

Chapter Two



Demographics

INTRODUCTION

According to the U.S. Census Bureau, Central Florida doubled in population (10% annual average increase) from 1950-1960, when it settled into three decades (1960-90) of 4% average annual growth. From 1990-2000, growth was 2.7% per year, but from 2000-2007 had slowed to 1.95% annually. The latest census figures for 2009 indicated that population growth continued to slow across the region to only 1.48% between 2007 and 2009. *Note: Many of the population tables that follow indicate an accuracy that is copied verbatim from the noted source. Rounding these numbers to the hundreds or thousands may be more beneficial for select purposes.*

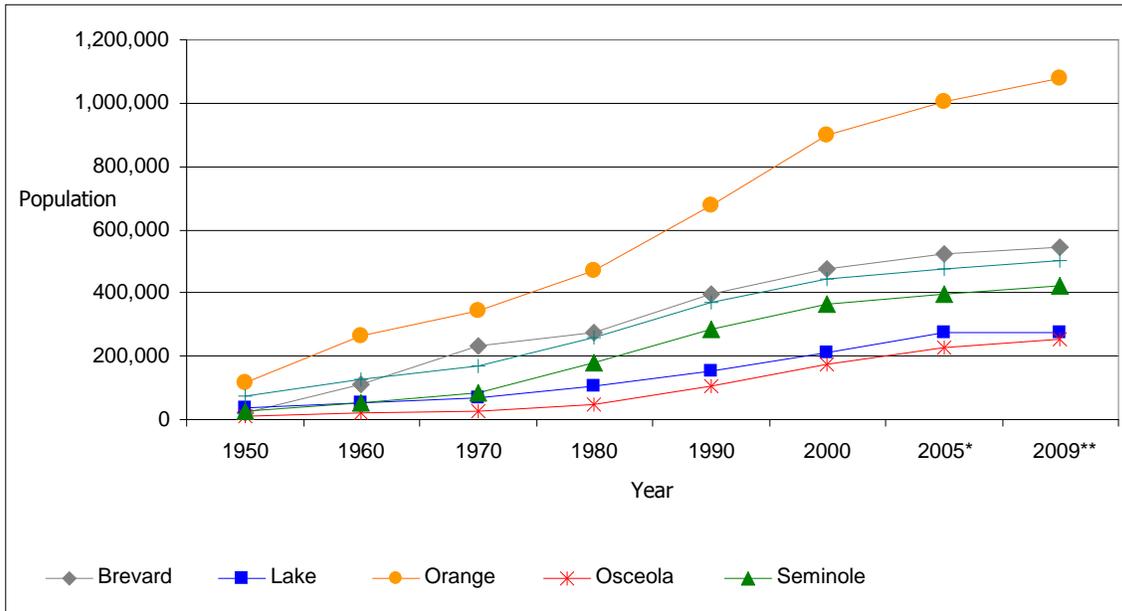
Table 1: Historic Population Increases - East Central Florida by County 1950-2009

	1950	1960	1970	1980	1990	2000	2007	2009
Brevard	23,653	111,435	230,006	272,959	398,978	476,230	536,161	536,357
Lake	36,340	54,383	69,305	104,870	152,104	210,528	301,059	312,119
Orange	114,950	263,540	344,311	471,016	677,491	896,344	1,066,113	1,086,480
Osceola	11,406	19,029	25,267	49,287	107,728	172,493	255,815	270,618
Seminole	26,883	54,947	83,692	179,752	287,529	365,196	409,509	413,204
Volusia	74,229	125,319	169,487	258,762	370,712	443,343	500,413	495,890
Region Total	287,461	628,653	922,068	1,336,646	1,994,542	2,564,134	3,069,070	3,114,668
Polk+	123,997	195,139	228,515	321,652	405,382	483,924	574,746	
All Totals	411,458	823,792	1,150,583	1,658,298	2,399,924	3,048,058	3,643,816	

*Source: US Decennial Census, 1950-2000 and ACS (US Census Bureau) July 1, 2007, July 1, 2009 Estimates
+Polk County is not in the ECFRPC region but is included in this table for informational purposes*

The latest census figures released in September 2008 showed Central Florida's annual population growth slowed to just 0.65% in 2008, and more people left the region than migrated in.

