Application No. 5
TEXT AMENDMENT

APPLICATION SUMMARY

Applicant/Representative:	Miami-Dade County Department of Planning and Zoning / Subrata Basu AIA, AICP, Interim Director
Element(s) to be Amended	LAND USE ELEMENT
Requested Text Changes	In the Land Use Element, replace the "Population Estimates and Projections" map (Figure 6) with a new map/figure that has been updated and contains revised estimates and projections. Figure 6 (last amended in October, 2004) is located on page I-71 of the Land Use Element in the "Adopted Components of the Comprehensive Development Master Plan for Miami-Dade County, Florida, October 2006 Edition."
Amendment Type:	Standard Text Amendment

RECOMMENDATIONS

Staff:	**ADOPT and TRANSMIT**
Community Council:	**NOT APPLICABLE**
Planning Advisory Board (PAB) acting as Local Planning Agency:	**TO BE DETERMINED (April 28, 2008)**
Board of County Commissioners:	**TO BE DETERMINED (May 29, 2008)**
Final Recommendation of PAB acting as Local Planning Agency:	**TO BE DETERMINED (September 15, 2008)**
Final Action of Board of County Commissioners:	**TO BE DETERMINED (October 2, 2008)**

Staff recommends: **ADOPT AND TRANSMIT** the proposed text amendment for the following reasons:

Factors that determine population growth and the distribution thereof have undergone significant change since the last projection series was done in 2004. Adopting this current set of projections will provide an improved input to the growth management component of the CDMP.

Specifically, the population projections proposed in this amendment include revisions to the countywide figures and to the subarea distribution of future population. These revisions were the result of the need to reflect the substantial level of residential redevelopment activity over the past four years, as well as other changes. In addition, the basis for revisions in the projected population distribution include updated housing counts, changes in the inventory of vacant land, and cumulative changes to zoning and/or LUP map of the CDMP.

The revised projections reflect new, year-2006 existing residential units, 2007 residential development and redevelopment capacity estimates, including updated estimates of capacity both inside and outside the Urban Development Boundary.

Requested Text Amendment:

In the Land Use Element, replace the "Population Estimates and Projections" map (Figure 6) with a new map (presented on the following page) that has been updated and contains revised estimates and projections. Figure 6 (last amended in October, 2004) is located on page I-71 of the Land Use Element in the Adopted Components of the Comprehensive Development Master Plan for Miami-Dade County, Florida, October 2006 Edition.

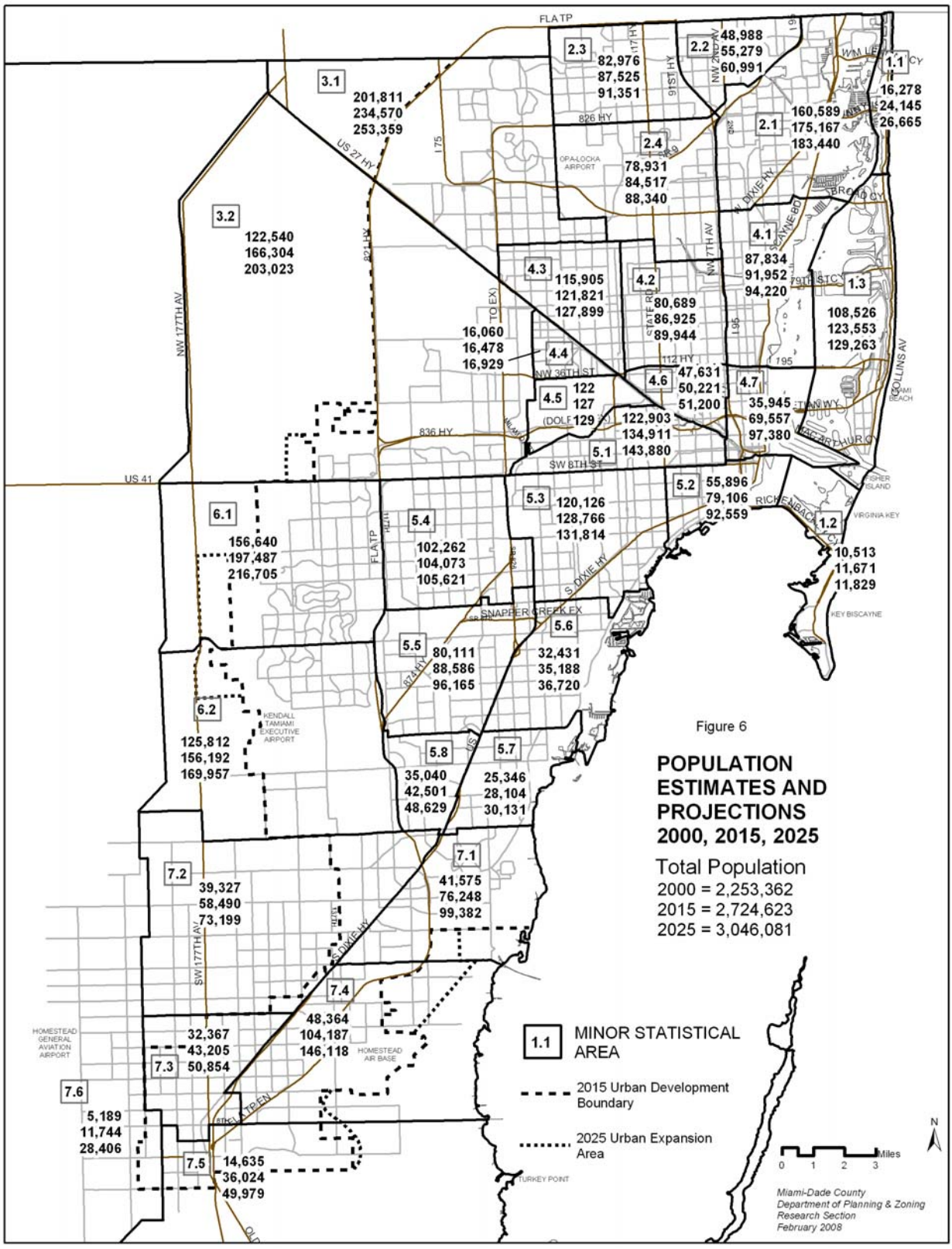
Figure 6
POPULATION ESTIMATES AND PROJECTIONS 2000, 2015, 2025
Total Population
2000 = 2,253,362
2015 = 2,724,623
2025 = 3,046,081
1.1 MINOR STATISTICAL AREA
2015 Urban Development Boundary
2025 Urban Expansion Area
Miles
0 1 2 3
N
Miami-Dade County
Department of Planning & Zoning
Research Section
February 2008
3.1 201,811 234,570 253,359
3.2 122,540 166,304 203,023
2.3 82,976 87,525 91,351
2.2 48,988 55,279 60,991
2.1 160,589 175,167 183,440
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FLA TP
US 27 HY
I 75
826 HY
OPA-LOCKA AIRPORT
NW 177TH AV
821 HY
TO EX
NW 36TH ST
112 HY
I 95
836 HY
SW 8TH ST
US 41
FLA TP
S DIXIE HY
SNAPPER CREEK EX
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KENDALL TAMIAMI EXECUTIVE AIRPORT
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HOMESTEAD AIR BASE
TURKEY POINT
N DIXIE HY
NW 7TH AV
79TH ST CY
COLLINS AV
MACARTHUR CY
RICKENBACKER CY
VIRGINIA KEY
KEY BISCAYNE

Staff Analysis:

Periodically, the Department of Planning and Zoning revises the estimates and projections of resident population countywide and by subarea. The population estimates and projections are a fundamental growth management component of the Comprehensive Development Master Plan (CDMP) used both for land use planning and to coordinate the planning of public facilities and services with the Land Use Plan (LUP) map. The basis for revisions in the projected distribution typically include: modification of the countywide population projections, updated housing counts, changes in development capacity of the CDMP LUP that result from cumulative changes to zoning and/or LUP map of the CDMP and identified redevelopment trends.

The current projections were part of the EAR-based amendments (October 2004 cycle) that were adopted on December 12, 2005. The population projections proposed in this amendment include revisions to the countywide figures and to the subarea distribution of future population. These revisions were the result of the need to reflect the level of residential redevelopment activity over the past four years, as well as other changes both small and large.

The revised projections reflect new, year-2006 existing residential units, 2007 residential development and redevelopment capacity estimates, including updated estimates of capacity both inside and outside the Urban Development Boundary.

The proposed countywide population for the year 2005 is 1,367 persons higher than the previous projection of 2,402,105. The projected countywide population for the year 2015 is proposed to be increased by about 21,500 persons, or 0.8 percent, to 2,724,623. The population projection for 2025 is 3,046,881 or 0.9 percent higher than the previous projections.

Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The following CDMP goals, objectives, policies, concepts and guidelines will be enhanced if the proposed designation is approved:

POLICY LU-5A. The textual material titled “Interpretation of the Land Use Plan Map” contained in this Element establishes standards for allowable land uses, and densities or intensities of use for each land use category identified on the adopted Land Use Plan (LUP) map, and is declared to be an integral part of these adopted Land Use Policies.

POLICY LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

POLICY LU-5C. All planning activities pertaining to development and redevelopment and the provision of public services and facilities in Miami-Dade County shall be consistent with the "Population Estimates and Projections" contained in this Element, and with the locations and extent of future land uses as identified by the LUP map and its interpretive text. Plans for providing public facilities and services in Miami-Dade County shall be updated by the responsible service providers as soon as possible after the filing of applications to amend the CDMP population projections, and the corresponding elements of the CDMP shall be updated in association with the updating of the facility/service plans.

POLICY LU-5D. When estimates of current population are periodically updated by the Miami-Dade County Department of Planning and Zoning or U.S. Census Bureau, and when revised projections of future population or population distributions are officially filed by the Department as applications to amend the CDMP, these new estimates and projections may be used for planning in Miami-Dade County in lieu of previously published population estimates and the population projections currently adopted in the CDMP.

None of the current CDMP goals, objectives, concepts and guidelines will be impeded with the approval of the proposed text amendment.

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APPENDIX

Minor Statistical Area Population Projections
Miami-Dade County 1990 to 2030

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Minor Statistical Area Population Projections

Miami-Dade County 1990 to 2030

Planning Research Section
Miami-Dade Department of Planning and Zoning
111 NW First Street, Suite 1220
Miami, FL 33128-1972

January 2008

Introduction

The changing pace and patterns of urban development in Miami-Dade County require that the population projections – Countywide and by subarea – be updated on a regular basis. This report presents the most recent small-area update completed in January 2008. It will be filed as an amendment to the Comprehensive Development Master Plan. These projections modify and replace those published in the Adopted 2005 Evaluation and Appraisal Report for the Comprehensive Development Master Plan (October 2005).

The projections are for the permanent resident population of Miami-Dade. Tourists, other visitors, and part-time seasonal residents are excluded. Table 1 shows the projected population by five-year intervals out to the year 2030. Comparable data since 1990 is also presented. The 32 Minor Statistical Areas are groupings of census tracts useful for planning purposes (see Figure 1).

These area-specific projections are consistent with the revised County projections published in November 2004 to and include more recent data.[1]

The projections were derived from a set of **logistic** or **growth curves** based on mathematical equations, which describe typical population growth over time. These equations define elongated S-curves that reflect standard characteristics of growth over time, notably the rapid escalation of growth that typically occurs in the early years followed by a gradual slowing of growth as areas fill up and residential capacity is approached. This is the same method used in previous projections.

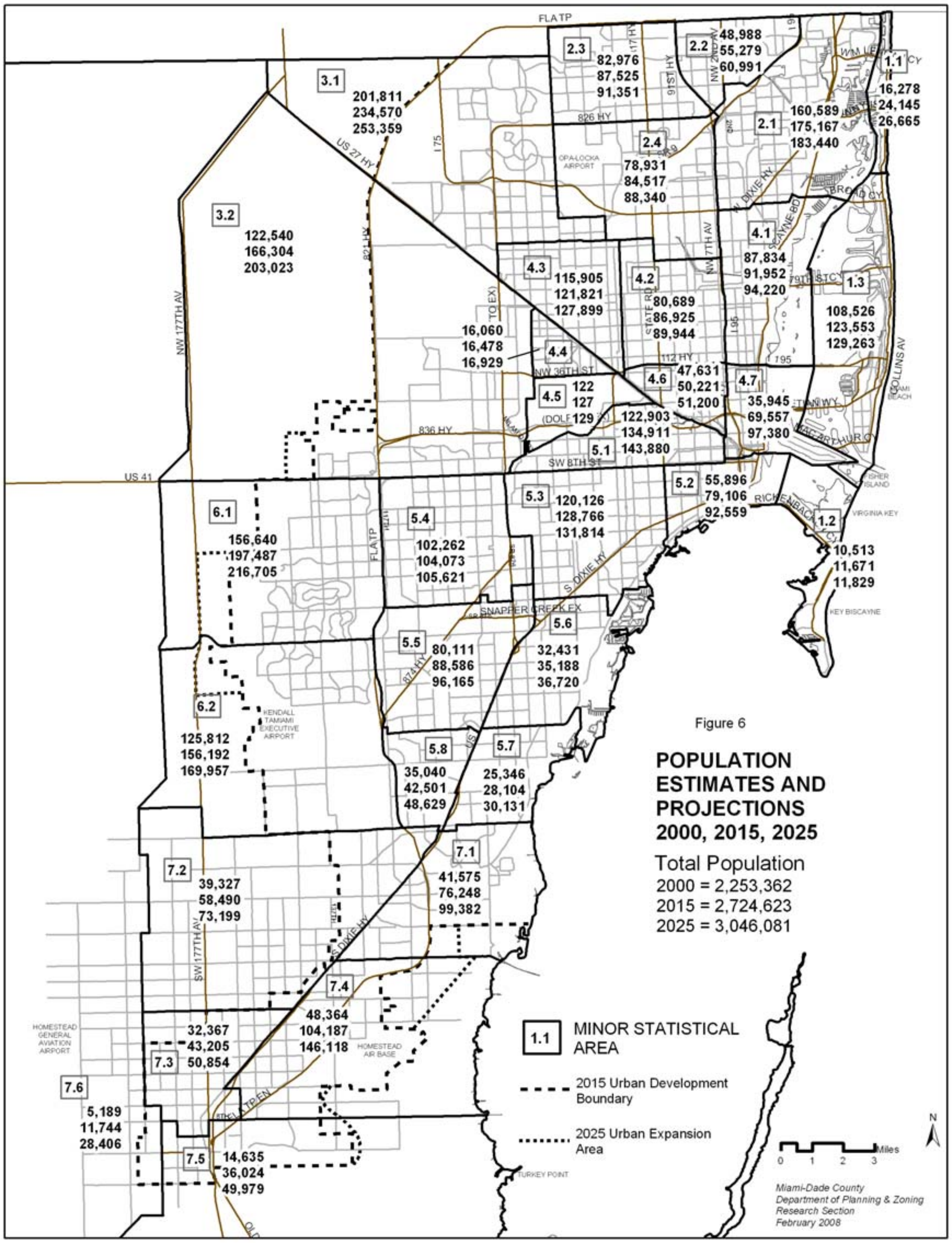
[1] The long-range (2025) projection figure, increased modestly from 3,019,785 persons to 3,046,081.

Table 1
Proposed Population Projections, 1990 to 2030
Miami-Dade County by Minor Statistical Area

Area	1990	2000	2006	2010	2015	2020	2025	2030	Capacity
1.1	12,546	16,278	21,781	22,692	24,145	25,551	26,665	28,126	26,665
1.2	8,854	10,513	11,392	11,503	11,671	11,809	11,829	12,024	11,829
1.3	110,126	108,526	118,734	121,101	123,553	126,030	129,263	131,261	130,840
2.1	129,542	160,589	167,574	170,401	175,167	179,735	183,440	188,063	183,440
2.2	41,795	48,988	50,483	52,596	55,279	57,988	60,991	63,436	61,621
2.3	77,397	82,976	84,577	85,818	87,525	89,269	91,351	92,820	92,005
2.4	75,900	78,931	81,508	82,838	84,517	86,232	88,340	89,771	89,122
3.1	131,084	201,811	213,482	221,495	234,570	246,662	253,359	267,659	253,359
3.2	82,657	122,540	135,543	148,154	166,304	184,698	203,023	220,202	203,128
4.1	91,146	87,834	89,408	90,992	91,952	92,816	94,220	94,669	95,446
4.2	83,779	80,689	82,925	85,516	86,925	88,133	89,944	90,665	91,394
4.3	106,641	115,905	117,058	119,050	121,821	124,639	127,899	130,320	128,764
4.4	15,480	16,060	16,161	16,293	16,478	16,671	16,929	17,076	17,053
4.5	105	122	122	125	127	128	129	130	159
4.6	44,930	47,631	49,367	49,650	50,221	50,764	51,200	51,740	51,200
4.7	36,432	35,945	43,106	56,836	69,557	82,509	97,380	109,940	100,994
5.1	117,989	122,903	127,018	130,940	134,911	138,893	143,880	147,247	146,029
5.2	53,742	55,896	66,863	72,931	79,106	85,319	92,559	98,240	94,770
5.3	118,198	120,126	126,796	127,501	128,766	130,099	131,814	132,837	132,476
5.4	97,439	102,262	103,099	103,349	104,073	104,804	105,621	106,178	105,653
5.5	74,262	80,111	82,055	85,148	88,586	92,052	96,165	99,209	97,544
5.6	30,072	32,431	34,014	34,496	35,188	35,894	36,720	37,319	36,947
5.7	22,727	25,346	26,424	27,178	28,104	29,042	30,131	30,953	30,447
5.8	33,358	35,040	36,273	39,696	42,501	45,235	48,629	51,034	50,112
6.1	110,762	156,640	177,233	184,938	197,487	209,307	216,705	230,187	216,705
6.2	67,648	125,812	137,515	144,679	156,192	166,390	169,957	183,222	169,957
7.1	33,467	41,575	56,610	65,414	76,248	87,443	99,382	110,042	100,790
7.2	36,214	39,327	44,920	51,734	58,490	65,324	73,199	79,606	75,352
7.3	31,173	32,367	35,823	39,703	43,205	46,680	50,854	54,004	52,382
7.4	46,921	48,364	67,549	84,984	104,187	124,182	146,118	165,537	149,476
7.5	10,425	14,635	24,139	28,792	36,024	43,572	49,979	57,846	49,979
7.6	4,283	5,189	5,966	7,344	11,744	17,569	28,406	34,924	39,092
Total	1,937,094	2,253,362	2,435,517	2,563,885	2,724,623	2,885,439	3,046,081	3,206,287	3,084,730

Source: Miami-Dade County, Department of Planning and Zoning, Research Section, 2008.

