

Population Technical Bulletin

Martin County Board of County Commissioners
Growth Management Department

December 2008

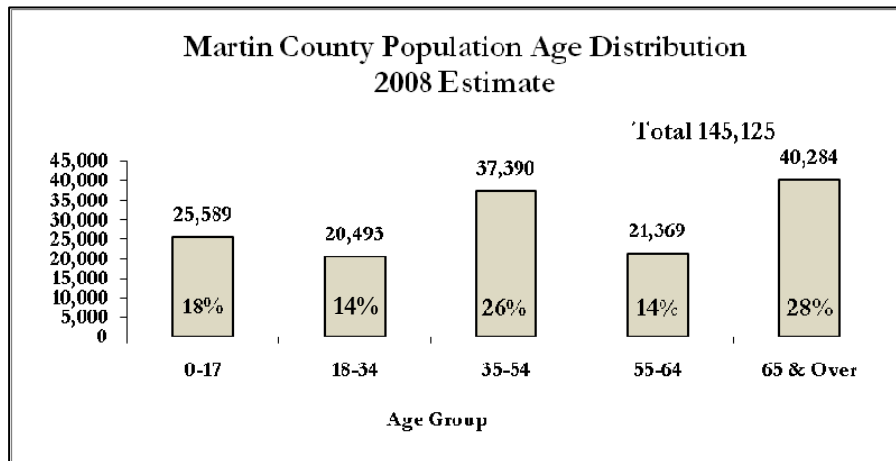


Population Growth Last Ten Years

	Martin County		Florida	
	Estimated	% Change	Estimated	% Change
1998	121,749		15,000,475	
1999	124,360	2.14%	15,322,040	2.14%
2000	126,731	1.91%	15,982,824	4.31%
2001	128,873	1.69%	16,331,739	2.18%
2002	131,051	1.69%	16,674,608	2.10%
2003	134,491	2.62%	16,959,251	1.71%
2004	137,637	2.34%	17,342,623	2.26%
2005	141,059	2.49%	17,736,027	2.27%
2006	142,645	1.12%	18,057,508	1.81%
2007	143,737	0.77%	18,251,243	1.07%
2008*	145,125	0.97%	18,584,726	1.83%

* 2008 Figures are projections

Source: Bureau of Economic and Business Research and US Census



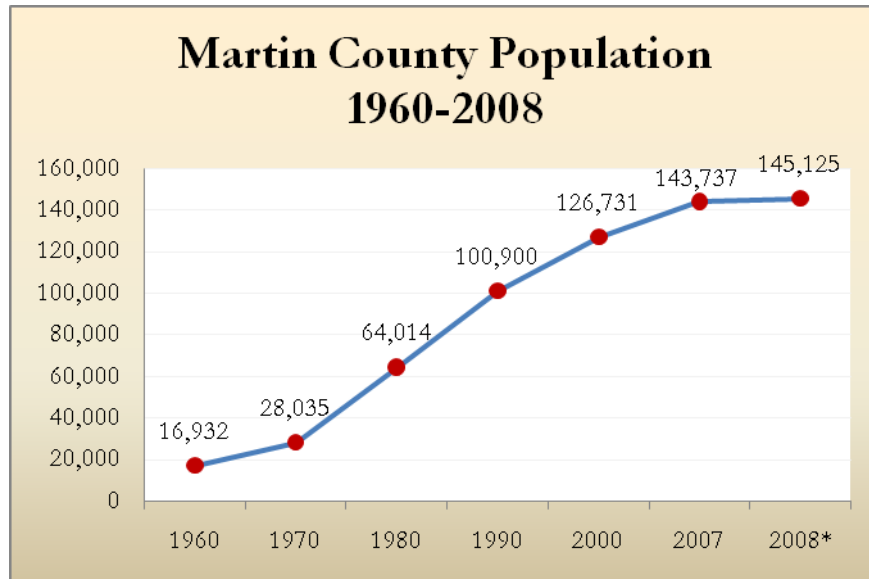
Source: Bureau of Economic and Business Research

