

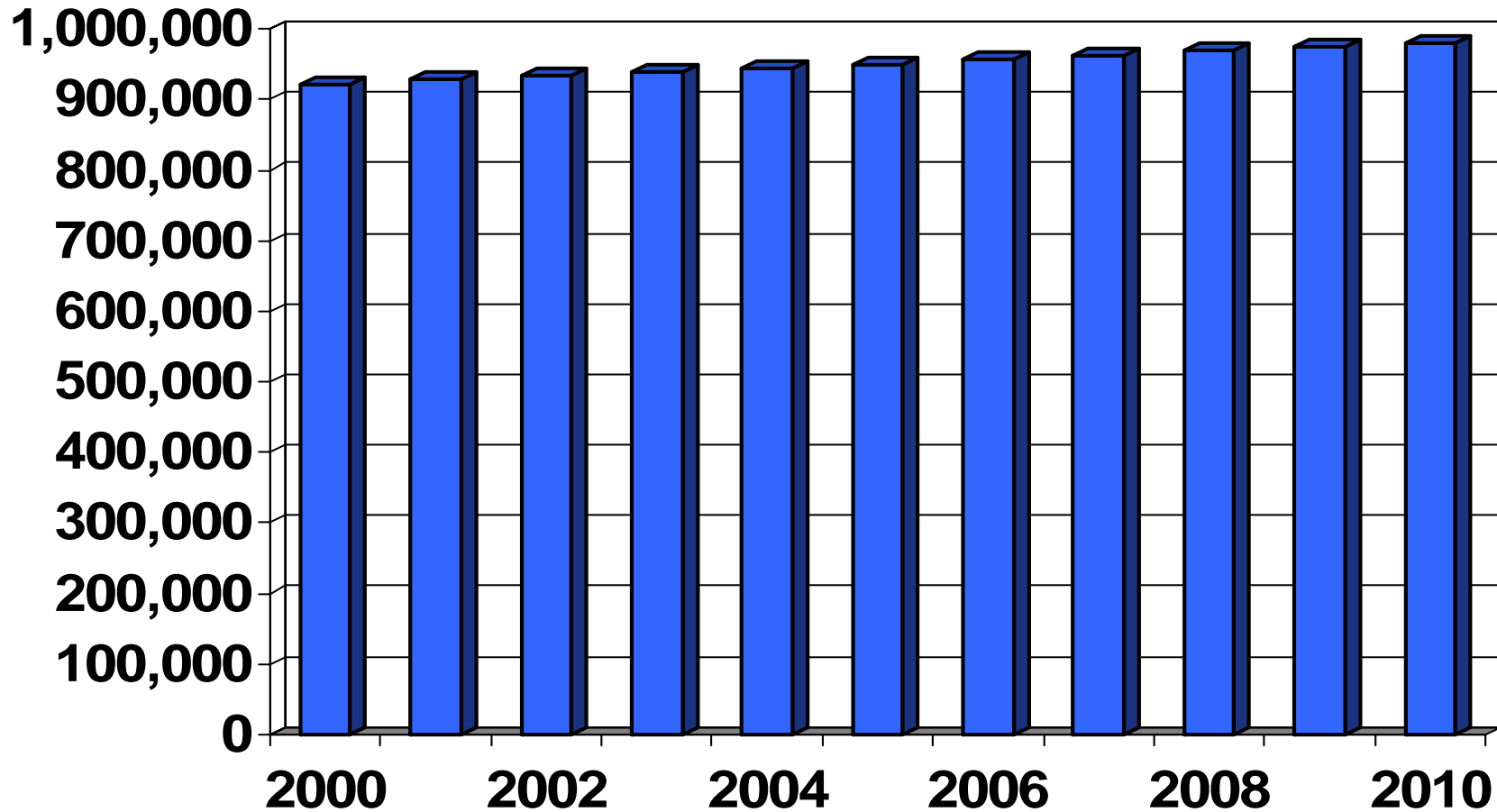
How Does the Future Look?

Demographic and Economic Trends for Pinellas County



Presented by Mike Meidel, Director
Pinellas County Economic Development
Pinellas Realtor® Organization Workforce Housing Expo
May 3, 2006

