Indian River County
2030 Comprehensive Plan

Chapter 1
Introductory Element

Indian River County Community Development Department
Adopted: October 12, 2010

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Introduction

This Introductory Element provides much of the information and data used in the Indian River County Comprehensive Plan. As such, this element provides background information concerning the historical development of the county and information common to, and necessary for, the development of the individual elements of the plan. A brief overview of previous planning efforts in the county and the general requirements of this planning initiative is also included.

Location

Located on the east coast of Florida in the Treasure Coast Region, Indian River County is bounded by Brevard County on the north, the Atlantic Ocean on the east, St. Lucie County on the south and Osceola and Okeechobee counties on the west. The county seat of Vero Beach is approximately 135 miles north of Miami, 140 miles east of Tampa, 100 miles southeast of Orlando and 200 miles south of Jacksonville. (see figure 1.1)

In addition to the City of Vero Beach, there are four other municipalities in the county: the City of Sebastian, the City of Fellsmere, the Town of Indian River Shores and the Town of Orchid. While nearly two-thirds of the population resides in the unincorporated portion of the county, more than 90% of the county's residents live along the coast within 10 miles of the Atlantic Ocean.

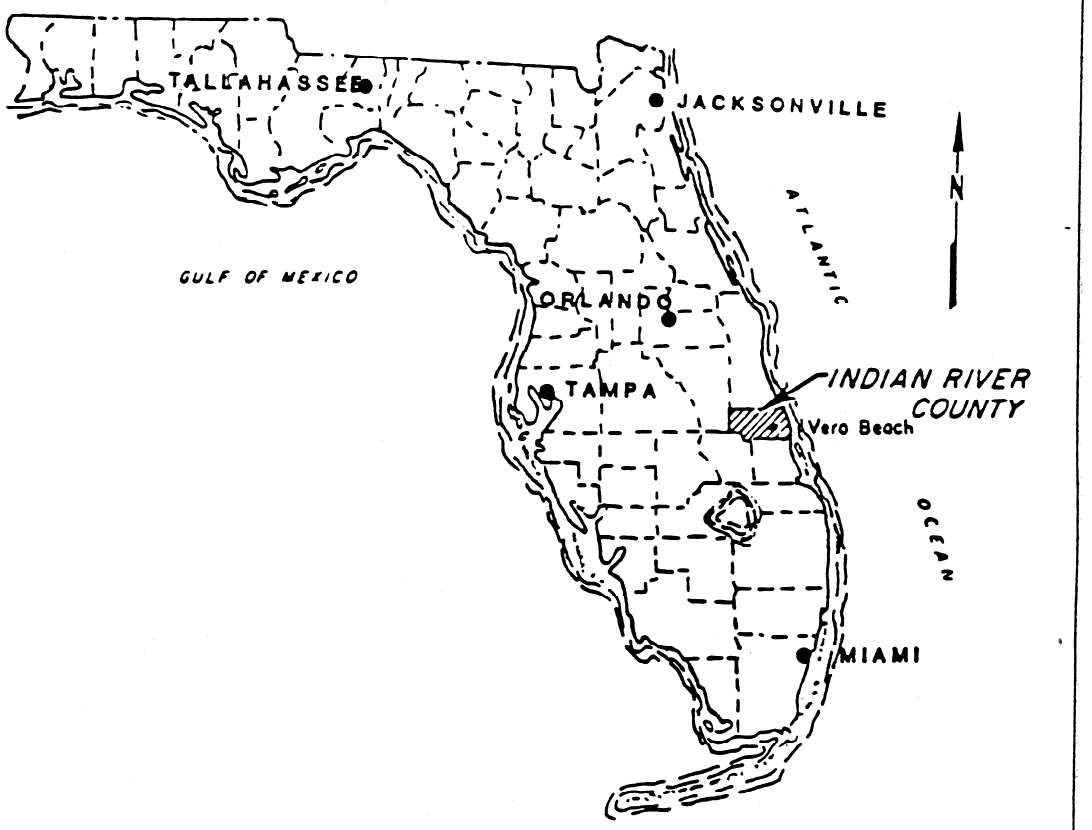
The land formation of the county is coastal lowland. Generally, lowlands are relatively flat areas with elevations of less than 25 feet above mean sea level. On the mainland area of the county, the key physical features are the St. Johns Marsh in the western portion of the county, the Ten Mile Ridge in the central part of the county, and the Atlantic Coastal Ridge in the east. Offshore, a barrier island extends the entire length of the county separated from the mainland by the Indian River Lagoon. The natural and physical features of the county are discussed in detail in the Conservation, Coastal Management and Future Land Use Elements of the comprehensive plan.

Planning History

In Indian River County, early planning efforts were not as formalized as recent planning efforts, nor did those early plans have the force of law that current regulations possess. Those early endeavors were mostly undertaken by civic and business committees and sought solutions to individual problems or were confined to specific projects. Despite those early planning efforts, the first formalized land use regulation in the county did not occur until adoption of the 1957 Zoning Ordinance, which created districts, provided for the regulation of the use of land, and placed restrictions on the intensity of those uses.

FIGURE 1.1

FLORIDA AND INDIAN RIVER COUNTY



1.1

On May 29, 1975, the county adopted a comprehensive plan as a guide and advisory tool in the regulation and control of private property. Even with that plan, the legal control of development was still to be vested in the zoning, platting, and other specific ordinances adopted by the county.

Also in 1975, the state enacted the Local Government Comprehensive Planning Act, which required the designation of a local planning agency as well as the development of a comprehensive plan. In response to that act, the Board of County Commissioners designated the Planning and Zoning Commission as the local planning agency and, in 1982, adopted a comprehensive plan that did have the force of law. After plan adoption, zoning, subdivision, and other land use regulations were required to conform to the plan. Pursuant to the state growth management act, amendments to the comprehensive plan were subject to review by regional and state agencies and could be submitted only twice annually.

With adoption of the 1985 Local Government Comprehensive Planning and Land Development Regulation Act, commonly referred to as the Growth Management Act, the state expanded the scope of the comprehensive planning requirement in Florida even more. To implement the Growth Management Act, the state adopted Rule 9J-5 of the Florida Administrative Code. Together, those actions established a top down planning process in Florida, a process in which plans were developed first at both the state and regional levels. Consistent with state law, local governments had to develop and maintain adopted comprehensive plans which had to be consistent with both the intent and specific objectives set forth in the state and regional plans.

Pursuant to the requirements of the 1985 Growth Management Act, Indian River County adopted its current comprehensive plan on February 13, 1990. Because the Growth Management Act and rule 9J-5 recognize that changing circumstances may necessitate amendments to comprehensive plans, amendments to the plan are allowed when certain criteria are met. Since plan adoption, Indian River County has amended its plan several times. Those amendments have ranged in significance from minor text changes to substantial future land use map changes.

Another provision of state law recognizes that periodic assessment and evaluation is a required part of the planning process. For that reason, each of Florida's local governments is required to periodically submit an adopted Evaluation and Appraisal Report (EAR) to the State Department of Community Affairs (DCA). With the first post 1985 Growth Management Act round of EARs, local governments with 1992 populations of more than 2,500 persons had to submit their EAR's to DCA approximately seven years after plan adoption. Indian River County's first EAR was adopted on December 17, 1996.

The 1996 EAR identified many changes necessary to update the plan to reflect new data, changes in state law, and new circumstances in the community. Those changes were incorporated into EAR based plan amendments, which were adopted in 1998. A second County EAR was adopted on November 18, 2008.

Under rule 9J-5, county plans must contain the following elements and sub-elements: Future Land Use; Transportation; Housing; Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water; Natural Groundwater Aquifer Recharge; Coastal Management; Conservation; Recreation and Open Space; Intergovernmental Coordination; and Capital Improvements. Other elements may be included at the option of the local government. The Indian River County plan includes two optional elements, an Introductory Element and an Economic Development Element.

In addition to establishing the required components of a local comprehensive plan, rule 9J-5 establishes minimum criteria for the preparation, review and compliance determination of comprehensive plans. Those requirements recognize that local governments will play a major role in accomplishing state and regional goals and policies. The regulations also mandate that local plans be based on the review and analysis of existing conditions, projected population and service demand, projected cost of service provision, and sources of revenue for the community.

Planning Process and Public Participation

In addition to complying with the technical requirements of preparing a comprehensive plan, local governments must provide opportunities for local citizens and property owners to participate in the development and adoption of their plans.

In January 1988, the Board of County Commissioners adopted a Public Participation Plan that was used in the preparation of the county's comprehensive plan. That multifaceted plan provided for public education, public input during plan preparation and development, public hearings during the adoption process and general provisions to be followed throughout the planning process. The education component involved development of this Introductory Element of the plan as well as the presentation of this information to the public.

To provide overall direction in the process of developing the plan, the Board of County Commissioners appointed the Planning and Zoning Commission as the designated local planning agency. The Board of County Commissioners also directed existing county boards and commissions, including the Planning and Zoning Commission, to provide direct input in the development of individual elements of the comprehensive plan.

Among the Planning and Zoning Commission's responsibilities were: establishing broad goals; reviewing staff and other advisory group reports; conducting public meetings and hearings; and making plan adoption and plan amendment recommendations to the Board of County Commissioners.

Complementing the role of the Planning and Zoning Commission, existing county boards and commissions were assigned primary responsibility for the development of individual elements. The groups were selected on the basis of their interest and technical knowledge of the issues associated

with various individual elements. As existing advisory bodies to the county, these groups also possessed knowledge of county policies and regulations. The responsibilities of those primary review groups were: reviewing staff drafts and reports; conducting public meetings; and recommending draft elements to the Planning and Zoning Commission.

Other civic and professional groups were also encouraged to participate in the development and review of the comprehensive plan by participating in the formal public review process as well as conducting their own reviews.

Throughout the development and review of the plan, planning staff had the responsibility of providing the necessary coordination and support. That included: conducting research and analysis; preparing and presenting draft elements and reports; and conducting public meetings and workshops.

Upon completion of the elements, the formal adoption process began. Pursuant to the requirements of Florida Statutes, the Planning and Zoning Commission held a public hearing and made its recommendations to the Board of County Commissioners. The County Commission then conducted a public hearing and transmitted the plan to DCA for state review.

As structured, the public participation plan provided for the availability and inspection of documents by the public; the solicitation and encouragement of the public to provide written comments which were incorporated into the public record; and the provision of public notice of all meetings, workshops and hearings. Other efforts to keep the public informed included the issuance of press releases, the provision of information, and the maintenance of records pertaining to public review. Documents were posted on the County's website and were provided in hardcopy form as part of various meeting packets.

Consistent with state law, plan amendments have been processed in a manner similar to the plan adoption process.

Development of both EARs followed largely the same process as development of the comprehensive plan. That process is outlined in the third EAR Public Participation Plan, which the Board of County Commissioners adopted on June 20, 2006. Consistent with state law, the Planning and Zoning Commission, as the designated local planning agency, was primarily responsible for developing the EAR. Similar to the plan development process, county boards and commissions provided direct input in the development of the EAR for individual elements of the comprehensive plan.

