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Population and Employment Projections and Procedures – 2010-2060 Seven50

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Treasure Coast RPC, Stuart, FL
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25 February 2013

**Population Projections
and Procedures – 2010-2060
Seven50**

OVERALL GOALS OF THE PROJECTIONS

- *To ensure that the best and most current procedures and data sources are employed.*
- *To build on projection procedures that already exist in the state or region.*
- *To be flexible in approach and to review and incorporate any existing projections that have been attempted by local planning or transportation bodies.*
- *To maintain a consistent approach across the two major regions for both population and employment related variables.*
- *To produce as much information, consistent with team members' needs, as can possibly be produced.*
- *To ensure that all geographies are covered and linked: TAZs feed to municipalities; municipalities feed to counties; and counties feed to regions.*

POPULATION PROJECTION PROCEDURES

Counties — The 2010 Population Base

The 2010 population number for the seven counties is as reported by *U.S. Census of Population and Housing* for that year. The 2010 population figure has been accepted by all seven counties in the Seven50 Region. It is used by the Florida Bureau of Economic and Business Research (BEBR) as the basis for all future projections. It is also the sum of the TAZs in a county for both municipalities and for unincorporated areas. The county unincorporated area population is the total county population minus the sum of the municipal populations.

County Population in Households 2010

County	2010 Population in Households
Indian River	136,239
St. Lucie	274,738
Martin	142,845
Palm Beach	1,302,033
Broward	1,731,873
Miami-Dade	2,477,003
Monroe	69,795
Seven50 Region Total	6,134,526
Brevard (Slice)	204,046

County Population Projections — 2010-2040 — (7 Counties - South Florida; Treasure Coast).

The population projection procedures involved replicating the methodology of the Florida Bureau of Economic and Business Research (BEBR). Anyone familiar with BEBR procedures recognizes that this is a nine-step procedure, wherein nine different methods are used to project into the future. When these nine methods are employed, they generate nine different results. The projection procedure used herein replicates the above and also follows the same steps that BEBR takes once results are in hand. Four of the nine projections (the highest two, and the lowest two) are thrown out, and the remaining five are averaged to arrive at a projection for the county. (Except for Monroe County—see below.) The projections follow this model because BEBR believes that growth patterns are volatile, and that a single technique may provide a misestimate. BEBR relies instead on both multiple techniques and multiple growth periods. The projections at the county level to 2040 are the BEBR projections from 2010 to 2040. They were completed as follows:

For counties, the research team used the population estimate produced by the Bureau of Economic and Business Research for April 1, 2011. Projections for 2015 were made for each county, using five different techniques. After 2015, the projections were made in five-year intervals. The five techniques are:

1. Linear – the population changes by the same number of persons in each future year as the average annual change during the base period.
2. Exponential – the population changes at the same percentage rate in each future year as the average annual rate during the base period.
3. Share-of-growth – each county’s share of state population growth in the future is the same as its share during the base period.
4. Shift-share – each county’s share of the state population growth changes by the same annual amount in the future as the average annual change during the base period.
5. Constant population – each county’s population remains constant at its 2011 value.

For the linear and share of growth techniques three base periods are used, tracking changes over periods of five, ten, and fifteen years (2006-2011, 2001-2011, and 1996-2011), respectively. This approach yields three sets of projections for each technique (6 projections). For the exponential and shift-share techniques, a single base period of ten years (2001-2011) is used, yielding one set of projections for each technique (2 projections). Finally, the constant population technique is based on data for a single year (2011) (one projection). This yields a total of 9 projections; four are thrown out and the remaining five averaged.

As indicated, this methodology produces nine projections for each county for each projection year (2015, 2020, 2025, 2030, 2035, and 2040). In six of the seven counties, the selected projection was based on the average in which the two highest and the two lowest projections had been excluded. In Monroe County, an average of projections made with the constant population

technique and the share-of-growth technique was used with a base period of 15 years. This follows the BEBR procedures.

Projection of County Population in Households 2040

County	2040 Projection of Population in Households
Indian River	201,447
St. Lucie	493,417
Martin	187,812
Palm Beach	1,682,442
Broward	1,962,322
Miami-Dade	3,307,600
Monroe	64,857
Seven50 Region Total	7,899,897
Brevard (Slice)	329,052

County Population Projections — 2040-2060

The county projections from 2040 to 2060 were done in the exact same manner as the projections from 2010 to 2040, except that the 2040 projection data were used in place of historical U.S. Census data (2000, 2010 Censuses and non-census year estimates from 1996 to 2011). The methodology assumes that it is now 2040 and looks for data in each county for base periods of five, ten, and 15 years earlier than 2040. The new base periods were 2035 to 2040, 2030 to 2040, and 2025 to 2040. Nine projection methods were employed. As before, two have three base periods (6); two have one period (2); and one has one year (1): a total of nine possible projections

The nine-projection method was used again for six of the seven counties. The two highest and two lowest projections were thrown out and the remaining five were averaged. In Monroe County, two projection techniques were used (constant population and share of growth); their results were averaged using data for a 15-year period (2025-2040). Monroe County’s projection of population for 2040-2060 (a loss) was taken at two-thirds the BEBR projection method level.

Projection of County Population in Households 2060

County	2060 Projection of Population in Households
Indian River	245,000
St. Lucie	639,770
Martin	217,335
Palm Beach	1,937,316
Broward	2,116,723
Miami-Dade	3,864,100
Monroe	62,641
Seven50 Region Total	9,082,885
Brevard (Slice)	408,687

Municipalities — The 2010 Population Base

The 2010 population number for all 120 municipalities is as reported by the *U.S. Census of Population and Housing* for that year. It is also the sum of TAZs in a particular community. The 2010 population figure has been accepted by the 120 municipalities in the Seven50 Region. The 2010 base is used in this study as the basis for all future projections.

Municipal Population in Households 2010

County	Municipal Population	Unincorporated Area of County	Total County
Indian River	42,122	94,117	136,239
St. Lucie	203,853	70,885	274,738
Martin	18,597	124,248	142,845
Palm Beach	726,787	575,246	1,302,033
Broward	1,708,829	23,044	1,731,873
Miami-Dade	1,367,452	1,109,551	2,477,003
Monroe	34,691	35,104	69,795
Seven50 Region Total	4,102,331	2,032,195	7,899,897
Brevard (Slice)			204,046

Municipal Population Projections — 2010-2040

Municipal population projections from 2010-2040 for the 120 municipalities¹ in the study area were undertaken using the sum of the TAZ components for a municipality. TAZs were assigned to municipalities using GIS shape files. A TAZ was split proportionately if it crossed municipal bounds and the proportion of the TAZ in the municipality assigned to that municipality. This procedure was also used for the unincorporated area populations.

The sum of the TAZ for municipal population projections was used because one could not have an independent means of projecting municipal population that was different from the municipality's TAZ structure numbers. Additionally, it was found that summing the TAZs was closest to the Broward County Planning and Regulation Division's projections of population for 2040 – much closer than the independent population projections earlier employed by this study team. Summing TAZs for municipal projections does not provide for procedures of dampening or increasing projected population gains. Municipalities explicitly reflect the growth of their component TAZs regardless of the robustness or paucity of that growth.

¹ Islandia City (pop 18 in 2010) in Miami-Dade County was not included because the County acted to repeal its city charter. The former municipality was 99% within Biscayne National Park.