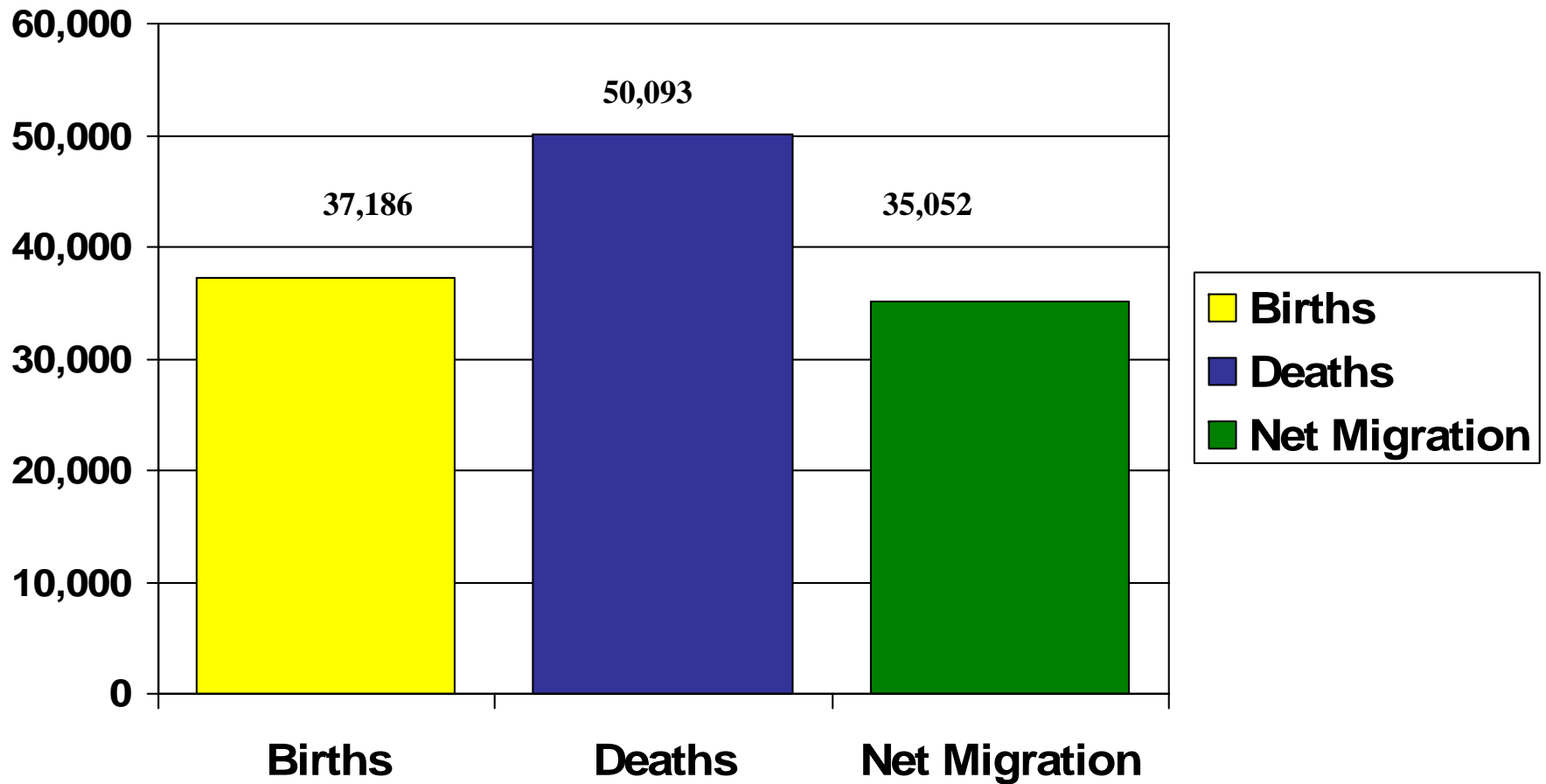
Pinellas County Population



Source: Office of Economic & Demographic Research

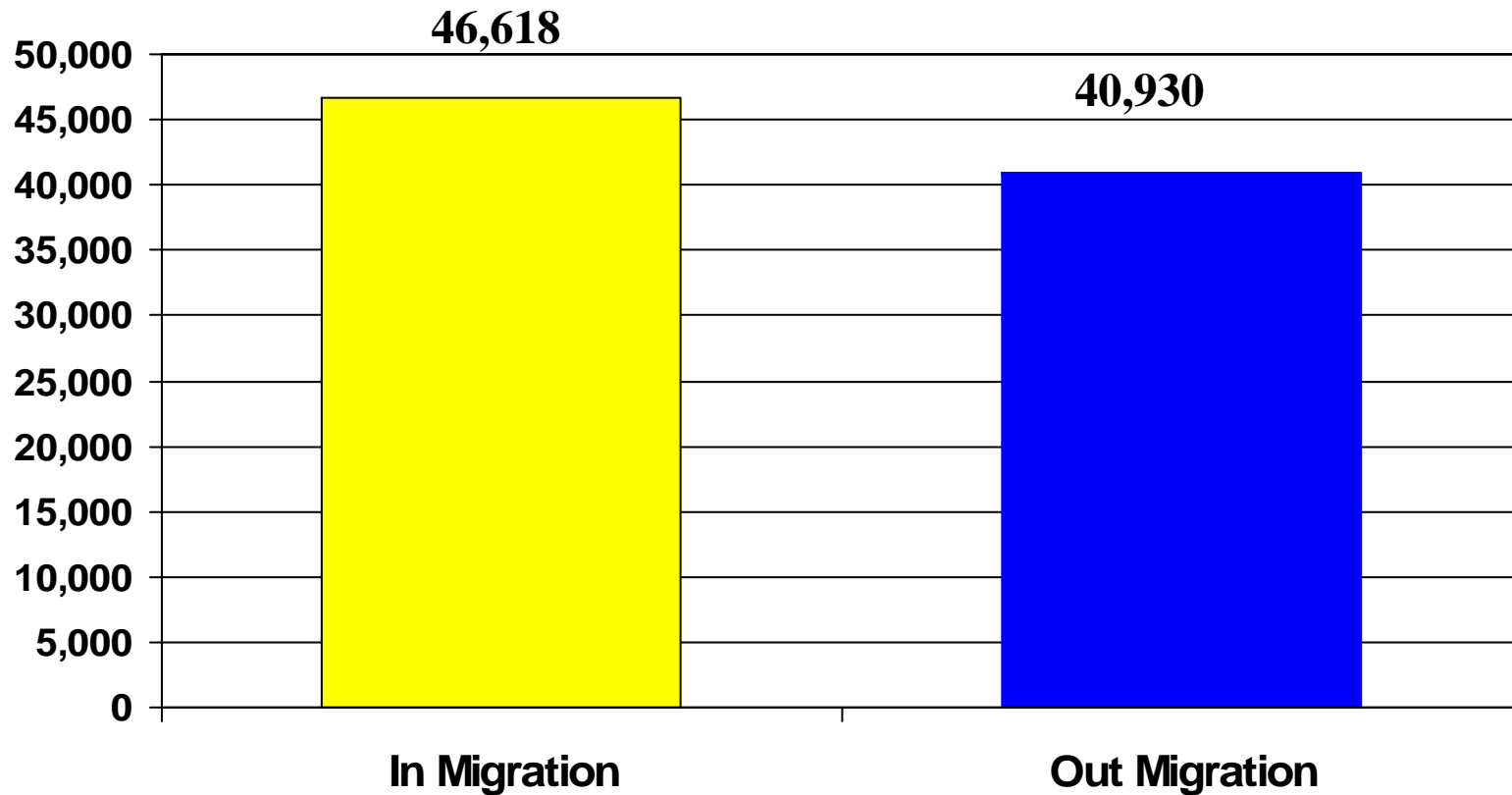
Pinellas County Components of Population Growth 2000 – 2004

Total Increase 22,145



Source: 2005 Woods & Poole Economics, Inc.

Pinellas County 2004 In / Out Migration Net 5,688

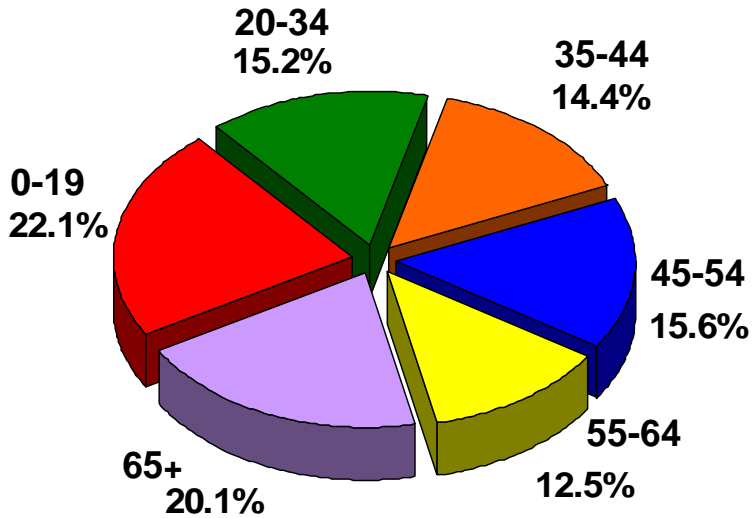


Source: Internal Revenue Service

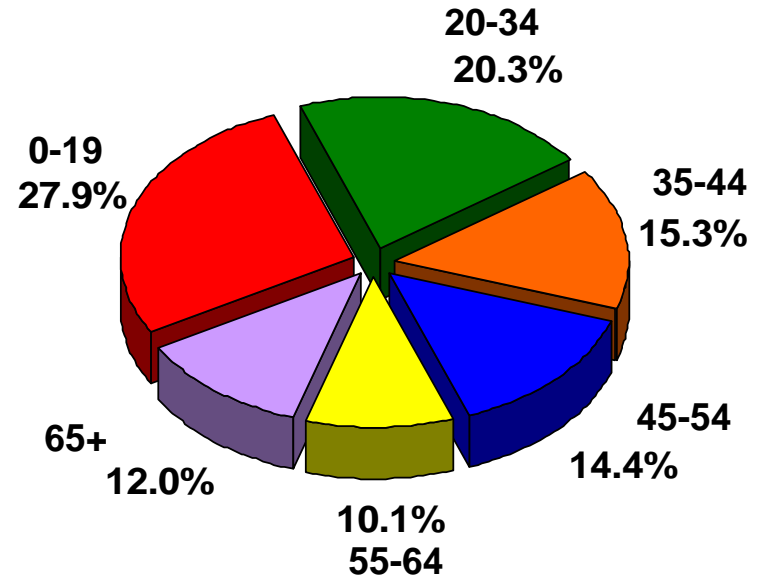
Age Distribution

Pinellas County and United States (2004, est.)