When all the EAR elements were complete, the Planning and Zoning commission approved the proposed EAR. Following two public workshops, the adopted EAR was approved by the Board of County Commissioners at a public hearing. Subsequently, EAR based amendments to the plan were adopted through the regular plan amendment process.

Population

One of the key components of any successful long-range planning effort is to accurately project future conditions and needs. In the development of a comprehensive plan, an understanding of the future population and the forces which influence population growth is essential. Before future population is projected, however, it is necessary to first analyze historic population levels and current population estimates and the trends.

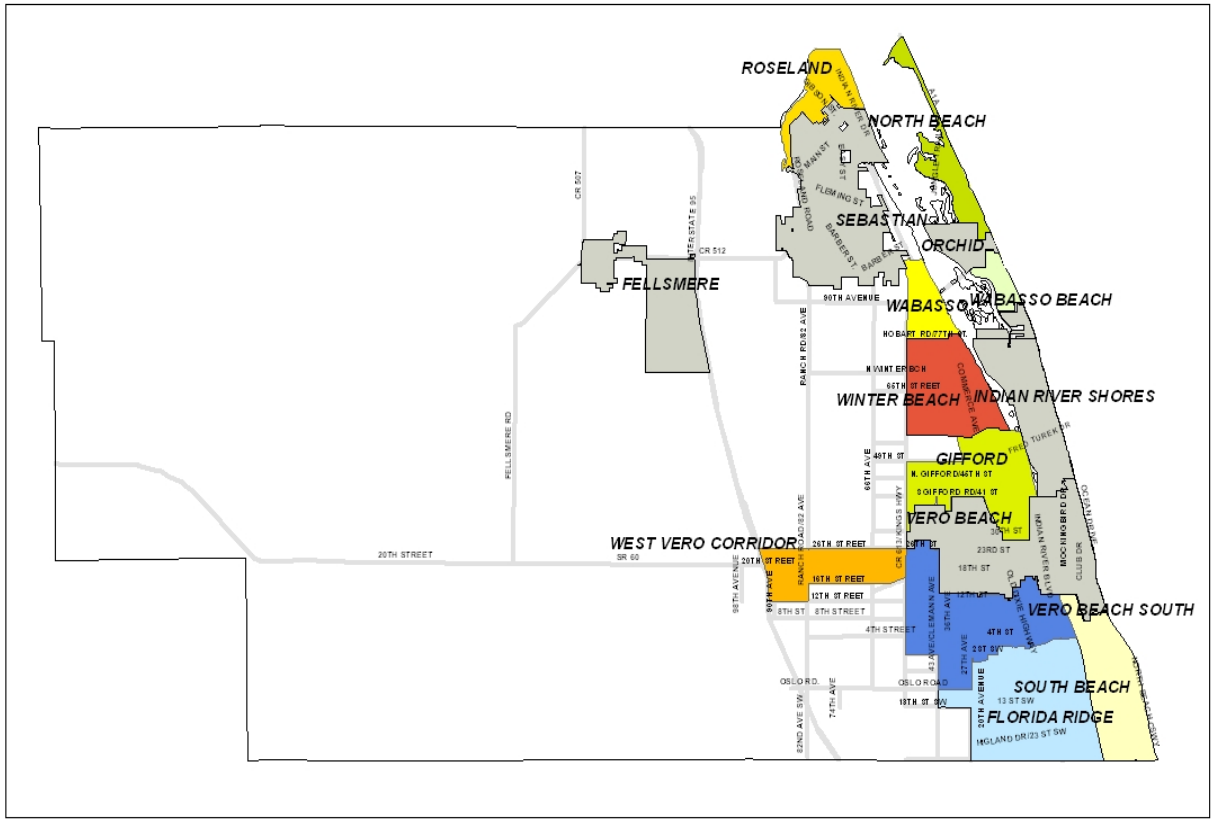
The following analysis addresses Indian River County's past, present, and future population characteristics. As structured, the population section focuses on three aspects: historic population, current trends, and population projections. Each of these builds upon the other to provide the foundation upon which the comprehensive plan rests. While the historic population analysis provides insight to the county's past development and growth, an assessment of current conditions provides the basis for formulating population projections.

The focus of this comprehensive plan is the unincorporated portions of the county. Because the availability of reliable data for sub-geographic areas of the county is limited, this analysis will focus primarily on the county as a whole. In addition to the three aspects mentioned above, this analysis will include a comparison of Indian River County with the state and region.

Since the geographic areas referenced herein remain constant throughout the analysis, the following definitions are in order. The Treasure Coast Region is comprised of Indian River, St. Lucie, Martin, and Palm Beach Counties. Any reference to Indian River County includes the entire county unless specified as the unincorporated county. The unincorporated county excludes the five incorporated municipalities (Vero Beach, Sebastian, Fellsmere, Indian River Shores, and Orchid). Census Designated Places (CDP) are small areas within the unincorporated county designated by the US Bureau of Census.

As defined by the census, a CDP is a densely settled population center without legally defined corporate limits or corporate powers. These areas generally contain a residential nucleus with a city-type street pattern. In addition to those areas defined above, several other CDP's of local importance are included. These areas do not meet the criteria for official designation, but have experienced significant development and population growth. All areas are depicted on the map below.

Figure 1.2: Municipalities & Census Designated Places Within Indian River County, Florida



Historic Population

The historic population of Indian River County from 1930 to the present is shown in Table 1.1. This table also provides the numerical and percentage increase of population for each period. The data indicate that Indian River County has experienced significant growth since its formation in 1925.

Overall, the county experienced a more than 20 fold population increase between 1930 and 2009. With a population of 6,724 in 1930, the county grew to more than 141,475 people in 2009, a growth rate of approximately 3.93% per year. That growth, however, was not constant over the time period. In the early years of the county, 1920 to 1950, Indian River County's population increased at an average rate of approximately 2.88% per year. The population did, however, nearly double from 6,724 persons to 11,872 persons during that time.

In the fifties, the County experienced rapid growth, doubling from 11,872 in 1950 to 25,309 in 1960. During that time, the population increased 113%, an annual rate of 7.86%.

County growth slowed considerably in the 1960's, to an annual rate of 3.58%. Despite a growth rate half that of the previous 10 years, the population experienced a sizable increase of 10,683 persons over that ten year period.

TABLE 1.1
HISTORIC POPULATION 1930-2009, Indian River County

SOURCE	YEAR	POPULATION COUNTY TOTAL	NUMERICAL INCREASE	% INCREASE	POPULATION UNINCORP. COUNTY	NUMERICAL INCREASE	% INCREASE
Census	**1930**	**6,724**					
Census	**1940**	**8,957**	2,233	33.21%			
Census	**1950**	**11,872**	2,915	32.54%			
Census	**1960**	**25,309**	13,437	113.18%			
Census	**1970**	**35,992**	10,683	42.21%			
Census	**1980**	**59,896**	23,904	66.41%	**38455**		
BEBR	1981	63,300	3,404	5.68%	-------		
BEBR	1982	67,200	3,900	6.16%	-------		
BEBR	1983	69,900	2,700	4.02%	-------		
BEBR	1984	72,800	2,900	4.15%	-------		
BEBR	1985	75,000	2,200	3.02%	50,446		
BEBR	1986	77,700	2,700	3.60%	52,198	1,752	3.47%
BEBR	1987	80,200	2,500	3.22%	53,825	1,627	3.12%
BEBR	1988	83,700	3,500	4.36%	55,675	1,850	3.44%
BEBR	1989	86,800	3,100	3.70%	57,125	1,450	2.60%
Census	**1990**	**90,208**	3,408	3.93%	**58,175**	1,050	1.84%
BEBR	1991	92,824	2,616	2.89%	59,449	1,274	2.19%
BEBR	1992	94,435	1,611	1.73%	60,423	974	1.64%
BEBR	1993	96,111	1,676	1.77%	61,334	911	1.51%
BEBR	1994	98,085	1,974	2.05%	62,156	822	1.34%
BEBR	1995	100,375	2,290	2.33%	64,114	1,958	3.15%
BEBR	1996	102,516	2,141	2.13%	65,466	1,352	2.11%
BEBR	1997	104,644	2,128	2.07%	67,146	1,680	2.57%
BEBR	1998	106,689	2,045	1.95%	68,482	1,336	1.99%
BEBR	1999	109,266	2,577	2.41%	70,425	1,943	2.75%
Census	**2000**	**112,947**	3,681	3.36%	**71,660**	1,235	1.75%
BEBR	2001	115,716	2,769	2.45%	73,456	1,798	2.50%
BEBR	2002	118,149	2,433	2.10%	75,039	1,583	2.15%
BEBR	2003	121,174	2,980	2.52%	76,908	1,869	2.49%
BEBR	2004	126,829	5,655	4.67%	81,217	4,309	5.60%
BEBR	2005	130,041	3,212	2.53%	83,822	2,605	3.20%
BEBR	2006	135,215	5,174	3.98%	86,779	2,957	3.53%
BEBR	2007	139,757	4,542	3.36%	90,607	3,828	4.41%
BEBR	2008	141,667	1,910	1.37%	91,612	1,005	1.11%
BEBR	2009	141,475	-192	-0.14%	91,606	-6	-0.01%

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

In the seventies, the County's population increased by over 23,000 persons, an average annual growth rate of 5.23%.

While the County's growth rate slowed to approximately 4.86% per year during the 1980-1990 timeframe, the numerical increase was the largest recorded. Slowing further, the growth rate declined to approximately 2.27% per year for the 1990 to 2000 period. Then, the County's growth rate increased to approximately 2.53% per year between 2000 and 2009. From 2008 and 2009, however, the County's population actually decreased by 192 people, or 0.14%. That is the first time that the county's population has ever declined.

Since the early part of the 20th century, both the State and the Treasure Coast Region have also experienced rapid population growth. Table 1.2 provides the population information for Indian River County, the Treasure Coast Region, and the state of Florida from 1960 to 2009. During that period, the population of the county and the region grew more than five fold, with the region slightly outpacing the county. Both areas grew faster than the state, which more than tripled in population. In fact, Indian River County's population as a percentage of Florida's population increased from 0.51% in 1960 to 0.75% in 2009.