Projection of Municipal Population in Households 2040

County	Municipal Population	Unincorporated Area of County	Total County
Indian River	55,357	146,090	201,447
St. Lucie	347,610	145,807	493,417
Martin	23,086	164,726	187,812
Palm Beach	955,950	726,492	1,682,442
Broward	1,935,074	27,248	1,962,322
Miami-Dade	1,920,595	1,387,005	3,307,600
Monroe	32,732	32,125	64,857
Seven50 Region Total	5,270,405	2,629,492	7,746,529
Brevard (Slice)			329,052

Municipalities' 2040 population projections were controlled by the overall BEBR 2040 county projections. This was supplemented by MPO consultant projections where available. The ratio of the sum of the municipalities to the county total was used to adjust all municipalities initially proportionally.

Municipal Population Projections — 2040-2060

Municipal population projections from 2040-2060 also followed the above procedure, except that the 2040 projection data formed the base from which projections were made. 2060 municipal population projections are the sum of the 2060 TAZs. TAZ population projections begin with the 2040 TAZ base and apply a formula that projects growth in the TAZs (and thus the municipalities) reflective of both the 2035 percent distribution of TAZ population as well as the time period relationship for the two projections. The latter is 30 years from 2010 to 2040; it is 20 years or two-thirds of the time period from 2040 to 2060.

Projection of Municipal Population in Households 2060

County	Municipal Population	Unincorporated Area of County	Total
Indian River	60,581	184,419	245,000
St. Lucie	434,721	205,049	639,770
Martin	25,662	191,673	217,335
Palm Beach	1,114,626	863,792	1,937,316
Broward	2,086,261	29,562	2,116,723
Miami-Dade	2,319,568	1,648,453	3,864,100
Monroe	31,933	30,835	62,641
Seven50 Region Total	6,073,353	3,153,783	9,082,885
Brevard (Slice)			408,687

The Effects of Annexation on Municipal Population Projections

Municipalities in the Seven50 Region completed a number of annexations in recent years. The largest number took place in Broward County, but they occurred to some degree in each county of the region. As of 2010, annexations were researched, and the future population projections for municipalities with annexed areas reflected their new area's TAZs; other areas were resized by having their TAZs removed.

The Effects of Incorporations on Municipal Population Projections

Approximately 11 municipalities in the seven-county area were newly incorporated since 1996. These municipalities were included in the total of 120 municipalities for which projections were made. As of 2010, they were removed from projections of the growth of unincorporated areas and instead subjected to the same population projections for both periods (2010-2040 and 2040-2060) that individual municipalities observed. TAZs were assembled for these areas, composed as a municipality, and grown into the future.

TAZs — The 2010 Population Base

The 2010 population number for TAZs is as reported by the *U.S. Census of Population and Housing* for Census Blocks within a TAZ. Block data is collected by overlaying the Census Block shapefile over the TAZ shapefile. TAZs receive population according to the percentage of the Census Block contained within the TAZ. The TAZ data is summed by county and checked against the county total. There are approximately 4,786 TAZs in the seven county, Seven50 Region.

TAZ Population Variables — 2010

TAZ population variables in 2010 are determined using U.S. Census Block Data for 2010 where it exists (households, households with and without children) or the 2005 TAZ percent distribution of population applied to the county total in 2010.

TAZ Population Projections — 2010-2040

TAZ population projections from 2010 to 2040 begin with the BEBR county projections for that period. These projections are divided and assigned to TAZs by the percentage of population found in a TAZ in 2035 (SERPM and GTCRPM and Statewide Model (Monroe) to the total county population in that year (2035). This assignment is based on knowledge that county land use models are best able to assign future population growth relatively between the TAZs in their jurisdictions. The percent distribution used is the 2035 projection completed by land use modelers in 2007 for the two respective regions. There are occasions where there are discrepancies between a 2005 number and a 2035 number. When this happens and the 2035 number is found not to be reasonable, a new number is created for 2035 that is a more realistic number. The percent change from 2005 to 2035 is applied to 2010 to determine the 2040 TAZ number. This is inserted and if by insertion the total is increased or decreased, the sum is again controlled by county totals. The formula for the above is: $TAZ\ 2035 / TAZ\ 2005 \times TAZ\ 2010 = TAZ\ 2040$.

TAZ Population Variables — 2010-2040

TAZ population variables are projected to 2040 by the ratio of 2040 TAZ population to 2010 TAZ population. The one exception for the population variables is households with and without children which is in the 2010 Census Block data. All remaining data including: autos, workers and persons in households were calculated as directly proportional to the ratio of the TAZ population in 2040 to the TAZ population in 2010. Below is a listing of the population variables projected to 2040 in this manner

Number of households without children (<18 years old)

Numbers of households with children

Number of autos in households without children

Number of autos in households with children

Number of workers in households without children

Number of workers in households with children

Number of persons in households without children

Number of persons in households with children

Additional variables were treated as follows:

Hotel/Motel Rooms -- ratio of the sum of 2040 TAZ population and 2040 total employment to the sum of 2010 TAZ population and 2010 total employment

Gross Exceptional Net Area -- Not changed (the model changes this over time)

Parking Cost – Not changed [see above]

Non-Motorized Friendliness Index – Not changed [see above]

Net Area—Not changed [see above]

Centroid – Not changed [see above]

TAZ Population Projections — 2040-2060

TAZ population 2040-2060 is developed from changes in the distribution of population between TAZs from 2010 (p1) to 2040 (p2) applied to the county total in 2060. This represents the TAZ population in 2060.

$(p2 - p1) \cdot 0.667 + p2$ =the example is as follows:

Period	P1	P2	P3
	2010	2040	2060
County Total	100	200	300
TAZ Percents (%)			
TAZ1	30	20	13.333
TAZ2	50	40	33.333
TAZ3	20	40	53.333
TAZ Numbers (#)			
TAZ1	30	40	40
TAZ2	50	80	100
TAZ3	20	80	160

POPULATION PROJECTION ANALYSIS

2010-2060 projections for the seven counties, 120 municipalities, and 4,786 TAZs are complete. Overall, the region will increase by 2.95 million in population from 6.13M to 9.08M. This is a relative increase of about 48%.

For population, the largest absolute growth for the 50 year period will take place in Miami-Dade County (1,387,097), followed by: Palm Beach County (635,283), Broward County (384,850), St. Lucie County (365,032), Indian River County (108,761), Martin County (74,790), and Monroe County (-7,154).

For population the largest relative growth for the 50 year period will take place in St. Lucie county (+133%), followed by: Indian River County (+80%), Miami-Dade County (+56%), Martin County (+52%), Palm Beach County (+49%), Broward County (+22%) and Monroe County (-10.0%).

As expected, Miami-Dade, Palm Beach and Broward Counties amount to 2.40 million in growth or 81% of the population growth of the region.

Population Growth 2010-2060 - Seven50 Region

County	2010	2040	2060	2010-2060
Indian River	136,239	201,447	245,000	108,761
St. Lucie	274,738	493,417	639,770	365,032
Martin	142,845	187,812	217,335	74,490
Palm Beach	1,302,033	1,682,442	1,937,316	635,283
Broward	1,731,873	1,962,322	2,116,723	384,850
Miami-Dade	2,477,003	3,307,600	3,864,100	1,387,097
Monroe	69,795	64,857	62,641	(7,154)
Seven50 Region	6,134,526	7,899,897	9,082,885	2,948,359
Brevard (Slice)	204,046	329,052	408,687	204,641

Results in Context – Population – History and Projections

- U.S. grew in population from 1960 (179 million) to 2010 (310 million) by 131 million – simple growth of 73% or 1.46%/year over the past 50 years.
- U.S. is projected to grow from 310 million (2010) to 472.5 million (2060) by 162.5 million – simple growth of 52.5% or 1.05%/year over the next 50 years(U.S. Census-2012).
- Florida grew in population from 1960 (5 million) to 2010 (19 million) by 14 million – simple growth of 280% or 5.6% /year over the past 50 years.
- Florida is projected to grow from 19 million (2010) to 36 million (2060) by 17 million – simple growth of 90% or 1.8%/year for the next 50 years (1000 Friends-2010).
- Seven50 Region grew in population from 1960 (1.63 million) to 2010 (6.21 million) by 4.58 million – simple growth of 281% or 5.62%/year over past 50 years.
- Seven50 Region is projected to grow from 6.20 million (2010) to 9.21 million (2060) by 3.01 million – simple growth of 48.5% or 0.97%/year for the next 50 years(Rutgers, 2013).