Note: Capacity includes capacity outside the Urban Development Boundary.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HOMESTEAD GENERAL AVIATION AIRPORT
TURKEY POINT

Logistic Curves

A logistic curve was developed for each Minor Statistical Area based on the historic growth patterns and the estimated residential capacity of each Area. The curve mathematically describes the common phenomenon of rapidly escalating growth in the early stages of development, followed by the gradual slowing of growth as residential limits are approached and there is little remaining room left for further development. Three points in time and an estimate of the residential capacity define the curve.

The logistic curves were based on three equidistant points in time sufficiently far apart to show the rise and fall of population growth rates in most Areas. The year 2006 was chosen as the middle point because that was the date of the most recent housing and population estimates. New units reported by the Property Appraiser for the 2000 to 2006 period were added to the Census 2000 housing counts. This resulted in an estimate for January 2007. The year 2025 was chosen as the third point in time. The first point in time was 1987, a year chosen to match the 19-year time span between points two and three. The three points, 1987, 2006, and 2025, span a 38-year period.

The data for 1987 were estimated on the basis of an interpolation of 1980 and 1990 census data. Census 2000 and post-census estimates of housing and population provided the data for 2005. The preliminary data for 2025 were mathematically derived from population capacity estimates combined with the data for 1987 and 2006.

The logistic curves, by definition, fit exactly on the 1987, 2006, and 2025 points, and approach, but never quite reach, capacity. As the limits of growth are approached, the lack of residential capacity begins to dampen the projected population increase. This slowing of growth is already evident in the urbanized eastern portion of the County and will become more apparent in the western and southern areas as the remaining vacant land there is depleted.

Residential Capacity

The residential capacity estimates are an important component of these projections for two reasons: (1) they were used to help establish the 2025 population projection figure for each area; and (2) they served to reduce and eventually stop population growth in areas that were close to their capacity. The following paragraphs provide additional detail about the measurement of residential capacity and how housing capacity figures were converted to population figures.

The reference date for the estimate of residential capacity is 2006. Residential capacity is an estimate of the total number of units that can be placed on the land, given current land use and zoning designations. The estimate is composed of two elements: units available at the end of 2006, and units that could be accommodated on vacant, developable residential land. The estimates of the capacity of vacant land are made separately for land inside and outside the Urban Development Boundary.

Inside the UDB. The residential capacity of land inside the boundary is based on a 2006 inventory of vacant land within the 2005 Urban Development Boundary. Capacity increases or decreases resulting from Comprehensive Development Master Plan amendments through that date are included. In addition to the capacity of vacant residential land an allowance was made for (1) *redevelopment in charrette areas* in which new zoning designations are in place (2) *intensive redevelopment* under way in other areas, and (3) the *increased density* of some new development in south Miami-Dade.

1. *Redevelopment in Charrette Areas.* The County has undertaken eight charrette studies that resulted in a change in zoning to mixed use categories with greater residential density. This runs the gamut from Metropolitan Urban Centers such as Downtown Kendall to community urban centers such as Goulds. All charrette areas have the new zoning except Leisure City, where the changes are in process. With the exception of Downtown Kendall and Ojus, all charrette areas are in South Dade along the U.S. 1 Corridor. In total, this results in an increased capacity of about 34,500 units.

2. *Intensive Redevelopment.* Miami-Dade County has undergone a level of redevelopment activity that could not have been forecast. As such, the residential capacity figures had to undergo major overhaul. While in the previous report four Minor Statistical Areas (MSA) had capacity increases due to redevelopment of 3,000 residential units each, today there are nine such areas. Adjustments were made to the residential capacity of all areas where major redevelopment activity is underway. The four MSAs with largest additions to residential capacity are highlighted below.

    - Downtown Miami (Minor Statistical Area 4.7) has and is undergoing a residential renaissance of unparalleled magnitude. In this area alone, capacity was increased by 38,000 units.

    - The Brickell area, (Minor Statistical Area 5.2) that includes Miami's financial district, is also experiencing a huge surge in high-density residential redevelopment. In this area capacity was increased by 19,000 units.

    - The area in the City of Miami west and south of downtown (Minor Statistical Area 5.1), in particular along the Miami River, has undergone significant residential redevelopment activity. In this MSA, capacity was increased by 11,000 units.

    - The Sunny Isles Beach area (Minor Statistical Area 1.1) is and has been experiencing substantial redevelopment of high-density residential units replacing existing low-density hotel/motel units. Here, capacity has increased by 9,500 units.

3. *Increased Density.* In south Miami-Dade County (Minor Statistical Area 7.4) there has been a continued surge in new residential development. It is clear that some of what is being built and planned for is at densities higher than those anticipated. Accordingly, 3,000 units were added to the residential capacity in the area.

There have been, of course, other areas in the County where residential development has proceeded at higher densities than previously indicated in the 2004 projections. The Doral area, (Minor Statistical Area 3.2) is a case in point. While much of the residential development has involved building on existing capacity of vacant lands, another component is due to land use changes that led to a more intensive development. In total, capacity in Doral increased by 12,000 units.

Outside the UDB. In addition to the land within the Urban Development Boundary, an allowance is made for future development outside the boundary**.** The logistic curves incorporate the population of the County at its ultimate build out. The capacity for future development outside the boundary is estimated at about 19,000 units. In general, the housing capacity was estimated at 4.5 dwelling units per gross acre in the Urban Expansion Area and 1.87 units per acre in that portion of the Urban Expansion Area near the west well fields. Capacity outside the Urban Expansion Area was estimated at one unit per five acres in one-third of those open land and agricultural areas where future development was not precluded. The Lake Belt Area and environmentally sensitive and endangered lands in South Miami-Dade are examples of areas where residential development was precluded.

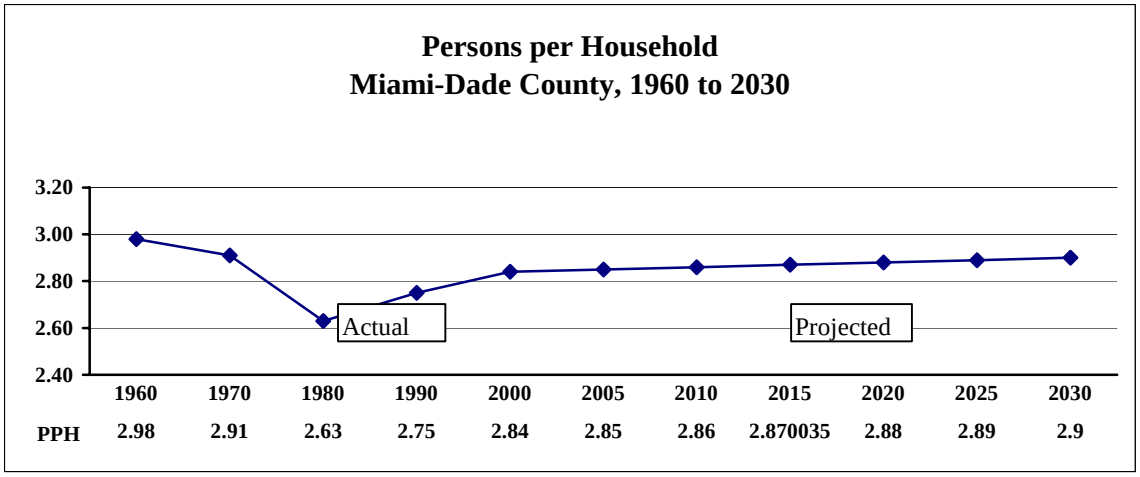
Capacity Change. Future rezoning at higher densities or the inclusion of additional land within the Urban Development Boundary would add to the County's residential capacity. Development at lower-than-permitted densities or a contraction of the Urban Development Boundary would reduce capacity. Future environmental concerns arising, for example, from the Comprehensive Everglades Restoration Plan or the South Miami-Dade Watershed Study, might further restrict capacity. In summary, the residential capacity of the County is likely to change over time and the ultimate residential capacity is not known with certainty.