TABLE 1.2
POPULATION 1960 - 2009
Indian River County, the Treasure Coast, and Florida

	Indian River County Population	Treasure Coast		Florida	
		Population	IRC Pop. as % of Treasure Coast Pop.	Population	IRC Pop. as % of Florida Pop.
1960	25,300	309,600	8.2%	4,951,600	0.51%
1965	31,300	397,800	7.9%	5,961,600	0.53%
1970	36,000	463,900	7.8%	6,791,400	0.53%
1975	46,300	640,900	7.2%	8,485,200	0.55%
1980	59,900	787,900	7.6%	9,747,100	0.61%
1985	76,400	986,800	7.7%	11,287,900	0.68%
1990	90,208	1,204,782	7.5%	12,938,071	0.70%
1995	100,261	1,346,259	7.4%	14,149,317	0.71%
2000	112,947	1,563,564	7.2%	15,982,824	0.71%
2005	130,043	1,777,041	7.3%	17,918,227	0.73%
2008	141,667	1,856,774	7.6%	18,807,219	0.75%
2009	141,475	1,845,539	7.7%	18,750,483	0.75%

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

TABLE 1.3 PERCENTAGE INCREASE IN POPULATION			
	Indian River County	**Treasure Coast**	**Florida**
1960-1965	24.9	28.5	20.4
1965-1970	13.9	16.6	13.9
1970-1975	28.6	38.2	24.9
1975-1980	29.4	22.9	14.9
1980-1985	27.6	25.3	15.8
1985-1990	18.1	22.1	14.6
1990-1995	11.1	11.7	9.4
1995-2000	12.7	16.1	13.0
2000-2005	15.1	13.7	12.1

Source: U.S. Bureau of Census

During the period from 1960 to 2005, the population of Indian River County increased by 414%; the Treasure Coast by 474%; and the state by 261.9%. While these figures are impressive, closer examination is needed to understand the rapid growth and identify the trends that occurred. Because data for the period from 1960-2005 are available for 5 year periods, much of this analysis addresses 5 year intervals.

For the 9 five year periods between 1960 and 2005, population increases for Indian River County averaged 20.1%, compared with 21.7% increases for the Treasure Coast, and 15.4% increases for Florida. In all periods except the 1995 – 2000 period, Indian River County's 5 year growth rates were higher than Florida's five year growth rates, indicating that the county had a faster growth rate than the State as a whole. Comparatively, Indian River County's rates were greater than those for the Treasure Coast only for the 1975-1980, the 1980-1985, and the 2000-2005 periods.

For much of the 1980's and all of the 1990's, the county' s growth rate fell below the pace of the region. Therefore, the county's share of the regional population declined during that time period. This trend began to shift during the 2000-2005 period, with Indian River County outpacing the Treasure Coast during that time. At the same time, the County experienced higher percentage increases of population than the state, resulting in an overall increase in the county's share of the state population total.

TABLE 1.4
INDIAN RIVER COUNTY SHARE OF POPULATION GROWTH
OF THE TREASURE COAST AND FLORIDA

	Indian River County Pop. Change	Treasure Coast		Florida	
		Pop. Change	IRC % of Change	Pop. Change	IRC % of Change
1960-65	6,000	88,200	6.8	1,010,000	0.6
1965-70	4,700	66,100	7.1	829,800	0.6
1970-75	10,300	177,000	5.8	1,693,800	0.6
1975-80	13,600	147,000	9.3	1,261,900	1.1
1980-85	16,500	198,900	8.3	1,540,800	1.1
1985-90	13,808	217,982	6.3	1,650,171	0.8
1990-95	10,053	141,477	7.1	1,211,246	0.8
1995-2000	12,686	217,305	5.8	1,833,507	0.7
2000-2005	17,096	213,477	8.0	1,935,403	0.9

Source: U.S. Bureau of Census, Compiled by Indian River County Planning Division

These numbers indicate that the pace of growth in the state, region, and county slowed in the 1985-2005 period compared to the 1970-1985 period. While outpacing the state growth rate through 1995, approximately equaling the state growth rate between 1995 and 2000, and again outpacing the state growth rate between 2000 and 2005, Indian River County has grown at a faster pace than the state and has remained near the growth rate of the more urban areas of the Treasure Coast.

Subgeographic Estimates and Projections

Appendix "B" contains a Traffic Analysis Zone (TAZ) map of the County with tables listing year 2000 population and employment estimates and the latest population and employment projections for 2015 and 2030 by Traffic Analysis Zone. These data are not comparable to 1995 County Traffic Analysis Zone data, because the number of TAZ's, as well as the individual TAZ boundaries, have changed substantially since 1995 as a consequence of the County engaging in regional travel demand forecasting modeling efforts. Further, 2030 TAZ data do not use BEBR as their source for population data; therefore, 2030 TAZ data are not directly comparable to the BEBR population data for the County, State and Treasure Coast as reported within this element. For 2030 TAZ data, the County chose to use

population data prepared by the County's Metropolitan Planning Organization (MPO). Those MPO population data were developed by using a regression analysis based on recent growth trends.

Components of Population Change

Population growth is the result of two processes: natural growth and migration. Natural growth consists of births minus deaths. While population with a high proportion of younger persons and/or a high birth rate is likely to have positive natural growth, a population with a high proportion of older persons and/or a low birth rate is likely to experience negative natural growth. Migration on the other hand is the movement of people from one location to another. Many factors, including economic, health, climate, and family contribute to the decision of a household to relocate to another area. Table 1.5 identifies the components of growth in Florida, the Treasure Coast Region, and Indian River County.

As indicated in Table 1.5, the proportion of growth due to net migration is high throughout the state, region, and especially the county. In fact, a review of historical data indicates that, while migration is declining as a growth factor for the state and the region, it is increasing for Indian River County.

TABLE 1.5
Components of Population Change 2000 – 2007

	# of natural increase	% of natural increase	# of net migration	% of net migration
Indian River County	-2,672	-10.0%	29,482	110.0%
Treasure Coast	4,468	1.6%	282,456	98.4%
Florida	336,010	12.5%	2,361,533	87.5%

Source: University of Florida, Bureau of Economic and Business Research

Characteristics of the Population

This section examines the current socioeconomic characteristics of the population. Since the decennial U.S. Census is the traditional and most reliable source of these data, much of the data reflect 2000 figures. Where more current and reliable data are available, they have been included. Also, comparisons between the county, the region, and the state are presented.

Age

The data in tables 1.6 and 1.7 show the numerical and percentage breakdown of the County's population by age. In each 10 year census period, all age groups, except for the 20-34 year old age group, increased in size. Despite the fact that nearly all age groups increased in size, there are differences in age group growth which can be observed. The most notable difference relates to the oldest age group, 65+; this group nearly doubled in each period, resulting in a 99 fold increase between the year 1930 and the year 2000. By contrast, the two youngest groups combined (ages 19 and under) increased by a factor of only 9.

TABLE 1.6
AGE OF POPULATION
INDIAN RIVER COUNTY

Year	5 & Under	6 - 19	20 - 34	35 - 64	65+	Total
1930	729	2,009	1,711	1,940	334	6,724
1940	766	2,535	2,770	2,770	616	8,957
1950	1,323	2,871	4,115	4,115	1,046	11,872
1960	2,794	6,476	8,493	8,493	3,529	25,309
1970	2,824	9,861	11,578	11,578	6,251	35,992
1980	3,837	11,674	20,392	20,392	12,224	59,896
1990	4,918	14,447	15,929	30,322	24,592	90,208
2000	5,259	18,772	14,859	41,085	32,972	112,947
2005	6,066*	21,121*	17,508	49,777	35,571	130,043
2007	6,630*	22,358*	19,110	53,779	37,880	139,757

Source: Data for years 1930 through 2000 are from the U.S. Bureau of Census, Census of Population. Data from the year 2005 are from the Florida Office of Economic & Demographic Research, Demographic Estimating Conference Database, April 1, 2005. Data from the year 2007 are from the Florida Office of Economic & Demographic Research, Demographic Estimating Conference Database, February 2008 and Aubust 2008. *Note: Actual age categories are 0 to 4 years and 5 to 19 years.

TABLE 1.7 PERCENT OF POPULATION BY AGE INDIAN RIVER COUNTY					
Year	**5 & under**	**6 - 19**	**20 - 34**	**35 - 64**	**65+**
1930	10.7	29.9	25.5	28.9	5.0
1940	8.6	28.3	25.3	30.9	6.9
1950	11.1	24.2	21.2	34.7	8.8
1960	11.0	25.6	15.9	33.6	13.9
1970	7.9	27.4	15.2	32.2	17.3
1980	6.4	19.5	19.6	34.1	20.4
1990	5.5	16.0	17.7	33.6	27.3
2000	4.7	16.6	13.1	36.4	29.2
2005	4.7*	16.2*	13.5	38.3	27.4
2007	4.7*	16.0*	13.7	38.5	27.1

Source: Data for years 1930 through 2000 are from the U.S. Bureau of Census, Census of Population. Data from the year 2005 are from the Florida Office of Economic & Demographic Research, Demographic Estimating Conference Database, April 1, 2005. Data from the year 2007 are from the Florida Office of Economic & Demographic Research, Demographic Estimating Conference Database, February 2008 and August 2008. *Note: Actual age categories are 0 to 4 years and 5 to 19 years.

Generally, the percentage of the total population contained in each age group provides a better indication of the aging of the population than simply looking at the number of people in each age group over time. The most obvious trend occurs in the 35-64 age cohort. Except for 1930, this group consistently commanded a larger share of the population than any other group and increased from 28.9% of the total in 1930 to 38.5% in 2007, an increase of 9.6 percentage points. The only other group that increased its percent of total population was the over 65 age group, which grew from 5% in 1930 to 27.1% in 2007, an increase of 22.1 percentage points.

While the three youngest age groups have all declined as a percent of the total population, the age group in the workforce, those between 20 and 65, has remained fairly consistent over time, with 54.4% in 1930, dropping to 52.2% in 2007. This shows that the pre-school and school age population, those under 20, lost ground to the elders between 1930 and 2007. Despite a numerical increase of nearly 29,000 persons, this age group represented 20.7% of the total in 2007, compared with 40.6% in 1930.

With a 2007 median age of 48.4, Indian River County's population is older than that of Florida. By comparison, the median age in Florida was 39.9 that year. In fact, Indian River County's median age was the 9th highest of the 67 counties in Florida in 2007. As illustrated in Table 1.8, the median age of the county is rising faster than that of the state.

TABLE 1.8
MEDIAN AGE

	1970	1980	1990	2000	2005	2007
Florida	32.3	34.7	36.3	38.7	39.7	39.9
Indian River County	34.5	39.6	43.8	47.0	47.9	48.4
Martin County	39.6	43.0	44.3	47.3	48.8	49.5
Palm Beach County	35.5	40.2	39.8	41.8	42.6	42.6
St. Lucie County	31.4	34.0	37.7	42.0	43.1	43.1

Source: Bureau of Census, Census of Population; BEBR

Race

The racial makeup of the County population has also changed over time. As indicated in Table 1.9, the percentage of blacks decreased from 28.7% of the population in 1930 to 9% in 2007, while the white population increased from 71.3% in 1930 to 89.8% in 2007. According to Florida Bureau of Economic and Business Research estimates, people of other races increased from 1,308 persons, or 1.2% of the County population in 2000, to 1,716 persons, or 1.2% of the County population, in 2007. These people of other races include American Indians, Asians, Pacific Islanders, and those identifying themselves as two or more races. In contrast, the proportion of the population of Florida that is from a race other than black or white increased from 2.4% in 2000 to 2.8% in 2007.