Population Per Square Mile for Florida Counties in 2007

State and County	2007 Population	Population Per Square Mile	Rank
Florida	18,680,367	346	(x)
Pinellas	944,199	3,373	1
Broward	1,765,707	1,465	2
Seminole	425,698	1,381	3
Miami-Dade	2,462,292	1,265	4
Orange	1,105,603	1,218	5
Duval	897,597	1,160	6
Hillsborough	1,192,861	1,135	7
Lee	615,741	766	8
Sarasota	387,461	678	9
Palm Beach	1,295,033	656	10
Pasco	434,425	583	11
Brevard	552,109	542	12
St. Lucie	271,961	475	13
Escambia	311,775	471	14
Volusia	508,014	460	15
Manatee	315,890	426	16
Leon	272,896	409	17
Hernando	162,193	339	18
Polk	581,058	310	19
Clay	184,644	307	20
Lake	286,499	301	21
St. Johns	173,935	286	22
Alachua	247,561	283	23
Indian River	139,757	278	24
Martin	143,737	259	25
Citrus	140,124	240	26
Charlotte	164,584	237	27
Bay	167,631	220	28
Okaloosa	196,540	210	29
Marion	325,023	206	30
Osceola	266,123	201	31
Flagler	93,568	193	32
Collier	333,858	165	33

Source: Bureau of Economic and Business Research

Between the 1990 and the 2000 Census, Martin County grew at a compound rate of 2.3%. Based on the most recent estimate, Martin County grew at a compound rate of 1.8% between 2000 and 2007. Figure 1 shows the trend in total County population and yearly increase in population by decade and for the period 2000 to 2008. Total County data for the years 1960, 1970, 1980, 1990, and 2000 are from the appropriate decennial census. The population for 2007 is a Bureau of Economic and Business Research (BEBR) estimate. The average yearly population increases are the difference in total population between census years divided by ten, and the 2007 estimate minus the 2000 census count divided by seven. The 2008 figure is based on BEBR projections.

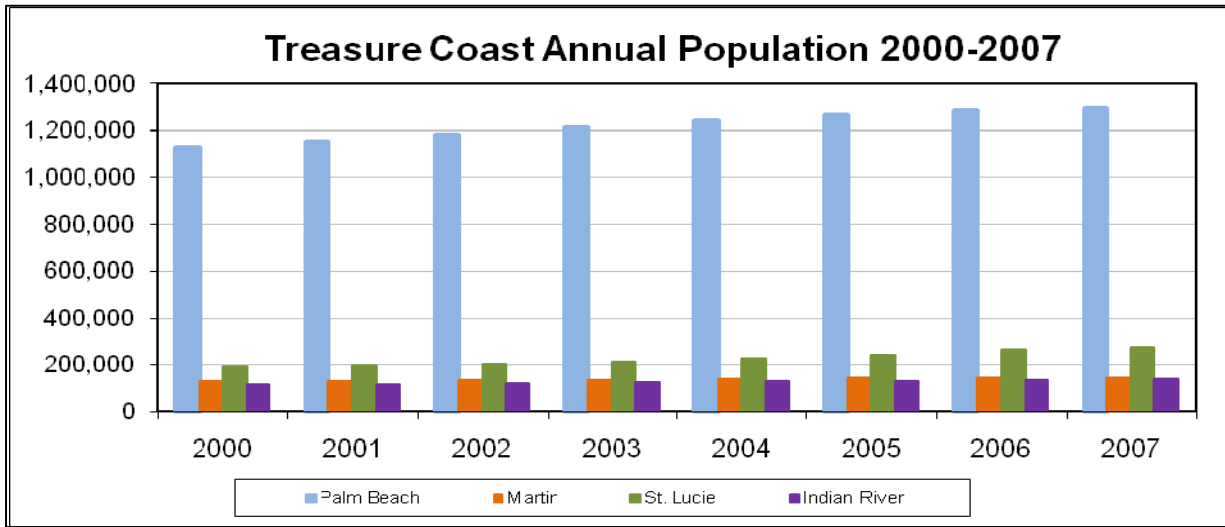


*BEBR projection

Martin County Census Counts, Current Estimate and Projection							
	1960	1970	1980	1990	2000	2007	2008*
Total	16,932	28,035	64,014	100,900	126,731	143,737	145,125
Change		11,103	35,979	36,886	25,831	17,006	1,388
Annual %		5.2%	8.6%	4.7%	2.3%	1.8%	0.1%