Changes in capacity affect the projections in different ways. In areas that are at or near capacity, e.g. the Sunny Isles, Miami Beach, or Key Biscayne areas, any change in capacity has an immediate affect on the rate of growth even in the short-term. In areas with a large remaining capacity the rate of growth is influenced more by past growth and less by future capacity or changes in that capacity.

Converting Housing Capacity to Population Estimates. The housing capacity estimates were converted to population capacity based on projected average household size figures and vacancy rates for each Minor Statistical Area derived from the 2000 census.

- ***Average Household Size.*** A modest (2.0 percent) increase in household size was projected from 2.84 persons per household Countywide in 2000 to 2.9 persons per household at buildout. This is in accordance with the persons per household assumption in the previous projection. Buildout occurs in or about the year 2026 and this implies an average increase of less than 1.0 percent in household size in each of the next three

decades. This was lower than the 3.3 percent increase in household size recorded in the 1990s, when household size increased from 2.75 to 2.84 persons per household. The comparable figure for the decade of the 1980s was 4.6 percent but in the 1960s and 1970s household size declined by an average of about 6 percent per decade. The slight increase in projected household size is based on the projected continued immigration of Hispanics and Blacks of working age whose family size tends to be larger than that of the NonHispanic White and Other populations.



- ***Residential vacancy rates.*** The reported residential vacancy rates from the 2000 census (8.9 percent Countywide) were left unchanged. This was in line with the assumption of the previous projection series. As an historical note, in the 1990s, vacancy rates declined by about 13 percent, but almost doubled (from 5.7 to 10.2 percent) in the 1970s and 1980s.

Estimating and Adjusting the Growth Curve

The projections for the year 2025, the third point in time in the projection series, were unknown at the outset. The data for 1987 and 2006 were combined with the residential capacity estimates to generate estimates for these figures. Then the data for the three years were used to create the logistic curves that provided the preliminary figures for each area for each projection year. These preliminary projections were then adjusted to match the County total in each year.[2]

In each projection year, the population projections for each of the 32 Minor Statistical Areas were summed and compared with the independently projected County total for that year. The two sets of figures were different and the difference increased over time, as shown below (Table 2). This was to be expected because the countywide projections, unlike the Area-specific figures, did not incorporate any residential capacity constraints.

[2] The appendix shows examples of logistic curves and the five-year population projections derived from the curve.

Table 2

Inflation Factors for Population Projections 2008

Year	Final	Preliminary	Final/Prel.
2000	2,253,362	2,253,362	1.000
2010	2,563,885	2,625,049	0.977
2015	2,724,623	2,737,429	0.995
2020	2,885,439	2,824,606	1.022
2025	3,046,081	2,891,016	1.054
2030	3,206,287	2,942,135	1.090

Source: Miami-Dade County, Department of Planning and Zoning, Research Section 2008.

The increasing size of the adjustment over time was a direct result of the method used. The population capacity for each Area was used as an asymptote in the development of the logistic curve and the growth rates tapered off as these asymptotes were approached.

The first step, then, was to adjust each of the Area-specific figures so that they summed to the independent County projections as noted above. The adjustment was made to each Area's growth increment since 2006. In addition, remaining capacity for those MSAs below capacity was factored into the equation. The growth increment and overall remaining capacity was factored in on a proportional basis. The capacity for each Area was inflated so that the resulting sum of the Areas equaled the countywide total. This technique minimized the adjustments in older and more stable neighborhoods. With little or no growth, the adjustments in these Areas were minor. They were, in general, larger in the faster growing suburban Areas.

After this adjustment, the projected population of eight Areas exceeded capacity in 2025. They were Minor Statistical Areas 1.1, 1.2, 2.1, 3.1, 4.6, 6.1, 6.2, and 7.5. The growth of each MSA was capped at capacity and the overage population (23,613 persons) was distributed across all the other Areas in proportion to each Area’s share of the remaining capacity.

By the year 2030, the projected population Countywide exceeded the residential capacity of the County by 121,557 persons, or about 4 percent. It is assumed that those MSAs with available capacity would exhaust that capacity. Further, that in other MSAs capacity would increase due to a decrease in vacancy rates and a possible increase in household size.

Results

The projections are presented in terms of the annual average change in each time period in Table 3.[3] Like the previous projection series, the new figures show continued growth in almost all parts of the County, but especially in the developing fringe Areas and in the broad Downtown Miami area that is undergoing a renaissance in residential redevelopment. There are four fast-growing suburban Minor Statistical Areas (3.1, 3.2, 6.1, 6.2), although the population growth in MSAs 6.1 and 6.2 slows significantly after 2020. In particular, MSA 3.2 (Doral) has grown very rapidly since 1990 and is expected to continue this trend through 2025. In addition, Minor Statistical Areas 4.7 (Downtown Miami) and 5.2 (the Brickell area) have grown quite rapidly since 2000 and will continue to steadily grow through 2025. In the 2006-2010 period all of these Areas are projected to account for more than 40 percent of the County's growth. Specifically, for MSA 3.2 and 4.7 their share of the population growth is expected to remain steady in the foreseeable future, given the significant amounts of available residential capacity and the exhaustion of land in many other areas.

The growth of South Miami-Dade is projected to increase. This region (Areas 7.1 through 7.6) accounts for 33 percent of the county's growth in the 2006-2010 period and is expected to increase to about 39 percent in the 2020 to 2025 period. In particular, MSAs 7.1 and 7.4 account for the bulk of this growth. The growth is related to the availability of developable land in this region relative to the lack of available land for additional single-family homes in the rest of the county.

[3] The projections are presented in Table 1 above (see p 2).

Table 3
Annual Average Change
Population Projections 1970-2030
Miami-Dade County by Minor Statistical Area

Area	1990-2000	2000-2006	2006-2010	2010-2015	2015-2020	2020-2025	2025-2030
1.1	373	917	228	291	281	223	292
1.2	166	146	28	34	27	4	39
1.3	-160	1,701	592	491	495	647	400
2.1	3,105	1,164	707	953	914	741	924
2.2	719	249	528	537	542	601	489
2.3	558	267	310	341	349	416	294
2.4	303	430	333	336	343	422	286
3.1	7,073	1,945	2,003	2,615	2,418	1,339	2,860
3.2	3,988	2,167	3,153	3,630	3,679	3,665	3,436
4.1	-331	262	396	192	173	281	90
4.2	-309	373	648	282	242	362	144
4.3	926	192	498	554	564	652	484
4.4	58	17	33	37	39	52	29
4.5	2	0	1	0	0	0	0
4.6	270	289	71	114	109	87	108
4.7	-49	1,193	3,433	2,544	2,591	2,974	2,512
5.1	491	686	981	794	796	997	673
5.2	215	1,828	1,517	1,235	1,243	1,448	1,136
5.3	193	1,112	176	253	267	343	205
5.4	482	140	62	145	146	163	111
5.5	585	324	773	688	693	822	609
5.6	236	264	120	138	141	165	120
5.7	262	180	188	185	188	218	164
5.8	168	206	856	561	547	679	481
6.1	4,588	3,432	1,926	2,510	2,364	1,480	2,696
6.2	5,816	1,950	1,791	2,303	2,040	713	2,653
7.1	811	2,506	2,201	2,167	2,239	2,388	2,132
7.2	311	932	1,703	1,351	1,367	1,575	1,281
7.3	119	576	970	700	695	835	630
7.4	144	3,197	4,359	3,841	3,999	4,387	3,884
7.5	421	1,584	1,163	1,446	1,510	1,281	1,574
7.6	91	129	344	880	1,165	2,167	1,304
Total	31,627	30,359	32,092	32,148	32,163	32,128	32,041

Source: Miami-Dade County, Department of Planning and Zoning, Research Section 2008.

The ***proposed projections differ from the currently adopted set*** for three reasons:

- Differences in the base year data (2004 estimates versus the 2006 figures),
- Differences in countywide projections which were updated to incorporate the most recent population component data, and
- Differences in remaining residential capacity figures.

The following paragraphs discuss some of the changes focusing on the planning horizons, 2015 and 2025.

In 2015, there are nine Minor Statistical Areas where the new figures are higher than the old by at least 5 percent and another six where the new figures are lower than the old by at least 5 percent.

- Minor Statistical Areas 3.1 (Miami Beach) is an Area where the proposed projection is 5 percent higher than the previous 2004 projection. This is a result of increased residential redevelopment activity.

- Minor Statistical Areas 2.1 (Aventura, North Miami Beach, North Miami) and 3.1 (Northwest Dade) shows a 5 and 10 percent decrease, respectively, from the 2004 projections. This appears to be the result of limited capacity and higher estimation of capacity in the previous series.

