

# BROWARD-by-the-NUMBERS

Planning Services Division

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## Municipal Population Forecasts, 2006-2030

*Broward County's population is expected to grow by more than 525,000 between 2006 and 2030. Though growth will occur throughout the County; non-traditional methods will play a larger role.*

### Municipal Population Rankings

The City of Ft. Lauderdale is, and will continue to be, the largest city in Broward County. With the exception of some minor shuffling of ranking, Table 1 shows that the most populous cities in 2006 remain so in 2030. (Appendix Table 1 displays the complete listing of cities and their populations, including group quarters population.) One noticeable difference, also evident in Table 1, is that cities in Eastern Broward can expect more growth than their Western counterparts.

**Table 1 - Broward's Ten Largest Cities**

	Population in Households	
	2006	2030
Fort Lauderdale	178,642	237,920
Pembroke Pines	152,517	176,998
Hollywood	144,431	191,481
Coral Springs	131,185	155,741
Miramar	108,002	140,694
Pompano Beach	102,731	141,921
Davie	90,842	114,783
Sunrise	90,153	118,599
Plantation	87,144	110,810
Deerfield Beach	75,945	94,218

### Traditional Growth

In general, the notion of population growth is accompanied by visions of new residential construction on existing vacant properties. Broward County no longer fits that vision. The County is rapidly approaching a "build-out" scenario where nearly all existing vacant residential lots have been absorbed by development. At the same time, Broward County will continue to grow.

A comparison of population and dwelling unit growth rates of Broward's largest cities (Table 2) reflects the outcome of these seeming inconsistencies. In most instances, the rate of population growth approaches twice the rate of dwelling unit growth. Factors other than new

construction are accommodating Broward's growing population.

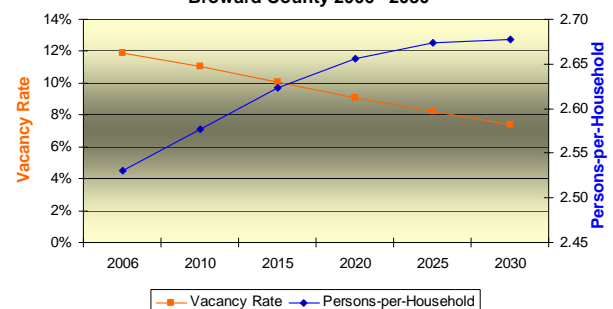
**Table 2  
Population and Dwelling Unit Growth Rates**

Population Rank in 2030	City	Annual Average Growth Rate	
		Population	Units
1	Fort Lauderdale	1.4%	0.7%
2	Hollywood	1.4%	0.8%
3	Pembroke Pines	0.7%	0.4%
4	Coral Springs	0.8%	0.5%
5	Pompano Beach	1.6%	0.7%
6	Miramar	1.3%	0.8%
7	Sunrise	1.3%	0.8%
8	Davie	1.1%	0.7%
9	Plantation	1.1%	0.8%
10	Deerfield Beach	1.0%	0.3%

### Additional "Built-In" Population Capacity

Without considering Annexation, there are three methods of accounting for increased population within a city: New Construction, Increasing Household Size, and Decreasing Vacant (or Seasonal) Units. Broward's continued growth, despite its near build-out status, forces the latter two methods (as shown in Figure 1) to assume added importance. There is little that local government can do to encourage or discourage these processes. These are forces that change housing characteristics in response to the status of the local housing market.

**Figure 1.  
Changing Household Sizes and Vacancy Rates  
Broward County 2006 - 2030**



The dominant change in vacant units is found in the declining number of seasonally or occasionally occupied units. According to the 2005 American Community Survey, they account for approximately one-half of all vacant units. As the expense of maintaining seasonal units causes many to be sold for full-time occupancy; the County's vacancy rate declines.

At the same time, the average persons-per-household (PPH) increases from 2.53 to 2.68. The same increasing expenses that cause the reduction in Seasonal Units also reduces the number of individuals that can live on their own. Delayed household formation and increased sharing of apartments and homes dampens the growth of 1-person households and increases all other household sizes. This pushes the persons-per-household average up by 6%.

While the impact of these two forces seems small, their combined impact is significant. Applying the 2030 vacancy rate and average persons-per-household to the 2006 Broward County housing unit inventory accounts for an additional 200,000 person capacity.

### Municipal Sources of Growth.

Since each of Broward's communities displays a unique set of housing and household characteristics, each grows differently and in accordance with its combination of existing vacant land, vacancy rates, and average persons-per-household.

