

### 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.

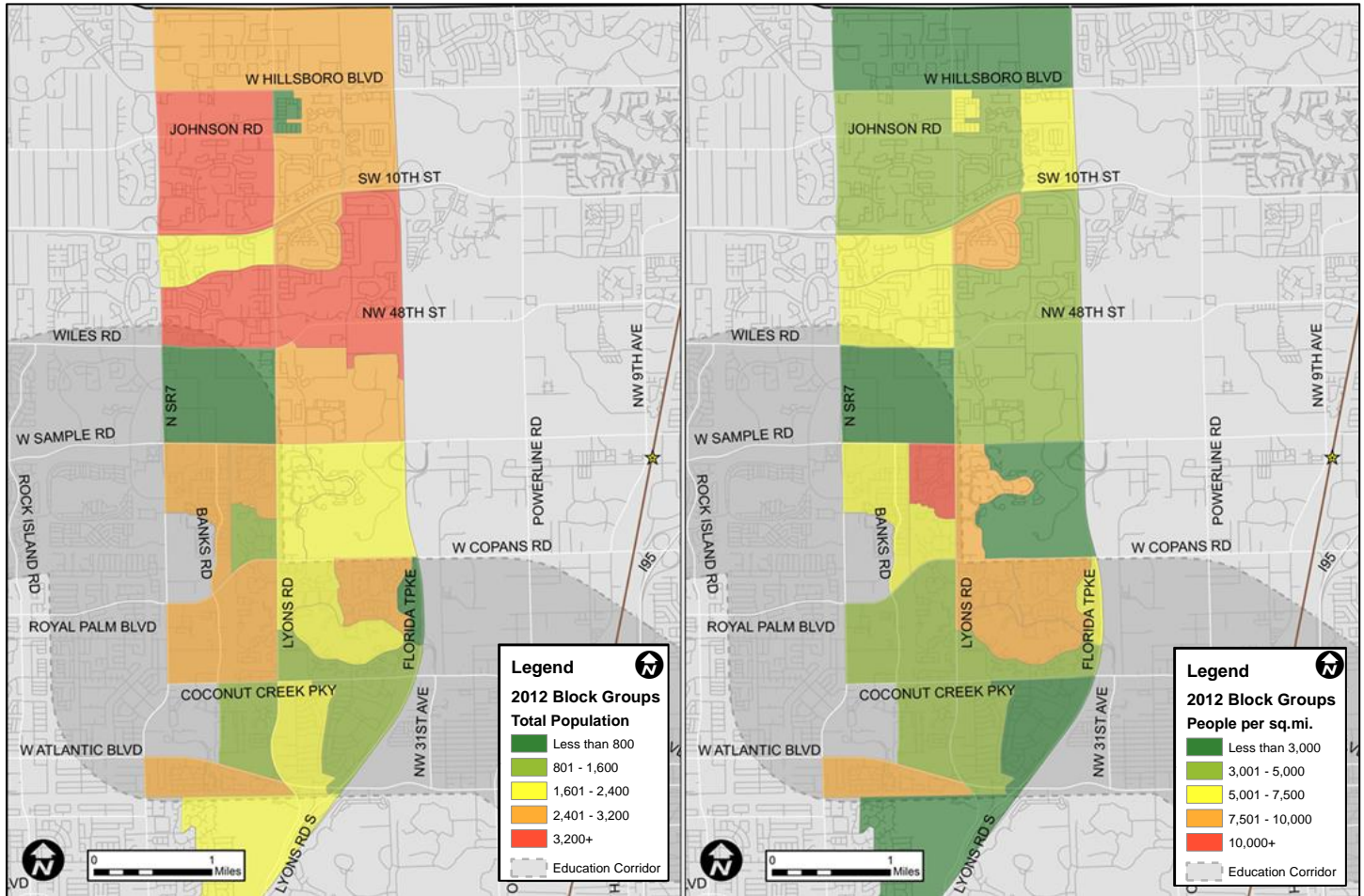
The median household income for the City is almost \$54,000 while per capita income is just over \$28,000. The percentage of people living in Coconut Creek under the poverty line is the lowest of the four cities for this study, and well below the average for the County. Of the nearly 30,000 workers in 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+