- Minor Statistical Areas 4.6 (west of Downtown Miami) and 5.7 (Palmetto Bay) are Areas where the proposed projections are 7 percent and 5 percent, respectively, lower than the 2004 projection figures. The lower projections here are related to the shortage of residential capacity in this region.

- Minor Statistical Areas 4.7 (Downtown Miami) and 5.2 (the Brickell area) are Areas where the proposed projections are 22 percent and 16 percent, respectively, higher than the 2004 projection figures. The higher projections here are related to the significantly increased residential capacity in this region resulting the recent surge in high-density residential development.

- Minor Statistical Areas 5.8 (Perrine) has a proposed projection 11 percent higher than the 2004 projection. This is a direct result of the implementation of higher density zoning resulting from a charrette study of this area.

- Minor Statistical Areas 6.1 and 6.2, suburban areas in the Kendall region, have proposed projections are 8 percent and 11 percent, respectively, lower than the 2004 projection figures. The lower projections here are related to the growing shortage of residential capacity in this region.

- Minor Statistical Areas 7.1, 7.2, 7.3, 7.4, and 7.5 in South Dade region, all show a proposed projection significantly higher than the 2004 projection figure. In particular, MSAs 7.1 (Cutler Bay), (7.3 (Homestead and Florida City), 7.4 (adjacent

to the Homestead Air Base), and 7.5 have projections that are respectively 33 percent, 13 percent, 33 percent, and 24 percent higher than in the previous series. This is a product of the recent surge in new residential development here, the addition of capacity to reflect the higher densities of some new developments, and the greater capacity resulting from implementation of new zoning based on charrettes in this region.

- Minor Statistical Area 7.2 (the Redlands) has a proposed projection that is 14 percent higher than the previous projection series. This is a result a somewhat more rapid residential development in the period 2004-2015 than was previously foreseen.

- Minor Statistical Area 7.6, west of the City of Homestead, shows a 2015 population projection about 64 percent higher than the 2004 projection figure. This is a product of the higher residential capacity resulting from improvements in determining capacity in this region.

In 2025, there are ten Minor Statistical Areas where the new figures are higher than the old by at least 5 percent and another nine where the new figures are lower than the old by at least 5 percent.

- Minor Statistical Areas 1.1 (Sunny Isles Beach) and 1.3 (Miami Beach) are Areas where the proposed projections for 2025 are, respectively, 10 percent and 7 percent higher than the 2004 projection figures. The Sunny Isles Beach area is experiencing significant redevelopment at high densities, as well as the Miami Beach area to a lesser extent.

- Minor Statistical Areas 2.2 (Andover, Norland, and Ives Estates) is urban area in North Miami-Dade whose residential capacity has increased due to higher intensity land use in parts of this area. The proposed projections for 2025 are 11 percent higher than the 2004 projection figures.

- Minor Statistical Area 3.2 (the Doral area) is an Area with a great deal of residential capacity and is undergoing a high level of redevelopment activity. The proposed projection for 2025 is 19 percent higher than the 2004 projection figures.

- Minor Statistical Areas 4.2 (Liberty City area), 4.3 (Hialeah), and 4.6 (Allapattah and Melrose) are urban areas north and west of Downtown Miami with little residential capacity remaining and where there has been limited growth over the past twenty years. The proposed projections for 2025 are 11 percent, 5 percent, and 20 percent, respectively, lower than the 2004 projection figures.

- Minor Statistical Areas 4.7 (Downtown Miami) and 5.2 (Brickell) are Areas where the proposed projections for 2025 are 43 percent and 7 percent higher than the 2004 projection figures. The higher projections here are related to the increased residential capacity as a consequence of the recent surge in high-density residential redevelopment in the Downtown/Brickell area.

- Minor Statistical Area 5.1 (west of Downtown Miami) is undergoing redevelopment activity. The proposed projections for 2025 for this Area are 8 percent higher than the 2004 projection figures.

- Minor Statistical Areas 5.3 (the Coral Gables area), 5.6 (the Pinecrest area), and 5.7 (Palmetto Bay) are urban areas in which the proposed residential capacity figures are lower than those used in 2004. All of these Areas have very limited residential capacity. The proposed projections for 2025 are respectively 5, 7, and 5 percent lower than the 2004 projection figures.

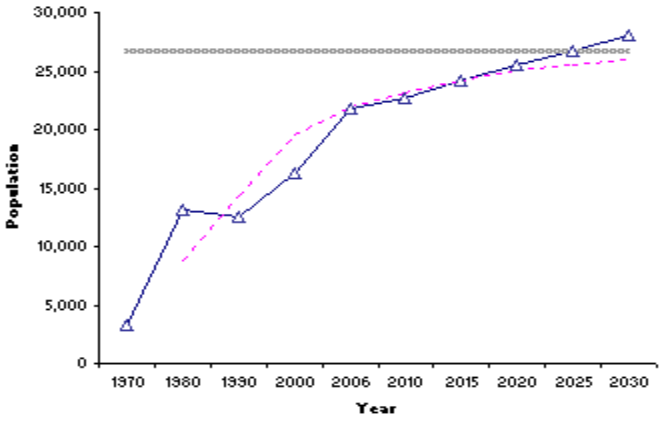
- Minor Statistical Areas 5.8 (Perrine) is an area where the proposed projections for 2025 are 9 percent higher than the 2004 projection figures. As was the case in the 2015 comparison, this resulted from new zoning classifications that increased the capacity of this area.

- Minor Statistical Areas 7.1 (the Cutler Bay area), 7.4 (adjacent to the Homestead Air Base), and 7.6 (west of Homestead), show a 2025 population projections that are 17, 7, and 39 percent, respectively, higher than the 2004 projection figures for each. The changes in MSAs 7.1 and 7.4 are a product of the recent increase in new residential development and the addition of capacity to reflect the higher densities of some new developments. The high percentage change in Area 7.6 is a result of improvements in the determination of capacity in this large rural area of the County.

- Minor Statistical Areas 7.3 and 7.5 (inclusive of the Cities of Homestead and Florida City and the surrounding area) show 2025 population projections, which are 14 percent and 23 percent, respectively lower than the comparable 2004 figures. These decreases are a product of a higher rate of depletion of capacity in these Areas prior to 2025 and lower overall capacity.

APPENDIX

Population Change in Minor Statistical Area 1.1



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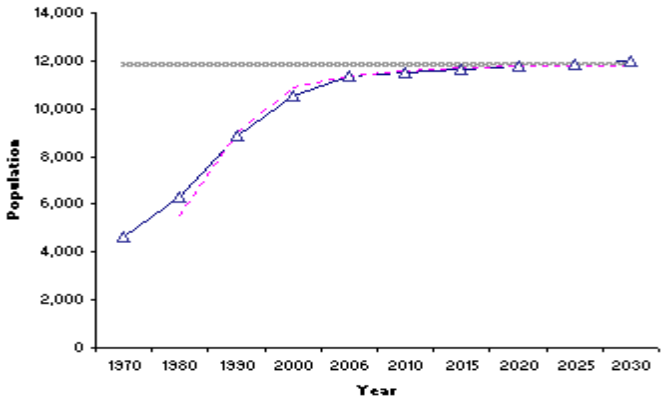

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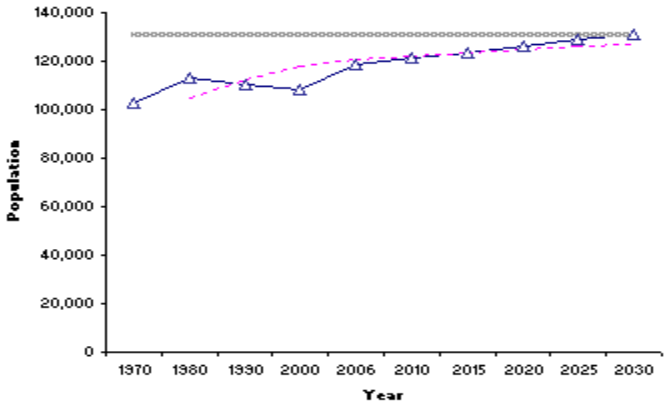

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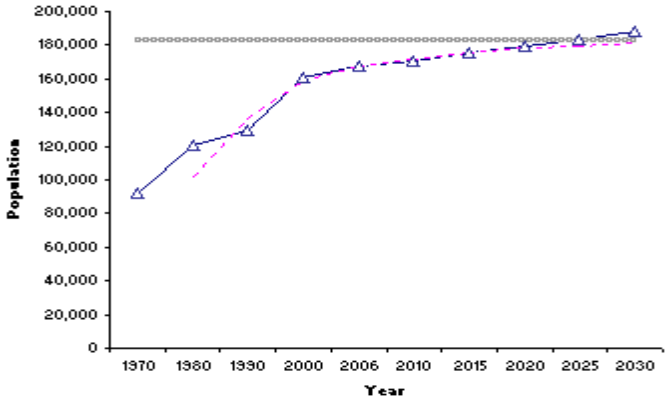