Total Population – Historical/Projected Annual Growth – Simple %/Year

	Past 50 Years	Future 50 Years	Future to Past		
U.S.	1.46%	1.05%	0.72		
Florida	5.60%	1.80%	0.32		
Seven50	5.62%	0.97%	0.17		
GTCRPM	10.18%	1.28%	0.13	$\frac{1,576,359\Delta}{309,841'60} \div 50$	$\frac{1,202,519\Delta}{1,882,269'10} \div 50$
SERPM	4.56%	0.84%	0.18	$\frac{3,002,586\Delta}{1,316,914'60} \div 50$	$\frac{1,810,066\Delta}{4,317,591'10} \div 50$

Detailed Population Projections – 2010-2060

County	2010	2040	2060	2010-2040	2040-2060	2010-2060
Indian River	136,239	201,447	245,000	65,208	43,553	108,761
St. Lucie	274,738	493,417	639,770	218,679	146,353	365,032
Martin	142,845	187,812	217,335	44,967	29,523	74,490
Palm Beach	1,302,033	1,682,442	1,937,316	380,409	254,874	635,283
GTCRPM	1,855,855	2,565,118	3,039,421	709,263	474,303	1,183,566
Broward	1,731,873	1,962,322	2,116,723	230,449	154,401	384,850
Miami-Dade	2,477,003	3,307,600	3,864,100	830,597	556,500	1,387,097
Monroe	69,795	64,857	62,641	-4,938	-2,216	-7,154
SERPM Seven50 Region Total	4,278,671	5,334,779	6,043,464	1,056,108	708,685	1,764,793
Brevard (Slice)	204,046	329,052	408,687	125,006	79,635	204,641

Source: Rutgers University Center for Urban Policy Research, January 2013.

Monroe County Population Related Information

Monroe County lost 6,500 in population from 2000-2010. In 2000, the population was 79,589; in 2010, it was 73,090. The county gained 1,147 housing units over the same period. In 2000, there were 51,617 housing units; in 2010, there were 52,764 units. Occupied housing units fell by 2,457 units from 35,086 to 32,629 over the period. Monroe County gained 658 in group quarters population as it went from 1,362 in 2000 to about 2,020 in 2010. Monroe County's overall household size decreased from 2.23 to 2.18 from 2000 to 2010.

More total housing units over the period means that there are more people to count. Fewer occupied housing units means there are fewer people to count. Decreased household size means that there are fewer people to count. Additional people in group quarters means that there are more people to count. The differences in magnitude of the above changes determines whether the County's population grows or falls.

The official population decrease (79,590 to 73,090 or 6,500 from 2000 to 2010) thus comes from four sources: (1) a 2,523 population increase as a result of Monroe adding 1,147 new units since 2000 X 2.20; (2) a 5,405 population loss as a result of Monroe having 2,457 fewer occupied units in 2010 X 2.20; (3) a 4,276 decrease in population as a result of going from 2.23 to 2.18 in household size from 2000 to 2010 (residential number); and (4) a 658 population increase in group quarters over the year 2000. Monroe County is not gaining much via its growth in housing units or its growth in group quarters population; it is losing a lot due to its increased seasonal vacancy and its decreased household size.

Overall Population Loss - 6,500 (2000-2010)

- | | |
|--|--------|
| 1. Increase from additional new units (1,147) | +2,523 |
| 2. Decrease from fewer occupied units(-2,457) | -5,405 |
| 3. Decrease from reduced household size` | -4,276 |
| 4. Increase from additional people in group quarters | +658 |

Monroe County - 2000 and 2010

	2000	2010
Population (Overall)	79,589	73,090
Population in Households	78,234	71,070
Population in Group Quarters	1,362	2,020
Units	51,617	52,764
Occupied Units	35,086	32,629
Vacant for Seasonal Use (Units)	12,332	15,037
Vacant -any Reason (Units)	16,531	20,135
Household Size	2.23	2.18

**Seven50 COUNTY AND MUNICIPAL POPULATION (Persons in Households) PROJECTIONS
TOTAL NUMBERS BY DECADE -- TREND PROJECTIONS**

	Census	Census	Projection	Projection	2010-	2040-	2010-
	2000	2010	2040	2060	2040	2060	2060
					Change	Change	Change
TREASURE COAST RPC							
INDIAN RIVER							
Fellsmere city	3,411	3,242	7,899	11,902	4,656	4,003	8,660
Indian River Shores town	3,448	4,209	5,154	5,302	945	148	1,093
Orchid town	140	360	258	89	-103	-169	-272
Sebastian city	16,181	19,006	25,047	27,473	6,041	2,426	8,467
Vero Beach city	17,208	15,304	16,999	15,815	1,695	-1,184	511
Indian River Unincorp	70,262	94,117	146,090	184,419	51,973	38,329	90,302
County Total	110,650	136,239	201,447	245,000	65,208	43,553	108,761
ST. LUCIE							
Fort Pierce city	36,811	39,946	79,704	110,228	39,758	30,524	70,282
Port St. Lucie city	88,195	163,470	266,713	322,594	103,243	55,881	159,124
St. Lucie Village town	604	437	1,193	1,899	756	706	1,462
St Lucie Unincorp	64,373	70,885	145,807	205,049	74,922	59,241	134,164
County Total	189,983	274,738	493,417	639,770	218,679	146,353	365,032
MARTIN							
Jupiter Island town	578	457	924	1,318	467	394	861
Ocean Breeze Park town	463	491	695	843	205	148	352
Sewall's Point town	1,946	1,922	2,376	2,634	454	257	711
Stuart city	13,557	15,727	19,091	20,867	3,364	1,777	5,140
Martin Unincorp	106,831	124,248	164,726	191,673	40,478	26,947	67,425
County Total	123,375	142,845	187,812	217,335	44,967	29,523	74,490
PALM BEACH							
Atlantis city	2,005	2,325	2,768	2,997	442	229	672
Belle Glade city	14,776	15,688	20,439	23,605	4,751	3,165	7,917
Boca Raton city	71,958	81,047	115,095	140,425	34,047	25,331	59,378
Boynton Beach city	59,298	67,882	88,094	101,839	20,212	13,744	33,957
Briny Breezes town	411	449	466	447	17	-18	-2
Cloud Lake town	167	91	118	136	27	18	45
Delray Beach city	59,490	59,949	78,842	92,423	18,893	13,581	32,474
Glen Ridge town	276	329	427	492	98	65	163
Golf village	230	337	362	360	25	-2	23
Greenacres city	27,711	37,099	38,972	37,893	1,874	-1,079	794
Gulf Stream town	716	943	1,722	2,363	779	641	1,420
Haverhill town	1,454	2,560	3,035	3,276	475	241	716
Highland Beach town	3,773	4,294	4,855	5,044	561	189	750
Hypoluxo town	2,015	3,802	4,304	4,476	502	172	674
Juno Beach town	3,219	3,407	4,320	4,897	913	578	1,491
Jupiter town	39,237	51,254	66,810	77,164	15,556	10,354	25,910
Jupiter Inlet Colony town	368	277	409	508	132	99	231
Lake Clarke Shores town	3,451	3,538	3,687	3,557	149	-130	19
Lake Park town	8,631	7,969	10,451	12,119	2,482	1,668	4,150
Lake Worth city	34,372	36,055	48,333	56,838	12,278	8,505	20,784
Lantana town	9,263	10,547	14,091	16,535	3,544	2,445	5,989
Loxahatchee Groves	3,308	3,312	5,144	6,569	1,832	1,425	3,257
Manalapan town	321	749	784	774	35	-10	25
Mangonia Park town	1,283	1,760	4,000	5,915	2,241	1,915	4,156
North Palm Beach village	12,057	11,421	13,899	15,304	2,478	1,405	3,883

