

F.S. 163.3177(1)(f)

(f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based *upon relevant and appropriate data and an analysis by the local government* that may include, but not be limited to, surveys , studies , community goals and vision , and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means *to react to it in an appropriate way and to the extent necessary* indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

1. Surveys, studies, and data utilized in the preparation of the comprehensive plan may not be deemed a part of the comprehensive plan unless adopted as a part of it. Copies of such studies, surveys, data, and supporting documents for proposed plans and plan amendments shall be made available for public inspection, and copies of such plans shall be made available to the public upon payment of reasonable charges for reproduction. Support data or summaries are not subject to the compliance review process, but the comprehensive plan must be clearly based on appropriate data. Support data or summaries may be used to aid in the determination of compliance and consistency.
2. Data must be taken from professionally accepted sources. The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation may not include whether one accepted methodology is better than another. Original data collection by local governments is not required. However, local governments may use original data so long as methodologies are professionally accepted.
3. The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on *at least the minimum* amount of land required to accommodate the medium projections as published by the *Office of Economic and Demographic Research for at least a 10-year planning period* unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, *at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.*

Miami Shores Village Population Data Sources

- <http://edr.state.fl.us/content/population-demographics/data/index-floridaproducts.cfm>
- <http://edr.state.fl.us/Content/population-demographics/data/PopulationEstimates2015.pdf>
- <https://www.census.gov/quickfacts/fact/table/miamishoresvillageflorida/POP060210>
- <http://flhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=4351>
- <http://www.miamidadetpo.org/library/plans/2045-long-range-transportation-plan-technical-report-03-data-compilation-review-and-development-report.pdf>

Miami Shores Village Population Data - Varies

EDR 2021 Estimate	11,548
US Census 2021 Estimate	11,417 (approx. -1% difference re: 2020)
2020 US Census	11,567 (approx. 10% difference re: 2010)
2010 US Census	10,493
TPO 2045 Forecast (@ TAZ level based on SERPM 8 model)	12,000 (30% growth over 2015)
Shimberg 2040 Projection	10,989 (based on 2000 and 2010 Census)

Florida Office of Economic & Demographic Research

2022-2045 Population Projection				
	Miami-Dade County	Miami Shores Village	MSV Population share	Additional population projection based on population share
Year				
2021	2,731,939	11,548	0.423	
2022	2,761,728	11,674		
2023	2,784,546	11,770		
2024	2,804,660	11,855		
2025	2,823,809	11,936		
2026	2,843,628	12,020		
2027	2,863,830	12,106		
2028	2,884,010	12,191		
2029	2,903,733	12,274		
2030	2,922,576	12,354		806
2031	2,940,232	12,428		
2032	2,956,782	12,498		
2033	2,972,350	12,564		
2034	2,987,279	12,627		
2035	3,001,790	12,689		
2036	3,015,965	12,749		
2037	3,029,629	12,806		
2038	3,042,882	12,862		
2039	3,055,800	12,917		
2040	3,068,377	12,970		1,422
2041	3,080,635	13,022		
2042	3,092,572	13,072		
2043	3,104,198	13,122		
2044	3,115,524	13,169		
2045	3,126,570	13,216		1,668

Population and Housing Projections

- Miami-Dade County EDR 2021 estimated population = 2,731,939
- Miami-Dade County EDR 2045 projected population = 3,126,570
- Miami Shores estimated EDR 2021 population (11,548) as a share of MDC estimated EDR 2021 population = 0.4227%
- Miami Shores projected 2045 population based on 0.4227% share of MDC = 13,216
- Miami Shores estimated 2045 housing units based on 2.99 pph (ACS 2016-20205 Year Estimate) = 4,420 units
- Miami Shores Current (2021) housing units (estimated based on parcel data) = 3,864
- Delta = 566 additional housing units (*minimum* to be provided for)
- Additional units proposed and provided for in the long term (well beyond 2045) = 2,872