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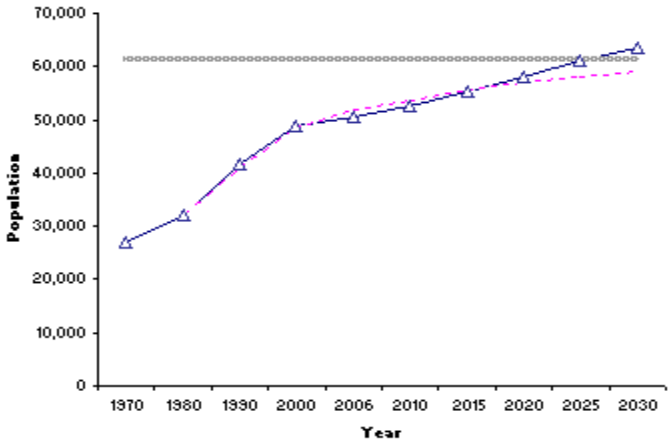

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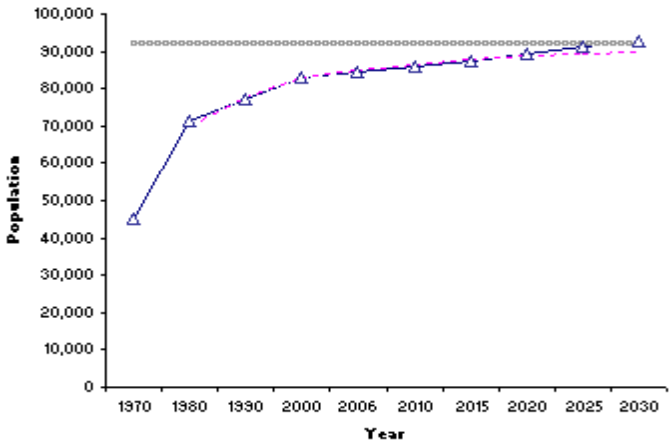

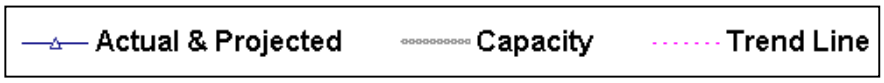

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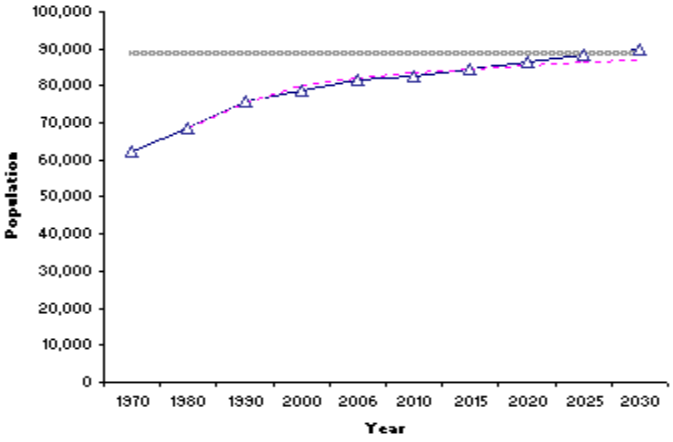

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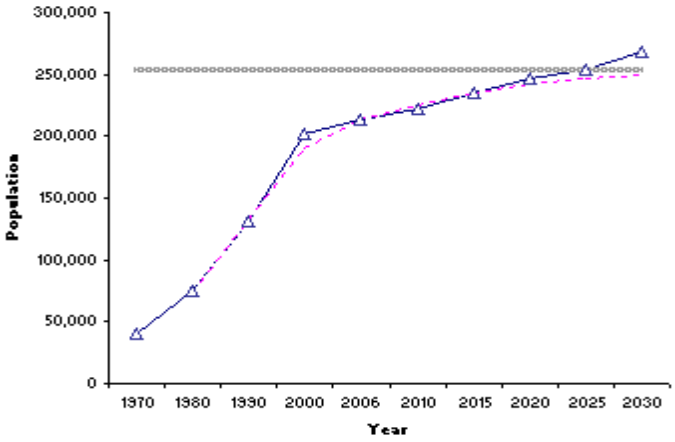

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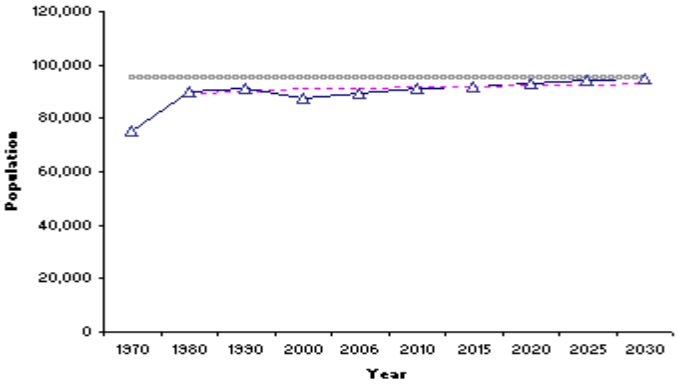

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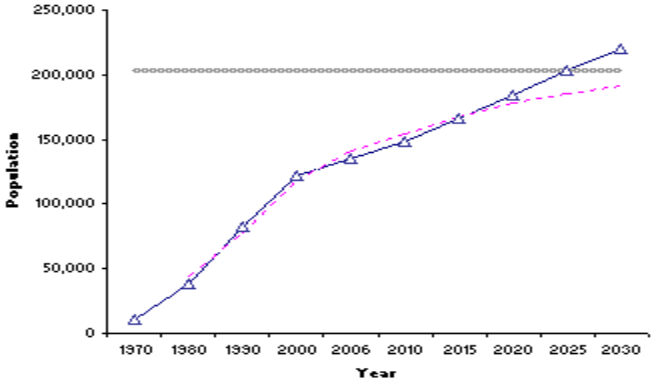

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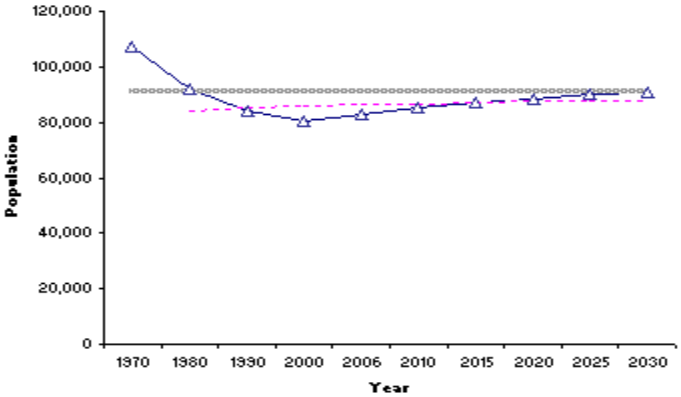

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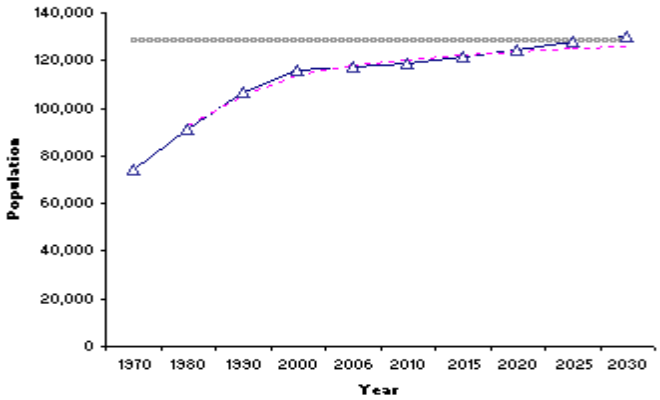

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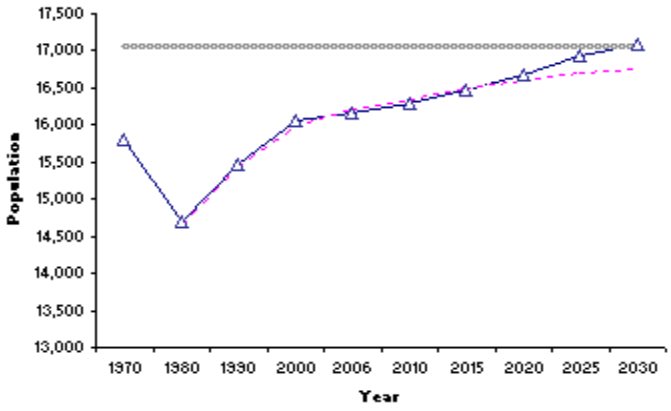