	2000	2010	2040	2060	2010-2040 Change	2040-2060 Change	2010-2060 Change
Palm Beach (continued)							
Ocean Ridge town	1,636	2,066	2,447	2,640	381	193	574
Pahokee city	5,726	5,612	6,732	7,332	1,119	600	1,720
Palm Beach town	10,463	8,292	11,558	13,918	3,266	2,360	5,625
Palm Beach Gardens city	34,733	51,411	70,669	85,165	19,258	14,496	33,754
Palm Beach Shores town	1,269	757	949	1,067	192	118	310
Palm Springs village	11,694	19,772	20,271	19,652	499	-619	-120
Riviera Beach city	29,571	34,277	46,563	55,256	12,286	8,693	20,979
Royal Palm Beach village	21,518	33,804	34,182	32,332	378	-1,850	-1,472
South Bay city	2,730	3,005	4,252	5,166	1,247	914	2,161
South Palm Beach town	699	1,312	1,475	1,524	162	49	212
Tequesta village	5,205	5,469	5,809	5,706	340	-103	238
Wellington village	38,216	53,978	67,699	76,194	13,721	8,495	22,216
West Palm Beach city	78,468	99,949	151,918	193,814	51,970	41,896	93,866
Palm Beach Unincorporated County Total	510,287 1,112,005	575,246 1,302,033	726,492 1,682,442	821,591 1,937,316	151,246 380,409	95,099 254,874	246,345 635,283
SOUTH FLORIDA RPC							
BROWARD							
Coconut Creek city	43,369	53,168	59,367	62,727	6,199	3,360	9,559
Cooper City city	27,938	27,169	31,234	33,626	4,065	2,392	6,457
Coral Springs city	116,982	120,727	139,491	150,746	18,763	11,255	30,019
Dania Beach city	19,708	28,245	33,589	37,206	5,343	3,618	8,961
Davie town	75,623	89,766	102,453	111,731	12,687	9,278	21,965
Deerfield Beach city	63,415	73,426	80,393	84,507	6,967	4,114	11,080
Fort Lauderdale city	146,838	164,274	203,814	234,634	39,539	30,820	70,359
Hallandale Beach city	33,914	35,994	41,394	44,780	5,401	3,386	8,787
Hillsboro Beach town	2,163	1,885	2,570	3,054	685	484	1,169
Hollywood city	137,606	139,564	158,271	169,283	18,707	11,012	29,719
Lauderdale Lakes city	31,355	30,671	34,178	36,035	3,507	1,858	5,364
Lauderdale-by-the-Sea town	2,563	6,319	7,230	7,758	910	529	1,439
Lauderhill city	56,743	66,265	75,592	82,921	9,327	7,329	16,656
Lazy Lake village	38	173	183	186	11	3	14
Lighthouse Point city	10,767	10,520	10,817	10,749	297	-68	229
Margate city	53,564	52,114	52,117	55,904	4	3,787	3,791
Miramar city	72,711	121,823	129,848	139,611	8,025	9,764	17,788
North Lauderdale city	32,264	39,613	47,724	52,921	8,111	5,197	13,308
Oakland Park city	30,526	41,143	45,703	48,197	4,560	2,494	7,053
Parkland city	13,835	23,096	29,068	33,077	5,972	4,009	9,981
Pembroke Park town	6,288	6,513	7,665	8,386	1,152	721	1,873
Pembroke Pines city	136,139	151,425	158,058	159,041	6,633	983	7,616
Plantation city	82,459	86,006	97,721	104,666	11,715	6,945	18,660
Pompano Beach city	74,952	94,882	110,438	120,040	15,556	9,601	25,157
Sea Ranch Lakes village	1,392	874	906	907	32	0	32
Southwest Ranches	7,281	10,468	12,119	13,352	1,651	1,233	2,884
Sunrise city	84,713	82,714	102,332	115,258	19,618	12,926	32,544
Tamarac city	54,979	60,841	70,756	76,746	9,915	5,990	15,905
Weston city	49,286	64,184	62,763	59,829	-1,421	-2,934	-4,355
West Park	13,469	13,795	15,456	16,357	1,661	901	2,562
Wilton Manors city	12,082	11,170	11,824	12,015	653	191	844
Broward Unincorporated County Total	108,132 1,603,094	23,044 1,731,873	27,248 1,962,322	30,474 2,116,723	4,204 230,449	3,226 154,401	7,430 384,850

	2000	2010	2040	2060	2010-2040 Change	2040-2060 Change	2010-2060 Change
MIAMI-DADE							
Aventura city	25,026	35,115	41,845	44,649	6,730	2,804	9,534
Bal Harbour village	3,299	2,477	3,574	4,343	1,097	768	1,865
Bay Harbor Islands town	5,146	5,527	6,481	6,808	954	327	1,280
Biscayne Park village	3,269	3,066	3,269	3,148	204	-121	82
Coral Gables city	38,739	42,303	55,019	62,674	12,716	7,656	20,372
Cutler Bay	36,102	40,594	45,654	46,247	5,061	593	5,653
Doral	18,560	46,085	74,058	95,494	27,973	21,436	49,409
El Portal village	2,491	1,898	2,273	2,430	375	156	531
Florida City city	7,823	9,622	24,458	37,276	14,836	12,818	27,654
Golden Beach town	919	949	1,105	1,153	156	49	204
Hialeah city	222,767	223,469	250,671	257,106	27,202	6,435	33,637
Hialeah Gardens city	19,050	23,549	27,354	28,894	3,805	1,540	5,345
Homestead city	31,334	59,022	94,703	126,616	35,681	31,913	67,593
Indian Creek village	33	217	164	93	-53	-71	-124
Key Biscayne village	10,507	12,082	13,079	12,783	997	-295	701
Medley town	1,002	1,301	12,081	22,348	10,780	10,267	21,047
Miami city	350,859	396,958	676,639	900,796	279,680	224,158	503,838
Miami Beach city	86,597	87,258	108,223	121,214	20,965	12,991	33,956
Miami Gardens	105,287	107,057	154,934	191,354	47,878	36,420	84,298
Miami Lakes	22,499	28,100	33,778	37,814	5,678	4,036	9,714
Miami Shores village	9,699	11,391	13,159	13,649	1,769	490	2,259
Miami Springs city	13,421	13,977	15,297	15,119	1,320	-178	1,142
North Bay Village city	6,569	7,055	8,713	9,539	1,658	826	2,484
North Miami city	58,625	55,935	62,217	63,035	6,283	817	7,100
North Miami Beach city	40,360	38,031	46,460	52,004	8,428	5,545	13,973
Opa-locka city	14,523	14,729	17,096	17,856	2,366	760	3,127
Palmetto Bay	24,579	23,819	26,949	27,449	3,130	500	3,630
Pinecrest village	19,015	17,556	18,752	18,088	1,196	-664	532
South Miami city	10,630	11,498	22,283	31,142	10,786	8,858	19,644
Sunny Isles Beach	15,252	20,648	28,725	34,140	8,076	5,416	13,492
Surfside town	4,901	5,693	6,675	7,010	982	336	1,317
Sweetwater city	14,226	12,462	12,164	10,625	-298	-1,539	-1,837
Virginia Gardens village	2,344	1,941	2,359	2,552	418	193	611
West Miami city	5,774	6,067	10,384	13,780	4,317	3,397	7,714
Miami-Dade Unincorporated	976,581	1,109,551	1,387,005	1,544,870	277,454	157,865	435,319
County Total	2,207,808	2,477,003	3,307,600	3,864,100	830,597	556,500	1,387,097
MONROE							
Islamorada	6,657	4,883	4,937	5,026	55	89	143
Key Colony Beach city	788	180	123	91	-56	-32	-89
Key West city	24,585	22,187	22,390	22,766	202	376	578
Layton city	186	76	52	38	-24	-14	-37
Marathon	10,072	7,365	5,230	4,011	-2,136	-1,218	-3,354
Monroe Unincorporated	35,939	35,104	32,125	30,708	-2,979	-1,417	-4,396
County Total	78,227	69,795	64,857	62,641	-4,938	-2,216	-7,154
TOTAL - Seven50 AREA	5,425,142	6,134,526	7,899,897	9,082,885	1,765,371	1,182,988	2,948,359