Pinellas County



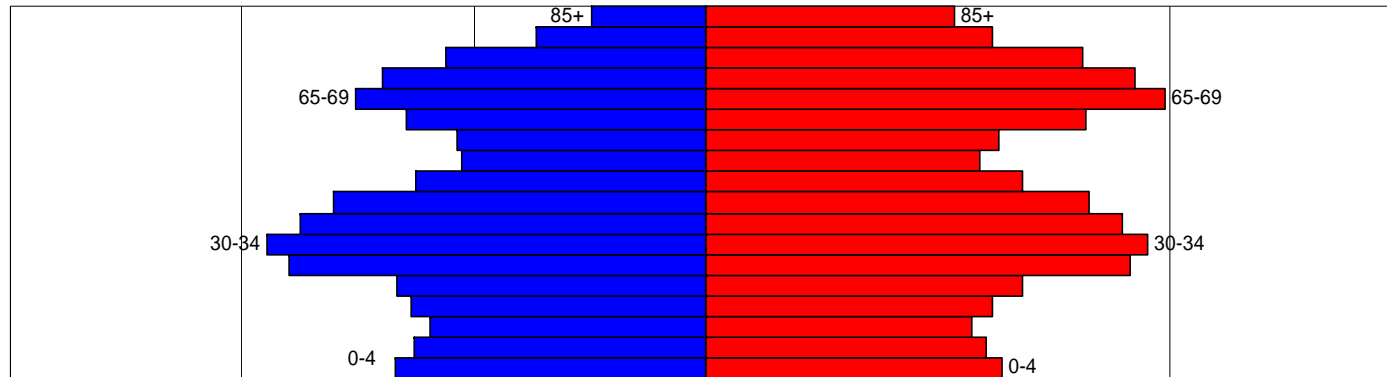
United States



Source: U.S. Census

Pinellas County Population Distribution

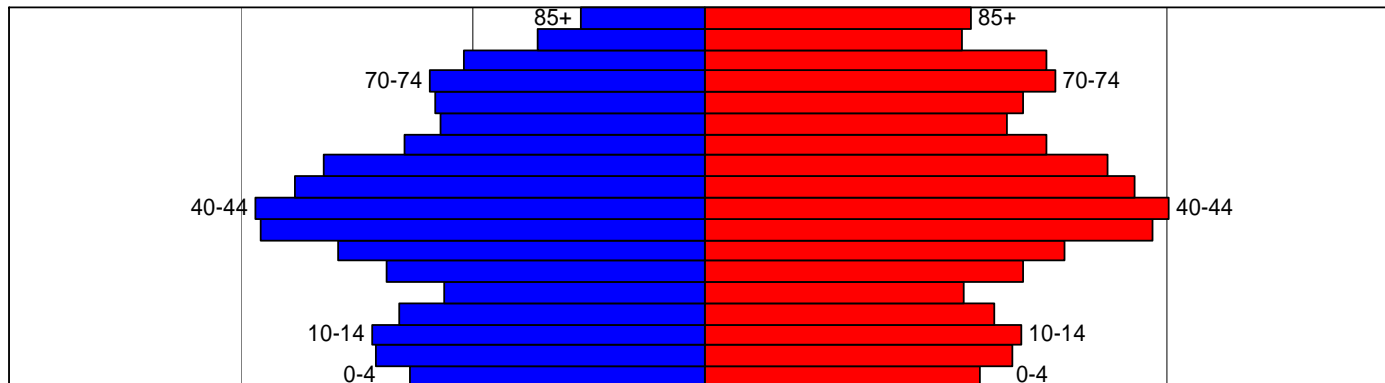
1990



■ Male
■ Female

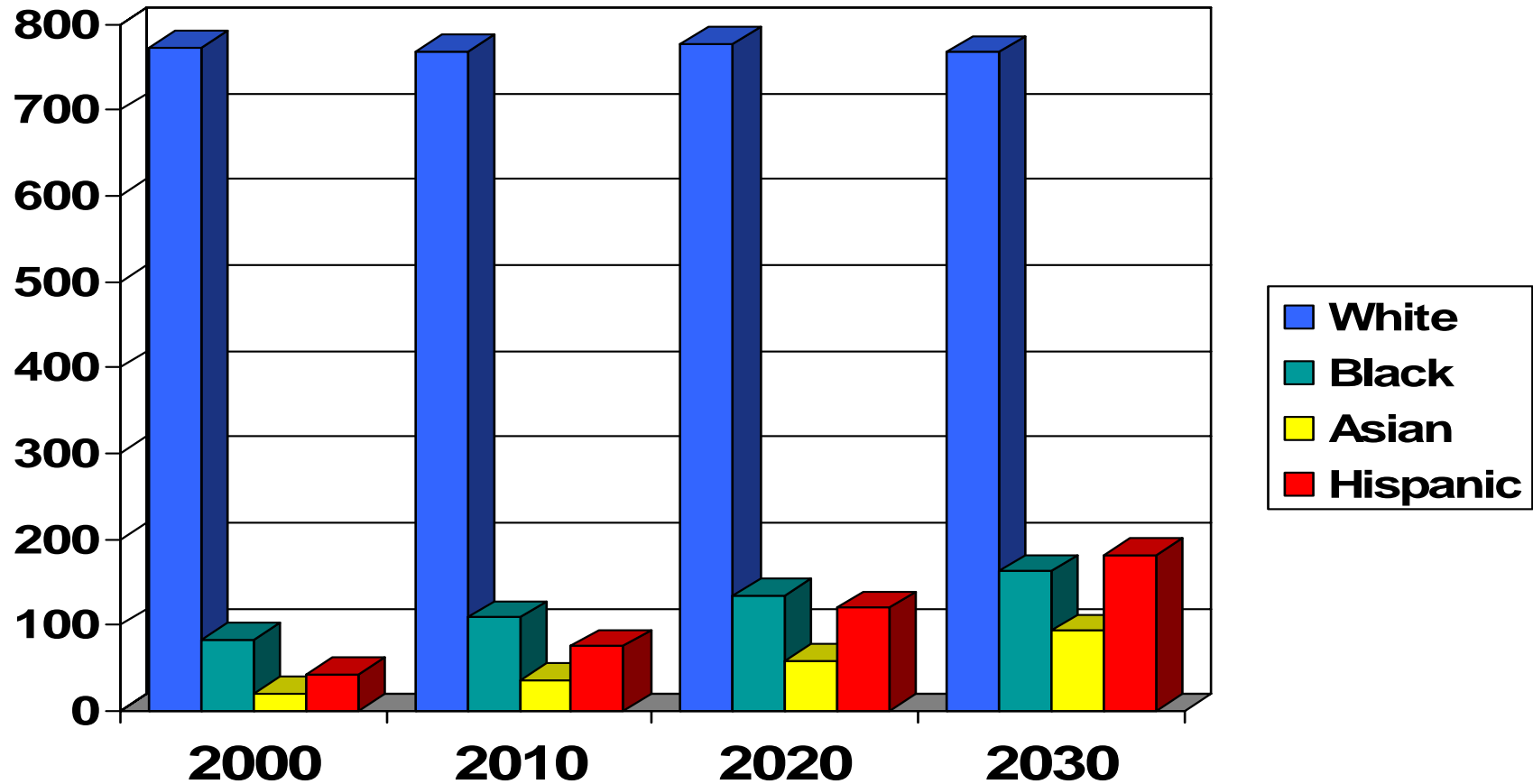
6 4 2 0 2 4 6

2000



■ Male
■ Female

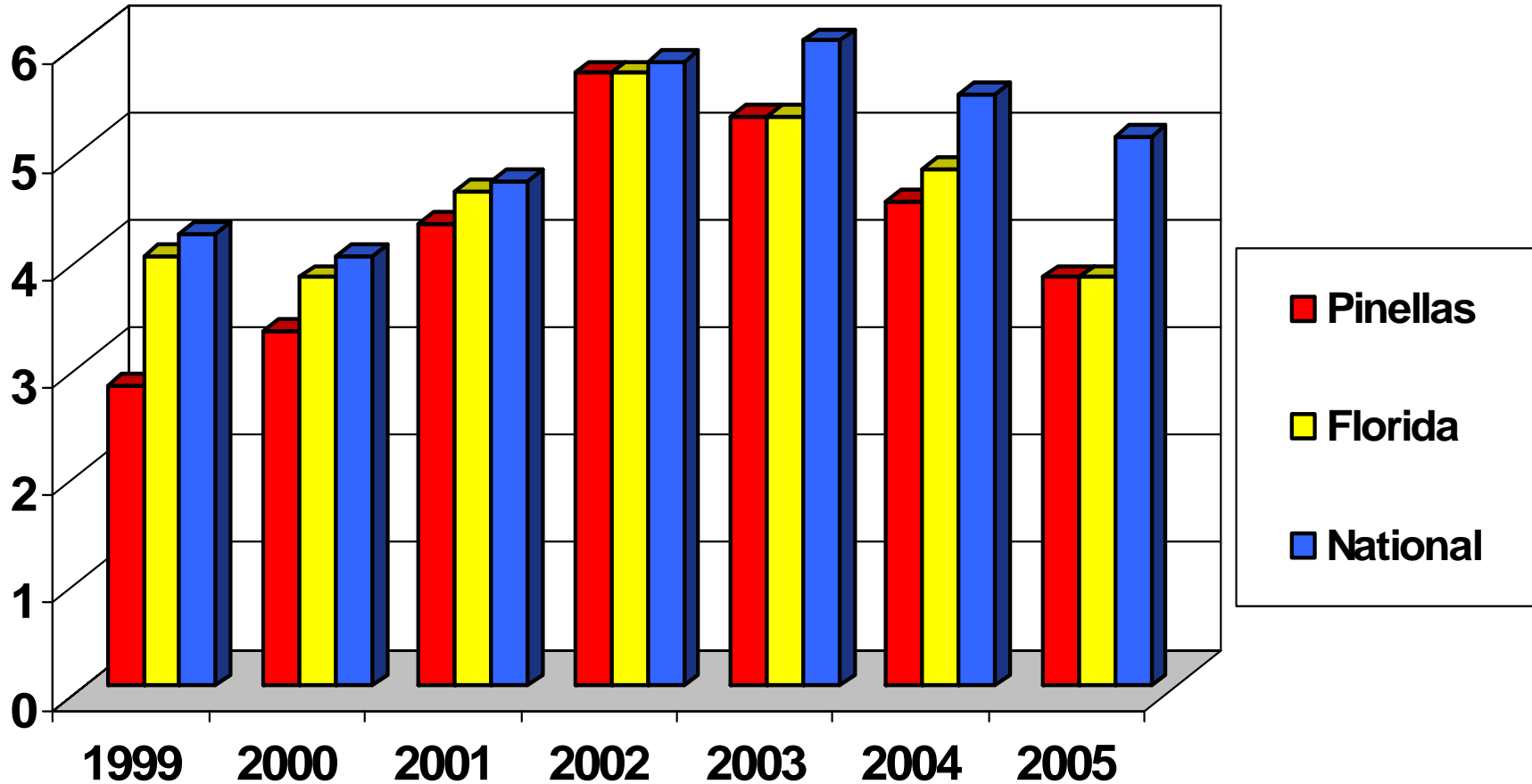
Pinellas County Projected Population by Race / Ethnicity 2000 – 2030 (Thousands)



Source: 2005 Woods & Poole Economics, Inc.