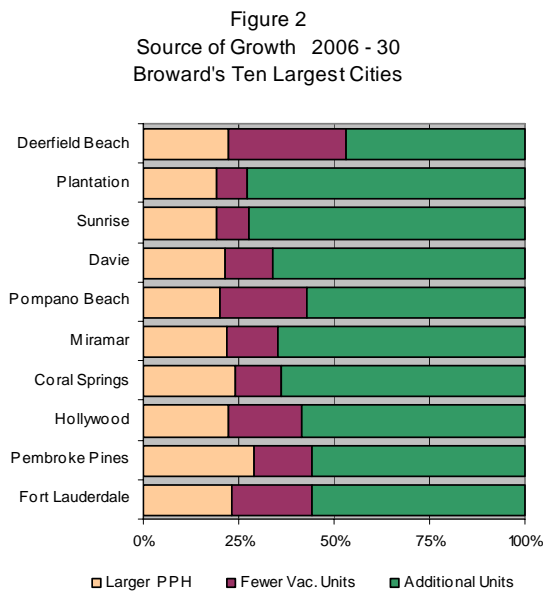


Figure 2 displays these differences among the ten largest cities in Broward County. Only Deerfield Beach experiences a majority of its growth through occurrences other than new construction. While Deerfield Beach also

displays the largest growth through reduction of vacant units; each coastal city experiences significant reduction of vacant (primarily, seasonal) units.

### Redevelopment / "New" development.

Even the traditional form of population growth that accompanies the construction of new dwelling units will not resemble the past. Table 3 displays the estimated impact of redevelopment on the overall residential growth of Broward's ten largest cities.

Table 3 - Redevelopment Impact on Broward's Largest Cities

	2006 - 2030		
	Dwelling Unit Growth	Redevelopment Units	% of Growth
Fort Lauderdale	15,345	9,782	63.7%
Pembroke Pines	5,178	2,280	44.0%
Hollywood	13,043	8,503	65.2%
Coral Springs	5,815	1,897	32.6%
Miramar	7,510	2,279	30.3%
Pompano Beach	9,451	5,074	53.7%
Davie	6,056	2,176	35.9%
Sunrise	7,072	1,788	25.3%
Plantation	6,769	3,843	56.8%
Deerfield Beach	3,277	1,584	48.3%

"Redevelopment" requires that the new residential structures replace currently existing buildings. This could be the result of new units built at higher densities than those they replaced. A currently common example involves replacing several single-family homes with a larger number of townhomes. Another redevelopment strategy that is becoming more popular is Mixed-Use development, including residences in structures that also include business and office uses. These will occur generally along major transportation corridors and in areas that were previously non-residential.

Nearly one-half of all new residential construction in the ten largest cities is expected as redevelopment. Hollywood, with nearly two-thirds of its new units being in the form of "redevelopment", may experience the most significant change to its current cityscape.

### Forecast Source.

Broward County's Planning Services Division projected population on a countywide basis to the year 2030. (See: [www.broward.org/planningservices/demographics.htm](http://www.broward.org/planningservices/demographics.htm).) That population was allocated to Traffic Analysis Zones (TAZs) with the assistance of municipal planning staff and finally was assigned to Broward's cities.