**Employment Projections
and Procedures – 2010-2060
Seven50**

EMPLOYMENT PROJECTION PROCEDURES

Basic Employment Source Definitions

InfoUSA or *InfoGroup* is a data marketing firm that sells information on employees, to whom a buyer of that information would ultimately contact, to determine whether or not the person at the address would want to buy prospective services for their employees. Nonetheless, These employee totals can be aggregated to geographic areas of TAZs, census blocks, census block groups, census tracts and municipalities to determine the number of employees located in each type of jurisdiction. Data are available locally for 2010 and 2007. This information set has (a) the geographic location of the business; (b) the category of the business conducted at the location; and (c) the number of employees at the business location.

InfoUSA or *InfoGroup* is known for including residential locations as sites of employment. Thus, as opposed to *OnTheMap* (which typically reports information for sites that have employees with unemployment insurance or locations of federal employees), *InfoUSA* has information for any location (residential or nonresidential) where employees are found. Residential locations are locations where businesses are run out of the home .

OnTheMap is a web-based mapping and reporting application that shows where workers are employed. *OnTheMap* is a unique data source for identifying small area workforce characteristics.

The employment data used in *OnTheMap* are derived from several sources:

Unemployment Insurance (UI) Wage Records reported by employers and maintained by each state for the purpose of administering its unemployment insurance system, provide information on employees and jobs (relationship between employee and firm). These data are provided for "UI-covered employment," which typically includes private-sector employment as well as state and local government.

The U.S. Office of Personnel Management (OPM) provides information on employees and jobs for most Federal employees. See

http://www.fedscope.opm.gov/datadefn/aboutehri_sdm.asp#cpdf3 and <http://www.fedscope.opm.gov/datadefn/index.asp#location> for major exceptions.

The Quarterly Census for Employment and Wages (QCEW) provides information on firm structure and establishment location. These data are collected by each state under an agreement with the Bureau of Labor Statistics (BLS).

In the following projections, the research team relied on *InfoUSA* data for the base year. This was the best approximation of non-resident proprietors and part-time workers. Employment was projected into the future as a county cohort, using regression analysis of *OnTheMap* data from 2002 to 2006.

Counties — The 2010 Employment Base

The 2010 employment number for the seven counties and a slice of Brevard County is the *InfoUSA* data for 2010, unless a different county number was provided by an MPO. The latter was done for Miami-Dade, Broward and Palm Beach Counties. These three counties use an equivalent of *InfoUSA* for their totals. For the remaining GTCRPM counties the data used was *InfoUSA* due to the inclusive employment categories of this data source. Information is available for the county and all incorporated municipalities in 2010. The difference in employment between the county and the incorporated municipalities is the employment contained in the unincorporated areas of the county.

Seven50 – County Employment -2010- InfoUSA/OTM/BLS

County	Info USA Total Emp*	OTM Total Emp*	Average Total Emp	BLS Total Emp¥
Broward	867,647	651,120	763,030	677,659
Indian River	63,542	41,461	52,502	45,155
Martin	73,134	48,148	60,641	55,434
Miami-Dade	1,252,236	882,783	1,032,208	947,091
Monroe	49,591	27,961	38,776	34,739
Palm Beach	638,085	452,061	539,226	487,891
St. Lucie	89,753	58,523	74,138	63,494
Seven50 Region	2,958,983	2,162,057	2,560,520	2,311,463
Brevard (Slice)	204,046			

Also available at the municipal level; ¥ not available at the municipal level.

Here, 2010 employment for counties in GTCRPM is the *InfoUSA* data for 2010. For SERPM counties it is their own data, which approach the *InfoUSA* totals.

Seven50 – County Employment -2010- InfoUSA/OTM/TAZ

	Info USA Total Emp	OTM Total Emp	Average Total Emp	Revised TAZ 2010 Total Emp
Palm Beach	626,391	452,061	539,226	638,085
Broward	874,940	651,120	763,030	867,647
Miami Dade	1,181,632	882,783	1,032,208	1,252,236
Total	2,682,963	1,985,964	2,334,464	2,757,968

County Employment Projections, 2010-2040 — (7 Counties - South Florida; Treasure Coast)

The employment projection procedures used here relied on three principle sets of information: (1) The growth over time of *OnTheMap* data for which historical information is available; (2) the overall magnitude of the *InfoUSA* data; and (3) the percent distribution and percent growth of the approved MPO projections from 2005 to 2035. The interplay of these data sets will be explained below. For SERPM, the revised 2010 data set developed by consultants for their three counties was used.

The exercise begins with establishing the 2010 employment base. Logically, due to the recession, this should be less than the 2005 employment base in most locations. 2010 employment was determined using the *InfoUSA* data for GTCRPM counties and for Monroe County in 2010. This was used at the request of their respective MPOs. SERPM counties used their consultant-derived employment numbers for 2010.

County Employment 2010

County	2010 Employment
Indian River	63,542
St. Lucie	89,753
Martin	73,134
Palm Beach	638,085
Broward	867,647
Miami-Dade	1,252,236
Monroe	49,591
Seven50 Region Total	3,033,988
Brevard (Slice)	86,811

County employment projections from 2010-2040 began with the magnitude established for 2010 and used the thirty year MPO agreed upon annual average percent change from 2005 to 2035 to project 2040. Controls for all counties were established using *OnTheMap* data from 2002 to 2006, and applying its change to the 2010 base. *InfoUSA* data was used for Monroe County in much the same way that it was used for the GTCRPM counties, except that since population in Monroe was decreasing, county employment growth for control purposes, was taken at about 10 percent of normally projected employment growth in this county. SERPM counties used their consultant-derived employment numbers for 2010. Basically, the same projection procedure was used for all of the GTCRPM and SERPM counties with the exception of Monroe.

