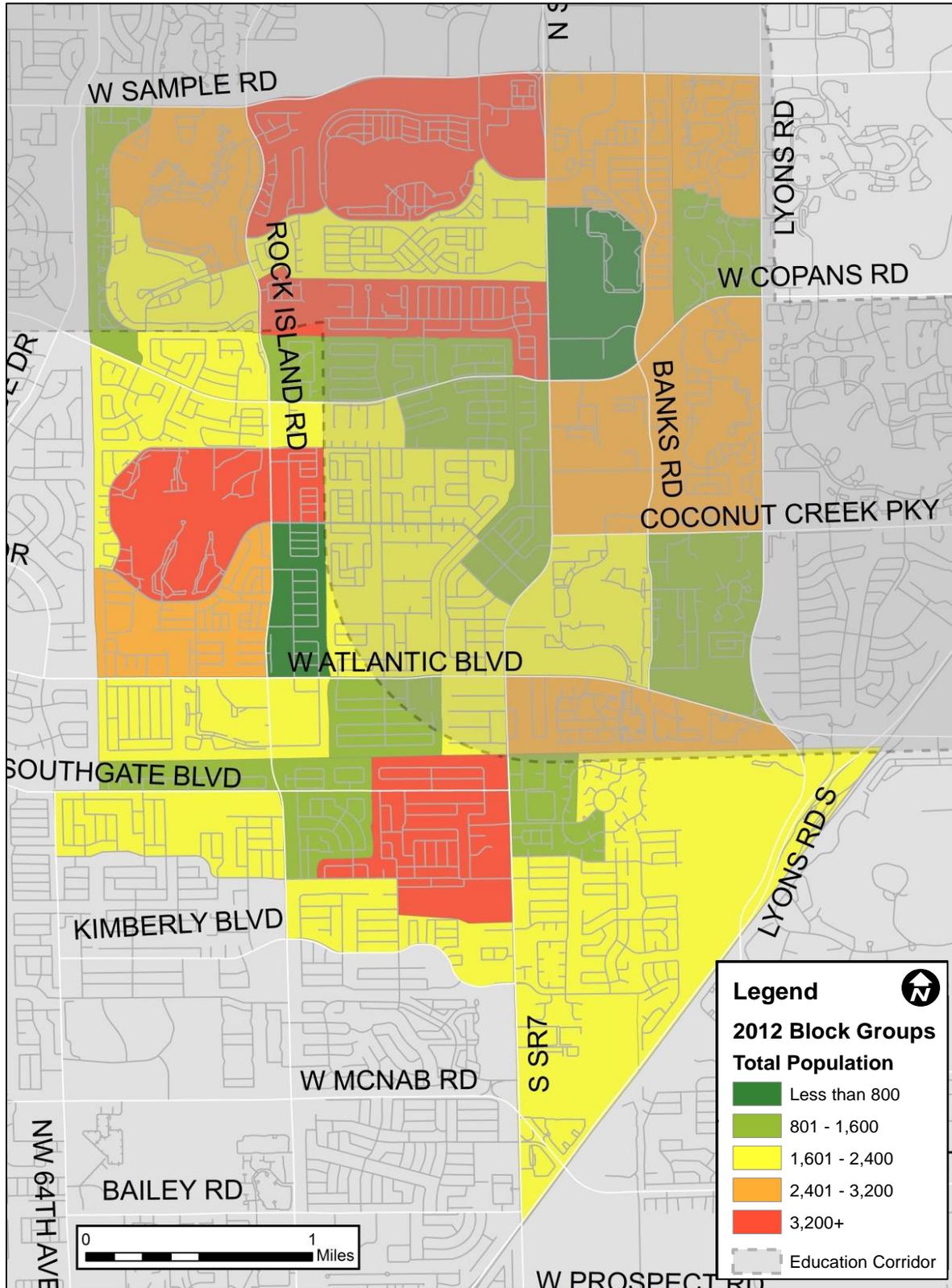
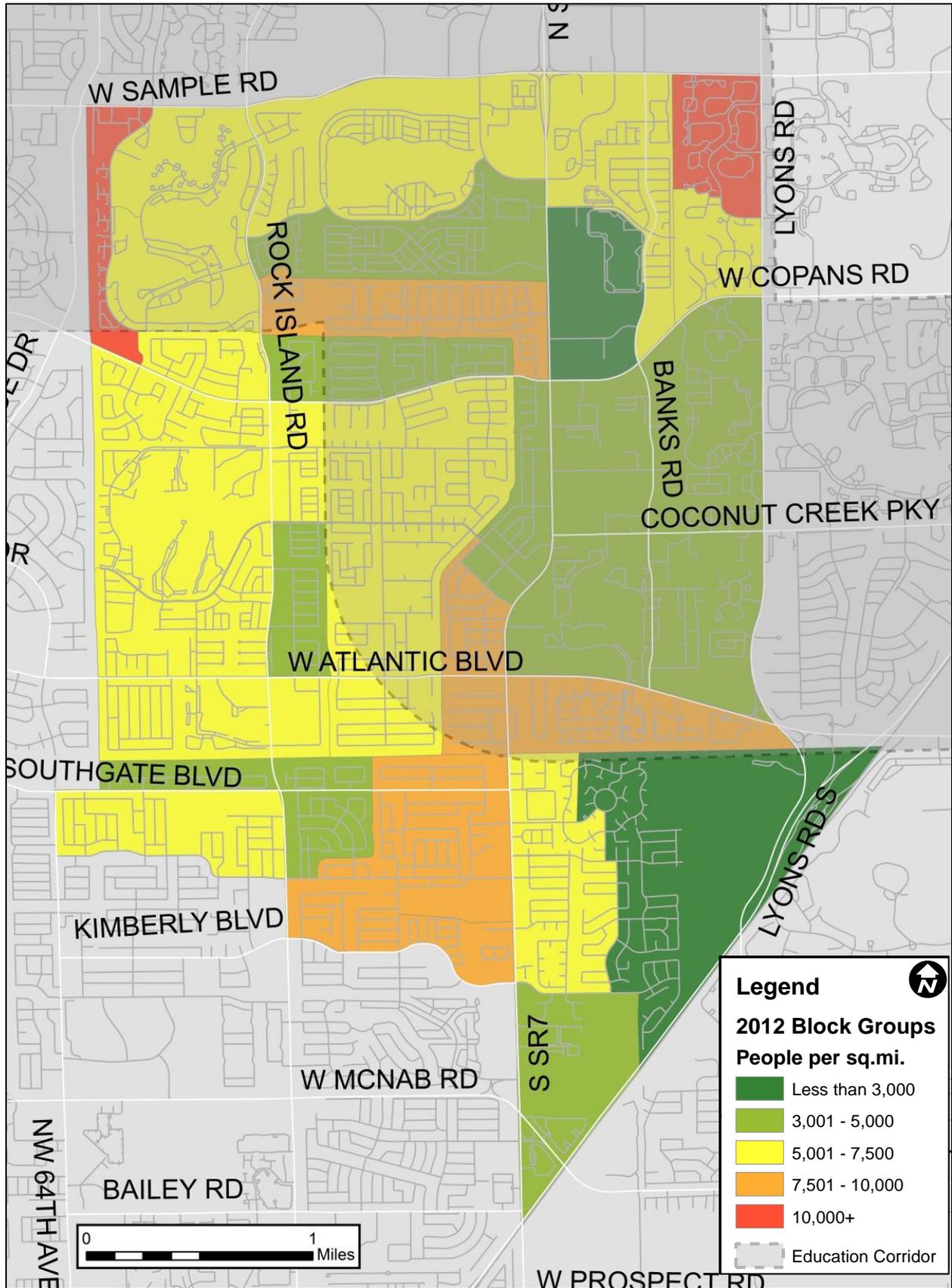
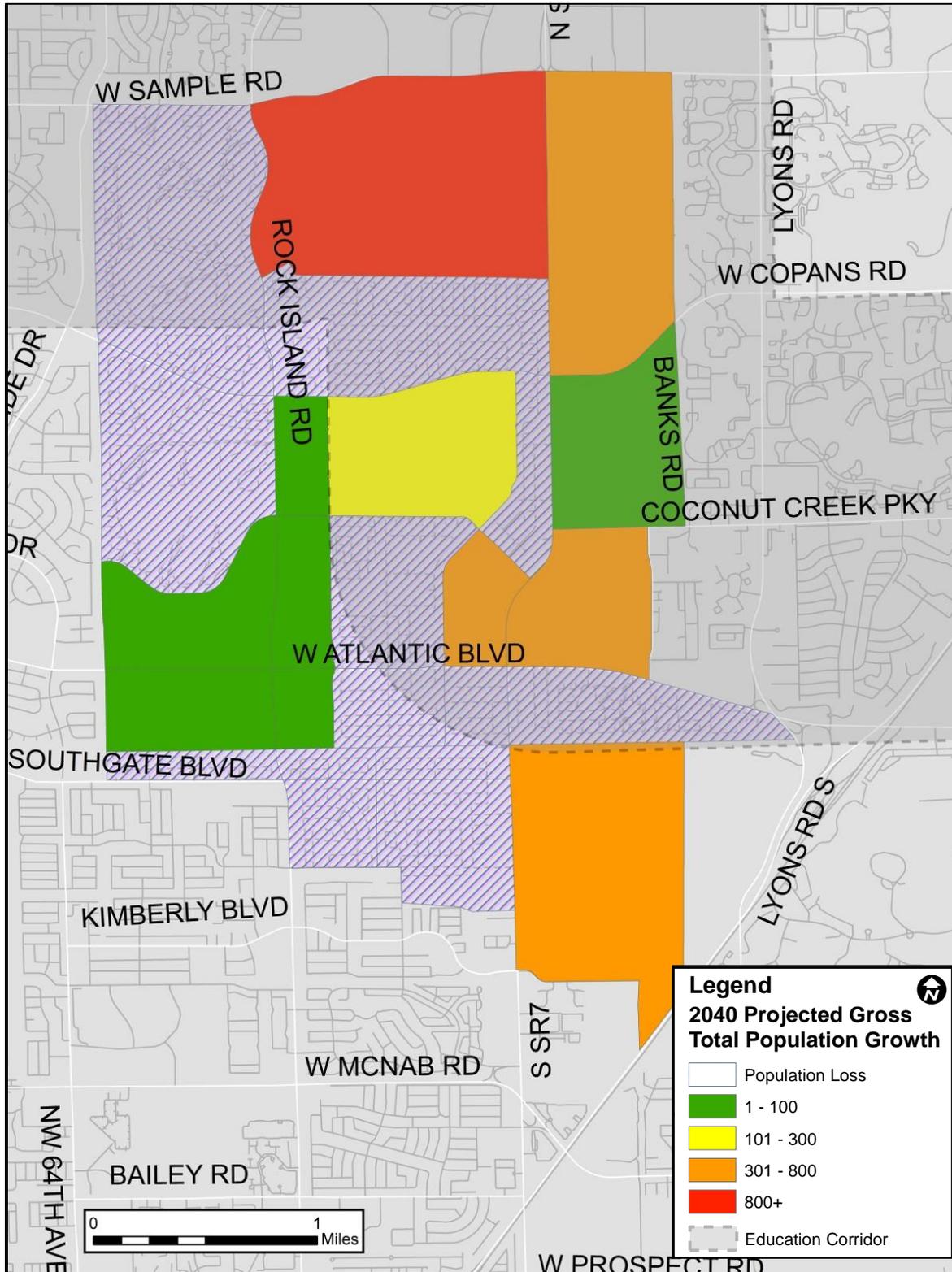


Figure 38 – Margate: People per Square Mile



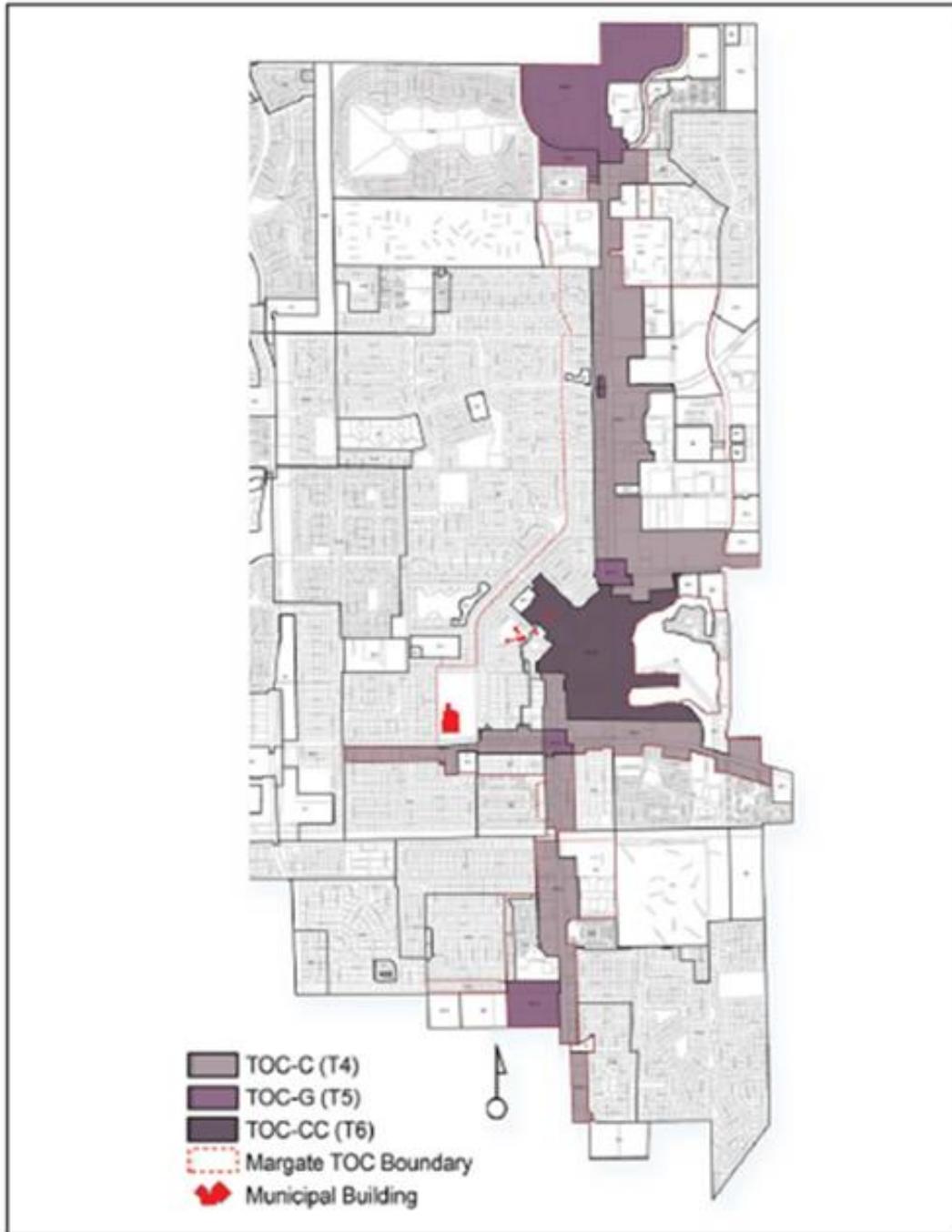
According to population projections used to develop the 2040 LRTP, population in Margate TAZs will only grow by just over 3,000 people between 2010 and 2040. Figure 39 shows where most of this growth has been allocated.

Figure 39 – Margate: Projected Population Growth by 2040



This maps shows where the Broward County future land use designation of Transit-Oriented Corridor was approved. Complimentary zoning and land development regulations are planned within this area. This framework will help to revitalize the corridor by applying regulatory mechanisms for major renovations, redevelopment, or new construction. The Margate CRA is considering instituting a program of incentives to encourage development to occur along the SR 7 corridor. This corridor is focused around the future Margate Town Center which is represented by the T6 zoning seen in the figure below.

Figure 40 – Margate CRA: Transit-Oriented Corridor



Source: Transit Oriented Corridor District