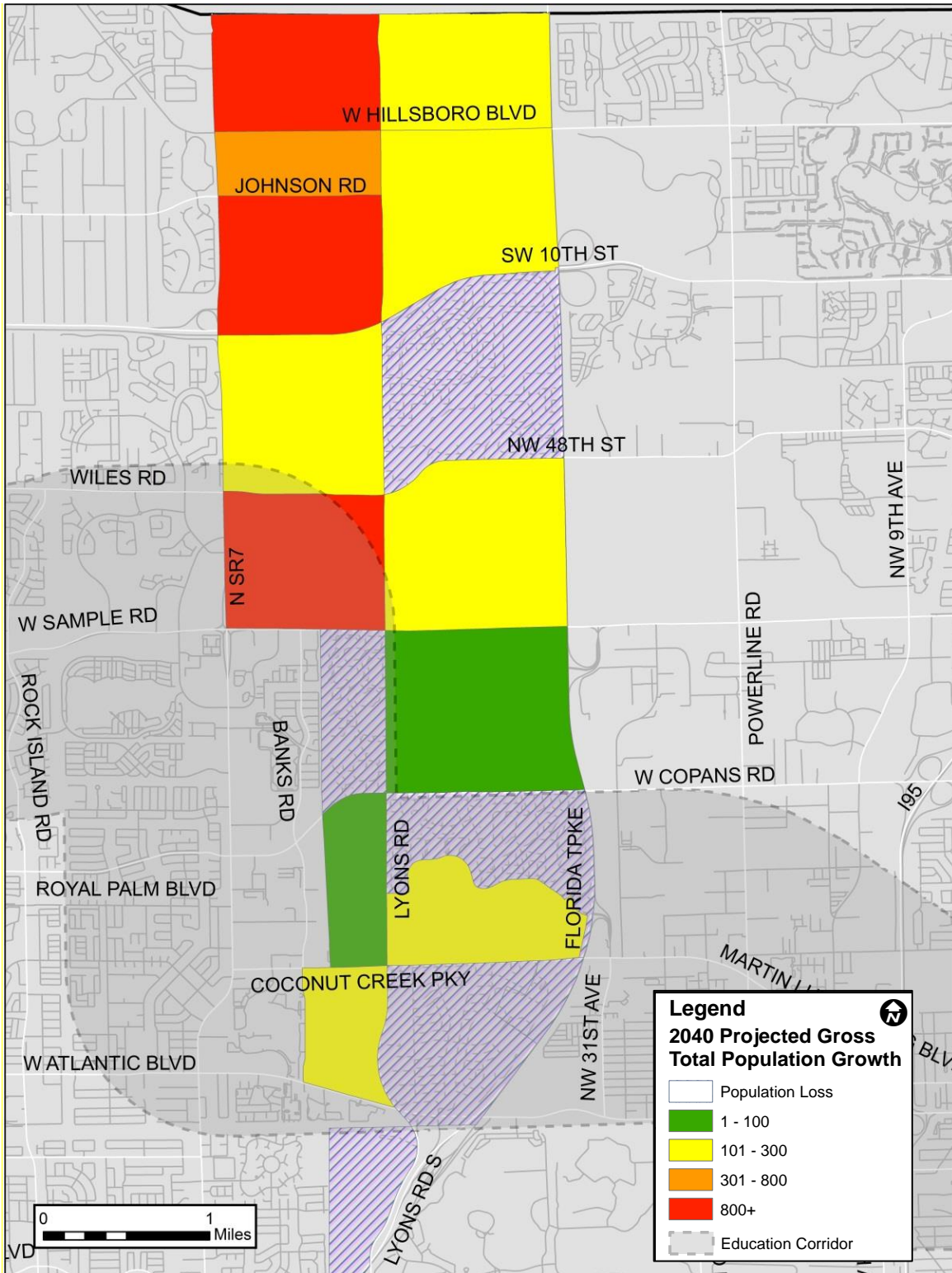
The following maps illustrate the total population and people per square mile by 2010 Census block groups with select data from the 2013 ACS.