*BEBR projection

Average Annual Percent Population Increase by County 2000-2007			
Florida	Martin	Palm Beach	St. Lucie
1.9%	1.3%	1.6%	4.4%



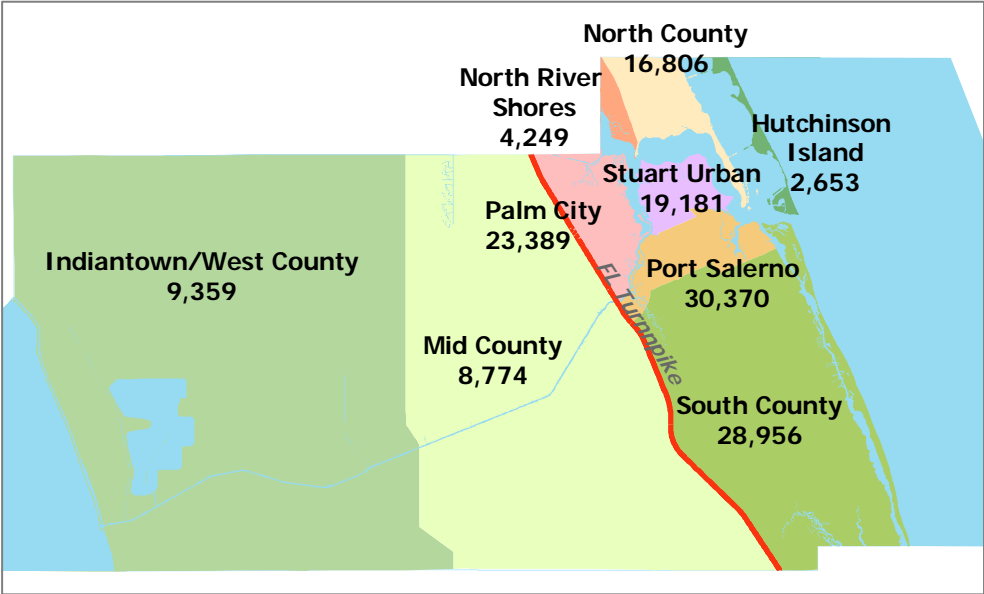
Source: BEBR. *Florida Statistical Abstract*. Table 1.20 and *Florida Estimates of Population, 2007*.

	2000	2001	2002	2003	2004	2005	2006	2007
Palm Beach	1,131,184	1,154,464	1,183,197	1,211,448	1,242,270	1,265,900	1,287,987	1,295,033
Martin	126,731	128,873	131,051	134,491	137,637	141,059	142,645	143,737
St. Lucie	192,695	198,253	203,360	211,898	226,216	240,039	259,315	271,961
Indian River	112,947	115,716	118,149	121,174	126,829	130,043	135,262	139,757
Treasure Coast	1,563,557	1,597,306	1,635,757	1,679,011	1,732,952	1,777,041	1,825,209	1,850,488

It should be noted that variables such as economic conditions are not figured into BEBR's population estimates and projections. The downturn in the housing sector, exacerbated by the mortgage crisis and the weakening of the value of the dollar, has had a negative effect on the rate of increase in the population for Martin County. However, BEBR predicts that since the State's housing prices are becoming more affordable, Baby Boomers – born between 1946 and 1964 – will descend on Florida in large numbers between 2010 and 2030 and will increase their standing as the State's largest age group.

Currently within Martin County, 88% of the 2007 estimated population resides east of the Florida Turnpike. For the years 2005 to 2008 year-to-date, 78% of the Certificates of Occupancy went to units east of the Turnpike, implying the area continues to attract the bulk of the population. The 2000 Census determined that the average persons per household was 2.23. BEBR estimates that in 2007 the average household size was 2.21.

