



## POPULATION PROJECTIONS

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## General

Population estimates and projections are required for the City of Casselberry's Comprehensive Plan in order to be in compliance with Chapter 163, Florida Statutes, and Chapter 9J-5, Florida Administrative Code. Valid estimates and projections are essential to the internal consistency and integrity of the comprehensive plan and each of its elements.

Estimates and projections were made using approved Florida Department of Community Affairs data sources and projection methods (see Population Estimation and Projection Techniques, published by the Florida Department of Community Affairs, Bureau of Local Resource Planning).

## Resident Population Projections

The Bureau of Economic and Business Research has estimated the City's resident population for 2008 at 25,182. Usually, population projections by the University of Florida Shimberg Center for Affordable Housing are considered as the most reliable population projections for Florida municipalities. However, the Bureau of Business and Economic Research (BEBR) population estimates since 2005 clearly imply it is unlikely that the projections of population prepared by the Shimberg Center will be realized over the coming ten years.

The City recognizes that the population projections by the Shimberg Center are probably overly optimistic in that those projections anticipated a continuing housing and population "boom". The recent downturn in the housing market and the overall economy has resulted in dramatically lower growth rates over the past couple years.

While the original projections may have been unrealistically optimistic, it would be equally unrealistic to expect that growth over the next ten years will occur only at the level experienced most recently during the "bust" following the "boom." Consequently, the following population projections reflect a more realistic projection of growth based on average growth occurring since the year 2000.

### Population Estimates and Projections City of Casselberry 2000 – 2025

Year	Population
2000 <sup>(1)</sup>	22,629
2008 <sup>(2)</sup>	25,182
2009	25,500
2014	27,100
2019	28,700
2025	30,600

Sources:  
(1) US Bureau of the Census  
(2) BEBR  
Projections: LaRue Planning & Management Services

## PEAK SEASONAL POPULATION ESTIMATES AND PROJECTIONS

### Seasonal Population Projections

Data from the 2000 Census indicated that there were a total of 10,377 housing units in the City of which 9,677 (93.25%) were occupied. Of the total housing inventory, 2.12% were recorded as seasonally vacant units. Assuming that the relationships among total, occupied, and seasonally vacant units continues throughout the planning period, the data in the following table represent reasonable estimates of the peak seasonal populations expected in the City in 2009, 2014 and 2019.

Year	Resident Population	Occupied Units	Total Units	Seasonal Units	Seasonal Population	Peak Seasonal & Resident Population
2000	22,629	9,667	10,377	220	483	23,112
2008	25,182	10,901	11,690	248	545	25,727
2009	25,500	11,039	11,838	251	550	26,050
2014	27,100	11,732	12,581	267	587	27,700
2019	28,700	12,424	13,323	282	619	29,300

NOTES: For the years 2008 through 2019, the following apply:

- (1) Occupied units = resident population divided by 2.31 persons/household (avg. household size in 2000)
- (2) Total units = occupied units ÷ by 93.25% (percent occupied units represent of total units in 2000)
- (3) Seasonal units = total units times 2.12% (percent seasonal represent of total units in 2000)
- (4) Seasonal population = seasonal units times 95% occupancy times 2.31 persons per household

Source: 2000 Population, U.S. Bureau of the Census,  
2008 Population, BEBR  
LaRue Planning & Management Services, Inc.

This foregoing estimate represents a modest number of seasonal residents. Typically, seasonal residents are retired persons, in households without children. The household size is typically between 1.5 and 2.0 persons. It is likely that the 2000 and later seasonal population estimates are somewhat high due to the fact that the 2000 household size of 2.31 is used. The foregoing indicates a seasonal population index of 1.02. This means that during the season, the peak seasonal and resident population is typically expected to be about two percent greater than the resident population.

The data indicates that Casselberry is a community without a substantial seasonal variation in its population and this pattern is expected to continue into the foreseeable future. Consequently, little or no adjustment is needed for provision of community facilities and services based on seasonal variations in population.