

PALM BAY
A Perfect Place to Grow



2007

Building and Population Report

City of Palm Bay
Land Development Division
May 2007

Building Permit Activity

The total number of dwelling units issued building permits in 2006 in the City of Palm Bay was 1,820. Permits issued for single family dwellings in 2005 totaled 1,752, which accounted for 96% of all the residential dwellings permitted.

Building Permit Activity, 1990-2006				
<i>Year</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Mobile Home</i>	<i>Total</i>
1990	1,113	0	18	1,131
1991	660	2	14	676
1992	832	0	19	851
1993	751	0	15	766
1994	758	0	23	781
1995	499	2	25	526
1996	584	2	16	602
1997	556	35	12	603
1998	554	0	16	570
1999	559	19	29	607
2000	526	0	20	546
2001	789	0	9	794
2002	951	0	12	963
2003	1,477	0	12	1489
2004	2288	0	25	2313
2005	3267	0	91	3358
2006	1752	36	32	1820

Source: City of Palm Bay Building Department

Population

The Bureau of Economic and Business Research (BEBR) of the University of Florida has released the population estimates for all cities and counties in the State of Florida as of April 1, 2006. In order to compare the City of Palm Bay's growth trends more clearly, the Palm Bay Land Development Division analyzed the growth rates of all municipalities in Florida in comparison with Palm Bay. The following sections provide a synopsis of this analysis.

2006 Population Estimates

The City's population estimated as of April 1, 2006 by the University of Florida BEBR was 96,683 persons. This figure represents an increase of 4,795 persons from the 2005 estimate of 91,888 persons, or an increase of 5.2% in one year.

Growth Rate Rankings

In the decade of the 1980's, the City of Palm Bay's population grew by over 237.0%. This growth rate ranked Palm Bay as the 9th fastest growing Florida city in terms of percentage increase.

From April 1, 1990 to April 1, 2000, the City's growth rate was 27.0%. This rate ranked sixth (6th) for the top twenty-two most populous cities in the state (see city size rankings section).

Population Gain Rankings

In terms of absolute population gain during the 1980 to 1990 period, Palm Bay ranked second among all municipalities in Florida. As the table below indicates, the City of Palm Bay gained 43,983 persons during the 10-year period, an average of 4,398 persons per year. The "Top Ten" municipalities ranked by total population gain during the 1980 to 1990 period are listed below. This ranking is even more impressive when it is taken into account that Jacksonville consists of almost the entire area of Duval County since the county and city voted to consolidate some years ago.

Population Gain Rankings, 1990-2000				
<i>Rank</i>	<i>City (County)</i>	<i>Population Change</i>	<i>Year 1990</i>	<i>Year 1980</i>
1	Jacksonville (Duval)	94,310	635,230	540,920
2	Palm Bay (Brevard)	43,983	62,543	18,560
3	Tallahassee (Leon)	43,225	124,773	81,548
4	Cape Coral (Lee)	42,888	74,991	32,103
5	Hialeah (Dade)	42,754	188,008	145,254
6	Coral Springs (Broward)	41,515	78,864	37,349
7	Port St. Lucie (St. Lucie)	41,071	55,761	14,690
8	Orlando (Orange)	36,383	164,674	128,291
9	Pembroke Pines (Broward)	29,790	65,566	35,776
10	Davie (Broward)	26,628	47,143	20,515

Palm Bay ranked sixteenth (16th) in terms of municipal population gain from 1990 to 2000. During the ten year period, Palm Bay gained an estimated 16,890 persons. The “top sixteen” municipalities ranked by total population gain from 1990 to 2000 are listed in the following table:

Population Gain Rankings, 1990-2000				
<i>Rank</i>	<i>City</i>	<i>Population Change</i>	<i>Year 2000</i>	<i>Year 1990</i>
1	Jacksonville	100,387	735,617	635,230
2	Pembroke Pines	71,861	137,427	65,566
3	Coral Springs	38,685	117,549	78,864
4	Hialeah	38,411	226,419	188,008
5	Port St. Lucie	33,008	88,769	55,761
6	Miramar	32,076	72,739	40,663
7	Davie	28,577	75,720	47,143
8	Cape Coral	27,295	102,286	74,991
9	Tallahassee	25,851	150,624	124,773
10	Tampa	23,432	303,447	280,015
11	Orlando	21,277	185,951	164,674
12	Sunrise	20,096	85,779	65,683
13	Hollywood	17,637	139,357	121,720
14	Deerfield Beach	17,586	64,583	46,997
15	Kissimmee	17,477	47,814	30,337
16	Palm Bay	16,870	79,413	62,543

City Size Rankings

Of the 410 municipalities listed by the BEBR's study, Palm Bay ranks as the 20th largest city in Florida. Palm Bay was also the 20th largest in 2000, and the 22nd largest in 1990.