**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.

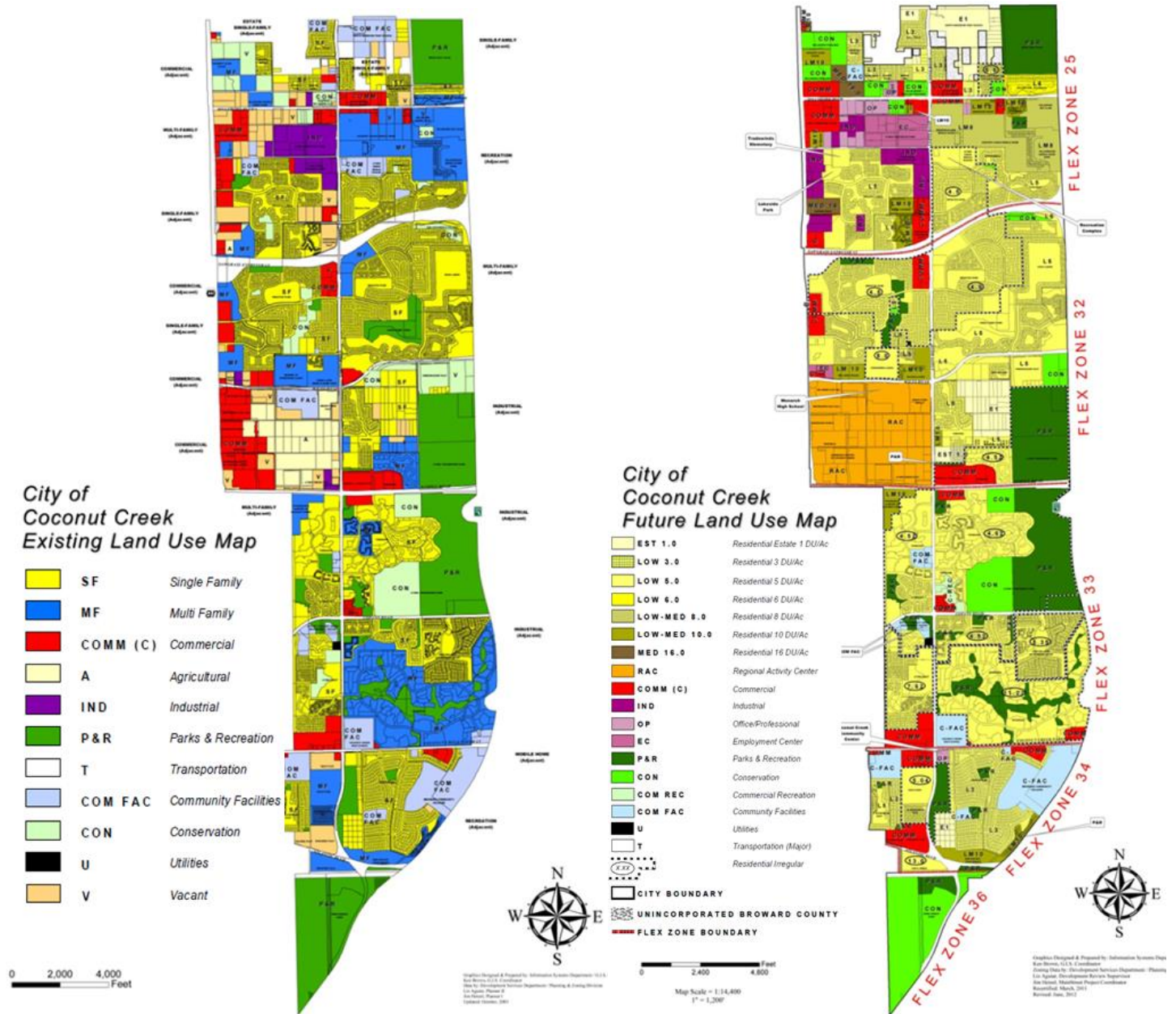
**Figure 43 – Coconut Creek: Projected Population Growth by 2040**





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.