Figure 1: Historic Population Growth by County – East Central Florida



Source: US Decennial Census, 1950-2000

*American Community Survey 2005 estimate **American Community Survey 2009 estimate

Table 2: 2008-2009 Regional Population Estimates

	Pop 2008	Pop 2009	Difference	In-migration 2008 - 2009	Out-migration 2008 - 2009	Difference
Brevard	536,314	536,357	43	25,249	30,233	-4,984
Lake	307,964	312,119	4,155	23,439	22,253	1,186
Orange	1,075,737	1,086,480	10,743	75,147	80,445	-5,298
Osceola	266,609	270,618	4,009	19,915	19,741	174
Seminole	410,658	413,204	2,546	27,343	30,275	-2,932
Volusia	497,344	495,890	-1,454	33,420	40,128	-6,708
Total	3,094,626	3,114,668	20,042	204,513	223,075	-18,562

Source: U.S. Census Bureau American Community Survey

Combined, the counties in our region experienced more out-migration than in-migration by approximately 18,832 people from 2008 to 2009. However, since regional population did increase slightly, it is probable that births plus intra-region moves account for the increase. Volusia County seems to be the one exception to this trend with a net population loss of 1,454 residents. As a whole, the 0.65% growth of the six-county region is a significant reduction from the big growth of the past 50 years, and less than the USA growth rate of 0.95% from November 2007- November 2008 (U.S Census figures).

Why has growth slowed? There are many reasons:

- Florida is one of hardest hit states in the 2009 foreclosure/credit/banking crisis and resultant international recession.
- There is a huge glut of built and entitled real estate, but little market demand.
- Because of the credit market collapse, credit is tight, even though interest rates are low.
- According to the Bureau of Labor Statistics, Florida lost 211,500 jobs between February 2009 and February 2010.
- Many of the laborers who came to rebuild after the 2004-05 hurricanes have left, there having been no significant hurricanes since then.

It will take time to really understand the impacts of the current economic crisis, but for a state that finances itself largely on continued growth, this has meant tax reductions and a constricted economy.

The fundamentals of Florida's attractiveness- its natural resources, recreation, beaches, and climate – have traditionally attracted newcomers, so when the current recession ends future population growth should resume, but at what rate? Florida planners must plan for population growth as predicted by the University of Florida Bureau of Economics and Business Research, but it is clear that the current market conditions are reducing the population projections for the near term.

POPULATION FACTS

The East Central Florida Region has experienced a dramatic transformation. What in the 1950's used to be small towns and citrus groves is now a metropolitan region. According to the U.S. Census data, the regional population has increased over 970% in the past 56 years (Table 1 and Figure 1). Orange County, as shown in Figure 1, experienced the largest influx of residents in the region, adding just fewer than 1 million residents to its population in 56 years. While Brevard County added slightly over 500,000 residents, its population grew by over 2000% between 1950 and 2006, the largest growth percentage in the region. The lowest residential growth percentage took place in Volusia County at 578% over the past 56 years.

The East Central Florida region is comprised of three Metropolitan Statistical Areas (MSA). The Orlando – Kissimmee MSA includes Seminole, Lake, Orange, and Osceola Counties with a population of 2,082,421. The two other MSAs in the East Central Florida Region are: Deltona – Daytona – Ormond Beach MSA (Volusia County) with a population of 495,890 and Palm Bay – Melbourne – Titusville MSA (Brevard County) with 536,357 in population estimated for 2006.

Orange County, the geographic center of the region and the most populated county with over 1 million residents, is home to Orlando, the largest city in the region. The Orlando – Kissimmee Metropolitan Statistical Area is the 27th most populous metro area in the country.

