

BROWARD-by-the-NUMBERS

Planning Services Division

September 2004

Number 26

Municipal Population Projections, 2000-2025

Broward County is projected to grow by almost 750,000 between 2000 and 2025. Future growth will occur in all 30 municipalities as well as in unincorporated areas of the County.

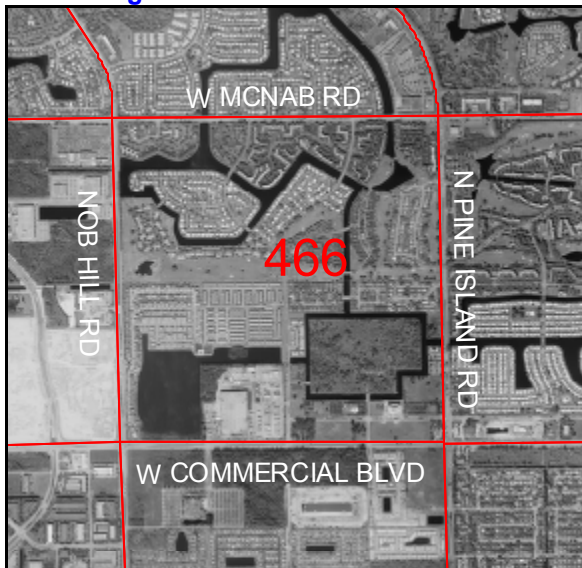
Why Project Population?

Population projections are important as they allow governmental agencies, utilities, and municipalities to plan for future population and capacity that will be needed to support the future population. Broward County is unique in South Florida as the amount of available vacant land is becoming scarce. As this “buildout” occurs somewhere around 2010, redevelopment and re-use of existing land will become the main source of future housing.

How The Projections Were Created

Broward County’s Planning Services Division projected future population on a countywide basis. Then, the population was allocated to Traffic Analysis Zones (TAZ). TAZs are usually equal to a large city block. For example, as shown in Figure 1, TAZ 466 in Tamarac is bounded by McNab Road to the north, Pine Island Road to the east, Commercial Boulevard to the south and Nob Hill Road to the west.

Figure 1 – TAZ 466 in Tamarac



To obtain municipal projections, TAZs in each municipality were added together. For TAZs with more than one municipality, the percent of each municipality was calculated based on the Broward County Land Use Plan. Staff determined the total number of housing units that could be built in each municipality. A ratio was calculated based on the number of housing units in each municipality and applied to the total TAZ population.

Growth in All Municipalities

Figure 2 ranks all municipalities by their average annual growth rate. Municipalities in western Broward County have a higher growth rate between 2000 and 2010. After 2010, higher growth rates will occur in eastern municipalities highlighting an increase in redevelopment. This change in development patterns will be concentrated predominately in the municipalities east of Florida’s Turnpike.

Figure 2 - Fastest Growing Municipalities*

Rank	2000 to 2010	2010 to 2025	2000 to 2025
1	Parkland	Fort Lauderdale	Parkland
2	Miramar	Hollywood	Miramar
3	Southwest Ranches	Hillsboro Beach	Fort Lauderdale
4	Weston	Sea Ranch Lakes	Hollywood
5	Davie	Lauderdale-by-the-Sea	Pembroke Park

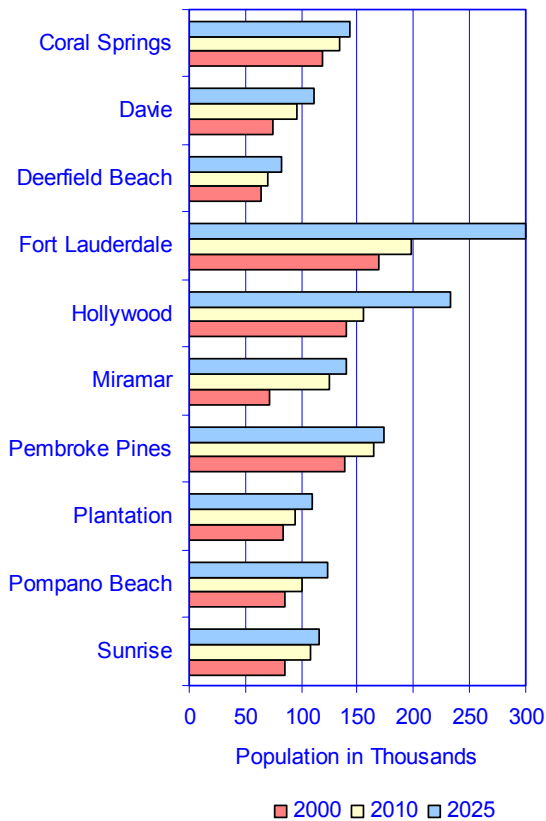
*Ranked by Percent of Average Annual Growth.

For the 25 year period, Parkland’s projected annual growth rate is 7 percent, almost twice as high as Miramar’s 4 percent. The other municipalities (Fort Lauderdale, Hollywood and Pembroke Park) will have an annual growth rate of 2 percent.

