Memorandum

November 29, 2018

To: Little Manatee South Working Group
From: Melissa Zornitta, AICP, Executive Director
Re: Follow up on Population Projections

As requested at the October 3, 2019 Little Manatee South Working Group, I am providing some additional information on the presentation regarding population projections in hopes of addressing the questions that arose.

Population Projection Source and Horizon Year:
The population projections that the Planning Commission utilizes are those produced by the Bureau of Economic and Business Research (BEBR). BEBR produces Florida's official state and local population estimates and projections. These estimates and projections are used for distributing state revenue-sharing dollars to cities and counties in Florida and for budgeting, planning and policy analysis by state and local government agencies, businesses, researchers, the media, and members of the general public.

Florida Statute Chapter 163.3177 (1)f.3. provides the following guidance, which is why these projections have been used historically for the Comprehensive Plan.

“The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

Projections to the year 2045 were looked at most recently by our office to support the Hillsborough Metropolitan Planning Organization’s update of the Long Range Transportation Plan, which was mandated by Federal requirements, specifically 23 CFR 450.104 & 23 CFR 450.324(a) & (c), to have a horizon year of at least 20 years. The Hillsborough County Comprehensive Plan currently has a horizon year of 2025.
As it is updated, it will be up to the County what horizon year is utilized as long as it meets the statutory requirements of at least a 10-year planning horizon.

**Process for Allocating Population and Employment Projections:**
The Planning Commission’s projections are based on adopted Future Land Use categories and Comprehensive Plan policies for all four jurisdictions in Hillsborough County. Therefore, they can be influenced by the policy decisions made by each local government. For the purposes of allocating the projected population and corresponding employment into sub-jurisdictional geographies, the county is broken into Traffic Analysis Zones (TAZ’s). Growth was then allocated to the TAZ’s based on the following priorities:

1. “Pipeline” (permitted) development: Areas with active residential and non-residential building permits are allocated growth first.
2. Greenfield development within the Urban Service Area (USA) inclusive of the three Cities: Areas with undeveloped, greenfield development and that are located within the USA are allocated growth second.
3. Redevelopment within the USA inclusive of the three Cities: Areas with growth attributed to redevelopment and transit oriented development are allocated growth third.
4. Development outside of the USA/Cities: Areas located outside of the current USA are allocated growth last.

The base year for the 2045 projections was 2015 to match Florida Department of Transportation models. Therefore, some of the projected growth described in this memo has already occurred.

**Short Term Projections:**
The TAZ’s for Little Manatee South are shown on the attached map. Below is the projected population in 5-year increments to 2045.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td>6,313</td>
</tr>
<tr>
<td>2030</td>
<td>6,313</td>
</tr>
<tr>
<td>2035</td>
<td>9,236</td>
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<tr>
<td>2040</td>
<td>14,909</td>
</tr>
<tr>
<td>2045</td>
<td>17,341</td>
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</tbody>
</table>

(Note: Only a portion of TAZ 882 is in the Little Manatee South Area, so the projected population of that TAZ was allocated proportionally to the area within the Little Manatee South boundary. This area was not included in the projections shown at the October 2019 meeting, but has been added to more accurately represent the Little Manatee South Community Plan area.)

**Projections related to the Urban Service Area:**
Below are tables breaking down the projected population and employment growth by jurisdiction as well as by inside and outside the Urban Service Area. Please note that for these charts the Cities of Tampa, Temple Terrace and Plant City are considered inside the Urban Service Area. Areas of potential future annexation around Plant City or potential future expansion of the Urban Service Area are considered outside the Urban Service Area.
Please let me know if you have any questions or need additional information.

Thank you,

Melissa Gomes