POPULATION PROJECTIONS

The State of Florida requires local comprehensive plans to incorporate population projections prepared by the Bureau of Economic and Business Research (BEBR) at the University of Florida. BEBR projected future population for the East Central Florida Region plus Polk County to the year 2050 in 2006 as part of the “How Shall We Grow?” visioning exercise. Since that time BEBR has done its annual projection updates through 2035, but has not revised the projections for 2040 and 2050 so far as we could determine. Their recent projections lowered anticipated population in most counties but raised it in Polk through 2030. We have included the 2040 and 2050 projections for the region plus Polk County from the 2006 BEBR special projections. Because of slower growth rates in the past three years, the 2040 and 2050 projections from 2006 may now be too high (see Chapter 12 for revised 2060 population projections that were used in final modeling). Please note that the following tables are based upon BEBR data, therefore, total population numbers will vary from the 2009 American Community Survey Census data.

Table 3: Population Estimates and Projections by County – East Central Florida

	2000	2010*	2020*	2030*	2040**	2050**
Brevard	476,230	568,500	653,300	729,000	843,652	932,704
Lake	210,528	303,500	389,500	468,700	566,933	653,766
Orange	896,344	1,154,200	1,401,200	1,517,100	1,966,825	2,230,650
Osceola	172,493	287,500	395,500	495,700	587,598	688,295
Seminole	365,196	439,200	508,700	570,900	649,482	775,265
Volusia	443,343	522,500	596,500	662,700	789,700	874,001
Region Total	2,564,134	3,275,400	3,944,700	4,444,100	5,404,190	6,154,681
Polk†	483,924	602,500	713,900	813,800	874,144	969,088
All Totals	3,048,058	3,877,900	4,658,600	5,257,900	6,278,334	7,123,769

Source: U.S. Census Bureau and Bureau of Economic and Business Research, University of Florida, 2007

**BEBR Population Estimates: April 1, 2008*

***Special BEBR projections run for “How Shall We Grow?” 2006, not updated.*

†Polk County was included in the How Shall We Grow? Regional Visioning project and is included in this table for informational purposes

INCORPORATED vs. UNINCORPORATED GROWTH

Traditionally (prior to WWII) most population growth in the United States occurred in incorporated cities. However, over the past 50 years in the East Central Florida region half of the population located outside of the incorporated cities and towns. In 2009 Osceola County had the highest percentage of its population living in unincorporated areas (66%), followed by Orange County (64%) (Table 4).

Table 4: Population Living in Unincorporated Areas in 2009 by County – East Central Florida

	Unincorporated		Incorporated		Total
	Number	Percent	Number	Percent	
Brevard	212,749	38	342,908	62	555,657
Lake	158,729	54	133,264	46	291,993
Orange	710,458	64	398,424	36	1,108,882
Osceola	178,908	66	93,880	34	272,788
Seminole	206,308	49	217,451	51	423,759
Volusia	116,448	23	390,657	77	507,105
ECF Region	1,583,600	50	1,576,584	50	3,160,184