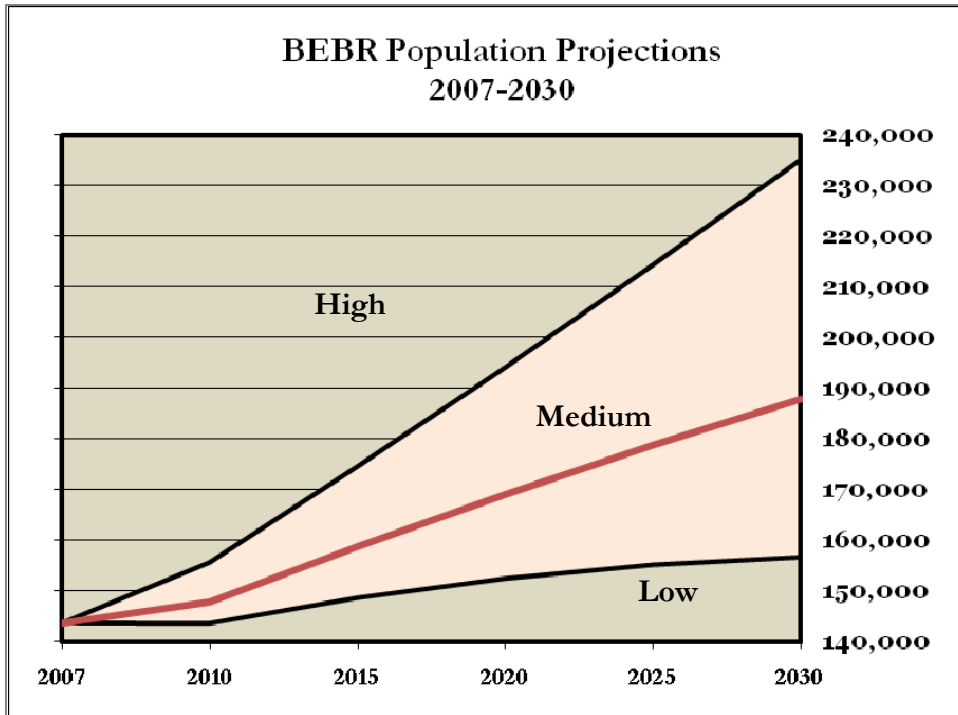
2007 Population Estimates



The next section will detail the method followed to project the planning area populations using all the recent information.

Projections and Methodology

Martin County's total permanent population projections are taken directly from BEBR publications. Gaps between BEBR projections years have been estimated using simple linear interpolations.



Source: BEBR

Permanent Population

Given BEBR's total county medium projections, the within-county projections take the implied yearly population increases and distribute them over the county's designated planning areas. In previous technical memoranda population data from the 2000 Census was aggregated into planning areas using tract and block level data to match county planning areas. The 2000 planning area populations are then used as the basis for all future estimates/projections.

Increases in county population after the year 2000, as estimated/projected by BEBR are distributed across planning areas. The City of Stuart provided projections consistent with their expected residential growth. City of Stuart projections are first subtracted from the total county BEBR projections. The remainder of the population increase is distributed across the planning areas based on certificates of occupancy data from recent years. Later years projections of population by planning areas maintain the distributions based on the certificates of occupancy data.

Peak Population

Peak population estimations and projections are based on two pieces of information:

1. Census 2000 vacant housing units.

For each planning area the number of vacant housing units classified for seasonal use was obtained. The average PPH by planning area was calculated by dividing the total planning area population by the number of occupied housing units. Multiplying the number of vacant housing units by the planning area's PPH gives an upper bound estimate of the population associated with the vacant housing units.

2. 2003 Hotel occupancy and Bed-tax collections.

Hotel occupancy data for 2003 was combined with hotel bed-tax collections for the same year to provide estimates of vacationers/short-term visitors.

These two pieces of information were then combined to give an estimate of the extra population in the area during the peak months. These were converted to percentage of the permanent population and the percentage was maintained constant throughout the projection period.

