

# BROWARD-by-the-NUMBERS

Planning Services Division

March 2006

Number 44

## Broward County's Centers of Population and Employment

*The Center of Population is located west of Florida's Turnpike and just south of Sunrise Blvd; however, the Center of Employment is further east.*

Using population and employment data generated for transportation modeling, Planning Services Division has calculated the locations of the Centers of Population and Employment for a fifty year time span, beginning in 1982.

### The Center of Population

#### 1982

The Center of Population was on Sunrise Blvd., just west of NW 31<sup>st</sup> Avenue. During the remainder of the 1980's, all of Broward's cities grew; but the cities of Coral Springs, Tamarac, Sunrise, and Plantation experienced relatively more growth.

#### 1990

The Center of Population had relocated west by nearly a mile and north by ½ mile, to a point ¾ of a mile north of the geographic center.

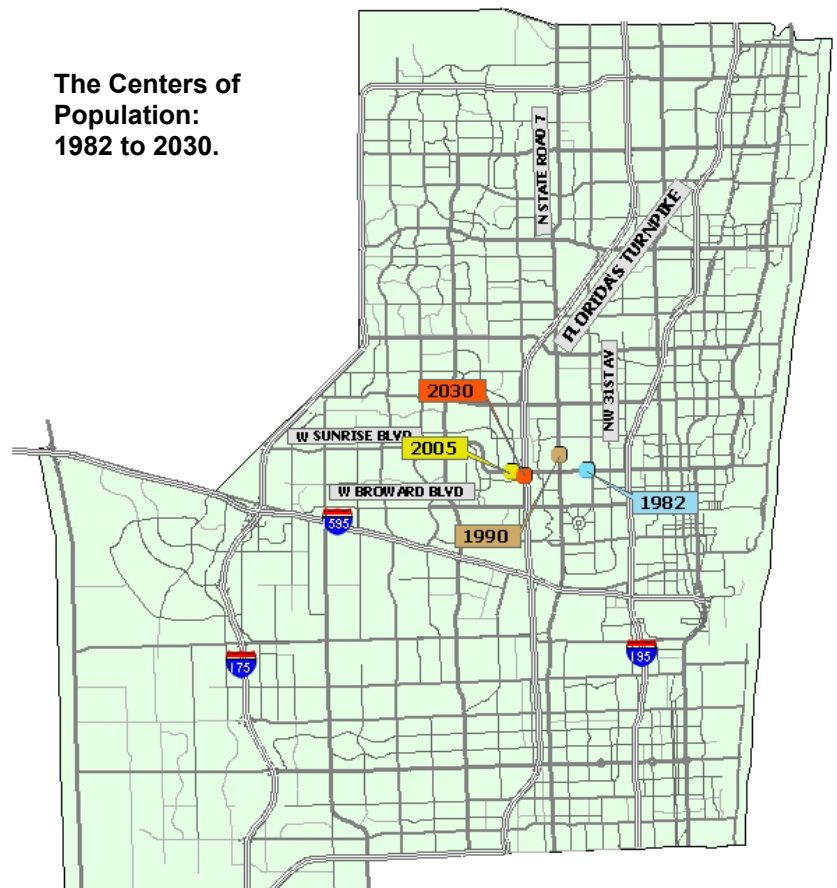
#### 2005

The cities of Weston, Pembroke Pines, and Miramar were just completing their explosive growth; moving the center to a point west of Florida's Turnpike and just south of Sunrise Blvd.

#### 2030

Population forecasts for 2030 show the Center moving back east to the Turnpike. By 2030, all available lands in western Broward will have been developed. The continued pressure of population growth will bring redevelopment to eastern Broward, where older areas have experienced some decline. Increased housing unit density in eastern Broward will result in larger numbers of people residing in the east, though the average household sizes will be generally smaller than households in western Broward.

### The Centers of Population: 1982 to 2030.



Source: Planning Services Division, 2006

### The Geographic Center

Broward County's geographic center, excluding the Conservation Area, lies on State Road 7 (U.S. 441) approximately ¼ of a mile south of Sunrise Blvd.

## The Center of Employment

*NOTE: Caution should be exercised with this analysis, since employment data is less accurate than the decennial census upon which the population estimates are based.*

### 1982

The Center of Employment was a mile east of the population center. Employment exhibits a different pattern of distribution than the population, although the general trend has been for the center to move westward.

### 1990

Between 1982 and 1990, the Center of Employment moved one mile west and slightly north; a pattern similar to that exhibited by the Center of Population.

