

SECTION 2

POPULATION ESTIMATES AND PROJECTIONS

1. RESIDENT POPULATION

From 2000 to 2007 based on statistics supplied by the University of Florida's Bureau of Economic and Business Research (BEBR) the City grew at an average rate of 7.4% per year which consisted of 569 new residents per year or 3,980 total new residents. Of the 3,980 new residents most of the growth occurred between 2003 and 2007, during this time the City experienced an average growth rate of 10.21% or 3,731 new residents.

From 2008 to 2010 BEBR, population estimates were found to have been incorrect and exaggerated (as determined by the results of the 2010 US Census). It appears that during the construction boom in condominiums, condominium units were incorrectly calculated at a larger percentage to be fulltime homes rather than second homes and rental units.

Future land use and housing elements project the amount of land, by land use category that will be required to accommodate future growth in Panama City Beach. The Census reports that the residential population of Panama City Beach was 12,757 in 2010 and the Bureau of Economic and Business Research at the University of Florida has estimated a 2018 population of 13,099 people.

Based on BEBR estimates the City has grown an average of 1% per year from 2011-2018. However, using data from 2010 to 2018 addressing new single family /multifamily housing stats, homesteading information, residents per unit estimates and owner occupied housing data staff has estimated a 2018 population of 13,975, or a total estimated increase in population of 2,421 persons, 21% increase or 2.6% per year.

TABLE 1
PERMANENT RESIDENT POPULATION AND PROJECTIONS

<u>YEAR</u>	<u>PERMANENT RESIDENTS</u>
2010	11,554
2015	12,467
2018	13,975 *
2020	14,711*
2025	16,726*
2030	19,016*

SOURCE: U.S. Census Data, 20 10; University of Florida (BEBR)and the City of Panama City Beach Building & Planning Department, based on an estimated annual growth rate of 2.6 %. Projections are indicated by *.

For the unincorporated areas of the service area, an estimate of the 2018 population was made using data from the US Census and water-billing data for those areas which were not included in the three Census Designated Places “CDPs”. It is expected that the City’s portion of the total population will continue to grow as new development is annexed into the city. The current population distribution based on the US Census 2017 is estimated to be (66% unincorporated and 34% city). Table 2 represents the projected unincorporated populations through 2030.

TABLE 2

**PERMANENT RESIDENT POPULATION
PROJECTIONS FOR THE SERVICE AREA**

<u>YEAR</u>	<u>City Pop.</u>	<u>Unincorporated Population</u>	<u>Total Residents</u>
2010	11,554		
2015	12,467		
2018	13,975*	27,308*	39,083*
2020	14,711*	28,746*	43,457*
2025	16,726*	32,683*	49,409*
2030	19,016*	37,159*	56,175*

SOURCE: U.S. Census Data, 2017, City of Panama City Water Billing information, University of Florida , (BEBR)
The City of Panama City Beach Building & Planning Department. Projections are indicated by *.

2. SEASONAL POPULATION

Panama City Beach's economy is dominated by tourism. These visitors require most of the same services and facilities as permanent residents of Panama City Beach. Although there is a possibility that visitors come to Panama City Beach for reasons other than its Gulf Coast beaches, Panama City Beach is the major attraction to many visitors who greatly outnumber permanent residents. According to the Panama City Beach Convention and Visitors Bureau 17,100,000 tourists visited the Panama City Beach area in 2017.

TABLE 4
MONTHLY BREAKDOWN OF VISITORS
TO BEACHES AREA – 2017

<u>MONTH</u>	<u>PERCENTAGE OF ANNUAL VISITOR ACTIVITY</u>
January	3 percent
February	4 percent
March	6 percent
April	7 percent
May	9 percent
June	17 percent
July	21percent
August	11percent
September	8percent
October	7 percent
November	4percent
December	3percent

SOURCE: City of Panama City Beach and Young Strategies

The Panama City Beach Convention and Visitors Bureau estimates that Panama City Beach was host to 17,100,000 annual overnight visitors in 2017, which was an increase of 900,000 over the visitors in 2016. As Panama City Beach becomes more of a year-round destination, the annual seasonal population will probably continue to increase, but a more even distribution may occur on a per month basis. With July accounting for approximately 21% of the total tourist population, it is estimated that approximately 115,838 tourists are present each day during July. Using the above assumptions, Table 5 projects the seasonal population of the beaches area as a whole on a peak day in any year.

TABLE 5
BEACHES AREA SEASONAL POPULATION INCREASE

	<u>18</u>	20	<u>25</u>	<u>30</u>
<u>BEACHES AREA</u>				
POPULATION				
	<u>39,083</u>	<u>43,457</u>	<u>49,409</u>	<u>56,175</u>
ANNUAL SEASONAL POPULATION	<u>17,100,000</u>	<u>19,800,000*</u>	<u>25,300,000*</u>	<u>32,200,000*</u>
PEAK DAILY SEASONAL POPULATION	<u>115,838</u>	<u>134,129</u>	<u>171,387</u>	<u>218,129</u>
TOTAL PEAK DAILY POPULATION	<u>154,921</u>	<u>177,586</u>	<u>220,796</u>	<u>274,304</u>

SOURCE: U.S. Census, 20 17, Panama City Beach Convention and Visitors Bureau, University of Florida (BEBR), City of Panama City Beach Building and Planning Department. *Assumes 5% yearly increase.

3. ESTIMATE OF DISTRIBUTION OF TOTAL DAYLY POPULATION

Based on information collected from the Bay County Clerk of Court’s Website “Monthly tourist development tax analysis 2018”, approximately 68% of gross receipts collected in the beaches area were from properties located inside the City limits.

Approximately 67% of the total units in the beaches area that reported the collection of bed taxes (condominiums, townhomes, hotels, motels, single-family homes, duplex / multi-family, apartments and campgrounds) were located in the City limits.

Therefore 67% was used as part of the calculation in determining total daily population within the city limits in Table 6.

TABLE 6
PROJECTED PEAK SEASONAL DAILY POPULATION

PANAMA CITY BEACH CITY LIMITS

<u>YEAR</u>	<u>DAILY POPULATION</u>
18	103,797
20	118,983
25	147,933
30	183,784

SOURCE: Panama City Beach Convention and Visitors Bureau City of Panama City Beach Building and Planning Department, US Census 2017, and BEBR.