Weighted population assumes that five months of the year are peak population months and weighs the permanent and peak populations accordingly to produce the weighted population estimates.

The following tables provide the estimates and projections:

Table 1: Permanent Population

Comprehensive Plan Planning Areas														Average Compound Growth 2005-2025
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	
N. River Shores	4,237	4,245	4,249	4,255	4,259	4,262	4,270	4,279	4,290	4,302	4,313	4,365	4,414	0.21%
North County	16,703	16,771	16,806	16,848	16,884	16,914	16,980	17,052	17,142	17,242	17,336	17,763	18,173	0.42%
Hutchinson Island	2,643	2,650	2,653	2,658	2,661	2,665	2,671	2,679	2,688	2,698	2,708	2,751	2,793	0.28%
Stuart Urban	18,661	18,826	19,181	19,676	20,310	21,074	21,882	22,561	22,872	22,973	23,192	24,310	25,481	1.57%
Palm City	23,093	23,288	23,389	23,511	23,614	23,700	23,891	24,099	24,358	24,646	24,917	26,148	27,331	0.85%
Port Salerno/76 Corridor	29,641	30,121	30,370	30,672	30,927	31,138	31,608	32,122	32,760	33,470	34,139	37,175	40,091	1.52%
Mid County	8,440	8,660	8,774	8,912	9,029	9,125	9,341	9,576	9,868	10,193	10,500	11,889	13,224	2.27%
South County	28,371	28,756	28,956	29,197	29,401	29,570	29,947	30,359	30,871	31,439	31,976	34,409	36,746	1.30%
Indiantown/West County	9,270	9,329	9,359	9,396	9,427	9,453	9,510	9,573	9,651	9,737	9,819	10,190	10,546	0.65%
Total County	141,059	142,645	143,737	145,125	146,512	147,900	150,100	152,300	154,500	156,700	158,900	169,000	178,800	1.19%

Table 2: Peak Population

Comprehensive Plan Planning Areas														Average Compound Growth 2005-2025
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	
N. River Shores	5,069	5,079	5,084	5,090	5,095	5,100	5,109	5,119	5,132	5,147	5,160	5,221	5,280	0.20%
North County	19,775	19,855	19,896	19,946	19,988	20,023	20,101	20,186	20,292	20,410	20,521	21,023	21,506	0.42%
Hutchinson Island	6,403	6,419	6,428	6,438	6,446	6,453	6,469	6,486	6,508	6,531	6,554	6,655	6,753	0.27%
Stuart Urban	22,709	22,909	23,337	23,934	24,700	25,622	26,597	27,417	27,792	27,914	28,178	29,528	30,942	1.56%
Palm City	25,262	25,474	25,584	25,718	25,830	25,924	26,132	26,359	26,642	26,955	27,252	28,595	29,885	0.84%
Port Salerno/76 Corridor	33,985	34,533	34,817	35,161	35,452	35,693	36,229	36,816	37,544	38,353	39,117	42,580	45,907	1.51%
Mid County	10,103	10,366	10,502	10,667	10,806	10,922	11,179	11,460	11,810	12,198	12,564	14,225	15,820	2.27%
South County	33,878	34,334	34,571	34,857	35,099	35,300	35,747	36,235	36,842	37,516	38,152	41,036	43,807	1.29%
Indiantown/West County	11,145	11,216	11,252	11,296	11,334	11,365	11,434	11,509	11,602	11,706	11,805	12,250	12,677	0.65%
Total County	168,330	170,184	171,471	173,109	174,752	176,400	178,997	181,588	184,164	186,731	189,302	201,114	212,578	1.17%