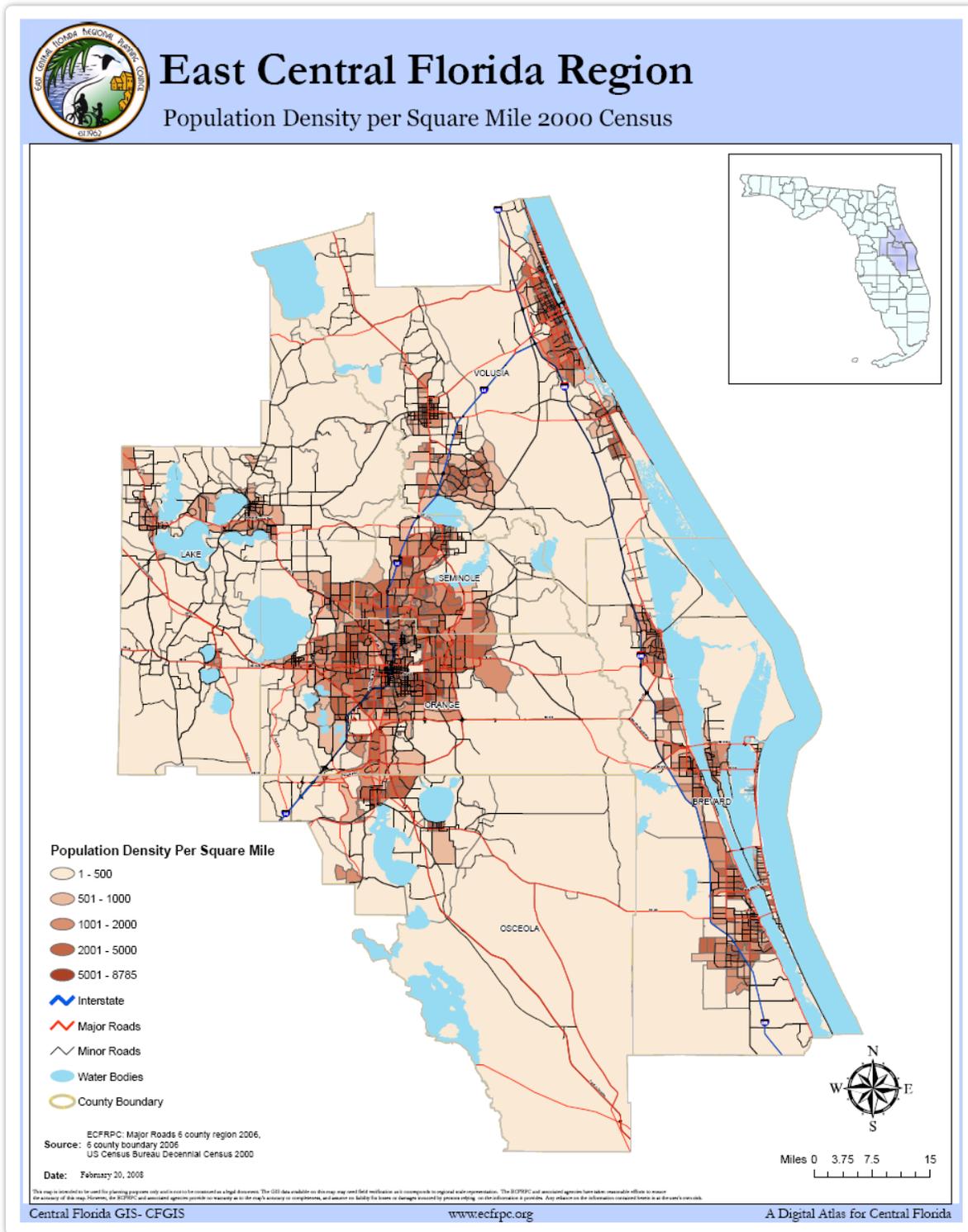
Source: The University of Florida's Bureau of Economic and Business Research, Population Studies 2009

DENSITY PATTERNS

The location of a significant portion of East Central Florida population outside urban centers has implications on transportation and quality of life. Low density single family detached housing, which is the predominant development pattern, has created a reliance on automobiles for everyday needs. In general, population densities of less than three dwelling units per acre are not conducive to the most basic transit (bus) service. Three dwelling units per acre would be the equivalent of approximately 6000 persons per square mile. The density map demonstrates that current population densities for most of the region currently are well below the minimum threshold needed for basic transit.

Figure 2 displays the 2000 population density for the region by U.S. Census Block Group. As evident from the map, the Orlando Metro Area and the coastal areas of Volusia County are the most densely populated areas in the region. Brevard County's highest density is along the I-95 and US 1 corridor and in the City of Palm Bay.

Figure 2: The East Central Florida Region depicted by Population Density



POPULATION DIVERSITY

Place of Birth and Citizenship

The East Central Florida region is emerging as a very diverse metropolitan region with many cultures, nationalities, and age groups represented. This creates great opportunities in terms of global marketability and cultural assets. It also presents challenges from blending various cultures and languages.