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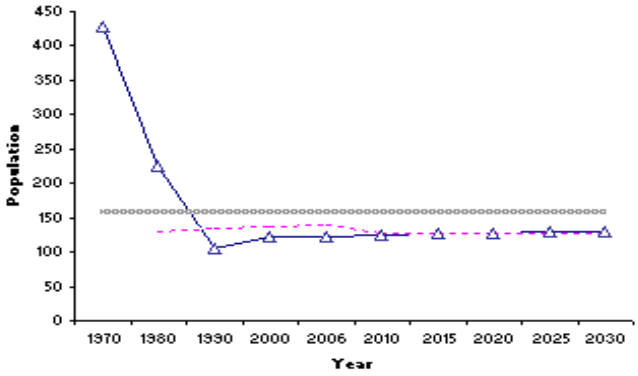

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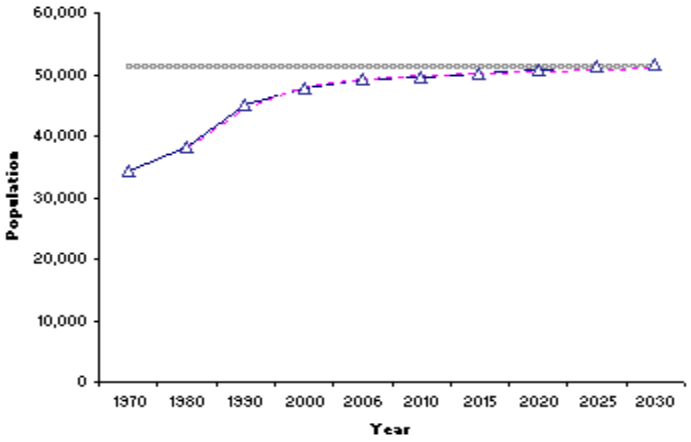

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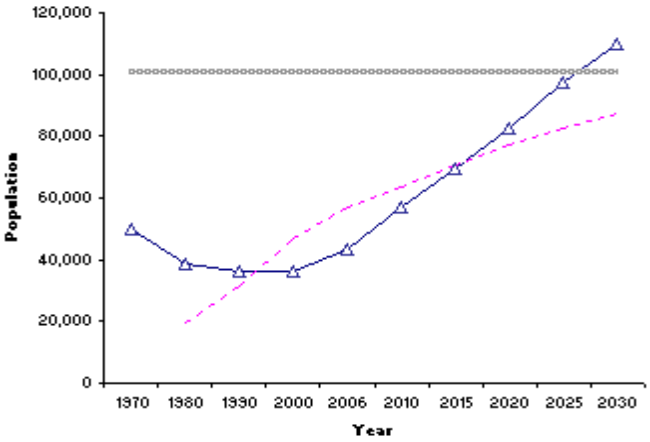

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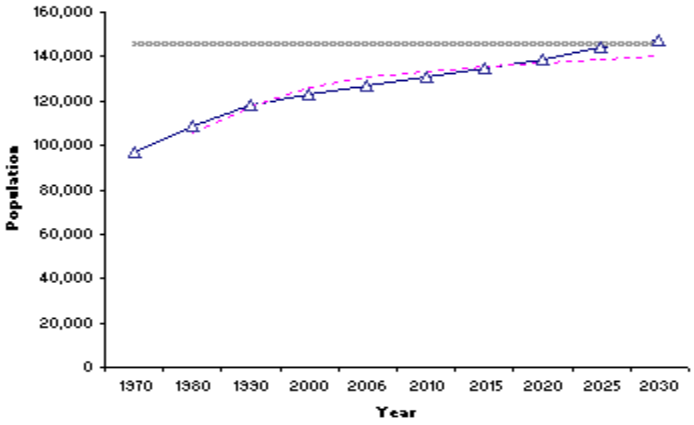

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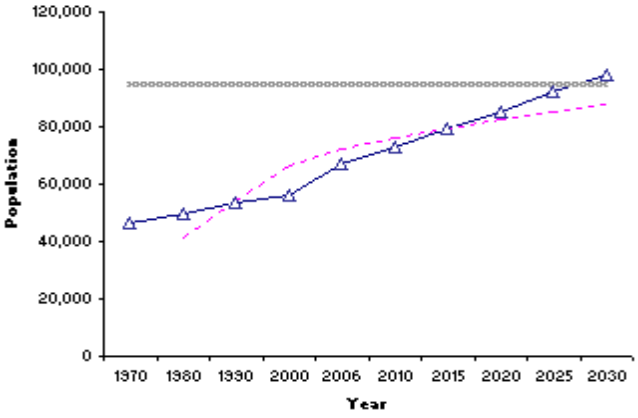

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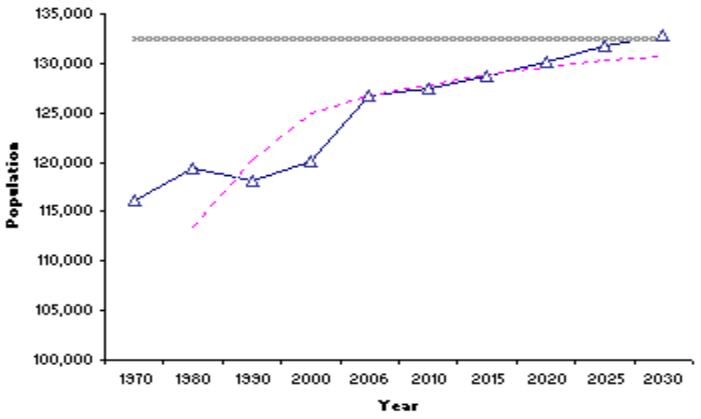

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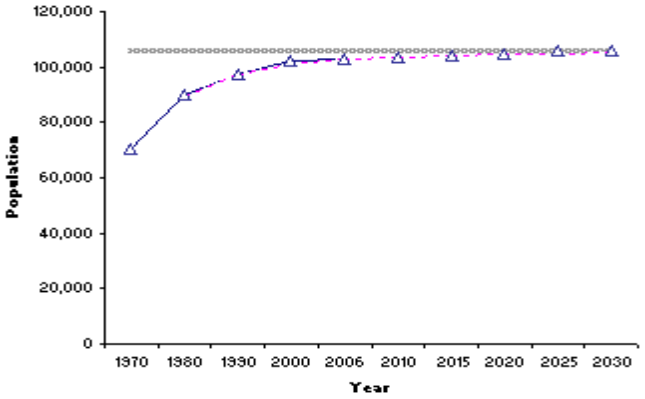

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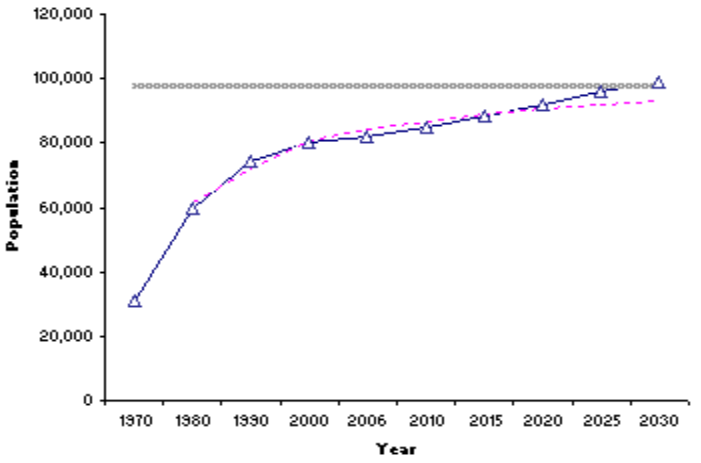

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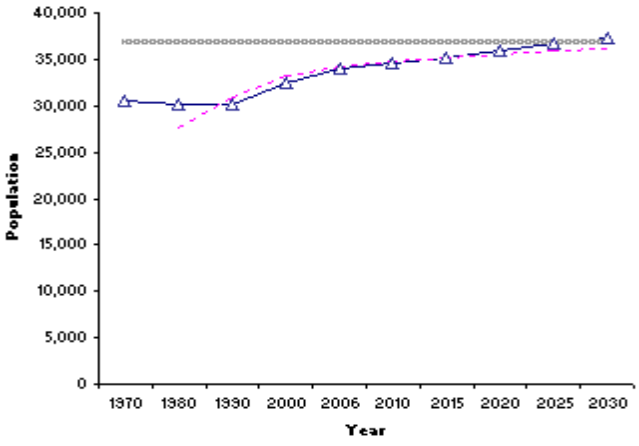