TABLE 1.9
RACIAL COMPOSITION 1930-2007
INDIAN RIVER COUNTY

	White	%	Black	%	Other	%
1930	4,793	71.3	1,931	28.7	--	--
1940	6,288	70.2	2,669	29.8	--	--
1950	9,180	77.3	2,962	29.0	--	--
1960	19,920	78.7	5,380	21.3	9	--

TABLE 1.9 RACIAL COMPOSITION 1930-2007 INDIAN RIVER COUNTY						
	White	**%**	**Black**	**%**	**Other**	**%**
1970	29,409	81.7	6,514	18.1	69	0.2
1980	51,172	85.4	7,765	13.0	959	1.6
1990	81,418	90.3	7,660	8.5	1,130	1.3
2000	102,028	90.3	9,611	8.5	1,308	1.2
2005	116,880*	89.9	11,500	8.8	1,663	1.3
2007	125,510*	89.8	12,531	9.0	1,716	1.2

Source: U.S. Bureau of Census, Census of Population; BEBR. *Note: Includes persons of Hispanic origin.

In 2005, this includes 11,482 persons of Hispanic origin and in 2007 this includes 14,162 persons of Hispanic origin.

Education

Educational achievement is measured by the number of years of school completed by adults over 25 years of age, as reported by the U.S. Census. Achievement levels are broken down into three categories: Elementary School, High School, and College. The High School and College groups are further broken down to those that completed 1-3 years and those that graduated. Achievement levels recorded are the highest level (years completed) reached by an individual.

TABLE 1.10 EDUCATIONAL ACHIEVEMENT Persons 25 years and older (1980-2000) Years Completed by Percent					
	Elementary 0-8 years	**High School, 1-3 yrs.**	**High School Graduate**	**College, 1-3 years**	**College Graduate**
IRC 1980	16.4	16.9	33.8	17.4	15.5
IRC 1990	7.1	16.5	30.6	26.7	19.1
IRC 2000	6.3	12.2	29.1	29.4	23.1
FL 1980	17.6	15.7	35.0	16.8	14.9
FL 1990	9.5	16.1	30.2	26.0	18.3
FL 2000	5.5	12.0	29.1	29.6	23.8

Source: U.S. Bureau of Census, Census of Population

As shown in Table 1.10, the educational attainment level in the county is slightly lower than that of the state as a whole. The data also indicate that the educational attainment level in the county increased from 1990 to 2000. In 1990, 76.4% of the county's over 25 population had at least a high school education. By 2000, that figure had risen to 81.6%, a slightly smaller increase than the state as a whole, which increased from 74.5% to 82.5%.

Income

Comparisons of income utilize three indicators: per capita income, household income, and family income, as well as incidence of poverty.

In Indian River County, per capita income compares favorably to that of the nation and the state. In the 90's, the county was consistently above the nation and the state; in fact, the margin of difference has increased over time.

When compared to the four county region, however, Indian River County's per capita income is 3rd overall, behind Palm Beach County and Martin County. St. Lucie County is the only one of the four Treasure Coast counties with a per capita income below the state average.

TABLE 1.11
PER CAPITA INCOME (dollars)

	2000	2001	2002	2003	2004	2005	2006	2007	% change 2000-2007
IRC	37,110	39,470	39,717	40,757	47,286	50,369	54,045	59,419	60.1%
FL	28,509	29,273	29,727	30,330	32,618	34,798	36,720	38,417	34.8%
US	29,845	30,574	30,821	31,504	33,123	34,757	36,714	38,615	29.4%
St. Lucie	22,237	22,897	23,043	23,403	25,744	26,575	27,540	28,056	26.2%
Martin	42,065	43,761	42,985	43,609	48,728	52,423	56,741	61,868	47.1%
Palm Beach	43,102	43,884	44,125	43,876	48,282	51,483	55,311	59,147	37.2%

Source: U.S. Department of Commerce, Bureau of Economic Analysis: Regional Economic Accounts, Website Accessed January 14, 2010.

Table 1.12 provides family and household income data as well as incidence of poverty information for families and individuals. Just as with per capita income, household and family incomes in Indian River County were reported above state levels for 1979, 1989, and 1999. By 2007, however, the

county's median household income fell below the state's median household income, with the margin of difference between the state and county median family income having decreased during the 1999 to 2007 time period. Both the state and the county, however, remain below the nation with respect to median family income and median household income.

TABLE 1.12
INCOME AND POVERTY STATUS

	MEDIAN HOUSEHOLD INCOME IN DOLLARS				MEDIAN FAMILY INCOME IN DOLLARS				% OF PERSONS BELOW POVERTY LEVEL				% OF FAMILIES BELOW POVERTY LEVEL			
	1979	1989	1999	2007	1979	1989	1999	2007	1979	1989	1999	2007	1979	1989	1999	2007
IRC	15,101	28,961	39,635	47,563	17,607	33,569	46,385	54,126	12.3	8.7	9.3	9.7	8.3	5.9	6.3	--
FL	14,675	27,483	38,819	47,804	17,280	32,212	45,625	53,300	13.5	12.7	12.5	12.1	9.9	9	9	--
US	16,841	30,056	41,994	50,740	19,917	35,225	50,046	59,000	12.4	13.1	12.4	13	9.6	--	9.2	--

Source: U.S. Bureau of Census and U.S. Department of Commerce, Bureau of Economic Analysis

In 1979, 1989, 1999, and 2007, the rate of poverty among persons and families was lower in Indian River County than at both the state and national levels.

Households

Generally, the number of households and the average household size can greatly impact land use planning in a community. A household is defined as the person or persons occupying a dwelling unit. As the average household size decreases, the number of households or required dwelling units increases relative to the population.

Table 1.13 shows the number of households and persons per household. Because the average number of persons per household decreased from 1950 to 2007, the number of households increased at a rate faster than the population as a whole increased during that time.

TABLE 1.13
HOUSEHOLDS AND PERSONS PER HOUSEHOLD

Year	Households (IRC)	% Change	Persons/ House-Hold (IRC)	% Change	Persons/ House-Hold (FL)	% Change
1950	3,653	--	3.19	--	--	--
1960	8,247	125.8	3.05	-4.4	--	--
1970	12,329	49.5	2.90	-4.9	2.90	--

TABLE 1.13
HOUSEHOLDS AND PERSONS PER HOUSEHOLD

Year	Households (IRC)	% Change	Persons/ House-Hold (IRC)	% Change	Persons/ House-Hold (FL)	% Change
1980	23,331	89.3	2.49	-14.1	2.55	-12.1
1990	38,057	63.1	2.33	-6.4	2.46	-3.5
2000	49,137	29.1	2.30	-1.3	2.52	2.4
2005	56,450	2.5%	2.26	-1.9%	2.46	-2.4%
2006	59,250	5.0%	2.24	-0.9%	2.46	0.0%
2007	61,300	3.5%	2.23	-0.4%	2.45	-0.4%

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

Due to several factors, average household size is decreasing throughout the United States. These factors include families having fewer children and delaying the birth of children; young adults no longer living with parents but moving out on their own, and older persons living longer and not returning to their children in their later years. Combined, these factors have led to a decrease in the average household size. As indicated in Table 1.13, the average household size in Indian River County, already less than the state's, is decreasing. The pace of that decrease, however, slowed down in the eighties, and even further slowed in the nineties.

Population Projections

Population projections are essential tools in any planning activity. For land use planning, the amount of population growth determines future requirements for housing, transportation, recreation, schools and other public and private facilities and services. Using a population projection that is too low will likely result in failure to adequately identify and fund future county facility needs (e.g. roads). Conversely, using a population projection that is too high will result in identifying needs that will occur beyond the forecasted time period. A population projection is, therefore, an attempt to provide an accurate forecast of the future population. As with any forecast, the reliability of a population projection depends on the accuracy of the data, the accuracy of the projection methodology and the accuracy of the assumptions used.

In Florida, most county comprehensive plans and long range transportation plans rely on countywide population forecasts prepared by the University of Florida's Bureau of Economic and Business Research (BEBR). The BEBR population forecasts include "Low", "Medium", and "High" projections by county in five year increments. According to Section 9J-5.005 of the Florida Administrative Code, the BEBR medium series projections should be utilized by communities for their planning activities. Section 9J-5.005 also states that a community may use its own projections, or BEBR low or high series projections, provided sufficient documentation or analysis is provided

justifying the choice.

For Indian River County, BEBR medium series projections are shown in Table 1.14 and constitute the population projections used in this plan. These projections reflect an average annual growth rate of 1.51% through the year 2030. This is a reduced growth rate from previous yearly BEBR projections. This lower growth rate reflects the recent collapse of the housing market and the lingering effects of the worst economic crisis since the 1930s.

In the future, most growth will come to the County from the south and north. Because of an increasing scarcity of developable land, population is moving northward into Indian River County in search of housing and land. To the north, the "baby boom" generation is reaching retirement age, and many of these retirees are moving to sunbelt states, including to Florida.

As a traditionally agricultural area, Indian River County has a large mass of available vacant land that can accommodate growth from the south and growth from the north. This, coupled with a large inventory of existing platted lots within the county, including existing platted lots dating back to the 1950's and 1960's, indicates that there will continue to be available space for future population growth.

TABLE 1.14
POPULATION PROJECTIONS -INDIAN RIVER COUNTY

	2010	2015	2020	2025	2030
BEBR	142,300	155,000	169,300	183,400	196,900

Source: University of Florida, BEBR, Mid-Range Projections 2009

As with any projection, the probability of error increases as the projection horizon year is extended. It is also difficult to make assumptions about a population 20 years in the future.

Because of the importance of migration to the growth of Indian River County, the county's growth is affected by the many economic, social, and political factors at the local, state, regional, national, and global level that impact the decisions of individuals or businesses to relocate to the county.

An examination of county, regional and state projections reveals that several factors should be considered in preparing projections. The assumption which forms the basis of these projections is that present demographic trends will continue. These trends include a continued reliance on in-migration for population growth and a resulting influx of many retirees.

Since the 1950's, birth rates in the U.S. have declined and are expected to continue to decline. This will result in slower U.S. population growth with an aging of the population. Those over 65, however, have shown a desire to relocate to locations which offer the high quality of life often

associated with a mild climate and a relatively low cost of living. These are characteristics historically applicable to Florida.

In the future, growth will be a major factor with which local governments and the state must contend. Between the year 2008 and 2030, Indian River County will add approximately 55,233 residents, or nearly 2,510 additional residents per year. By that time, the four county Treasure Coast region will increase from about 1.85 million to over 2.36 million residents. With respect to the state, the Census Bureau projects that Florida will likely become the third most populous state, with over 20 million residents, by 2030. During this period, the county's population will increase at a faster pace than the state's and the region's.