According to the 2000 Census data (Table 5), while 30% of the residents of East Central Florida are considered native Floridians, the largest portion, approximately 54% of the regional population, was born in another state. According to the American Communities Survey (ACS), by 2006 the percentage of those born outside Florida decreased to 50% of the total population, while the proportion of Florida natives stayed relatively constant at 31%. In 2000, 10% of the East Central Florida residents (256,473) were born abroad. By 2009, an additional 142,733 (up 56%) foreign-born residents were residing in the region. These data indicate that a significant portion of East Central Floridians were born in another state or country. More than half of the foreign-born residents in 2000 (138,388) were not citizens.

Table 5: Resident Population by Place of Birth, 2000 – East Central Florida by County

	Percentage of total population born		
	In their state of residence (%)	In another state in the USA (%)	Outside the USA (%)
Brevard	28	63	9
Lake	33	60	8
Orange	32	46	15
Osceola	23	50	22
Seminole	31	56	11
Volusia	29	62	9
ECF Region	30	56	12
Florida	33	48	10
United States	60	28	8

Source: U.S. Census Bureau. Decennial Census 2000 (SF3: P21). Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder>.

Race and Ethnicity

The East Central Florida region and the state very closely mirror the racial composition of the United States. According to the 2009 American Community Survey data, while the regional average, 19% of Hispanics or Latinos is slightly above the national average percent (16%), it is also slightly below the state average of 21.5%. In 2009, Osceola County had the highest percentage of Hispanic or Latino residents at 43%, followed by Orange County at 26%. Brevard County rounded out the bottom at 7% of its population being Hispanic or Latino.

The majority of the regional population (81%) identifies their race as white non-Hispanic. The regional Hispanic or Latino population, including those born abroad and U.S. born, was 322,600 residents (13% of the total population) in 2000. This increased by 265,146 to 19% of the total regional population in 2009. The black or African American population also grew significantly from 293,907 (11% of the total) in 2000 to 15.6% of Florida's total population in 2009 (ACS) and regionally to 419,591 making up 13.47% of the regions population. By 2015, the Hispanic or Latino population is expected to grow to almost 23% and the black or African American non-Hispanic population to over 14% of the region's population, while the white, non-Hispanic population is projected to decline nearly 7% from 2006 to 2015 (EDR 2007). (Table 6).

Table 6. Resident Population by Race/Ethnicity, 2009, 2010 and 2015 – East Central Florida

East Central Florida Race/Ethnic Categories	Absolute Number			% of Total Population		
	2009	2010	2015	2009	2010	2015
White non-Hispanic	1,969,711	2,134,863	2,265,335	63.24	62.40	59.42
Black or African American (NH)	419,591	473,996	546,430	13.47	13.86	14.33
Other race and 2 or more races	137,620	118,149	140,764	4.42	3.45	3.69
Hispanic or Latino (all races)	587,746	694,043	859,591	18.87	20.29	22.55
Total	3,114,668	3,421,051	3,812,120	100%	100%	100%

Source: U.S. Census Bureau, American Community Survey 2009

Age Distribution

The age distribution in the East Central Florida region indicates a younger demographic, with the majority of its population under the age of 45 years. In 2000, the population of the region included 396,283 residents who were 65 years old or older, which represented only 15% of the total regional population, compared to 18% statewide. Almost a quarter of these residents (97,161) lived alone with high concentrations in coastal areas and in the western portion of Lake County. The 2009 ACS data indicated that the largest demographic age range in the Central Florida region is the 45-54 cohort, followed by the 25-34 cohort. The smallest age group in the East Central Florida region in 2009 is the over 85 cohort, followed by ages 60-62.