Table 3: Weighted Average Population

Comprehensive Plan Planning Areas														Average Compound Growth 2005-2025
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	
N. River Shores	4,584	4,593	4,597	4,603	4,607	4,611	4,620	4,629	4,641	4,654	4,666	4,722	4,775	0.20%
North County	17,983	18,056	18,093	18,139	18,177	18,209	18,280	18,358	18,454	18,562	18,663	19,121	19,562	0.42%
Hutchinson Island	4,210	4,221	4,226	4,233	4,239	4,243	4,254	4,265	4,279	4,295	4,310	4,378	4,443	0.27%
Stuart Urban	20,348	20,527	20,912	21,450	22,139	22,969	23,847	24,584	24,922	25,032	25,269	26,484	27,757	1.56%
Palm City	23,997	24,199	24,304	24,431	24,538	24,626	24,824	25,041	25,310	25,608	25,890	27,168	28,395	0.85%
Port Salerno/76 Corridor	31,451	31,959	32,223	32,543	32,812	33,035	33,533	34,078	34,754	35,505	36,214	39,427	42,514	1.52%
Mid County	9,133	9,371	9,494	9,643	9,769	9,874	10,107	10,361	10,677	11,028	11,360	12,862	14,306	2.27%
South County	30,665	31,080	31,295	31,556	31,775	31,958	32,364	32,808	33,359	33,971	34,549	37,170	39,688	1.30%
Indiantown/West County	10,051	10,115	10,148	10,188	10,221	10,249	10,312	10,380	10,464	10,558	10,646	11,048	11,434	0.65%
Total County	152,422	154,120	155,293	156,785	158,279	159,775	162,140	164,503	166,860	169,213	171,568	182,381	192,874	1.18%

Table 4: Municipal and Unincorporated Permanent Population

Municipalities City/County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	Average Compound Growth 2005-2025
Jupiter Island	622	628	628	628	628	628	628	628	628	628	628	628	628	0.05%
Ocean Breeze Park	429	421	421	421	421	421	421	421	421	421	421	421	421	-0.09%
Sewall's Point	1,988	1,995	2,008	2,021	2,034	2,047	2,060	2,073	2,086	2,099	2,112	2,177	2,242	0.60%
Stuart	16,504	16,661	17,011	17,501	18,131	18,891	19,691	20,361	20,661	20,750	20,957	22,023	23,144	1.71%
Unincorporated	121,516	122,940	123,669	124,554	125,298	125,913	127,300	128,817	130,704	132,802	134,782	143,751	152,365	1.14%
Total County	141,059	142,645	143,737	145,125	146,512	147,900	150,100	152,300	154,500	156,700	158,900	169,000	178,800	1.19%

Table 5: Municipal and Unincorporated Peak Population

Municipalities City/County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	Average Compound Growth 2005-2025
Jupiter Island	1,046	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	0.03%
Ocean Breeze Park	766	758	758	758	758	758	758	758	758	758	758	758	758	-0.05%
Sewall's Point	2,168	2,175	2,188	2,201	2,214	2,227	2,240	2,253	2,266	2,279	2,292	2,357	2,422	0.56%
Stuart	19,551	19,738	20,118	20,640	21,307	22,100	22,950	23,670	24,017	24,153	24,406	25,688	27,018	1.63%
Unincorporated	144,799	146,461	147,355	148,458	149,421	150,263	151,997	153,855	156,070	158,489	160,794	171,259	181,327	1.13%
Total County	168,330	170,184	171,471	173,109	174,752	176,400	178,997	181,588	184,164	186,731	189,302	201,114	212,578	1.17%

Table 6: Municipal and Unincorporated Weighted Population

Municipalities City/County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	Average Compound Growth 2005-2025
Jupiter Island	799	805	805	805	805	805	805	805	805	805	805	805	805	0.04%
Ocean Breeze Park	570	562	562	562	562	562	562	562	562	562	562	562	562	-0.07%
Sewall's Point	2,063	2,070	2,083	2,096	2,109	2,122	2,135	2,148	2,161	2,174	2,187	2,252	2,317	0.58%
Stuart	17,774	17,943	18,306	18,809	19,454	20,228	21,049	21,740	22,059	22,168	22,394	23,550	24,758	1.67%
Unincorporated	131,217	132,740	133,538	134,514	135,349	136,059	137,590	139,250	141,273	143,505	145,620	155,212	164,433	1.13%
Total County	152,422	154,120	155,293	156,785	158,279	159,775	162,140	164,503	166,860	169,213	171,568	182,381	192,874	1.18%

Martin County Planning Areas