Projection of County Employment 2040

County	2040 Projection of Employment
Indian River	96,289
St. Lucie	184,247
Martin	95,830
Palm Beach	830,195
Broward	1,063,728
Miami-Dade	1,806,475
Monroe	50,991
Seven50 Region Total	4,127,755
Brevard (Slice)	140,800

County Employment Projections — 2040-2060

County projections for 2040-2060 were undertaken by using the percent change observed from 2005-2035 and applying that change to the magnitude of employment determined for 2040. Thus, at the county level, about 2/3 of the magnitude of the growth taking place between 2010 and 2040 was used to predict 2040 to 2060 growth. Not coincidentally, this is also the ratio of the number of years for the two projection periods.

Projection of County Employment 2060

County	2060 Projection of Employment
Indian River	129,038
St. Lucie	312,236
Martin	120,674
Palm Beach	958,909
Broward	1,222,387
Miami-Dade	2,342,217
Monroe	51,991
Seven50 Region Total	5,137,452
Brevard (Slice)	199,217

Municipalities — The 2010 Employment Base

The 2010 employment number for the GTCRPM and Monroe County municipalities is the *InfoUSA* employment data for these jurisdictions in 2010. For the SERPM counties (including Palm Beach) it is the consultant-supplied information. These municipal jurisdictions' employment, summed and subtracted from total county employment, is the employment of the unincorporated area of the county. It is also the sum of the TAZs for 2010 because they have been made to be equal.

Municipal Employment 2010

County	Municipal Employment	Unincorporated Area of County	Total COUNTY
Indian River	26,509	37,033	63,542
St. Lucie	63,902	25,851	89,753
Martin	26,672	46,462	73,134
Palm Beach	462,364	175,721	638,085
Broward	847,873	19,774	867,647
Miami-Dade	805,404	446,832	1,252,236
Monroe	27,962	21,629	49,591
Seven50 Region Total	2,260,686	773,302	3,033,986
Brevard (Slice)			86,811

Municipal Employment Projections — 2010-2040

Municipal employment projections from 2010 to 2040 for the 120 municipalities in the study area were undertaken using the sum of the TAZ components for a municipality. TAZs were assigned to municipalities using GIS shapefiles. A TAZ was split proportionately if it crossed municipal bounds and the portion of the TAZ in the municipality assigned to that municipality. This procedure was also used for unincorporated area employment.

The sum of the TAZs for municipal employment projections was used because one could not have an independent means of projection municipal employment that was different from the municipality's TAZ structure number. Summing TAZs for municipal employment projections does not provide for procedures of dampening or mitigating projected employment gains. Municipalities explicitly reflect the growth of their component TAZs regardless of the robustness or paucity of that growth.

Projection of Municipal Employment 2040

County	Municipal Employment	Unincorporated Area of County	Total COUNTY
Indian River	42,558	53,731	96,289
St. Lucie	121,306	62,941	184,247
Martin	30,349	65,481	95,830
Palm Beach	596,114	234,081	830,195
Broward	1,036,862	26,866	1,063,728
Miami-Dade	1,178,136	628,339	1,806,475
Monroe	29,706	21,285	50,991
Seven50 Region Total	3,035,030	1,092,725	4,127,755
Brevard (Slice)			140,800

Municipal Employment Projections — 2040-2060

2060 municipal employment projections are the sum of the 2060 TAZ projections in that municipality.

The TAZ projections for 2060 use a formula that begins with the 2040 TAZ base and applies an algorithm to project growth in the TAZ that reflects the original 2035 percent distribution of TAZ employment as well as the relationships of the time periods of the two projections. This is 30 years from 2010 to 2040; it is 20 years or two-thirds of the time period from 2040 to 2060.

Projection of Municipal Employment 2060

County	Municipal Employment	Unincorporated Area of County	Total COUNTY
Indian River	58,082	70,956	129,030
St. Lucie	194,417	117,819	312,236
Martin	34,403	86,271	120,674
Palm Beach	682,587	276,322	958,909
Broward	1,189,505	32,882	1,222,387
Miami-Dade	1,541,589	800,628	2,342,217
Monroe	30,938	21,053	51,991
Seven50 Region Total	3,731,522	1,405,930	5,137,452
Brevard (Slice)			199,217

The Effects of Annexation on Municipal Employment Projections

Where annexation involved commercial areas, the magnitude of projected employment growth was altered accordingly. Annexed areas grew; areas that had lands lost to annexation declined.

The Effects of Incorporation on Municipal Employment Projections

Where incorporation was involved, municipal employment projections reflected these changes in an increase. The areas from which incorporations took land also reflected this procedure, this time as a decrease. .

TAZs — the 2010 Employment Base

The 2010 employment numbers of the TAZs are the 2005 percentage distributions of employment applied to the 2010 Info/USA County total for GTCRPM counties and revised 2010 TAZ numbers provided by consultants to SERPM. These numbers are summed to verify the county total. Total employment in the TAZ is broken down into three categories: industrial, commercial, and service. These categories of employment are determined for each TAZ in 2010 by applying the industrial, commercial or service share in 2005 to the 2010 total employment number of the individual TAZ in GTCRPM Counties and by using consultant provided estimates for SERPM Counties (including Palm Beach).

TAZ Employment Projections — 2010-2040

2010-2040 employment projections for the three categories of employment and the control total for all counties are determined by regressed *OnTheMap* Employment changes from 2002-2006, applied to the 2010 Info/USA county base. For GTCRPM counties and for Monroe County, these regressions are coordinated with distributions for 2035 which allocate 2040 employment to TAZs based on the 2040 county total and the 2035 distribution. For SERPM Counties, regressions applied

to the 2010 Info/USA base, determine the 2040 total and 2035 percent distributions allocate the total to individual TAZs.

There are occasions where there are discrepancies between earlier 2005 and 2035 numbers. Where this happens and the 2035 number is found to be not representative of a true number, a new number is created for 2035 that reflects what would have been a more realistic number for that year. The percentage change from 2005 to 2035 is applied to 2010 to determine the 2040 number for a TAZ. This is inserted, and if by insertion the total is increased or decreased, the sum is controlled by county totals. The formula for the above is: $TAZ\ 2035 / TAZ\ 2005 \times TAZ\ 2010 = TAZ\ 2040$.

TAZ Employment Projections 2040 — 2060

TAZ employment 2040-2060 is developed from changes in the percent distribution of employment between TAZs from 2010 (P1) to 2040 (P2) applied to the county total in 2060. The period between 2040 and 2060 is two thirds of the period between 2010 and 2040 ($\frac{20\ years}{30\ years} = 0.667$). $(P1 - P2) \times 0.667 + P2 = P3$. The actual algorithm is shown under TAZ population—2040-2060.

EMPLOYMENT PROJECTION ANALYSIS

For employment, for the period 2010 to 2060, the region will increase by 2.1 million from 3.03M to 5.13M. This will be a relative increase of about 69%.

The largest absolute employment growth for the 50 year period is in Miami-Dade County (1,089,981), followed by: Broward County (354,740), Palm Beach County (320,824), St. Lucie County (222,483), Indian River County (65,496), Martin County (47,540) and Monroe County (2,400).

For employment, the largest relative growth for the 50 year period is in St. Lucie County (+248%), followed by: Indian River County (+103%), Miami-Dade County (+87%), Martin County (+65%), Palm Beach County (+50%), Broward County (+41%), and Monroe County (+5%).

As expected, Miami-Dade and Broward Counties amount to 1,444,721 in growth or 68% of the employment growth of the region.

Generally speaking, the South Florida subregion has *much larger* population and employment growth than the Treasure Coast subregion. The Treasure Coast subregion has *much faster* population and employment growth than the South Florida subregion.