**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.

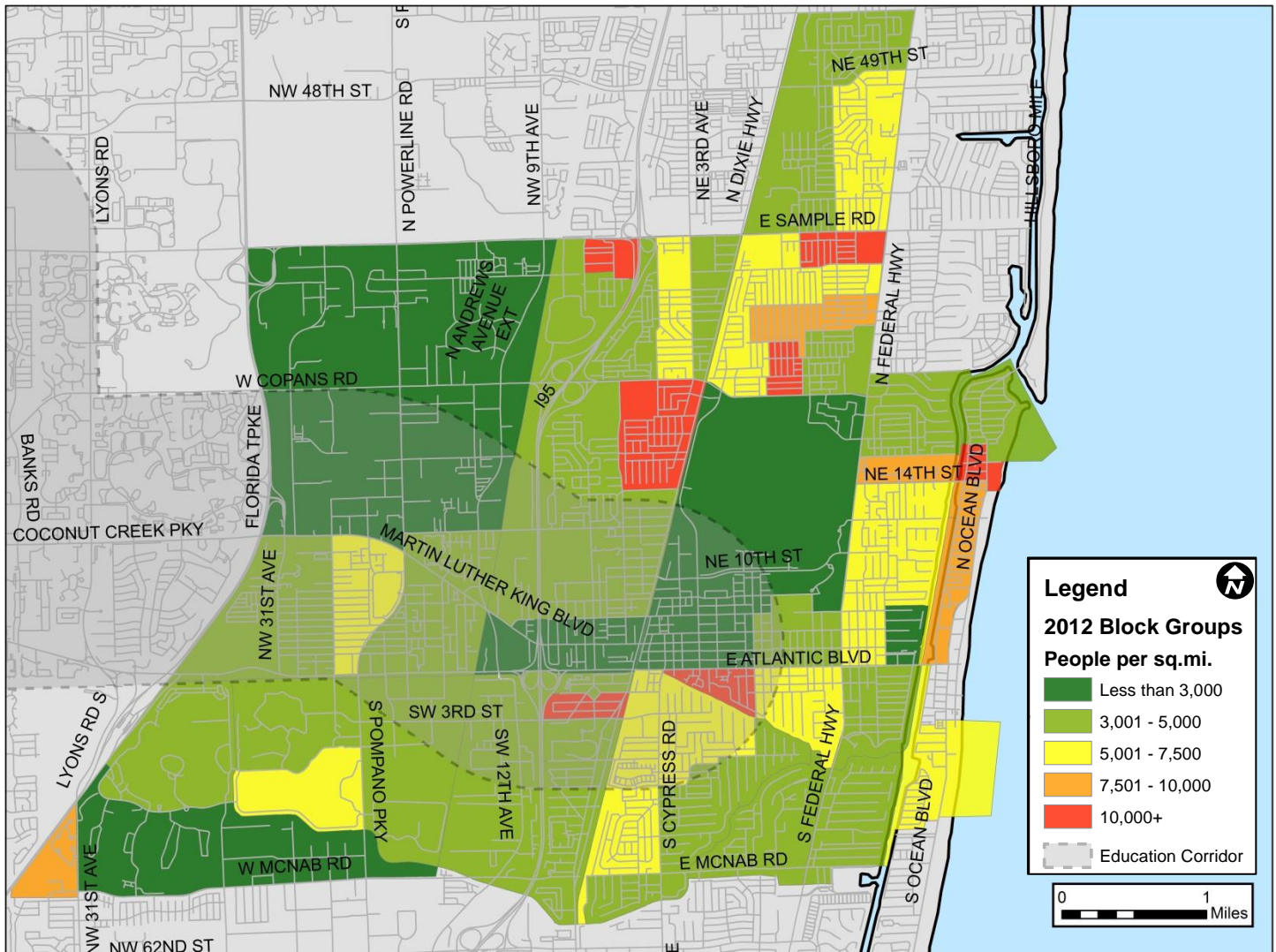
**Figure 45 – Pompano Beach 2013 Demographics**