Throughout the planning period, the percentage population change for Indian River County will be higher than the percentage change for both the state and the region. This percent will decline for all three areas over time.

Indian River County's population growth, therefore, is expected to continue to be fueled by in-migration, with a great many of those immigrants being retired persons.

TABLE 1.15
POPULATION PROJECTIONS
INDIAN RIVER COUNTY, TREASURE COAST, AND FLORIDA

	Indian River County	Treasure Coast	State
2010	142,300	1,848,300	18,881,400
2015	155,000	1,963,900	20,055,900
2020	169,300	2,101,100	21,417,500
2025	183,400	2,234,400	22,738,200
2030	196,900	2,358,200	23,979,000

Source: University of Florida, BEBR, Mid-Range Projections 2009

TABLE 1.16
PROJECTED PERCENTAGE RATE OF CHANGE
INDIAN RIVER COUNTY, TREASURE COAST, AND FLORIDA
2010-2030

	Indian River County	Treasure Coast	Florida
2010-2015	8.9%	6.25%	6.22%
2015-2020	9.2%	6.99%	6.79%
2020-2025	8.3%	6.34%	6.17%

TABLE 1.16 PROJECTED PERCENTAGE RATE OF CHANGE INDIAN RIVER COUNTY, TREASURE COAST, AND FLORIDA 2010-2030			
	Indian River County	**Treasure Coast**	**Florida**
2025-2030	7.4%	5.54%	5.46%

Source: University of Florida, BEBR, Mid-Range Projections 2009

TABLE 1.17 PROJECTED POPULATION CHANGE INDIAN RIVER COUNTY, TREASURE COAST, AND FLORIDA			
	Indian River County	**Treasure Coast**	**State**
2010-2015	12,700	115,600	1,174,500
2015-2020	14,300	137,200	1,361,600
2020-2025	14,100	133,300	1,320,700
2025-2030	13,500	123,800	1,240,800

Source: University of Florida, BEBR, Mid-Range Projections 2009

Seasonal and Functional Population

To accurately determine demand for services and to comply with state law, the comprehensive plan estimates not only the resident population of the county, but also the functional (or effective) population of the county. The functional population is the resident population plus the seasonal population. This population projection is utilized as needed within the comprehensive plan. In some instances, the county utilizes the permanent population rather than the functional population. For example, some level of service standards are based on permanent population, while other level of service standards are based on both resident and seasonal population.

The seasonal population is comprised of those persons who visit the county or reside in the county for a period of less than 6 months. This group includes tourists, migrant farm workers and other short-term and long-term visitors.

The seasonal population projection used in the comprehensive plan is not intended to provide an enumeration or total count of persons who visit Indian River County throughout any given year, but rather to provide an estimate of the potential peak seasonal population. Consequently, the seasonal population figures presented in this document reflect the maximum one day potential population that is likely to occur during the peak season winter months.

In the past, Indian River County accommodated a significant seasonal population that is expected to increase even further in the future. Factors that contribute to seasonal population growth include Indian River County's mild climate, variety of natural resources, coastal location, and wide variety of recreational and social activities.

While not developed as a major tourist area, Indian River County can be expected to attract an increasing number of tourists in the coming years. Some of the factors contributing to the growth of tourism are the ideal winter climate; access to beaches, water facilities and other recreation facilities; and proximity to other major attractions in the state.

As a key component of the local economy, agriculture has an effect on seasonal population. Because of the seasonal nature of citrus production, the number of migrant laborers generally increase during the peak harvesting season.

The balance of the seasonal population consists of the short-term and long-term visitors/residents drawn to the county for the same general reasons as tourists. Many of these people are of retirement age, and their numbers can be expected to increase as that segment of the U.S. population increases.

To determine seasonal population, the county calculated the peak season populations of lodging establishments (hotels and motels); recreational vehicle (RV) parks and campgrounds; visitors with family, friends, and relatives; migrant labor camps; and part-year residents.

Lodging Establishments

For estimation of the number of persons using county lodging establishments during peak season, the following formula was used.

(number of units) X (peak season occupancy rate) X(average number of persons per occupied room)

Through a study based on census and survey data, the Metropolitan Planning Organization (MPO) projects the number of hotel/motel units in the county. Those projections are made in five year increments.

Based on a 1987 survey conducted by the County's Planning Division, the peak season occupancy rate was estimated to be 90%. Research indicates that the average number of persons per occupied room is 1.8.

According to those figures, 3,614 persons/day will use county lodging establishments during the peak season in 2010. Additionally, the county now projects that 4,100 persons/day will use county lodging establishments during the 2030 peak season.

Projections for future peak season hotel/motel visitors were calculated using 1987 occupancy rates and persons per room as well as a 75 unit increase in hotel rooms for each five year period.

TABLE 1.18 HOTEL/MOTEL VISITORS 2010-2030				
Year	**Rooms**	**Occupancy**	**Persons Per Room**	**Visitors**
2010	2,231	90%	1.8	3,614
2015	2,306	90%	1.8	3,736
2020	2,381	90%	1.8	3,857
2025	2,456	90%	1.8	3,979
2030	2,531	90%	1.8	4,100

Source: Indian River County Planning Division

Recreational Vehicle Parks and Campgrounds

In 2006, there were 718 recreational vehicle sites in Indian River County. A 1987 survey of operators revealed a 3 month peak season from mid-January until mid-April, and full occupancy for the duration. Occupancy of recreational vehicles was almost exclusively couples. Based on that information, it is estimated that there were approximately 1,436 people living in recreational vehicle parks and campgrounds in the county during the 2006 peak season.

In addition, it is projected that approximately 1,506 people will be living in recreational vehicle parks and campgrounds in the county during the 2030 peak season. That projection assumes that the number of recreational vehicle sites in the county will increase by 1% every five years.

TABLE 1.19 PROJECTED VISITORS IN RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS				
Year	**Sites**	**Occupancy**	**Persons/Vehicle**	**Total**
2010	**724**	100%	2.0	**1,447**
2015	**731**	100%	2.0	**1,462**
2020	**738**	100%	2.0	**1,477**
2025	**746**	100%	2.0	**1,491**
2030	**753**	100%	2.0	**1,506**

Source: Indian River County Planning Division

Visitors with Family, Friends and Relatives

In addition to those tourists staying in hotels, motels, recreational vehicle parks and camps, a number of visitors to the county seek lodging with family, friends and relatives. In 2001, the Indian River County Chamber of Commerce hired a consultant to study tourist behavior and tourism's economic impact upon the County. As part of the study, surveys of non-county residents were taken at thirteen different sites from January 15, 2001 to October 1, 2001. Among the survey questions were: purpose of visit; type of lodging; duration of stay within the county; and destinations. These data were used to produce a profile of travelers and visitors to Indian River County.

According to the Indian River County tourism study, 25.23% of overnight visitors to Indian River County stayed with family, friends and relatives. For the first quarter of 2001, lodging with family, friends and relatives in Indian River County represented 42.7% of lodgings in hotels and motels. It is estimated that 1,543 people will stay with family, friends, and relatives during the 2010 peak season. Additionally, it is projected that 1,750 people will stay with family, friends, and relatives during the 2030 peak season.

TABLE 1.20
VISITORS WITH FAMILY, FRIENDS, AND RELATIVES

Year	Hotel Visitors	Family, Friends & Relatives Visitors
2010	3,614	1,543
2015	3,736	1,595
2020	3,857	1,647
2025	3,979	1,699
2030	4,100	1,750

Source: Indian River County Planning Division

Migrant Labor

Historically, agriculture, generally, and citrus production, specifically, has played a key role in the Indian River County economy. Due to the decline of the citrus industry, however, citrus's role in the local economy is diminishing. According to a September 10, 2004 farmworker housing report prepared for the Florida Housing Finance Corporation by the Shimberg Center for Affordable Housing, there were 1,696 migrant farm laborers within the county in 2002. In addition to the 1,696 migrant farm laborers, there were 240 household members that accompanied migrant farm laborers. While those figures appear to be low considering the agricultural segment of the economy, several factors were identified which support this figure. One factor is that migrant labor camps in the county are currently licensed for only 570 persons. Another factor is that many seasonal farm laborers are year-round county residents. The final factor is that during peak season many laborers are bussed into the county on a daily basis from neighboring counties with higher numbers of migrant labor facilities.

It is assumed that the number of migrant laborers will further decline in years to come due to the spreading of citrus canker and citrus greening in Indian River County. Citrus canker is a bacterial disease that causes premature leaf and fruit drop. Citrus greening, also a bacterial disease, causes citrus trees to produce bitter misshaped fruit and kills trees over the course of a couple of years. According to the Indian River Citrus League, a portion of the county's citrus is infected with canker, but at very low incidence. Through time, however, the incidence of infection will continue to increase. The Indian River Citrus League also estimates that the incidence of citrus greening within Indian River County will increase over time. The spread of these diseases will depend on weather conditions, and grove management practices.

Although citrus canker and citrus greening will be present, it is estimated that the citrus industry will remain profitable, although infected trees will have to be removed and replacement trees will have to be planted on a reoccurring basis until cures can be found for the two diseases. As the two diseases spread and as infected trees are removed, production will decline.

It is estimated by the Indian River Citrus League that the effects of these two diseases will continue to reduce the amount of citrus acreage within the County. In 2008, that amount was 39,013 acres. With the decline in the citrus acreage, the Indian River Citrus League also estimates that the migrant labor work force will decline to ½ of its 2002 size. Consequently, it can be expected that there will be approximately 968 migrant laborers within the County at the point that the County reaches 30,000 acres of citrus (1,936/2 = 968 migrant laborers).

Part-Year Residents

The final segment of the county's seasonal population is the part-time resident component of the county. That group has been characterized as "snowbirds" who flock south for the winter months and return to their primary residences in the north for the remainder of the year. As defined, snowbirds consist of people who maintain an Indian River County residence which is occupied for less than 6 months a year.

Past studies have indicated that the part-year population during the peak season is generally equal to 10% of the resident population. Based on that ratio, it is estimated that there were 14,167 part-year residents living in the county during the 2008 peak season. Furthermore, it is projected that there will be 19,690 part-year residents living in the county during the 2030 peak season.

TABLE 1.21
PART-TIME RESIDENTS
INDIAN RIVER COUNTY

Year	Part-Time Residents
2010	14,230
2015	15,500
2020	16,930
2025	18,340
2030	19,690

Source: Indian River County Planning Division

TABLE 1.22
TOTAL PROJECTED SEASONAL POPULATION
INDIAN RIVER COUNTY

	2010	2015	2020	2025	2030
Hotel/Motels	3,614	3,736	3,857	3,979	4,100
Recreational Vehicles	1,447	1,462	1,477	1,491	1,506
Family, Friends, and Relatives	1,543	1,595	1,647	1,699	1,750
Migrant Labor	1,339	1,064	968	968	968
Part-Time Residents	14,230	15,500	16,930	18,340	19,690
TOTAL	22,174	23,356	24,878	26,477	28,015

Source: Indian River County Planning Division

Seasonal population estimates and projections are presented in Table 1.22. These figures are subject to influences from both within and outside the county, and will require revision as more timely data become available.