Unemployment Rate

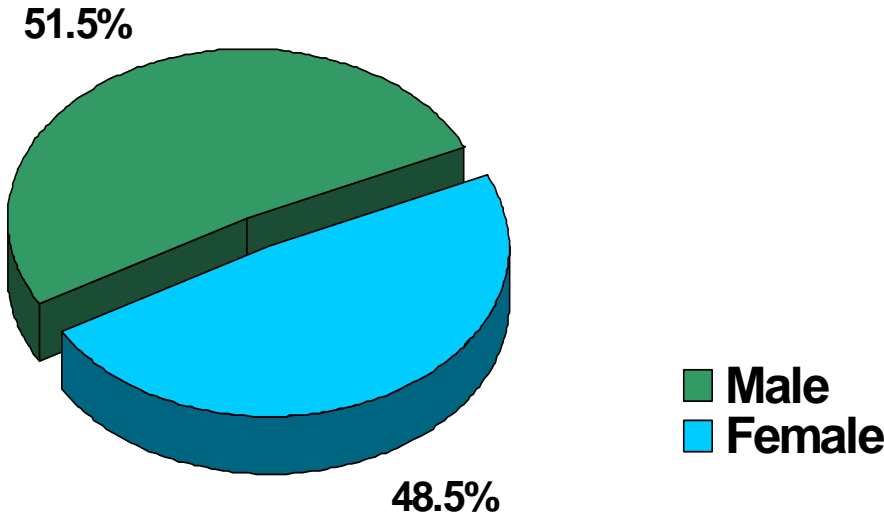
Feb. 2006 Pinellas=3.2%, Florida=3.2%, National=4.8%



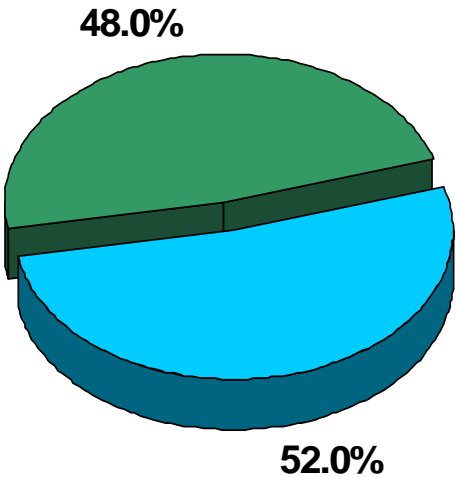
Source: (1) State of Florida, Agency for Workforce Innovation - Labor Market Statistics
(2) U.S Dept. of Labor, Bureau of Labor Statistics

Gender Comparison in Pinellas County

Employment by Gender



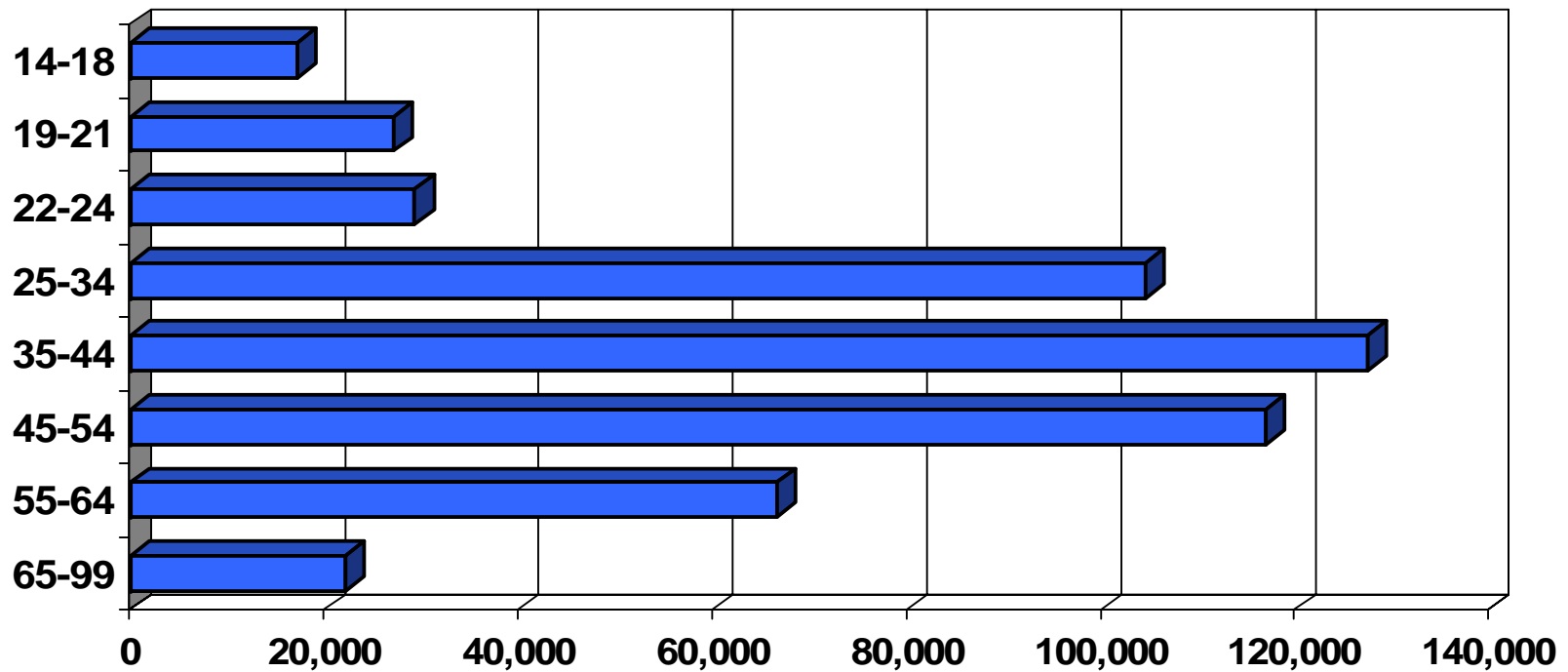
Population by Gender



Source: Florida Office of Economic and Demographic Research (EDR) and U.S. Census Bureau, Local Employment Dynamics for 2004

Employment by Age In Pinellas County

■ 35-44 year olds have the largest share of the workforce



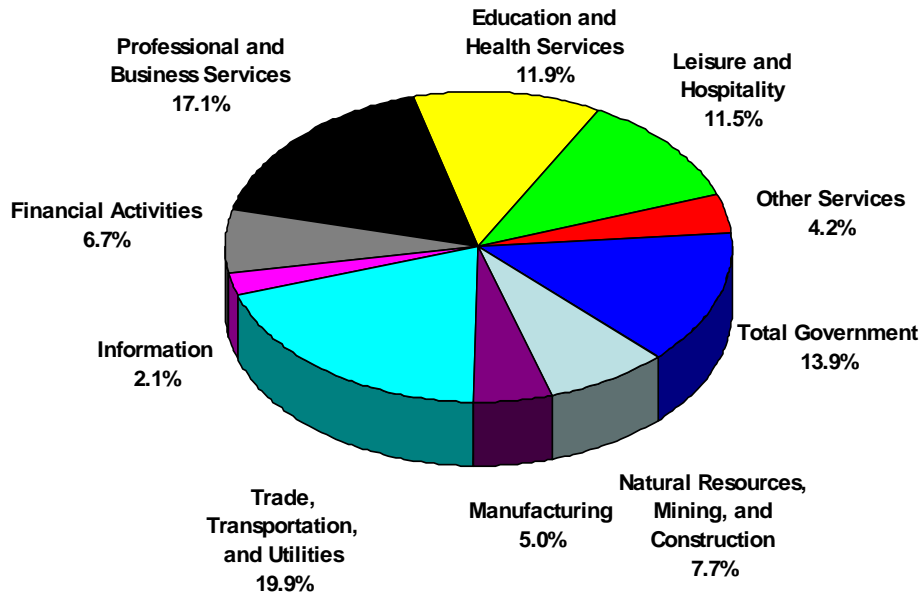
Source: Florida Agency for Workforce Innovation, Labor Market Statistics and U.S. Census Bureau, Local Employment Dynamics

Nonagricultural Employment by Industry

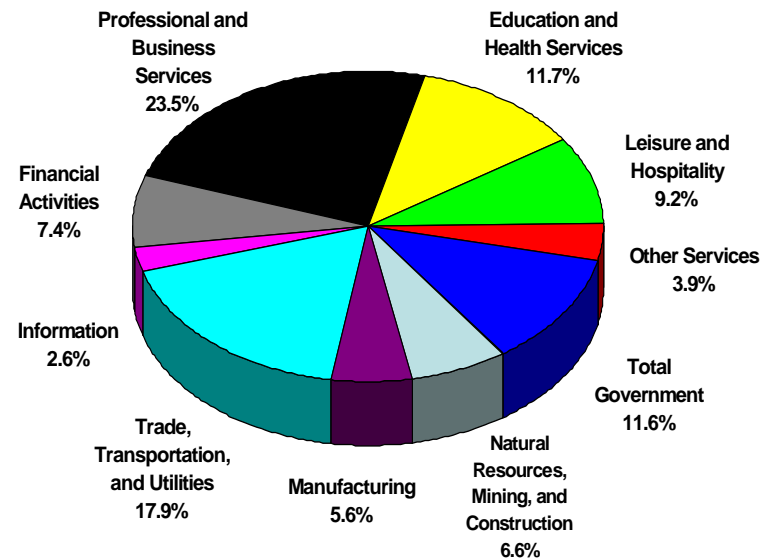
Not Seasonally Adjusted

February 2006

- Tampa-St. Petersburg-Clearwater MSA has a greater share of professional and business services jobs than the state