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**Appendix Table 1**

	<b>Broward County Dwelling Units</b>						<b>Redevelopment</b>	
	<b>2006</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Estimated Units</b>	<b>% of Growth</b>
Coconut Creek	24,567	25,674	27,439	28,689	29,298	29,812	1,219	23.2%
Cooper City	10,062	10,475	11,519	12,221	12,276	12,301	74	3.3%
Coral Springs	45,771	47,240	48,769	50,260	51,216	51,586	1,897	32.6%
Dania Beach	14,921	15,984	17,581	18,853	19,400	19,770	956	19.7%
Davie	37,801	39,091	40,837	42,310	43,189	43,858	2,176	35.9%
Deerfield Beach	41,985	42,581	43,273	44,032	44,743	45,262	1,584	48.3%
Fort Lauderdale	93,461	94,833	97,949	101,612	105,856	108,806	9,782	63.7%
Hallandale Beach	25,176	26,825	28,025	29,229	30,169	30,572	1,160	21.5%
Hillsboro Beach	2,205	2,273	2,328	2,401	2,528	2,617	263	63.8%
Hollywood	71,657	73,241	75,514	78,339	82,074	84,700	8,503	65.2%
Lauderdale Lakes	14,864	15,949	17,339	18,599	19,336	19,903	1,653	32.8%
Lauderdale-by-the-Sea	6,596	6,822	6,951	7,078	7,201	7,265	196	29.3%
Lauderhill	28,961	29,455	30,409	31,698	32,764	33,487	3,429	75.8%
Lazy Lake Village	29	30	30	31	32	32	0	0.0%
Lighthouse Point	6,203	6,220	6,254	6,311	6,384	6,448	163	66.5%
Margate	24,966	25,196	25,528	26,005	26,851	27,636	2,538	95.1%
Miramar	37,778	40,964	42,359	43,649	44,609	45,288	2,279	30.3%
North Lauderdale	14,621	15,228	15,679	16,121	16,639	17,137	1,375	54.6%
Oakland Park	19,235	19,738	20,806	21,910	23,043	23,978	2,753	58.0%
Parkland	7,129	8,718	10,391	11,532	11,605	11,614	0	0.0%
Pembroke Park	4,440	4,459	4,481	4,505	4,550	4,593	109	71.3%
Pembroke Pines	60,107	61,606	62,818	63,878	64,606	65,286	2,280	44.0%
Plantation	36,163	37,106	38,886	40,455	41,752	42,932	3,843	56.8%
Pompano Beach	55,410	57,313	59,273	61,185	63,191	64,861	5,074	53.7%
Sea Ranch Lakes	462	471	471	471	472	472	0	0.0%
Southwest Ranches	2,663	2,770	3,057	3,262	3,281	3,288	0	0.0%
Sunrise	36,745	38,101	40,622	42,496	43,201	43,817	1,788	25.3%
Tamarac	30,421	30,992	31,460	31,902	32,318	32,668	1,164	51.8%
West Park	4,630	4,729	4,982	5,311	5,754	6,136	1,287	85.5%
Weston	23,218	23,531	23,672	23,774	23,787	23,798	0	0.0%
Wilton Manors	6,476	6,611	6,881	7,150	7,404	7,630	648	56.2%
Unincorporated	4,726	4,931	5,155	5,392	5,596	5,744	479	47.0%
Indian Reservation	1,070	1,111	1,160	1,209	1,260	1,296	116	51.4%
<b>TOTAL</b>	<b>794,520</b>	<b>820,266</b>	<b>851,896</b>	<b>881,870</b>	<b>906,384</b>	<b>924,590</b>	<b>58,789</b>	<b>45.2%</b>

**Appendix Table 2**

<b>Broward County Total Population</b>						
	<b>2006</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Coconut Creek	50,483	54,816	61,471	66,368	68,753	70,512
Cooper City	30,873	32,392	36,057	38,587	38,911	38,992
Coral Springs	131,767	138,311	144,939	151,024	155,016	156,496
Dania Beach	28,928	32,280	37,046	41,042	43,151	44,573
Davie	90,942	96,305	103,168	108,876	112,465	114,912
Deerfield Beach	77,499	81,117	85,463	89,739	93,492	96,234
Fort Lauderdale	184,363	192,362	205,481	219,456	234,423	245,338
Hallandale Beach	34,622	39,406	43,996	48,493	52,149	54,321
Hillsboro Beach	2,369	2,527	2,703	2,921	3,247	3,521
Hollywood	146,229	153,007	162,016	172,106	184,877	193,812
Lauderdale Lakes	32,456	36,890	42,244	46,944	49,690	51,660
Lauderdale-by-the-Sea	6,360	6,878	7,342	7,821	8,324	8,743
Lauderhill	71,693	74,910	79,263	84,407	88,812	91,610
Lazy Lake Village	44	46	48	50	53	55
Lighthouse Point	11,573	11,833	12,153	12,491	12,847	13,143
Margate	56,597	58,452	60,622	62,945	66,177	68,831
Miramar	108,031	120,623	127,369	133,319	137,831	140,731
North Lauderdale	41,838	44,737	47,046	49,137	51,373	53,230
Oakland Park	44,184	46,356	50,269	54,070	57,852	60,710
Parkland	22,596	28,374	34,648	39,007	39,425	39,521
Pembroke Park	6,899	7,209	7,511	7,810	8,133	8,432
Pembroke Pines	153,839	160,816	167,080	172,265	175,941	178,713
Plantation	87,632	91,537	97,832	103,382	107,820	111,442
Pompano Beach	106,058	113,587	122,407	130,775	139,293	146,236
Sea Ranch Lakes	718	752	776	798	817	831
Southwest Ranches	8,527	8,898	9,925	10,657	10,752	10,805
Sunrise	91,247	97,154	106,975	114,393	117,661	120,018
Tamarac	59,129	61,690	64,130	66,288	68,164	69,568
West Park	13,451	14,139	15,326	16,718	18,477	19,872
Weston	62,133	64,384	66,038	67,272	67,961	68,326
Wilton Manors	13,205	13,776	14,804	15,740	16,574	17,336
Unincorporated	13,859	14,819	15,880	16,913	17,814	18,412
Indian Reservation	1,999	2,149	2,345	2,535	2,726	2,862
<b>TOTAL</b>	<b>1,792,144</b>	<b>1,902,536</b>	<b>2,034,371</b>	<b>2,154,348</b>	<b>2,251,003</b>	<b>2,319,797</b>

Note: These totals include population residing in group quarters such as nursing homes or dormitories.