TABLE 1.23
FUNCTIONAL POPULATION PROJECTIONS FOR INDIAN RIVER COUNTY

	2010	2015	2020	2025	2030
Resident	142,300	155,000	169,300	183,400	196,900
% of Total	86.5%	86.9%	87.2%	87.4%	87.5%
Seasonal	22,174	23,356	24,878	26,477	28,015
% of Total	13.5%	13.1%	12.8%	12.6%	12.5%
Functional (TOTAL)	164,474	178,356	194,178	209,877	224,915

Source: Indian River County Planning Department

The functional population is the largest population that would be expected to use county services and facilities on a given day. As such, the functional population of the entire county can be determined by adding the resident and the seasonal populations of the entire county.

Economy

The local economy can greatly influence the stability and quality of life in an area. In Indian River County, several economic indicators can provide an overview of the economy. Those indicators are: unemployment and employment by major industrial sectors. Each of these indicators is addressed below. A detailed discussion of the economy is presented in the Economic Development Element.

Unemployment

Indian River County's unemployment rate is higher than the state's as a whole. In 2008, the county's average annual unemployment rate exceeded the state's unemployment rate by 1.9 percentage points, up from 1.3 percentage points in 2000.

TABLE 1.24 UNEMPLOYMENT RATE INDIAN RIVER COUNTY AND THE STATE OF FLORIDA		
	2000 Unemployment Rate	**2008 Unemployment Rate**
Florida	3.8%	6.2%
Indian River County	5.1%	8.1%

Source: Florida Agency For Workforce Innovation

The county's unemployment rate is also cyclical. Generally, the unemployment rate is higher during the summer months. The cyclical rate is attributed to the seasonal nature of the citrus and tourism sectors.

Employment

Employment by major industrial sector is presented in Table 1.25. These data show the number of persons employed and percent of total employment. As shown in Table 1.25, employment decreased in manufacturing, utilities, and information from 2001 to 2008. In 2001, retail was the sector with the largest percentage of employees in the county at 17.9%. The health care sector was the next largest at 14.6%. In 2008, the health care sector overtook the retail sector in terms of total employment.

The growth of the health care sector can in part be attributed to the aging of the County's population. Some of the decline in the retail and manufacturing sectors can be attributed to the collapsed housing market and recent economic crisis.

TABLE 1.25 EMPLOYMENT BY MAJOR INDUSTRIAL SECTOR INDIAN RIVER COUNTY				
	2001		**2008**	
	Employees	**% Total**	**Employees**	**% Total**
Agriculture	2,488	5.8%	2,641	5.38%
Mining	Not Published	------	Not Published	------
Utilities	29	0.1%	21	0.04%
Construction	2,951	6.9%	4,167	8.49%
Manufacturing	3,106	7.2%	2,185	4.45%
Wholesale Trade	788	1.8%	867	1.77%
Retail Trade	7,563	17.6%	8,011	16.32%
Transp. & Warehousing	623	1.5%	1,013	2.06%

Information	870	2.0%	662	1.35%
Finance & Ins.	1,103	2.6%	1,563	3.18%
Real Estate	791	1.8%	1,133	2.31%
Professional, Scientific & Tech	1,621	3.8%	2,191	4.46%
Management of Companies	55	0.1%	92	0.19%
Administrative & Support & Waste Management & Remediation Services	1,840	4.3%	2,308	4.70%
Educational Service	2,372	5.5%	Not Published	------
Health Care	6,176	14.4%	8,055	16.41%
Entertainment & Rec.	1,926	4.5%	2,052	4.18%
Accom. & Food Services	3,497	8.2%	4,114	8.38%
Other Services	1,634	3.8%	1,737	3.54%
Public Administration	2,814	6.6%	3,164	6.45%
Unclassified	26	1.5%	Not Published	------
Total	42,273	99.98%	45,976	93.69%
Total (Including Not Published Data)	42,282	100%	49,074	100%

Source: U.S. Bureau of Labor Statistics

Table 1.26: INDIAN RIVER COUNTY'S LARGEST EMPLOYERS (2009)

Name	NAICS Major Group	Employees			
		Total	Full-time	Part-time	Seasonal
School District of Indian River County	Educational Services (NAICS 61)	2,147	2,147	0	0
Indian River County	Public Administration (NAICS 92)	1,706	1,548	98	60
Indian River Medical Center	Health Care and Social Assistance (NAICS 62)	1,671	1,093	253	325
Publix Supermarkets	Food and Beverage Stores (NAICS 445)	1,104	535	569	0
The New Piper Aircraft	Transportation Equipment Manufacturing (NAICS 336)	700	700	0	0
City of Vero Beach	Public Administration (NAICS 92)	561	489	67	5
John's Island	Accommodation (NAICS 721)	475	250	50	175
Indian River Estates	Health Care and Social Assistance (NAICS 62)	442	222	136	84
Wal-Mart	General Merchandise Stores (NAICS 452)	404	293	111	0

Table 1.26: INDIAN RIVER COUNTY'S LARGEST EMPLOYERS (2009)					
Name	**NAICS Major Group**	**Employees**			
		Total	**Full-time**	**Part-time**	**Seasonal**
Sebastian River Medical Center	Health Care and Social Assistance (NAICS 62)	380	380	0	0
Visiting Nurse Association	Health Care and Social Assistance (NAICS 62)	348	195	153	0
CVS Warehouse/Distribution	Transportation and Warehousing (NAICS 47-48)	278	325	0	0
Grand Harbor Management	Construction (NAICS 23) & Real Estate (NAICS 531)	312	208	73	31
Disney's Vero Beach Resort	Accommodation (NAICS 721)	300	195	66	39
St. Edwards School	Educational Services (NAICS 61)	218	134	9	75
Sun Ag, Inc.	Agricultural, Forestry, Fishing, and Hunting (NAICS 11)	235	100	0	135
Captain Hiram's Restaurant & Resort	Restaurant/Resort	219	85	134	0
City of Sebastian	Public Administration (NAICS 92)	212	154	58	0
Medical Data System	Collection Agency (NAICS 561440)	186	171	15	0
Flight Safety International	Educational Services (NAICS 611)	155	111	44	0
	Technical and Trade Schools (NAICS 6115)	120	120	0	0
Novurania of America	Boat Manufacturing (NAICS 336612)	219	85	134	0

Source: IRC Chamber of Commerce (January 2009).

Appendix A

VERO BEACH PREVIOUS AND PRESENT POPULATIONS			
Year	**Population**	**# Increase**	**% Increase**
1960	8,849	---	---
1970	11,908	3,059	34.6
1980	16,176	4,268	35.8
1985	17,075	899	5.6
1990	17,350	275	1.6
1995	17,681	331	1.9
2000	17,705	24	.14
2005	17,895	190	1.1
2009	17,855	-40	-0.22

VERO BEACH EDUCATIONAL ACHIEVEMENT (2000)*			
	Grades	Persons	Percentage
Elementary	0-8	845	6.1
Secondary	9-12, no diploma	1,218	8.8
	12	3,229	23.4
College	13 –15	4,071	29.5
	16+	4,409	32
*Years of School Completed by persons 25 years and older.			
Income			
		1999	
Median Household Income		$38,427	
% of county median		97	
Median Family Income		$50,260	
% of county median		108.4	
# of Households		8,538	
Poverty			
		1999	
Persons below poverty level		1,579	

SEBASTIAN PREVIOUS AND PRESENT POPULATIONS			
Year	**Population**	**# Increase**	**% Increase**
1960	698	---	---
1970	825	127	18.2
1980	2,831	2,006	243.2
1985	5,604	2,773	98.0
1990	10,248	4,644	82.9
1995	13,488	3,240	31.6
2000	16,181	2,693	20
2005	20,048	3,867	23.9
2009	22,722	2,674	13.3

SEBASTIAN EDUCATIONAL ACHIEVEMENT (2000)*			
	Grades	Persons	Percentage
Elementary	0-8	379	3.1
Secondary	9-12, no diploma	1,717	14.0
	12	4,574	37.3
College	13 –15	3,897	31.8
	16+	1,702	13.8
*Years of School Completed by persons 25 years and older.			
Income			
		1999	
Median Household Income		$39,327	
% of county median		99.2	
Median Family Income		$43,044	
% of county median		92,8	
# of Households		7,000	
Poverty			
		1999	
Persons below poverty level		1,025	

INDIAN RIVER SHORES PREVIOUS AND PRESENT POPULATIONS			
Year	**Population**	**# Increase**	**% Increase**
1970	76	---	---
1980	1,257	1,181	1,553.9
1985	1,668	411	32.7
1990	2,278	610	36.6
1995	2,599	321	14.1
2000	3,448	849	32.7
2005	3,654	206	6.0
2009	3,804	150	4.11

INDIAN RIVER SHORES EDUCATIONAL ACHIEVEMENT (2000)*			
	Grades	**Persons**	**Percentage**
Elementary	0-8	21	0.7
Secondary	9-12, no diploma	12	0.4
	12	413	13.4
College	13 –15	977	31.8
	16+	1,649	53.7
*Years of School Completed by persons 25 years and older.			
Income			
		1999	
Median Household Income		$110,729	
% of county median		279.4	
Median Family Income		$141,952	
% of county median		306.1	
# of Households		1,759	
Poverty			
		1999	
Persons below poverty level		74	

FELLSMERE PREVIOUS AND PRESENT POPULATIONS			
Year	**Population**	**# Increase**	**% Increase**
1960	732	---	---
1970	813	81	11.1
1980	1,161	348	42.8
1985	1,624	463	39.9
1990	2,179	555	34.2
1995	2,354	175	8.1
2000	3,813	1,459	62
2005	4,322	509	13.4
2009	5,183	861	19.9

FELLSMERE EDUCATIONAL ACHIEVEMENT (2000)*			
	Grades	**Persons**	**Percentage**
Elementary	0-8	1,029	54.2
Secondary	9-12, no diploma	317	16.7
	12	344	18.1
College	13 –15	176	9.3
	16+	32	1.7
*Years of School Completed by persons 25 years and older.			
Income			
		1999	
Median Household Income		$30,395	
% of county median		76.7	
Median Family Income		$31,318	
% of county median		67.5	
# of Households		885	
Poverty			
		1999	
Persons below poverty level		885	

ORCHID PREVIOUS AND PRESENT POPULATIONS			
Year	**Population**	**# Increase**	**% Increase**
1970	8	---	---
1980	39	31	387.5
1985	25	-14	-35.9
1990	10	-15	-60.0
1995	25	15	150.0
2000	140	115	460
2005	302	162	115,7
2009	305	3	1.0%