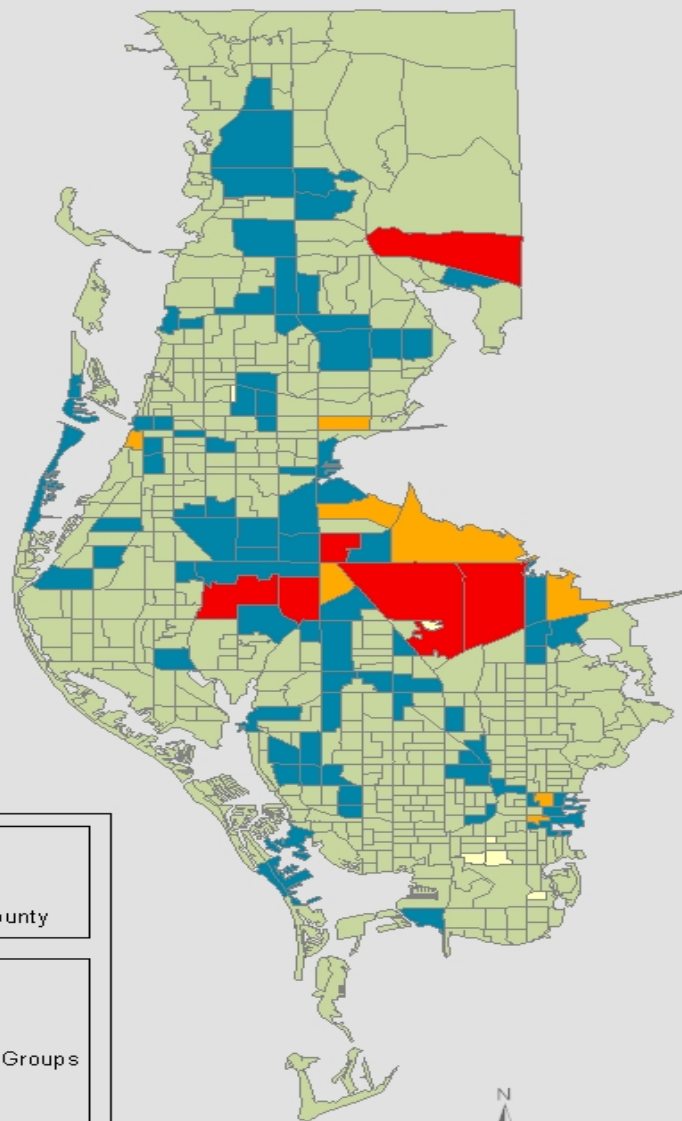


Florida



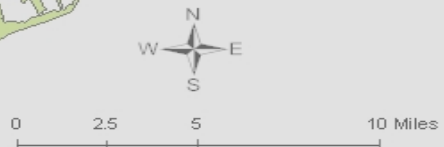
Tampa-St. Petersburg-Clearwater

Where Pinellas County Residents Work



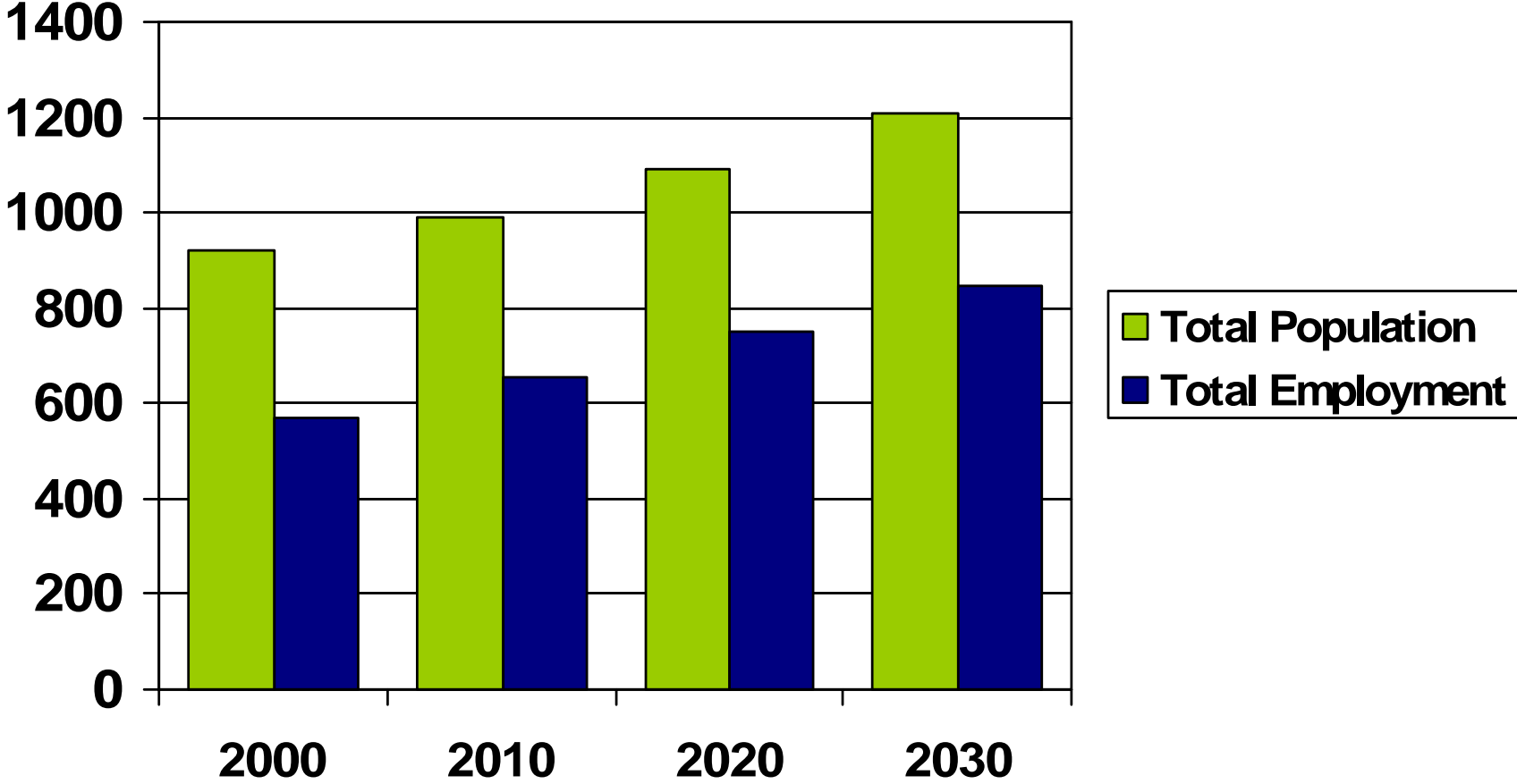
Pinellas County Residents' Jobs
 • 336,287 Primary Private Sector Jobs
 • 215,004 (63.9%) within Pinellas County
 • 48,510 (14.4%) within Hillsborough County

Legend	
Primary Private Jobs	Other
0	— Block Groups
1 - 500	
511 - 2,500	
3,450 - 5,000	
5,033 - 11,232	



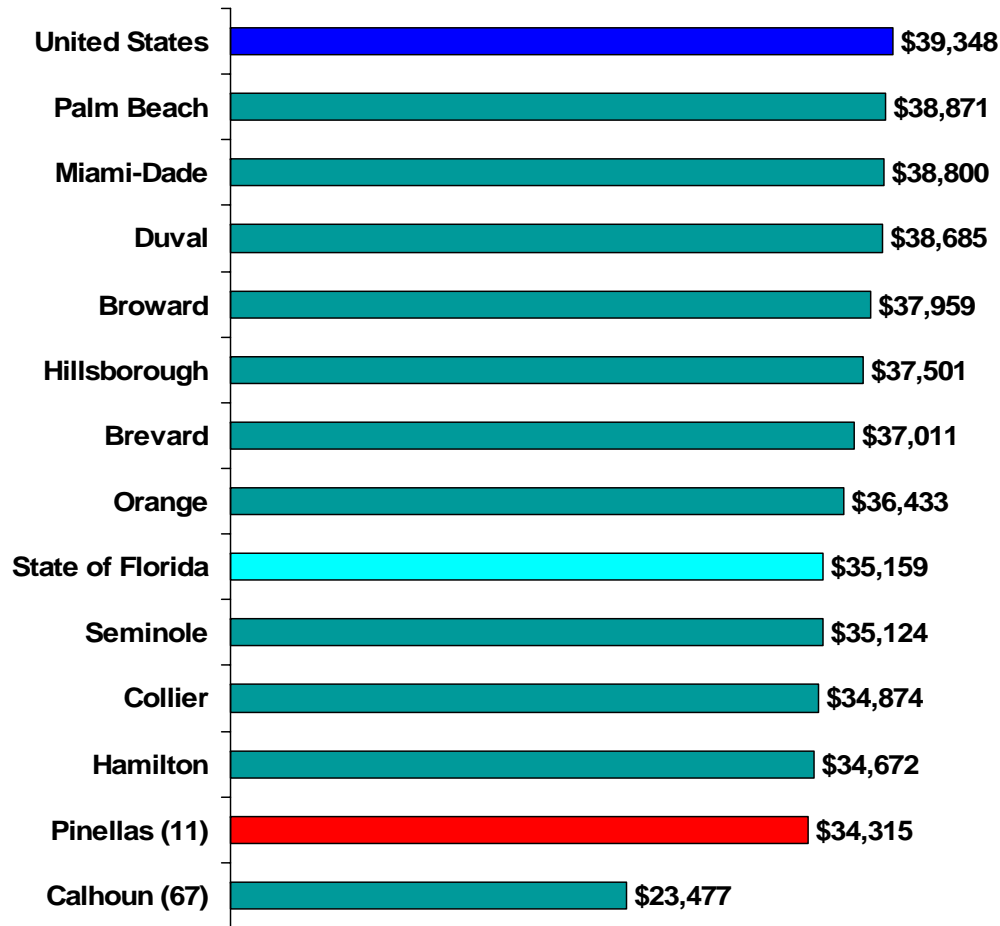
Note: Data are displayed by Census 2000 block groups from block level data.
 Source: US Department of Commerce, Census Bureau, Local Employment Dynamics (LED), Origin-Destination Matrix (2nd Quarter 2003, private-sector primary jobs).
 Prepared by: Florida Agency for Workforce Innovation, Labor Market Statistics, April 2006.