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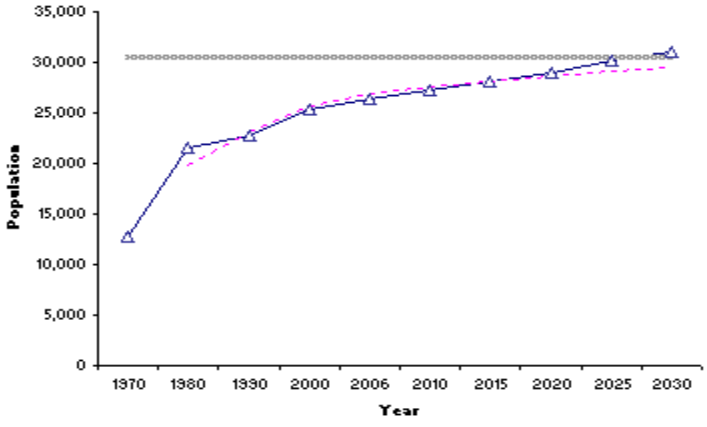

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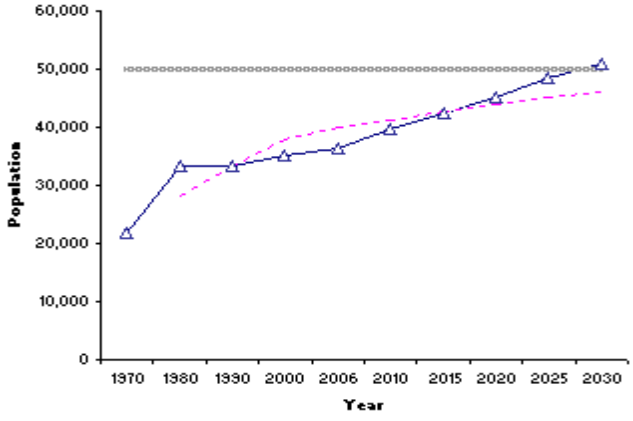

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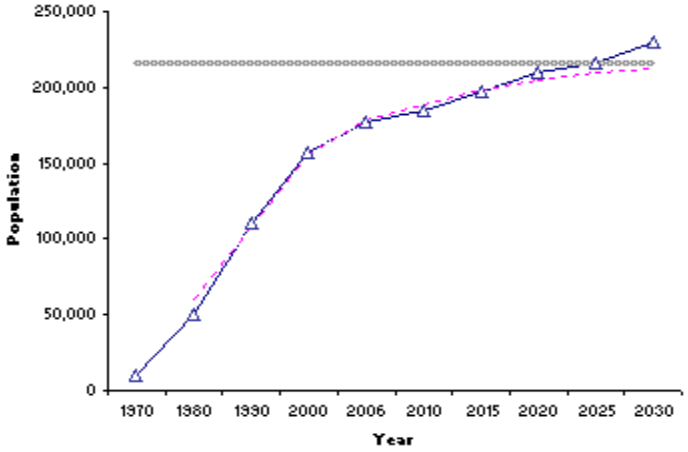

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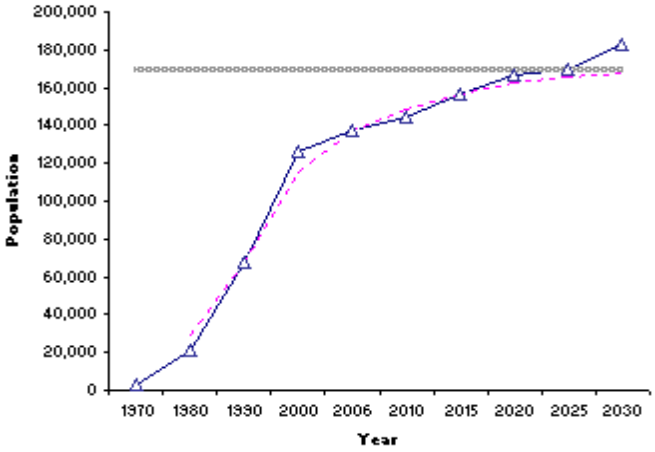

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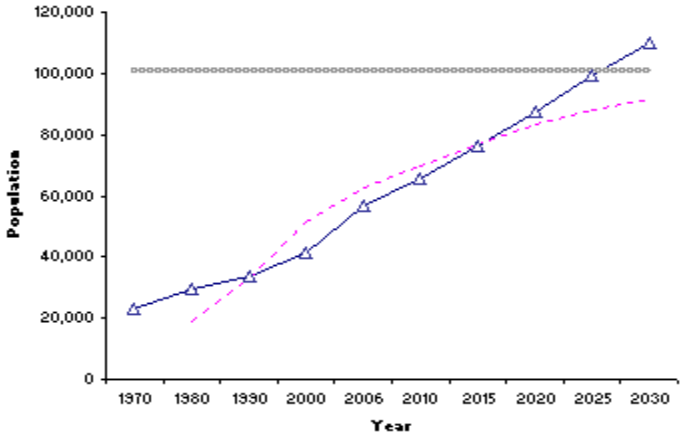

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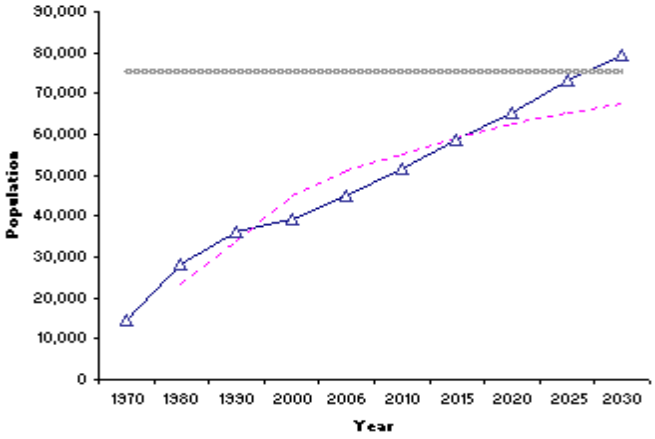

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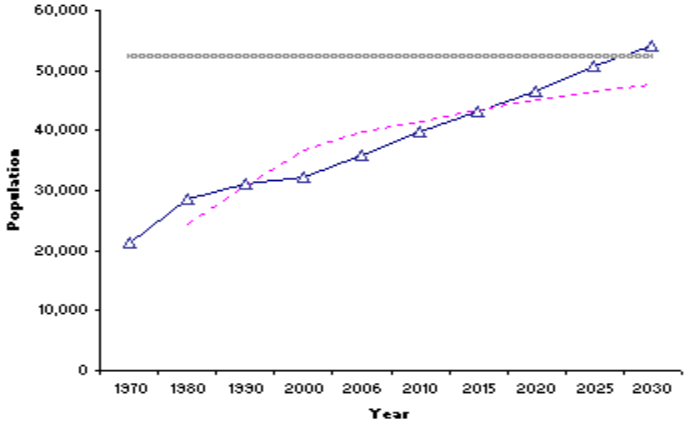

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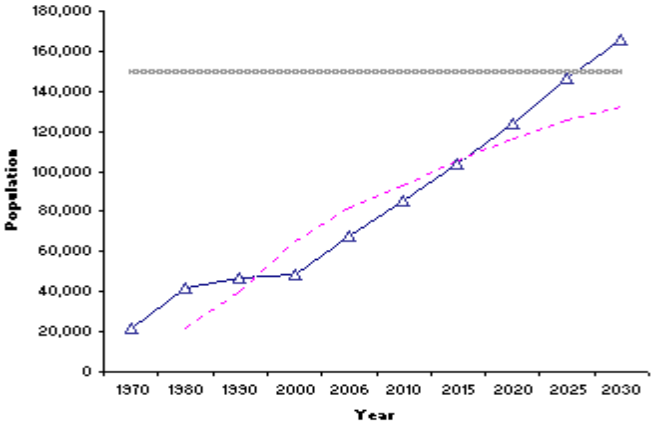

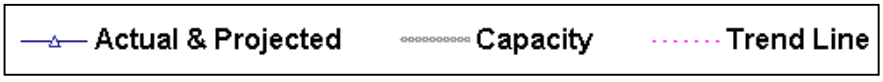

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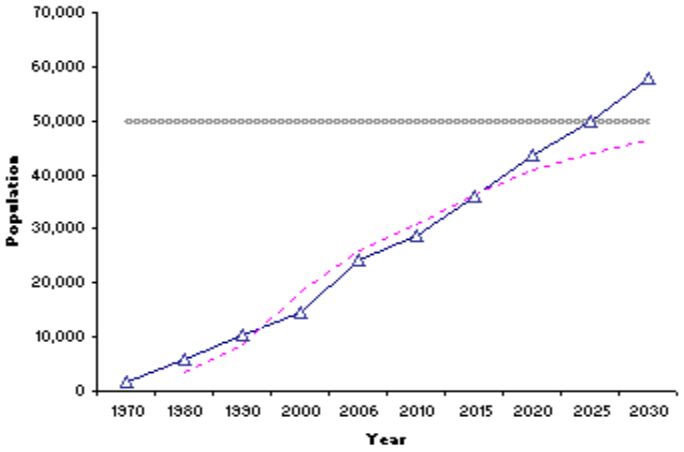

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