ORCHID EDUCATIONAL ACHIEVEMENT (2000)*			
	Grades	**Persons**	**Percentage**
Elementary	0-8	0	0.0
Secondary	9-12, no diploma	2	1.5
	12	8	6.0
College	13 –15	23	17.1
	16+	101	75.3
*Years of School Completed by persons 25 years and older.			
Income			
	1999		
Median Household Income	$$200,000+		
% of county median	NA		
Median Family Income	$$200,000+		
% of county median	NA		
# of Households	66		
Poverty			
	1999		
Persons below poverty level	0		

GIFFORD CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1960	3,509	--	--
1970	5,772	2,263	64.4
1980	6,240	468	8.1
1990	6,278	38	.6
2000	7,599	1,321	21

ROSELAND CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1980	1,607	--	--
1990	1,379	-228	-14.2
2000	1,775	396	28.7

WABASSO CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1980	2,157	--	--
1990	1,145	-1012	-46.9
2000	918	-227	-19.8

VERO BEACH SOUTH CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1970	7,330	--	--

1980	12,636	5,306	72.3
1990	17,182	4,546	36
2000	20,362	3,180	18.5

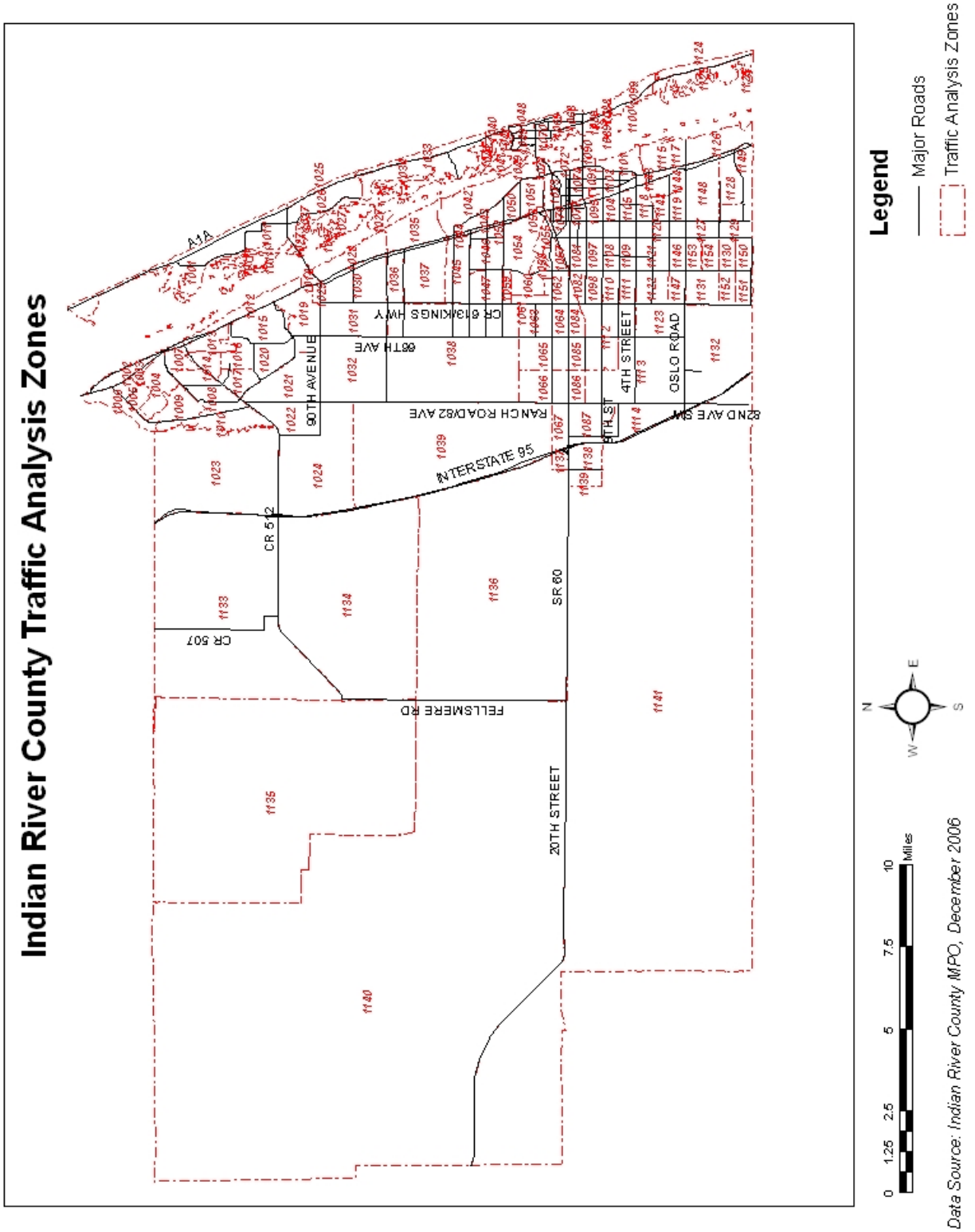
FLORIDA RIDGE CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1970	1,338	--	--
1980	4,988	3,690	272.8
1990	12,183	7,195	144.3
2000	15,217	3,034	24.9

SOUTH BEACH CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1980	1,098	--	--
1990	2,754	1,656	150.8
2000	3,457	703	25.5

NORTH BEACH CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1980	225	--	--
1990	639	414	184
2000	243	-396	-62

WINTER BEACH CENSUS POPULATION DATA			
YEAR	**POPULATION**	**# INCREASE**	**% INCREASE**
1980	978	--	--
1990	818	-160	-16.4
2000	965	147	18

Appendix B


Indian River County Traffic Analysis Zones
A1A
90TH AVENUE
66TH AVE
CR 513/KINGS HWY
RANCH ROAD/82 AVE
82ND AVE SW
8TH ST
4TH STREET
OSLO ROAD
INTERSTATE 95
CR 512
CR 507
SR 60
FELLSMERE RD
20TH STREET
Legend
Major Roads
Traffic Analysis Zones
N
E
S
W
0
1.25
2.5
5
7.5
10
Miles
Data Source: Indian River County MPO, December 2006

Traffic Analysis Zone (TAZ) Data			
TAZ	Population	Population Projection	
	2000	2015	2030
1001	673	847	1,020
1002	703	813	922
1003	20	20	20
1004	109	110	109
1005	725	750	773
1006	466	478	489
1007	359	396	433
1008	4,029	4,260	4,489
1009	40	194	348
1010	1,004	1,122	1,240
1011	109	202	295
1012	1,229	1,408	1,586
1013	113	120	126
1014	1,111	1,204	1,297
1015	2,522	2,721	2,920
1016	778	846	914
1017	1,547	1,691	1,835
1018	80	96	111
1019	843	927	1,009
1020	1,732	1,883	2,034
1021	3,410	3,771	4,132
1022	1,046	2,331	3,614
1023	0	24	47
1024	2,173	3,745	5,316
1025	199	357	515
1026	1,129	1,909	2,687
1027	199	218	237
1028	232	1,047	1,861
1029	148	149	148
1030	230	256	281
1031	295	710	1,123
1032	170	1,458	2,745
1033	1,131	1,209	1,287
1034	1,769	1,885	2,001

Traffic Analysis Zone (TAZ) Data			
TAZ	Population	Population Projection	
	2000	2015	2030
1035	78	1,495	2,911
1036	492	1,367	2,240
1037	499	580	661
1038	1,395	2,001	2,605
1039	0	2,970	5,939
1040	141	141	141
1041	953	970	987
1042	845	1,201	1,556
1043	237	1,002	1,766
1044	0	0	0
1045	108	2,004	3,899
1046	4,125	4,413	4,700
1047	979	1,125	1,270
1048	615	748	880
1049	953	957	960
1050	273	274	273
1051	727	749	769
1052	91	92	91
1053	53	54	55
1054	0	2	2
1055	42	43	42
1056	94	94	94
1057	133	134	133
1058	0	3	5
1059	82	87	90
1060	40	756	1,471
1061	247	250	251
1062	1,248	1,476	1,702
1063	258	1,038	1,817
1064	418	590	761
1065	1,689	2,041	2,392
1066	1,063	1,289	1,515
1067	1,045	1,557	2,069
1068	417	471	524

Traffic Analysis Zone (TAZ) Data			
TAZ	Population	Population Projection	
	2000	2015	2030
1069	672	705	737
1070	710	741	771
1071	190	216	242
1072	713	800	887
1073	1,704	1,763	1,821
1074	723	818	912
1075	470	470	470
1076	489	490	491
1077	1,012	1,058	1,102
1078	653	658	662
1079	726	729	731
1080	705	707	708
1081	1,834	1,937	2,039
1082	490	543	596
1083	0	0	0
1084	196	324	451
1085	799	855	911
1086	355	814	1,272
1087	3,466	3,523	3,580
1088	836	850	863
1089	548	549	548
1090	247	247	247
1091	1,372	1,384	1,396
1092	54	55	55
1093	0	0	0
1094	0	0	0
1095	560	569	577
1096	547	554	560
1097	2,402	2,410	2,417
1098	658	888	1,116
1099	968	971	973
1100	585	586	585
1101	849	1,080	1,310
1102	1,969	2,728	3,487

Traffic Analysis Zone (TAZ) Data			
TAZ	Population	Population Projection	
	2000	2015	2030
1103	122	123	122
1104	599	836	1,072
1105	1,662	1,710	1,758
1106	696	701	705
1107	825	871	916
1108	1,347	1,396	1,444
1109	1,068	1,144	1,218
1110	450	503	556
1111	412	509	605
1112	1,237	1,415	1,592
1113	176	715	1,252
1114	123	381	638
1115	1,932	2,308	2,683
1116	132	132	132
1117	78	78	78
1118	2,188	2,198	2,207
1119	579	989	1,398
1120	896	1,118	1,339
1121	1,900	2,098	2,296
1122	652	1,087	1,521
1123	106	127	146
1124	1,017	1,152	1,286
1125	1,081	1,151	1,221
1126	2,178	2,262	2,345
1127	701	975	1,249
1128	1,662	1,722	1,781
1129	1,011	1,460	1,909
1130	310	645	979
1131	113	330	547
1132	138	236	333
1133	1,682	1,767	1,851
1134	2,888	14,146	25,403
1135	0	121	241
1136	0	242	482

Traffic Analysis Zone (TAZ) Data			
	Population	**Population Projection**	
TAZ	**2000**	**2015**	**2030**
1137	15	65	115
1138	0	1,212	2,423
1139	28	369	710
1140	32	282	532
1141	40	1,435	2,830
1142	412	797	1,181
1143	402	403	402
1144	358	467	575
1145	437	437	437
1146	917	1,039	1,159
1147	324	413	502
1148	2,599	2,674	2,747
1149	2,427	2,514	2,600
1150	317	1,011	1,703
1151	55	244	433
1152	53	215	376
1153	302	366	429
1154	312	641	969
TOTAL	**116,156**	**162,385**	**208,480**