Employment growth relative to population is larger and faster in the counties of the South Florida subregion versus the Treasure Coast subregion. *Population growth relative to employment growth* is larger and faster in the counties of the Treasure Coast subregion versus the South Florida subregion.

OVERALL PROJECTION ANALYSIS

Employment Growth 2010-2060 - Seven50 Region

County	2010	2040	2060	2010-2060
Indian River	63,542	96,289	129,038	65,496
St. Lucie	89,753	184,247	312,236	222,483
Martin	73,134	95,830	120,674	47,540
Palm Beach	638,085	830,195	958,909	320,824
Broward	867,647	1,063,728	1,222,387	354,740
Miami-Dade	1,252,236	1,806,475	2,342,217	1,089,981
Monroe	49,591	50,991	51,991	2,400
Seven50 Region Total	3,033,988	4,127,755	5,137,452	2,103,464
Brevard (Slice)	86,811	140,800	199,217	112,406

Numerical and Percent Changes in Employment 2010-2060

County	Numeric 2010-2060 Change		
	Pop. Inc. (#)	Emp. Inc. (#)	Emp./Pop. Ratio
Indian River	108,761	65,496	0.6
St. Lucie	365,032	222,483	0.6
Martin	74,490	47,540	0.6
Palm Beach	635,283	320,824	0.5
Broward	384,850	354,740	0.9
Miami-Dade	1,387,097	1,089,981	0.8
Monroe	(7,154)	2,400	-0.3
Total Seven50	2,948,359	2,103,464	0.7

County	Percent 2010-2060 Change		
	Pop. Inc. (%)	Emp. Inc. (%)	Emp./Pop. Ratio
Indian River	80%	103%	1.3
St. Lucie	133%	248%	1.9
Martin	52%	65%	1.2
Palm Beach	49%	50%	1.0
Broward	22%	41%	1.8
Miami-Dade	56%	87%	1.6
Monroe	-10%	5%	-0.5
Total Seven50	48%	69%	1.4

RESULTS IN CONTEXT – EMPLOYMENT HISTORY AND PROJECTIONS

- U.S. grew in employment from 1960 (62.1 million) to 2010 (143.3 million) by 81.2 million – simple growth of 130% or 2.61%/year over the past 50 years.
- U.S. is projected to grow from 143.3 million (2010) to 257.5 million by 114.2 million – simple growth of 80% or 1.6%/year over the next 50 years (Woods & Poole 2012).
- Florida grew in employment from 1960 (1.4 million) to 2010 (8.6 million) by 7.2 million – simple growth of 514% or 10.3%/year over the past 50 years.
- Florida is projected to grow from 8.6 million (2010) to 17.7 million (2060) by 9.1 million – simple growth of 105.8% or 2.1%/year for the next 50 years (Woods & Poole -2012).
- Seven50 Region grew in employment from 1960 (616,400) to 2010 (3.03 million) by 3.25 million – simple growth of 527.3% or 10.5%/year over the past 50 years.
- Seven50 Region is projected to grow from 3.03 million (2010) to 5.16 million (2060) by 2.13 million simple-growth of 70.3% or 1.4%/year for the next 50 years (Rutgers, 2013)

Total Employment – Historical /Projected Annual growth – Simple %/Year

	Past 50 Years	Future 50 Years	Future to Past
U.S.	2.61%	1.60%	0.61
Florida	10.62%	2.12%	0.20
Seven50	7.85%	1.40%	0.18
GTCRPM	26.32%	1.52%	0.06
SERPM	5.8%	1.35%	0.23

Detailed Employment Projections – 2010-2060

County	2010	2040	2060	2010-2040	2040-2060	2010-2060
Indian River	63,542	96,289	129,038	32,747	32,749	65,496
St. Lucie	89,753	184,247	312,236	94,494	127,989	222,483
Martin	73,134	95,830	120,674	22,696	24,844	47,540
Palm Beach	638,085	830,195	958,909	192,110	128,714	320,824
GTCRPM	864,514	1,206,561	1,520,857	342,047	314,296	656,343
Broward	867,647	1,063,728	1,222,387	196,081	158,659	354,740
Miami-Dade	1,252,236	1,806,475	2,342,217	554,239	535,742	1,089,981
Monroe	49,591	50,991	51,991	1,400	1,000	2,400
SERPM	2,169,474	2,921,194	3,616,595	751,720	695,401	1,447,121
Seven50 Region Total	3,033,988	4,127,7553	5,137,542	1,093,767	1,009,697	2,103,464
Brevard (Slice)	86,811	140,800	199,217	53,989	58,417	112,406

Source: Rutgers University Center for Urban Policy Research, January 2013.

Seven50 COUNTY AND MUNICIPAL Employment PROJECTIONS
TOTAL NUMBERS BY DECADE -- TREND PROJECTIONS

	Census	Projection	Projection	2010- 2040	2040- 2060	2010- 2060
	2010	2040	2060	Change	Change	Change
TREASURE COAST RPC						
INDIAN RIVER						
Fellsmere city	429	2,518	4,917	2,089	2,399	4,488
Indian River Shores town	2,053	1,900	1,574	-153	-326	-479
Orchid town	19	61	108	42	47	89
Sebastian city	3,491	10,910	19,403	7,419	8,493	15,912
Vero Beach city	20,517	27,168	32,080	6,651	4,913	11,564
Indian River Unincorp	37,033	53,731	70,956	16,699	17,224	33,923
County Total	63,542	96,289	129,038	32,747	32,749	65,496
ST. LUCIE						
Fort Pierce city	33,019	66,511	111,277	33,492	44,766	78,258
Port St. Lucie city	30,459	54,037	81,980	23,578	27,944	51,522
St. Lucie Village town	424	759	1,160	335	401	736
St Lucie Unincorp	25,851	62,941	117,819	37,090	54,878	91,968
County Total	89,753	184,247	312,236	94,494	127,989	222,483
MARTIN						
Jupiter Island town	218	230	240	12	10	22
Ocean Breeze Park town	120	192	267	72	75	147
Sewall's Point town	537	580	619	44	39	82
Stuart city	25,797	29,346	33,278	3,549	3,931	7,480
Martin Unincorp	46,462	65,481	86,271	19,019	20,789	39,808
County Total	73,134	95,830	120,674	22,696	24,844	47,540
PALM BEACH						
		2040	2060			
Atlantis city	3,153	3,750	3,975	597	224	822
Belle Glade city	4,147	4,616	4,832	469	216	685
Boca Raton city	113,567	135,280	145,710	21,713	10,430	32,143
Boynton Beach city	30,762	46,294	57,663	15,532	11,369	26,901
Briny Breezes town	63	37	8	-26	-29	-55
Cloud Lake town	16	43	65	27	22	49
Delray Beach city	38,298	43,874	45,686	5,576	1,813	7,388
Glen Ridge town	70	198	304	128	106	234
Golf village	466	554	588	87	35	122
Greenacres city	7,590	11,016	13,721	3,426	2,705	6,131
Gulf Stream town	306	516	672	210	156	366
Haverhill town	290	499	658	209	159	368
Highland Beach town	677	660	581	-16	-79	-96
Hypoluxo town	739	371	260	-368	-111	-479
Juno Beach town	3,494	3,294	2,780	-200	-513	-713
Jupiter town	29,914	30,494	30,193	580	-301	279
Jupiter Inlet Colony town	44	20	6	-24	-14	-38
Lake Clarke Shores town	928	1,057	1,082	129	24	153
Lake Park town	6,737	9,466	11,232	2,730	1,765	4,495
Lake Worth city	11,148	13,125	13,800	1,977	675	2,652
Lantana town	5,148	6,151	6,940	1,003	788	1,791
Loxahatchee Groves	1,965	1,812	1,672	-153	-140	-293
Manalapan town	419	745	1,366	326	620	947
Mangonia Park town	3,157	5,823	7,877	2,666	2,054	4,720
North Palm Beach village	6,330	7,101	7,305	771	204	975