	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+



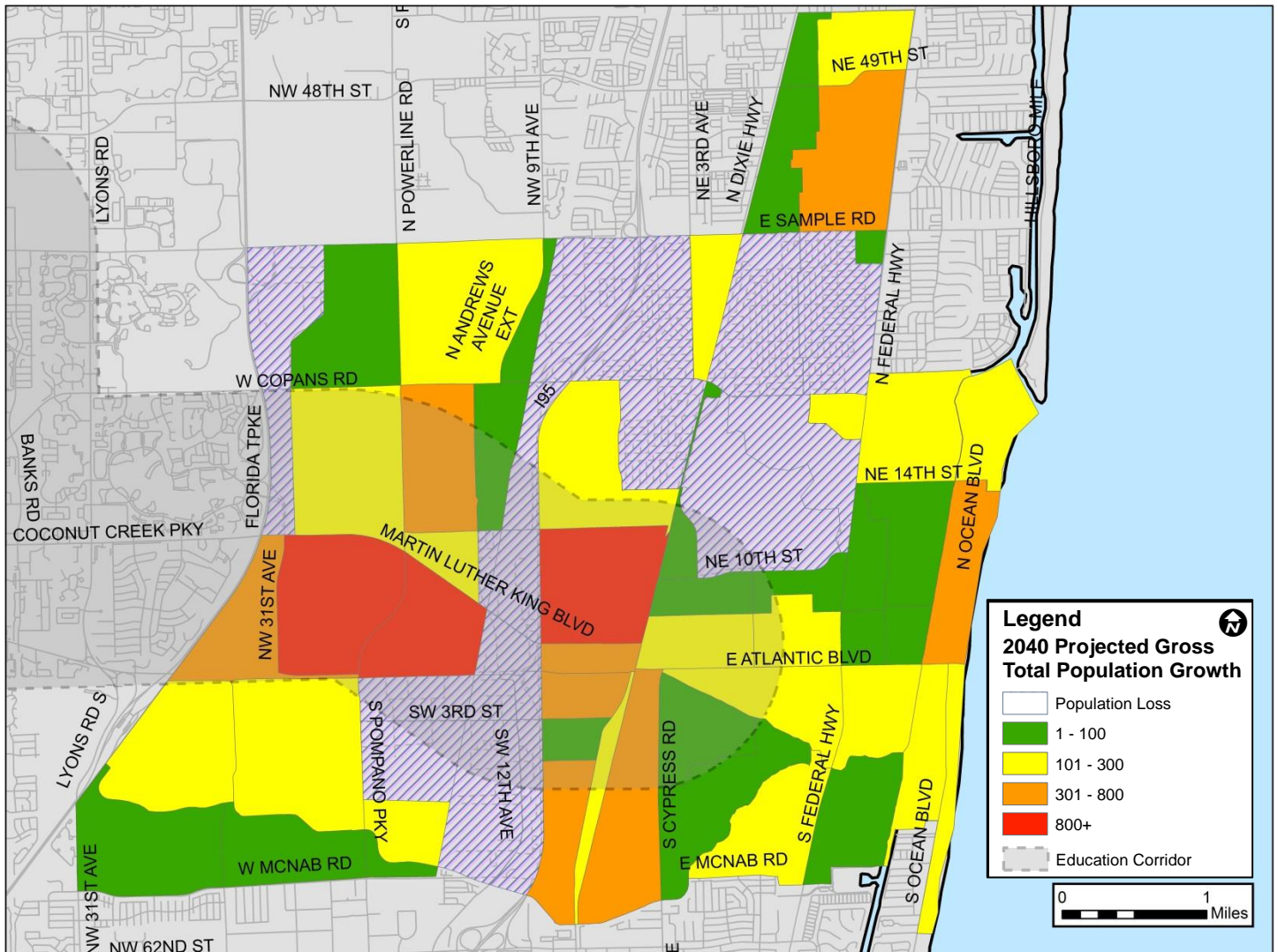


Figure 47 – Pompano Beach: People per Square Mile



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.

**Figure 48 – Pompano Beach: Projected Population Growth by 2040**





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

Figure 49 – Pompano Beach: Existing Land Use Plan

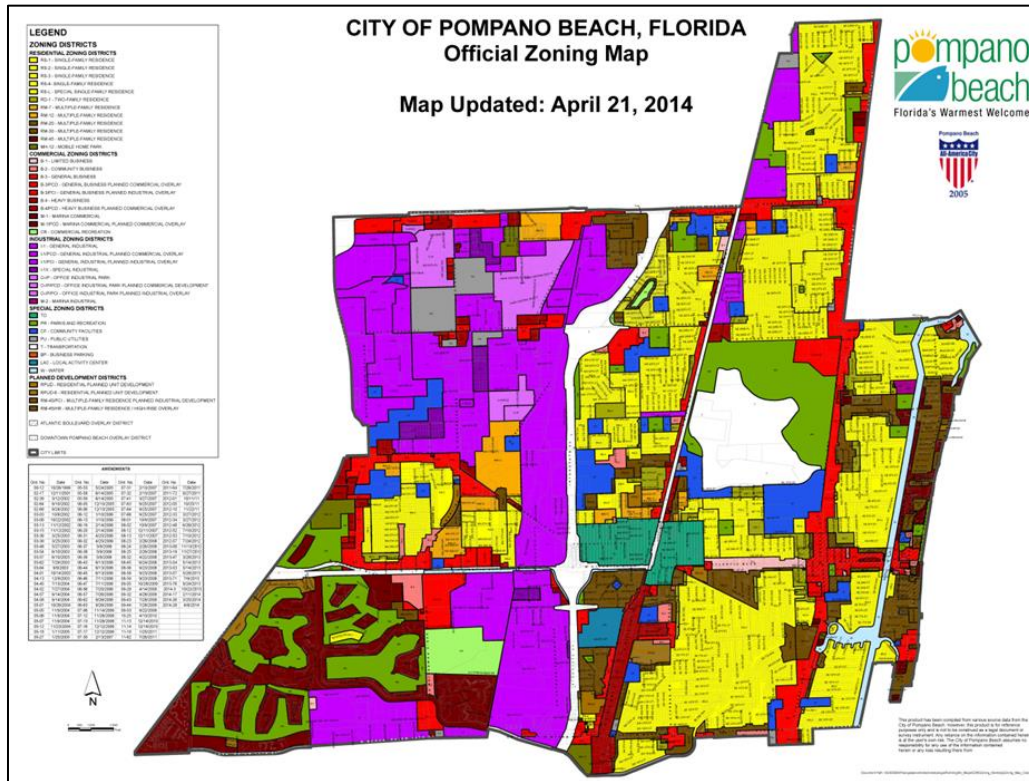


Figure 50 – Pompano Beach: Future Land Use Plan