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1001	9	5	334	348	9	5	357	371	9	5	380	394
1002	218	392	524	1,134	218	623	775	1,616	218	853	1,026	2,097
1003	-	414	10	424	-	557	44	601	-	699	78	777
1004	24	72	421	517	450	276	527	1,253	876	480	632	1,988
1005	71	18	10	99	81	18	10	109	90	18	10	118
1006	8	285	566	859	8	337	791	1,135	8	388	1,015	1,411
1007	16	58	47	121	20	165	174	359	24	271	301	596
1008	25	4	37	66	25	4	37	66	25	4	37	66
1009	27	20	132	179	75	48	132	255	123	75	132	330
1010	147	224	149	520	147	270	161	578	147	315	173	635
1011	2	23	10	35	2	23	10	35	2	23	10	35
1012	44	36	61	141	44	58	156	257	44	79	250	373
1013	43	25	28	96	84	65	193	341	125	104	357	586
1014	13	2	13	28	18	19	34	71	23	36	55	114
1015	67	16	57	140	103	130	344	577	138	244	631	1,013
1016	11	-	98	109	11	-	102	113	11	-	105	116
1017	13	57	47	117	15	70	132	216	16	82	217	315
1018	2	-	3	5	2	4	19	24	2	7	34	43
1019	25	2	11	38	29	65	307	400	32	128	602	762
1020	3	29	25	57	3	29	25	57	3	29	25	57
1021	15	8	15	38	15	17	26	58	15	26	37	78
1022	5	32	152	189	5	32	152	189	5	32	152	189

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1023	425	-	102	527	544	-	136	680	662	-	170	832
1024	20	60	102	182	20	60	102	182	20	60	102	182
1025	5	250	18	273	5	328	127	459	5	405	235	645
1026	26	-	182	208	26	-	184	210	26	-	186	212
1027	7	4	20	31	7	4	20	31	7	4	20	31
1028	153	1,005	273	1,431	153	1,380	384	1,916	153	1,754	494	2,401
1029	13	1	2	16	19	54	36	109	25	106	70	201
1030	32	2	97	131	56	515	363	934	80	1,028	628	1,736
1031	9	8	36	53	9	21	36	66	9	33	36	78
1032	35	6	13	54	128	137	88	353	220	268	163	651
1033	57	66	142	265	57	66	142	265	57	66	142	265
1034	55	102	663	820	55	102	663	820	55	102	663	820
1035	2	52	25	79	2	52	35	89	2	52	44	98
1036	42	5	33	80	127	5	33	165	211	5	33	249
1037	174	35	154	363	189	35	154	378	203	35	154	392
1038	157	5	20	182	157	5	26	188	157	5	31	193
1039	4	-	3	7	4	-	3	7	4	-	3	7
1040	-	47	16	63	-	133	67	199	-	218	117	335
1041	61	60	144	265	61	98	155	313	61	135	165	361
1042	-	9	476	485	-	9	476	485	-	9	476	485
1043	153	80	17	250	153	95	77	325	153	109	137	399
1044	24	18	9	51	222	18	9	249	419	18	9	446
1045	38	-	5	43	51	-	5	56	64	-	5	69

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1046	70	39	387	496	110	52	410	572	149	65	433	647
1047	87	31	55	173	109	31	55	195	130	31	55	216
1048	7	157	237	401	7	203	237	447	7	249	237	493
1049	1	11	135	147	1	15	135	151	1	18	135	154
1050	2	50	1,019	1,071	79	50	3,571	3,700	156	50	6,122	6,328
1051	-	1	2,211	2,212	-	16	2,619	2,635	-	30	3,027	3,057
1052	503	243	32	778	503	341	77	921	503	439	121	1,063
1053	11	53	31	95	11	168	56	235	11	283	80	374
1054	99	28	559	686	706	28	559	1,293	1,313	28	559	1,900
1055	1,200	45	88	1,333	1,357	45	106	1,508	1,513	45	124	1,682
1056	-	14	255	269	79	14	354	447	158	14	452	624
1057	73	57	801	931	255	57	801	1,113	436	57	801	1,294
1058	24	-	154	178	66	-	154	220	108	-	154	262
1059	4	8	2	14	4	40	6	49	4	71	9	84
1060				-	19	-	-	10	19	-	-	19
1061	1	-	7	8	1	-	7	8	1	-	7	8
1062	18	326	105	449	18	326	105	449	18	326	105	449
1063	15	2	57	74	15	2	57	74	15	2	57	74
1064	9	1,272	149	1,430	9	1,348	154	1,511	9	1,424	158	1,591
1065	55	20	163	238	55	20	163	238	55	20	163	238
1066	5	-	427	432	5	-	427	432	5	-	427	432
1067	22	44	42	108	22	467	346	834	22	889	649	1,560
1068	-	305	144	449	-	374	170	544	-	443	195	638

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1069	71	311	685	1,067	71	311	776	1,158	71	311	867	1,249
1070	97	93	452	642	97	93	452	642	97	93	452	642
1071	26	114	230	370	26	114	249	389	26	114	267	407
1072	7	144	120	271	7	180	120	307	7	215	120	342
1073	236	898	459	1,593	276	898	501	1,675	316	898	542	1,756
1074	103	619	368	1,090	103	619	454	1,176	103	619	540	1,262
1075	521	354	1,001	1,876	521	418	1,135	2,073	521	481	1,268	2,270
1076	262	306	1,241	1,809	290	306	1,308	1,904	317	306	1,375	1,998
1077	179	478	782	1,439	194	530	805	1,528	208	582	827	1,617
1078	11	-	88	99	11	-	88	99	11	-	88	99
1079	14	-	145	159	14	-	353	367	14	-	561	575
1080	9	124	251	384	9	124	319	452	9	124	387	520
1081	34	84	309	427	34	106	394	533	34	127	478	639
1082	13	55	17	85	13	55	17	85	13	55	17	85
1083	3	265	28	296	3	300	80	383	3	335	131	469
1084	1	232	62	295	1	314	136	451	1	395	210	606
1085	-	4	142	146	-	4	142	146	-	4	142	146
1086	24	67	42	133	24	158	107	289	24	248	172	444
1087	433	647	108	1,188	488	672	195	1,354	542	697	281	1,520
1088	2	45	87	134	2	99	87	188	2	152	87	241
1089	55	8	64	127	55	8	64	127	55	8	64	127
1090	-	-	101	101	-	-	101	101	-	-	101	101
1091	45	174	591	810	45	190	624	858	45	205	656	906

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1092	3	262	51	316	3	291	51	345	3	319	51	373
1093	47	317	100	464	47	328	100	475	47	338	100	485
1094	59	12	167	238	82	12	177	271	105	12	187	304
1095	38	52	415	505	38	52	428	518	38	52	440	530
1096	9	2	23	34	9	2	23	34	9	2	23	34
1097	25	4	62	91	25	4	62	91	25	4	62	91
1098	2	2	4	8	2	2	4	8	2	2	4	8
1099	-	3	29	32	-	3	29	32	-	3	29	32
1100	2	13	6	21	2	13	6	21	2	13	6	21
1101	-	-	61	61	-	19	61	80	-	38	61	99
1102	74	464	250	788	74	490	263	826	74	515	275	864
1103	557	376	187	1,120	658	415	225	1,297	758	453	263	1,474
1104	43	65	78	186	43	83	78	204	43	101	78	222
1105	7	5	41	53	7	5	41	53	7	5	41	53
1106	15	-	38	53	15	-	38	53	15	-	38	53
1107	4	4	79	87	4	4	79	87	4	4	79	87
1108	8	1	15	24	8	1	15	24	8	1	15	24
1109	13	2	89	104	13	2	89	104	13	2	89	104
1110	4	3	59	66	4	3	59	66	4	3	59	66
1111	1	3	8	12	1	3	8	12	1	3	8	12
1112	31	-	48	79	31	-	48	79	31	-	48	79
1113	104	177	68	349	137	201	68	406	170	225	68	463
1114	233	17	35	285	233	17	35	285	233	17	35	285

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1115	38	331	212	581	38	345	226	608	38	358	239	635
1116	107	81	32	220	112	126	73	311	117	170	114	401
1117	171	105	32	308	191	347	166	703	211	588	299	1,098
1118	14	5	27	46	14	5	27	46	14	5	27	46
1119	51	6	53	110	51	14	59	124	51	22	65	138
1120	12	8	36	56	12	8	36	56	12	8	36	56
1121	117	135	55	307	117	155	55	327	117	175	55	347
1122	29	16	13	58	29	56	68	153	29	96	123	248
1123	4	14	56	74	4	14	56	74	4	14	56	74
1124	4	35	34	73	4	35	34	73	4	35	34	73
1125	-	1	276	277	-	15	279	294	-	29	281	310
1126	114	155	126	395	114	177	126	417	114	198	126	438
1127	18	35	38	92	18	35	38	92	18	35	38	91
1128	16	43	116	175	16	151	144	311	16	259	172	447
1129	28	15	21	63	28	15	21	64	28	15	21	64
1130	19	3	12	34	19	3	12	34	19	3	12	34
1131	9	-	1	9	9	-	1	10	9	-	1	10
1132	173	40	232	445	541	197	232	969	908	353	232	1,493
1133	41	64	292	397	41	274	576	890	41	483	859	1,383
1134	46	583	57	686	399	1,415	357	2,170	751	2,246	657	3,654
1135	-	-	-	-	-	-	-	-	-	-	-	-
1136	3	-	-	3	3	-	-	3	3	-	-	3
1137	-	73	-	73	-	210	59	269	-	346	118	464

TAZ Employment

TAZ #	2000				2015				2030			
	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total	Industrial	Comm.	Service	Total
1138	-	556	56	612	-	636	145	781	-	716	234	950
1139	121	-	3	124	413	74	71	557	704	147	138	989
1140	-	-	2	2	-	-	2	2	-	-	2	2
1141	52	6	10	68	52	6	10	68	52	6	10	68
1142	36	5	37	78	36	5	37	78	36	5	37	78
1143	36	4	37	77	36	4	37	77	36	4	37	77
1144	32	4	33	69	32	24	51	106	32	43	68	143
1145	6	4	17	27	6	14	76	95	6	23	134	163
1146	57	66	26	149	75	113	202	390	93	159	378	630
1147	15	8	6	29	15	8	6	29	15	8	6	29
1148	67	132	142	340	67	355	417	838	67	577	691	1,335
1149	66	35	49	151	66	35	62	163	66	35	74	175
1150	19	3	13	35	101	3	30	134	182	3	47	232
1151	5	-	-	5	5	-	-	5	5	-	-	5
1152	4	-	-	5	4	-	-	5	4	-	-	4
1153	19	2	12	33	19	2	68	89	19	2	124	145
1154	19	3	12	34	**19**	**3**	**562**	**584**	19	3	1,111	1,133
TOTAL	9,479	15,625	23,824	48,928	13,266	21,857	33,313	68,401	17,013	28,044	42,760	87,817

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