Pinellas County Population and Employment Projections (Thousands) 2000 - 2030



Source: 2005 Woods & Poole Economics, Inc.

Florida Average Annual Wages Range from \$38,871 to \$23,477



■ Pinellas County ranks 11th in Florida in Average Annual Wage

Source: Florida Agency for Workforce Innovation, Labor Market Statistics in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics, 2004

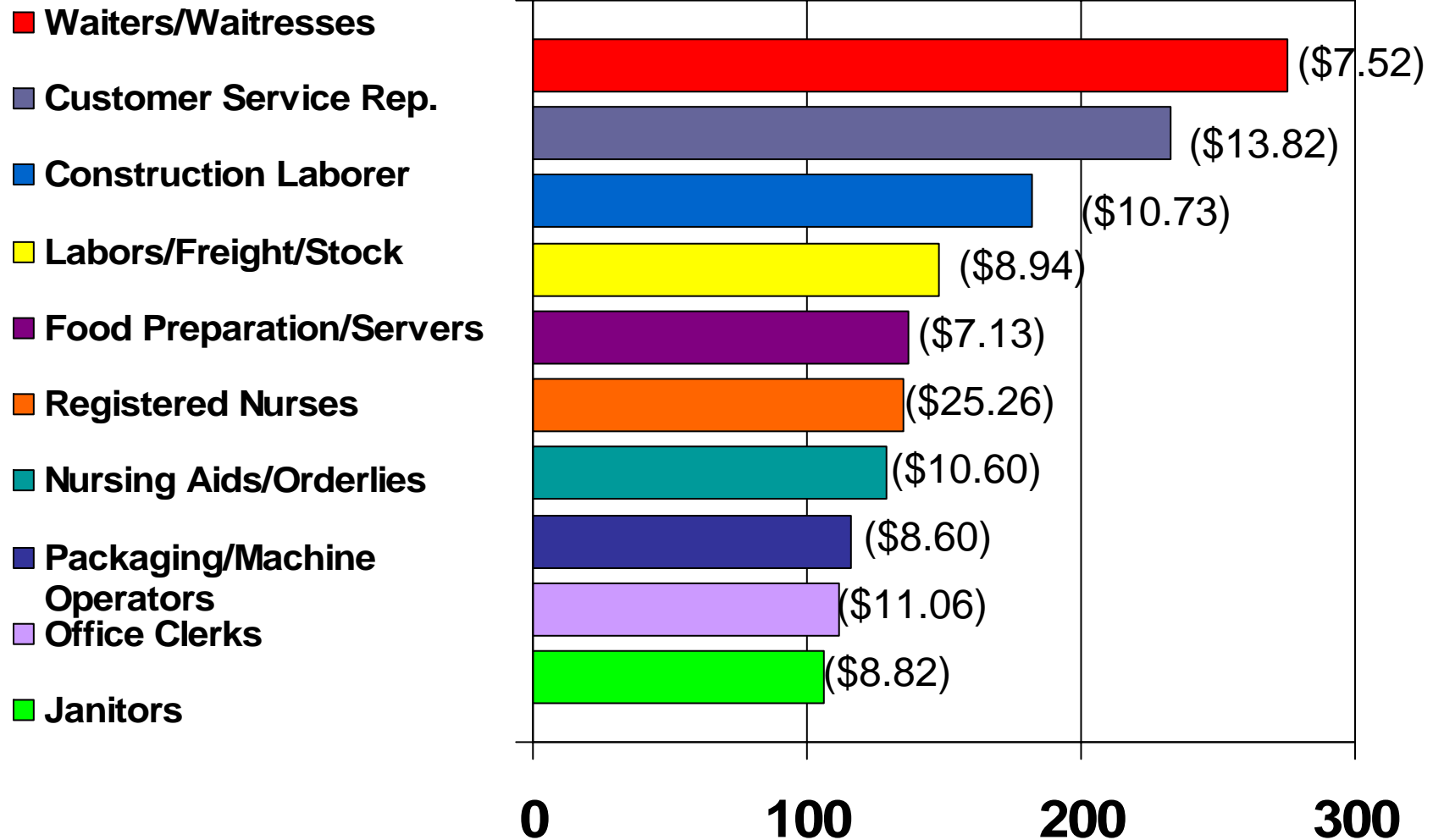
Top 15 Pinellas County Occupations 2005

Title	Employment	Avg. Wage
Retail Sales	14,793	\$11.79
Laborers/Freight/Stock	14,377	\$ 8.94
Office Clerks	13,436	\$11.06
Waiter/Waitresses	13,049	\$ 7.52
Customer Service Rep.	11,961	\$13.82
Cashiers	9,922	\$ 7.96
Janitors	9,304	\$ 8.82
Bookkeeping/Accounting/Audit Clerks	8,849	\$13.58
Registered Nurses	8,807	\$25.26
Food Prep./Servers	7,841	\$ 7.13
Nursing Aids/Orderlies	7,516	\$10.60
Stock Clerks	7,363	\$ 9.61
Secretaries	6,317	\$12.31
Construction Laborers	6,156	\$10.73
Sales Rep.	5,776	\$25.76

Source: Florida Agency for Workforce Innovation, Labor Market Statistics

Occupations Gaining The Most New Jobs

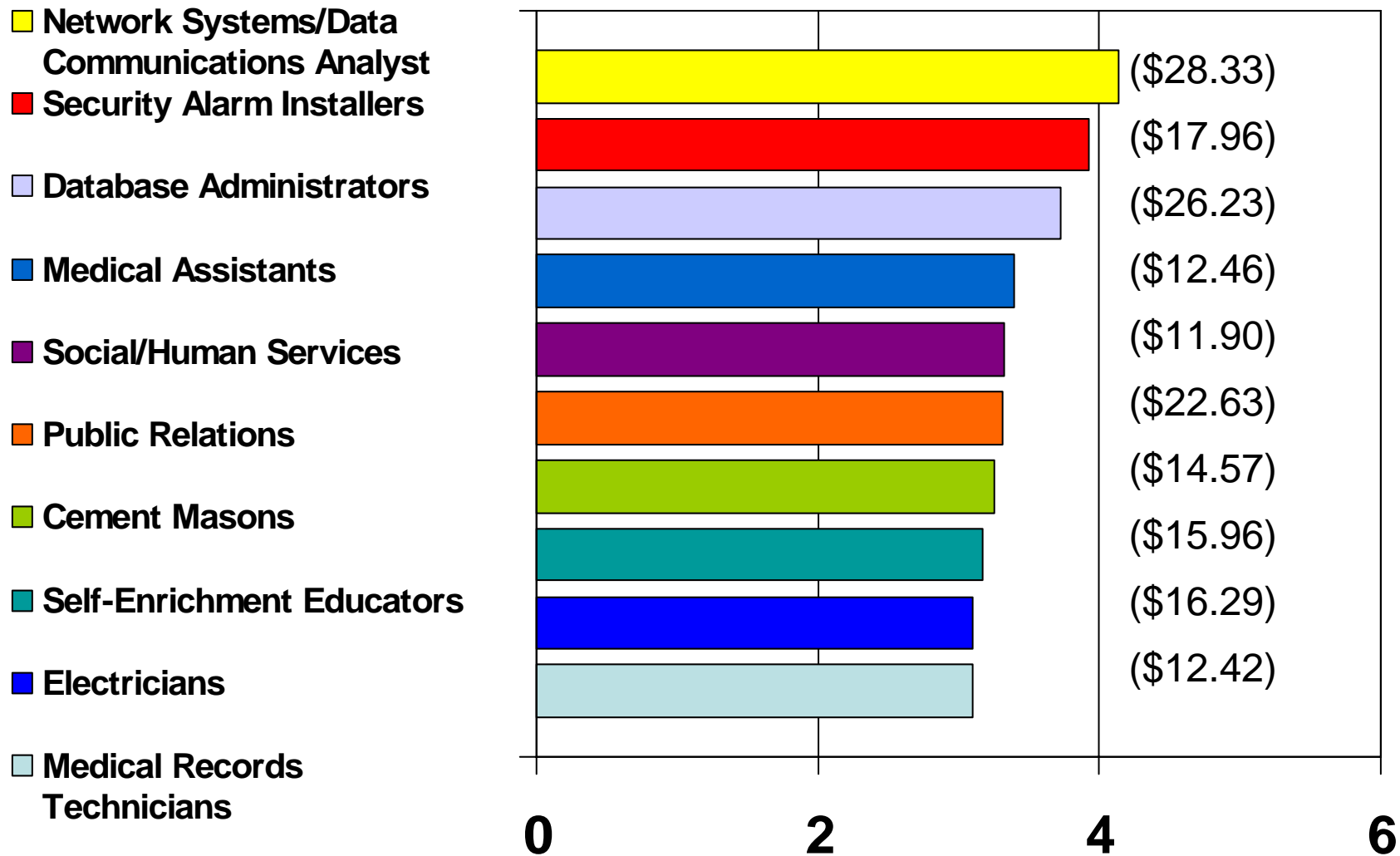
Avg. Annual Openings Due To Growth - 2005