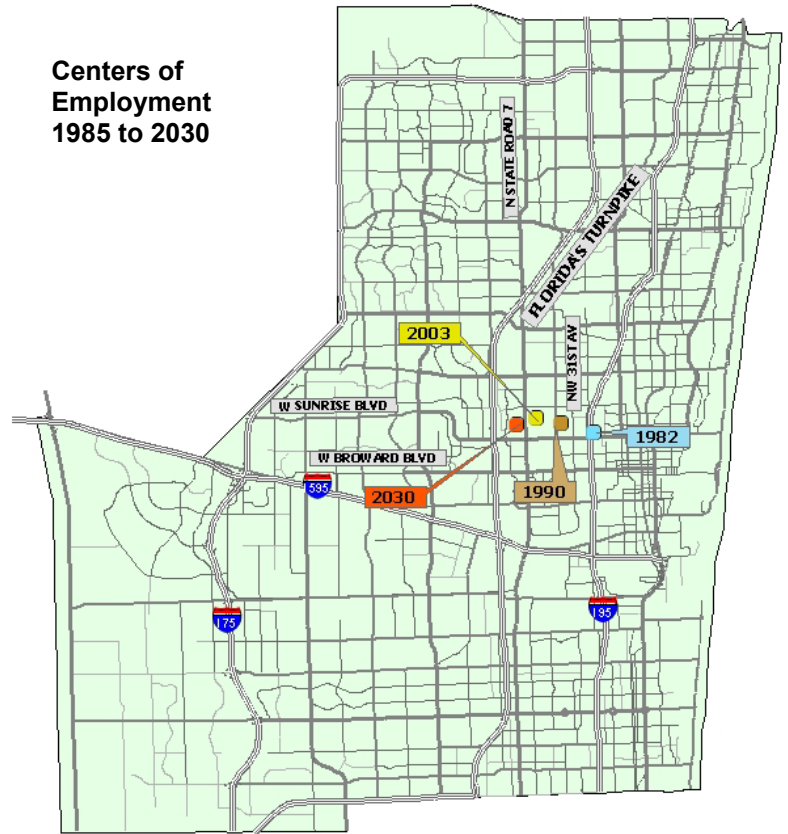
### 2003

Just as the Center of Population moved west in response to the opening up of western Broward County, the Employment continued to move westward too.

### 2030

Unlike population, the forecast for 2030 employment shows a continuing trend of westward movement, although the distance moved will be relatively small.

## Centers of Employment 1985 to 2030



Source: Planning Services Division, 2006

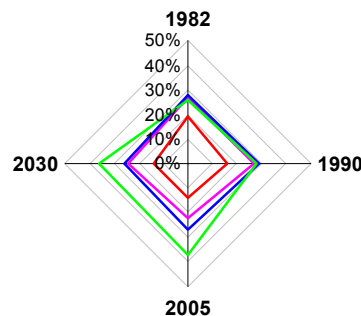
## The Concentrations of Population and Employment around their Centers

In 1982, nearly 20% of the population resided within three miles of the Center of Population. By 2005, after Western Broward developed, the percentage living close to the center declined to less than 15% even though the Center of Population moved west. The 2030 forecasts indicate that the trend may be reversing. While the percentage within three miles will remain the same between 2005 and 2030, the population residing with six miles will increase slightly.

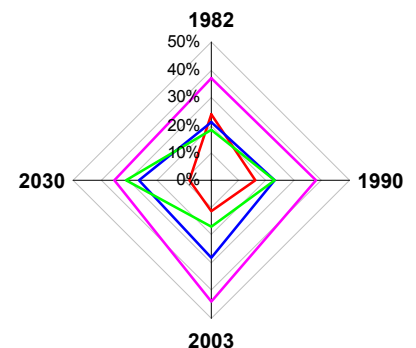
In 1982, employment in Broward was more concentrated about its center than was population. Since then many new business areas have been built in western Broward, most notably several malls (including Sawgrass Mills) and hospitals.

Although much of the population growth in western Broward has been in lower density developments, new businesses have tended to be higher density. As a result, the distribution of jobs is more dispersed than that of population. This trend will continue as jobs are created on the fringes of the county.

Change in distribution of Broward County Population about its Center, 1982 to 2030



Change in distribution of Broward County Employment about its Center, 1982 to 2030



Broward-by-the-Numbers is a publication from

Dept. of Urban Planning and Redevelopment  
Planning Services Division  
115 South Andrews Ave., Room 329K  
Fort Lauderdale, FL 33301

phone: (954) 357-6634  
email: [planstats@broward.org](mailto:planstats@broward.org)  
[www.broward.org/planningservices](http://www.broward.org/planningservices)



Broward County Board of County Commissioners

Josephus Eggelton, Jr.  
Ben Graber  
Sue Gunzburger  
Kristin D. Jacobs  
Ilene Lieberman  
John E. Rodstrom, Jr.  
James A. Scott  
Diana Wasserman-Rubin  
Lois Wexler

# TECHNICAL APPENDIX

**Table 1 – Total Population and Employment in Selected Years**

Date	Population	Employment
1982	1,097,094	410,027
1990	1,238,763	611,308
2003	1,748,330	694,620
2030	2,335,097	944,445

Source: Planning Services Division, 2006

**Table 2 – Cumulative Population within selected distance from the Center of Population**

	1982	1990	2005	2030
3 miles	19%	16%	14%	14%
6 mile	46%	43%	36%	38%
9 miles	74%	72%	63%	64%

Source: Planning Services Division, 2006

**Table 3 – Cumulative Employment within selected distance from the Center of Employment**

	1982	1990	2003	2030
3 miles	24%	16%	11%	8%
6 mile	61%	54%	55%	43%
9 miles	82%	77%	83%	69%

Source: Planning Services Division, 2006