Table 7. Resident Population by Gender and Age, 2009 – East Central Florida

East Central Florida Age Categories	Absolute Number			% of Total Population By Age Category
	Male	Female	Total	Male and Female
Age under 5 years	99,989	96,440	196,429	6.31%
Age 5 to 9 years	88,101	95,945	184,046	5.91%
Age 10 to 14 years	106,526	88,306	194,832	6.26%
Age 15 to 19 years	109,190	99,196	208,386	6.69%
Age 20 to 24 years	101,128	95,042	196,170	6.30%
Age 25 to 29 years	115,499	109,942	225,441	7.24%
Age 30 to 34 years	103,105	98,425	201,530	6.47%
Age 35 to 39 years	99,589	102,645	202,234	6.49%
Age 40 to 44 years	109,709	104,880	214,589	6.89%
Age 45 to 49 years	115,305	116,145	231,450	7.43%
Age 50 to 54 years	104,616	111,238	215,854	6.93%
Age 55 to 59-years	85,618	99,574	185,192	5.95%
Age 60 to 64 years	81,704	83,453	165,157	5.30%
Age 65 to 69 years	62,373	71,950	134,323	4.31%
Age 70 to 74 years	50,452	60,524	110,976	3.56%
Age 75 to 79 years	48,786	52,793	101,579	3.26%
Age 80 to 84 years	30,617	45,427	76,044	2.44%
Age 85 years and over	25,520	44,916	70,436	2.26%
Total	1,537,827	1,576,841	3,114,668	100
% Age under 20 years	26.26%	24.09%	25.16	
% Age 65 years and over	14.16%	17.48%	15.84	

Source: US Bureau of the Census, 2009 American Community Survey.

Households

Florida has a reputation for being a retirement destination. While some areas of East Central Florida can validate this claim, the majority of communities are home to many families. A comparison of the average age of householders across the region gives a rough idea of the locations of these two community types.

Table 8: Age of Householder by Percentage, 2000

	Householder Age		
	34 and under	35-64	65 +
Brevard County	15%	55%	30%
Lake County	14%	47%	39%
Orange County	28%	56%	16%
Osceola County	23%	58%	19%
Seminole County	22%	61%	17%
Volusia County	16%	51%	34%
ECF Region	20%	54%	26%
Florida	19%	53%	28%
United States	22%	57%	21%

Source: US Census Bureau, Decennial Census 2000. (SF3: P13)

Average household sizes differ across the region as well. Orange County and Osceola County have a larger percentage of high occupancy households. These counties also have younger householders as displayed in the previous table.

Table 9: Number of Persons per Household by Percentage, 2000

	Household Size			
	2 person	3-4 person	5 or more person	Average
Brevard County	66%	27%	7%	2.35
Lake County	70%	23%	7%	2.34
Orange County	57%	32%	11%	2.61
Osceola County	52%	35%	13%	2.79
Seminole County	57%	34%	9%	2.59
Volusia County	68%	25%	7%	2.32
ECF Region	62%	29%	9%	2.50
Florida	63%	28%	9%	2.46
United States	58%	31%	11%	2.59

Source: US Census Bureau, Decennial Census 2000. (SF3: P14)

The recent boom in population is also reflected in the average age of the housing stock in the region as compared to the state and the nation. The average age of housing in the East Central Florida Region is 12 years younger than the nation's housing stock.

Population Implications of Sprawl

All planners in Florida are directed to plan for future population expansion. They may use the population projections published annually by University of Florida's Bureau of Economics, Business and Research (BEBR). The BEBR projections are generally based on the rate of installation of new electric meters. The medium projections are the default projections accepted by the state Department of Community Affairs.

While BEBR provides a population projection platform, it is not designed to anticipate certain scenarios or events. It is important for the end user to understand that:

1. They are mathematical extrapolations. They cannot anticipate an increase or decrease in population caused by events such as the current (2009) economic recession that has basically stopped most new residential electric utility meter installation as growth has slowed severely.
2. BEBR projections are by county, so they cannot analyze the dynamics of population growth and shifts within a county.
3. BEBR cannot anticipate build-out of a county, which is happening in our region. When build-out occurs, regional population growth shifts to other counties.
4. BEBR does not anticipate the population shifts that will occur as a result of transit oriented development in planned transit corridors.