Population Growth in Ten Largest Municipalities

Broward County, home to 1.6 million people in 2000, is projected to grow to 2.4 million by 2025. The ten largest municipalities are shown in Figure 3 and are ranked by their projected 2025 population. These municipalities represent approximately two-thirds of the County's population. Most municipalities show steady growth, however, Hollywood and Fort Lauderdale show the greatest growth over the 25-year period due to future housing unit construction in each city's downtown.

Figure 3 - Projected Population Growth



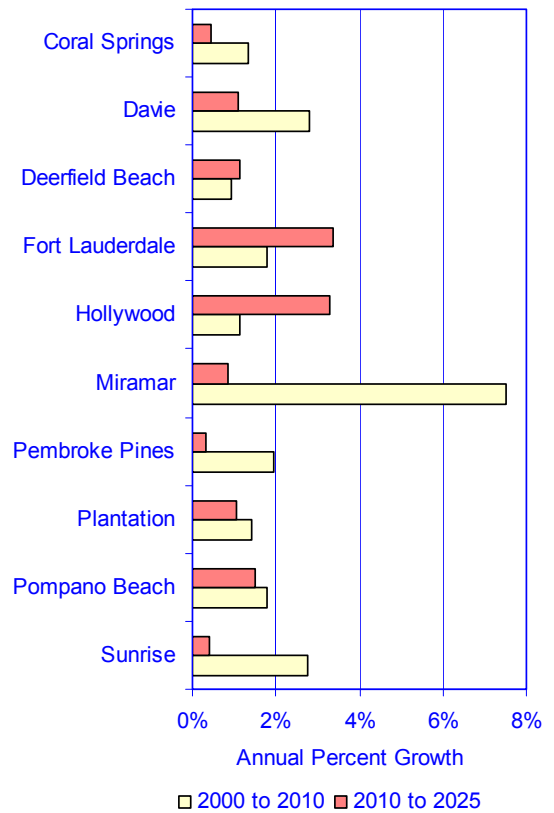
The ten largest municipalities are shown based on numbers generated by Broward County's Planning Services Division.

County and Municipal Cooperative Effort

Over the past year, Broward County staff worked alongside municipal governments in the creation of the Broward County Population Forecasting Roundtable. This group met monthly allowing County and municipal staff to work together to create more precise and accurate municipal projections. With most of Broward County's vacant land dwindling, this process identified where future redevelopment will occur in each municipality.

Figure 4 shows the annual percentage increase in population between 2000 and 2025. Larger municipalities in western Broward will grow much faster in the first ten years (2000 to 2010) than in the following 15 years (2010 to 2025). Miramar will see an average annual increase of approximately 8 percent between 2000 and 2010. Davie and Sunrise will also increase quickly during this decade. Eastern municipalities such as Deerfield Beach, Hollywood and Fort Lauderdale will see a higher growth rate between 2010 and 2025.

Figure 4 - Projected Annual Population Increase



The ten largest municipalities are shown based on numbers generated by Broward County's Planning Services Division.

While not all municipalities may agree with their individual municipality's projection, they do agree with the total Broward County projections created by Broward County's Planning Services Division. This forecast is comparable to other sources such as the University of Florida's Bureau of Economic and Business Research.

Editor's Note: The population for each municipality is based on municipal boundaries including all annexations and incorporations effective on or before June 30, 2004.

Broward-by-the-Numbers is a publication from

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TECHNICAL APPENDIX

Table 1 – Population Projections by Municipality

Municipality	Population					
	2000	2005	2010	2015	2020	2025
Coconut Creek	43,381	49,998	51,314	56,007	60,286	63,509
Cooper City	28,227	29,637	31,040	32,254	32,807	32,842
Coral Springs	118,354	129,640	134,322	137,946	141,419	143,670
Dania Beach	26,997	28,810	33,425	36,428	39,368	40,688
Davie	75,210	84,035	96,282	102,680	108,202	111,843
Deerfield Beach	64,383	67,188	70,327	75,069	79,000	82,456
Fort Lauderdale	168,392	178,799	198,705	231,131	271,088	299,618
Hallandale Beach	34,349	35,616	38,712	43,088	46,433	48,800
Hillsboro Beach	2,430	2,515	2,769	3,037	3,202	3,859
Hollywood	140,088	146,734	155,828	186,128	216,024	232,567
Lauderdale Lakes	31,488	32,992	35,894	40,098	43,939	46,939
Lauderdale-by-the-Sea	6,379	6,520	6,861	7,679	8,426	9,204
Lauderhill	57,665	62,808	66,467	70,821	73,977	76,954
Lazy Lake Village	43	43	44	46	46	47
Lighthouse Point	10,964	11,223	11,374	11,912	12,437	12,779
Margate	54,232	55,882	57,948	60,792	63,566	67,589
Miramar	71,393	107,602	125,050	130,122	135,549	140,712
North Lauderdale	38,595	40,523	41,794	45,173	47,942	49,544
Oakland Park	31,064	32,575	33,996	37,633	40,988	43,729
Parkland	13,855	21,191	37,543	38,566	39,337	39,632
Pembroke Park	6,400	7,434	8,084	9,265	9,984	10,516
Pembroke Pines	137,992	157,711	165,134	168,815	171,789	173,548
Plantation	83,356	88,582	95,112	101,760	107,468	109,972
Pompano Beach	85,492	90,149	100,792	111,042	118,788	123,630
Sea Ranch Lakes	707	720	740	826	902	998
Southwest Ranches	7,256	9,127	10,705	11,234	11,533	11,565
Sunrise	85,090	94,372	108,756	111,676	113,963	115,435
Tamarac	55,680	58,674	61,143	64,173	66,392	68,019
Weston	49,320	59,334	63,771	65,093	65,977	66,568
Wilton Manors	12,689	12,960	13,281	14,091	14,630	14,966
Unincorporated Broward	81,799	86,785	97,388	109,760	119,425	123,698
Broward County Total	1,623,270	1,790,180	1,954,601	2,114,343	2,264,890	2,365,894