Source: Florida Agency for Workforce Innovation, Labor Market Statistics

Fastest Growing Occupations

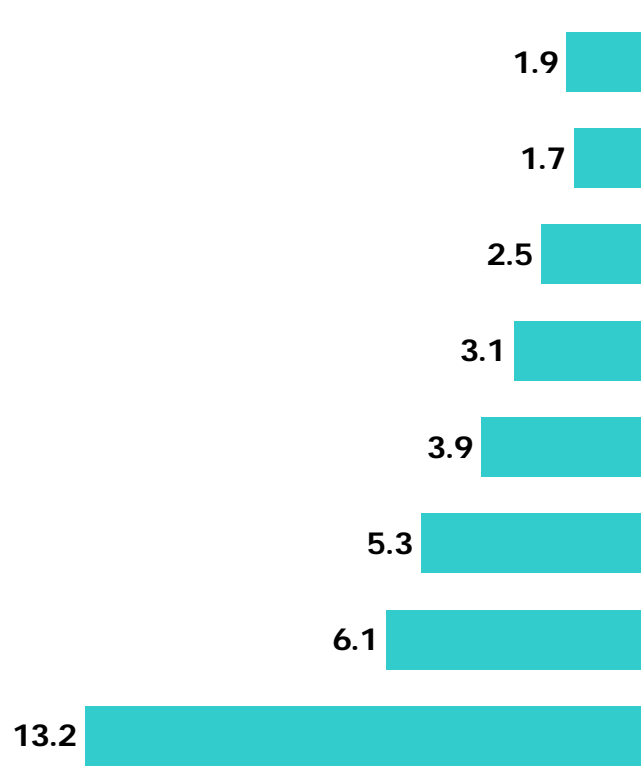
Annual Percentage Change - 2005



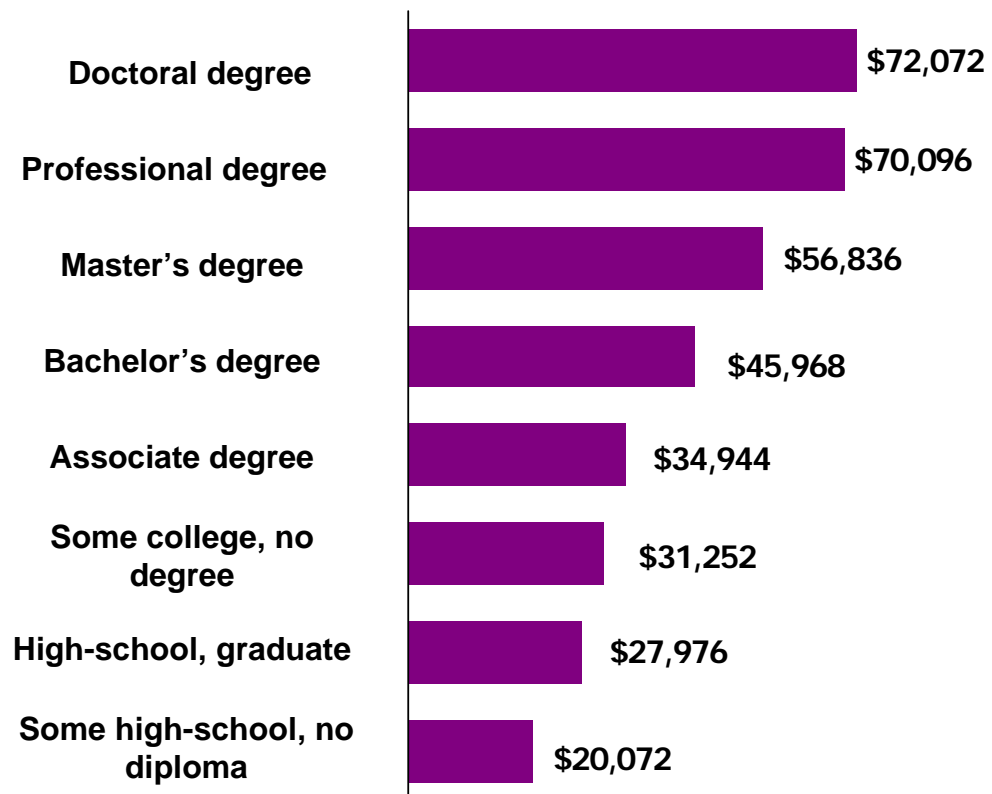
Source: Florida Agency for Workforce Innovation, Labor Market Statistics

Education and Training pays ...

**Unemployment Rate
(Percent)**

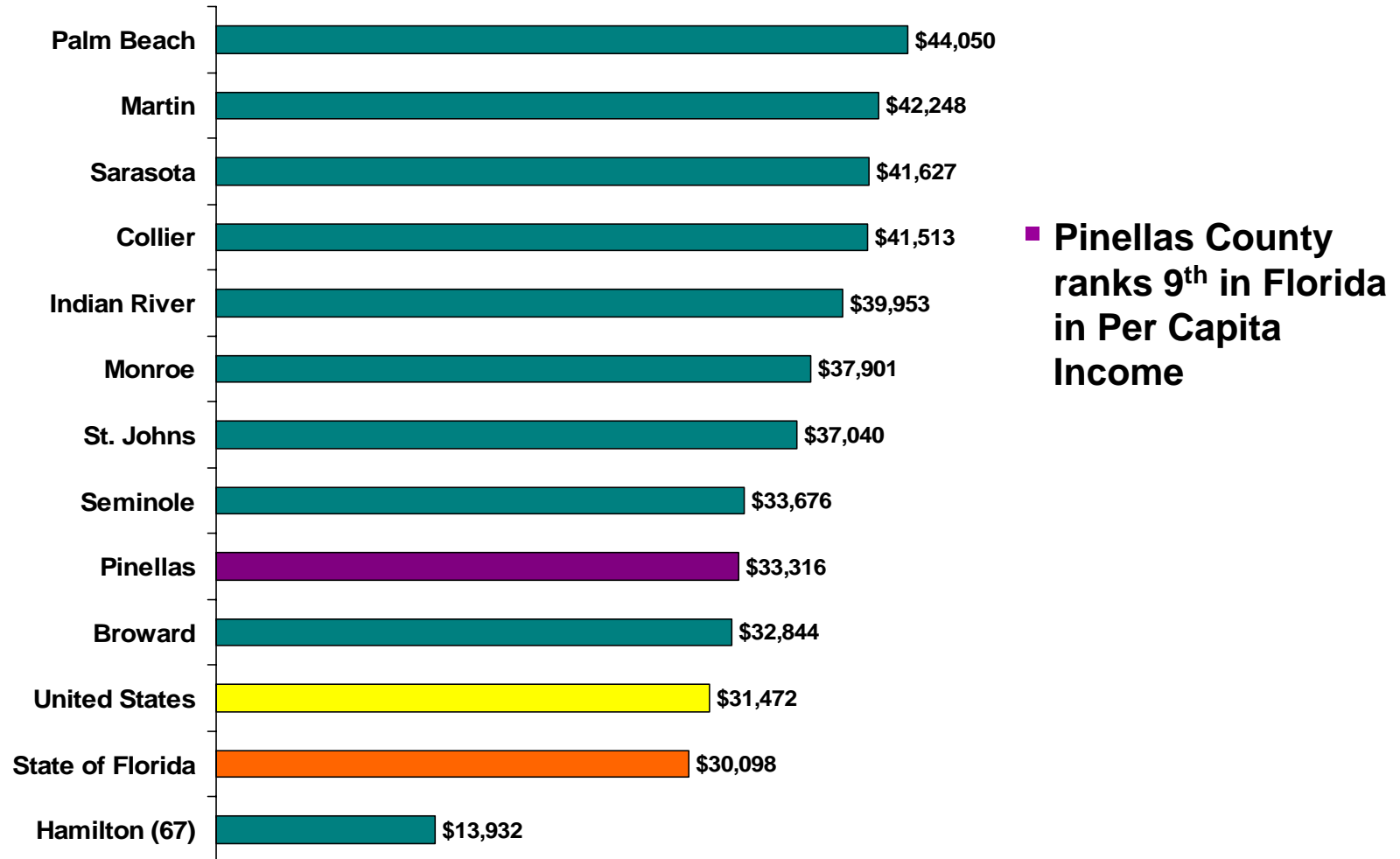


**Median Earnings
(Dollars)**



Sources: Unemployment rate, 2004 annual average: Bureau of Labor Statistics; 2004 Weekly Median Earnings (multiplied by 52 weeks), Bureau of the Census.