	2010	2040	2060	2010-2040 Change	2040-2060 Change	2010-2060 Change
Palm Beach (continued)						
Ocean Ridge town	510	711	841	202	130	332
Pahokee city	1,183	1,164	1,038	-19	-127	-146
Palm Beach town	14,280	13,882	12,400	-398	-1,481	-1,880
Palm Beach Gardens city	35,228	54,611	68,940	19,382	14,329	33,712
Palm Beach Shores town	413	396	342	-17	-55	-72
Palm Springs village	7,060	10,400	12,735	3,341	2,335	5,676
Riviera Beach city	19,655	29,768	36,820	10,113	7,052	17,165
Royal Palm Beach village	12,463	14,096	14,913	1,633	817	2,450
South Bay city	997	969	870	-28	-99	-128
South Palm Beach town	237	200	144	-38	-56	-94
Tequesta village	2,194	2,797	3,140	602	343	945
Wellington village	18,590	18,367	17,379	-223	-989	-1,211
West Palm Beach city	80,125	121,957	154,052	41,832	32,095	73,927
Palm Beach Unincorporated	175,721	234,081	276,322	58,360	42,240	100,601
County Total	638,085	830,195	958,909	192,110	128,714	320,824
SOUTH FLORIDA RPC						
BROWARD						
		2040	2060			
Coconut Creek city	14,678	28,367	40,544	13,689	12,177	25,866
Cooper City city	9,076	11,760	13,999	2,684	2,239	4,923
Coral Springs city	47,053	59,358	69,491	12,304	10,134	22,438
Dania Beach city	20,940	29,099	36,065	8,159	6,966	15,125
Davie town	54,506	72,608	87,870	18,102	15,262	33,364
Deerfield Beach city	39,691	47,208	53,137	7,517	5,929	13,446
Fort Lauderdale city	164,783	173,840	178,179	9,057	4,339	13,397
Hallandale Beach city	15,578	17,852	19,559	2,274	1,708	3,981
Hillsboro Beach town	357	337	310	-20	-27	-47
Hollywood city	76,742	78,008	77,327	1,266	-681	585
Lauderdale Lakes city	10,730	13,414	15,613	2,684	2,199	4,883
Lauderdale-by-the-Sea town	2,485	2,739	2,911	253	172	426
Lauderhill city	16,443	19,649	22,189	3,206	2,540	5,746
Lazy Lake village	60	58	55	-2	-3	-5
Lighthouse Point city	3,630	3,464	3,226	-165	-238	-404
Margate city	17,391	21,843	25,501	4,452	3,658	8,110
Miramar city	32,205	57,672	80,209	25,468	22,537	48,005
North Lauderdale city	7,029	10,205	12,943	3,176	2,738	5,914
Oakland Park city	31,812	35,016	37,186	3,204	2,170	5,373
Parkland city	3,195	4,886	6,354	1,691	1,468	3,159
Pembroke Park town	5,716	8,480	10,873	2,764	2,393	5,157
Pembroke Pines city	44,117	58,197	70,026	14,080	11,829	25,910
Plantation city	53,158	55,307	56,000	2,149	693	2,842
Pompano Beach city	75,232	98,302	117,613	23,070	19,311	42,381
Sea Ranch Lakes village	388	372	349	-15	-23	-38
Southwest Ranches	2,920	5,760	8,289	2,840	2,529	5,369
Sunrise city	47,613	65,753	81,213	18,139	15,461	33,600
Tamarac city	19,152	25,116	30,116	5,964	5,000	10,964
Weston city	21,157	21,432	21,176	275	-256	19
West Park	4,200	4,868	5,379	668	511	1,179
Wilton Manors city	5,837	5,891	5,801	54	-90	-36
Broward Unincorporated	19,774	26,866	32,882	7,091	6,016	13,108
County Total	867,647	1,063,728	1,222,387	196,081	158,659	354,740

	2010	2040	2060	2010-2040 Change	2040-2060 Change	2010-2060 Change
MIAMI-DADE						
Aventura city	22,544	35,669	48,965	13,125	13,295	26,420
Bal Harbour village	2,426	3,919	5,444	1,493	1,525	3,018
Bay Harbor Islands town	2,019	2,724	3,369	705	645	1,350
Biscayne Park village	260	301	326	41	25	66
Coral Gables city	56,554	85,223	113,643	28,669	28,419	57,088
Cutler Bay	9,433	11,842	13,826	2,408	1,985	4,393
Doral	93,877	154,622	217,070	60,745	62,449	123,194
El Portal village	508	602	667	94	65	160
Florida City city	4,316	5,656	6,842	1,341	1,185	2,526
Golden Beach town	158	180	192	22	12	35
Hialeah city	80,636	122,275	163,679	41,638	41,405	83,043
Hialeah Gardens city	9,476	13,497	17,351	4,021	3,854	7,875
Homestead city	15,525	18,703	21,057	3,178	2,354	5,532
Indian Creek village	69	66	56	-3	-10	-13
Key Biscayne village	4,171	6,126	8,038	1,956	1,912	3,868
Medley town	22,770	34,338	45,810	11,568	11,472	23,040
Miami city	238,788	352,475	463,923	113,687	111,448	225,135
Miami Beach city	59,770	86,939	113,340	27,169	26,401	53,569
Miami Gardens	33,411	49,388	65,069	15,978	15,680	31,658
Miami Lakes	25,538	34,018	41,666	8,480	7,648	16,128
Miami Shores village	5,445	6,535	7,332	1,090	797	1,887
Miami Springs city	8,316	9,936	11,102	1,620	1,166	2,786
North Bay Village city	2,042	2,575	3,017	533	443	975
North Miami city	26,769	33,464	38,934	6,695	5,470	12,165
North Miami Beach city	18,091	24,353	30,067	6,262	5,714	11,976
Opa-locka city	11,589	17,551	23,476	5,962	5,925	11,888
Palmetto Bay	12,686	14,656	15,852	1,970	1,196	3,165
Pinecrest village	10,085	13,308	16,183	3,223	2,875	6,098
South Miami city	14,718	20,239	25,383	5,521	5,144	10,665
Sunny Isles Beach	6,603	8,146	9,369	1,543	1,223	2,766
Surfside town	1,839	2,443	2,986	604	543	1,147
Sweetwater city	2,149	2,753	3,268	603	516	1,119
Virginia Gardens village	886	1,238	1,571	352	333	685
West Miami city	1,937	2,374	2,715	437	341	778
Miami-Dade Unincorporated	446,832	628,339	800,628	181,507	172,289	353,796
County Total	1,252,236	1,806,475	2,342,217	554,239	535,742	1,089,981
MONROE						
Islamorada	4,242	3,988	3,812	-254	-176	-430
Key Colony Beach city	106	86	71	-21	-14	-35
Key West city	17,704	19,883	21,414	2,179	1,531	3,710
Layton city	45	36	30	-9	-6	-15
Marathon	5,865	5,713	5,610	-152	-104	-255
Monroe Unincorporated	21,629	21,285	21,053	-344	-231	-575
County Total	49,591	50,991	51,991	1,400	1,000	2,400
TOTAL - Seven50 AREA	3,033,988	4,127,755	5,137,452	1,093,767	1,009,697	2,103,464