Source: Broward County Population Forecasting Model, 2004.

The population for each municipality is based on municipal boundaries including all annexations and incorporations effective before June 30, 2004.

Table 2 – Top Ten Largest Municipalities*

Rank	Municipality	Population						Annual Growth Rate	
		2000	2005	2010	2015	2020	2025	2000 to 2010	2010 to 2025
1	Fort Lauderdale	168,392	178,799	198,705	231,131	271,088	299,618	1.8%	3.4%
2	Hollywood	140,088	146,734	155,828	186,128	216,024	232,567	1.1%	3.3%
3	Pembroke Pines	137,992	157,711	165,134	168,815	171,789	173,548	2.0%	0.3%
4	Coral Springs	118,354	129,640	134,322	137,946	141,419	143,670	1.4%	0.5%
5	Miramar	71,393	107,602	125,050	130,122	135,549	140,712	7.5%	0.8%
6	Pompano Beach	85,492	90,149	100,792	111,042	118,788	123,630	1.8%	1.5%
7	Sunrise	85,090	94,372	108,756	111,676	113,963	115,435	2.8%	0.4%
8	Davie	75,210	84,035	96,282	102,680	108,202	111,843	2.8%	1.1%
9	Plantation	83,356	88,582	95,112	101,760	107,468	109,972	1.4%	1.0%
10	Deerfield Beach	64,383	67,188	70,327	75,069	79,000	82,456	0.9%	1.2%
	Top 10 Total	1,029,750	1,144,812	1,250,307	1,356,367	1,463,291	1,533,451	2.1%	1.5%
	Broward County	1,623,270	1,790,180	1,954,601	2,114,343	2,264,890	2,365,894	2.0%	1.4%
	% of County	63.4%	64.0%	64.0%	64.0%	64.6%	64.8%		

*Population is ranked by 2025 Population.

Source: Broward County Population Forecasting Model, 2004.

The population for each municipality is based on municipal boundaries including all annexations and incorporations effective before June 30, 2004.

Table 3 – Average Annual Growth Rate – All Municipalities*

Municipality	2000 to 2010	2010 to 2025	2000 to 2025
Parkland	17.1%	0.4%	7.4%
Miramar	7.5%	0.8%	3.9%
Fort Lauderdale	1.8%	3.4%	3.1%
Hollywood	1.1%	3.3%	2.6%
Pembroke Park	2.6%	2.0%	2.6%
Southwest Ranches	4.8%	0.5%	2.4%
Hillsboro Beach	1.4%	2.6%	2.4%
Unincorporated Broward	1.9%	1.8%	2.0%
Dania Beach	2.4%	1.4%	2.0%
Lauderdale Lakes	1.4%	2.1%	2.0%
Davie	2.8%	1.1%	1.9%
Coconut Creek	1.8%	1.6%	1.9%
Broward County Total	2.0%	1.4%	1.8%
Pompano Beach	1.8%	1.5%	1.8%
Lauderdale-by-the-Sea	0.8%	2.3%	1.8%
Hallandale Beach	1.3%	1.7%	1.7%
Sea Ranch Lakes	0.5%	2.3%	1.6%
Oakland Park	0.9%	1.9%	1.6%
Sunrise	2.8%	0.4%	1.4%
Weston	2.9%	0.3%	1.4%
Lauderhill	1.5%	1.1%	1.3%
Plantation	1.4%	1.0%	1.3%
North Lauderdale	0.8%	1.2%	1.1%
Deerfield Beach	0.9%	1.1%	1.1%
Pembroke Pines	2.0%	0.3%	1.0%
Margate	0.7%	1.1%	1.0%
Tamarac	1.0%	0.7%	0.9%
Coral Springs	1.3%	0.5%	0.9%
Wilton Manors	0.5%	0.8%	0.7%
Lighthouse Point	0.4%	0.8%	0.7%
Cooper City	1.0%	0.4%	0.7%
Lazy Lake Village	0.2%	0.5%	0.4%

*Annual Growth is ranked by 2000-2025 growth rate.

Source: Broward County Population Forecasting Model, 2004.

The population for each municipality is based on municipal boundaries including all annexations and incorporations effective before June 30, 2004.