Rank of Top 20 Cities in Florida by Population Size in 2006, 2000 and 1990

<i>City</i>	<i>Population</i>			<i>Rank</i>			<i>Percent Change</i>	
	<i>2006</i>	<i>2000</i>	<i>1990</i>	<i>2006</i>	<i>2000</i>	<i>1990</i>	<i>2000 to 2006</i>	<i>1990 to 2000</i>
Jacksonville	834,789	735,617	635,230	1	1	1	13.5	15.8
Miami	391,355	362,470	358,648	2	2	2	8.0	1.1
Tampa	330,886	303,447	280,015	3	3	3	9.0	8.4
St. Petersburg	254,255	248,232	240,318	4	4	4	2.4	3.3
Hialeah	228,344	226,419	188,008	5	5	5	0.9	20.4
Orlando	224,055	185,951	164,674	6	6	6	20.5	12.9
Tallahassee	176,336	150,624	124,773	7	8	8	17.1	20.7
Fort Lauderdale	175,836	152,397	149,238	8	7	7	15.4	2.1
Cape Coral	154,499	102,286	74,991	9	13	14	51.0	36.4
Pembroke Pines	151,786	137,427	65,566	10	10	21	10.4	109.6
Port St. Lucie	144,159	88,769	55,761	11	15	27	62.4	59.2
Hollywood	143,287	139,357	121,720	12	9	9	2.8	14.5
Coral Springs	129,615	117,549	78,864	13	11	13	10.3	49.1
Gainesville	120,919	95,447	85,075	14	14	12	26.7	12.2
Clearwater	110,602	108,789	98,784	15	12	10	1.7	10.1
Miramar	110,322	72,739	40,663	16	25	41	51.7	78.9
West Palm Beach	107,617	82,103	67,764	17	19	17	31.1	21.2
Miami Gardens	107,579	X	X	18	X	X	X	X
Pompano Beach	101,103	78,191	72,411	19	22	15	29.3	8.0
Palm Bay	96,683	79,413	62,543	20	20	22	21.7	27.0

Source: BEBR, University of Florida, 2007

Brevard County Comparisons

The City of Palm Bay is by far the fastest growing municipality in Brevard County. During the period of 1980-1990, Brevard County grew at a rate of 46.2 percent overall. During this same period, the City of Palm Bay had a growth rate of 237.0 percent, over 5 times that of the County. In terms of absolute numbers, 35 percent of all the new population growth in the County from 1980-1990 occurred in the City of Palm Bay.

The City of Palm Bay is ranked first (1st) in terms of total population in the County. The following table ranks the municipalities in the County by total population.

Population Ranking of Municipalities in Brevard County, Florida								
Rank	City	Population				Absolute Change		
		2006	2000	1990	1980	2000-2006	1990-2000	1980-1990
1	Palm Bay	96,983	79,413	62,543	18,560	17,570	16,870	43,983
2	Melbourne	76,742	71,382	60,034	46,536	5360	11,348	13,498
3	Titusville	44,020	40,670	39,394	31,910	3350	1,276	7,484
4	Rockledge	25,225	20,170	16,023	11,877	5,055	4,147	4,146
5	Cocoa	17,395	16,412	17,722	16,096	983	-1,310	1,626
6	West Melbourne	15,777	9,824	8,399	5,078	5,953	1,425	3,321
7	Cocoa Beach	12,785	12,482	12,123	10,926	303	359	1,197
8	Satellite Beach	10,938	9,577	9,889	9,163	1361	-312	726
9	Cape Canaveral	10,317	8,829	8,014	5,733	1488	815	2,281
10	Indian Harbor Beach	8,696	8,152	6,933	5,967	544	1,219	966
11	Melbourne Beach	3,308	3,335	3,078	2,713	-27	257	365
12	Indialantic	2,961	2,944	2,844	2,883	17	100	-39
13	Malabar	2,872	2,622	1,977	1,118	250	645	859
14	Palm Shores	949	794	210	77	155	584	133
15	Melbourne Village	715	706	591	1004	9	115	-413
BREVARD COUNTY		543,050	476,230	398,978	272,959	66,820	77,252	126,019

Currently, Palm Bay's population comprises nearly 18% of Brevard County's total population. Additionally, Palm Bay's growth during the 2000-2006 period was well over 3 times the growth of the County's second largest municipality, Melbourne.

Summary

In comparison with the other municipalities in Florida, Palm Bay ranks:

2nd in population gain from 1980-1990;
16th in population gain from 1990-2000;
8th in population gain from 1980-2000;
9th in growth rate from 1980-1990;
6th in growth rate of the top 22 most populous cities from 1990-2000; and
20th in total population size for 2006.

In comparison with the other 15 cities in Brevard County, Palm Bay ranks:

1st in growth rate during the 1980-1990 period;
1st in growth rate from 1990-2000;
1st in population gain from 1980-1990;
1st in population gain from 1990-2000;
1st in total population size for 2006;
1st in population gain from 2000-2006; and
1st in growth rate from 2000-2006.

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