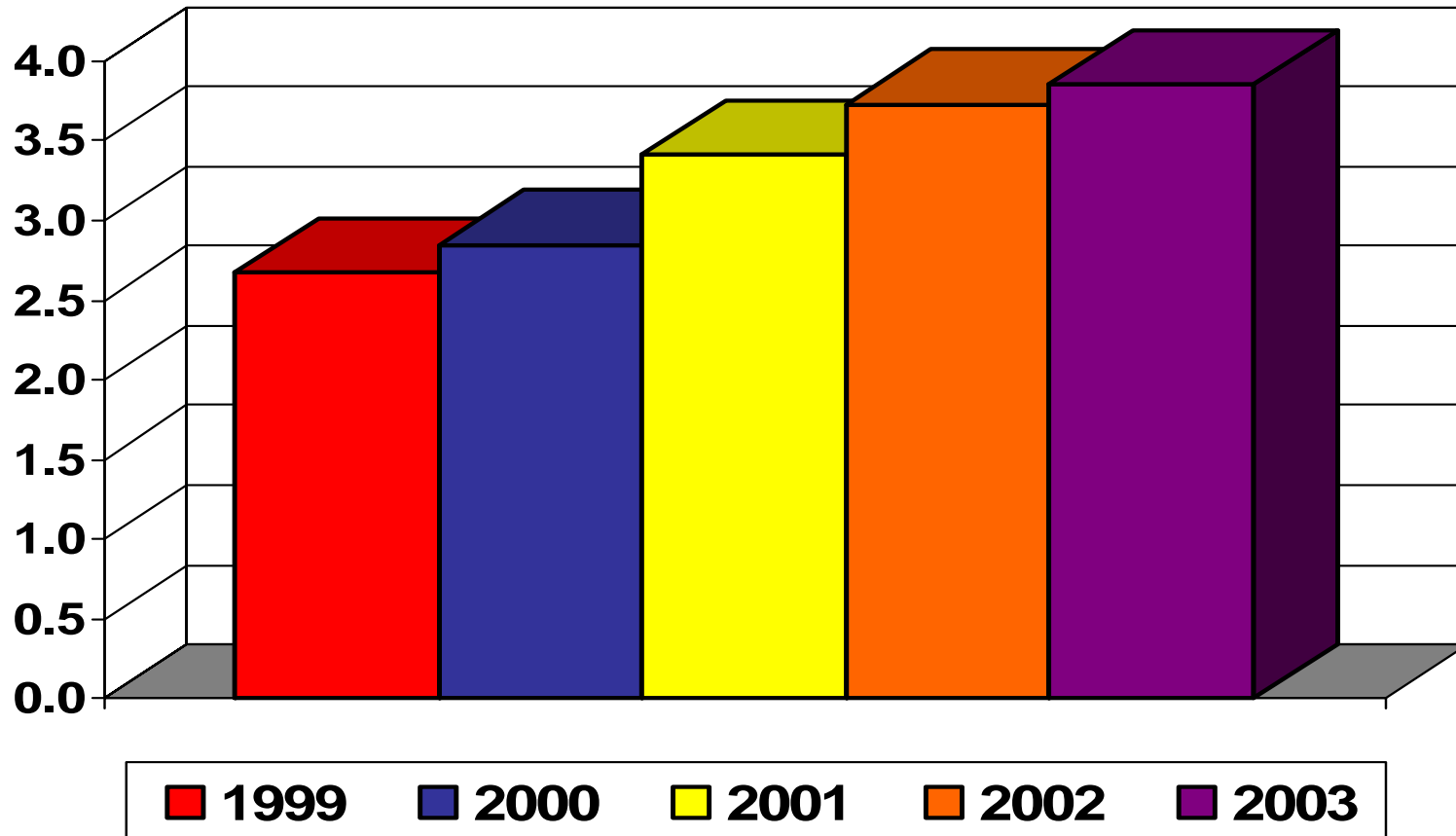
Florida County Per Capita Income Range from \$44,050 to \$13,932



Source: U.S. Department of Commerce, Bureau of Economic Analysis, 2003

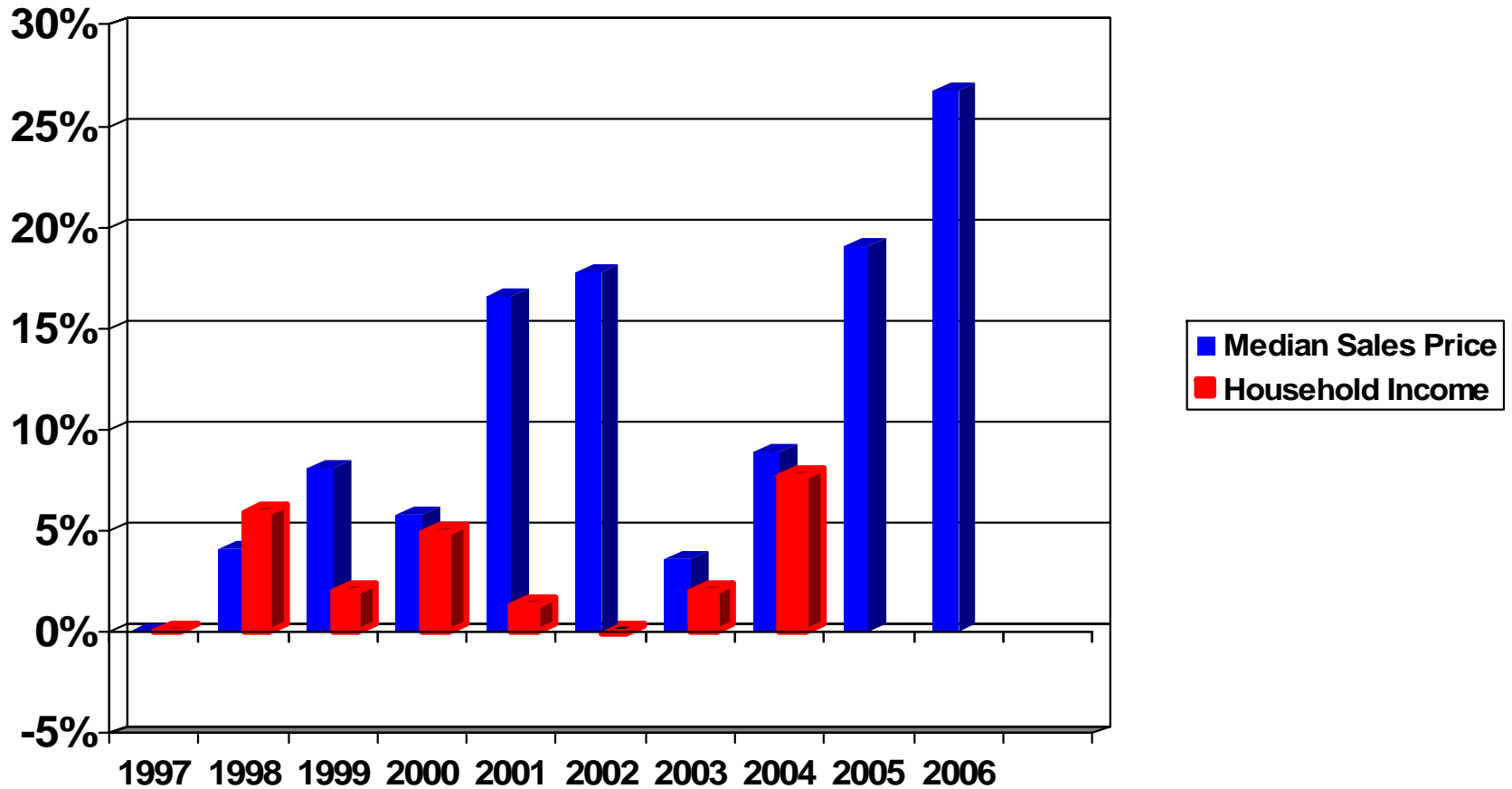
Prices Outpace Income

Median Home Price / Median Home Income(1999 to 2003)



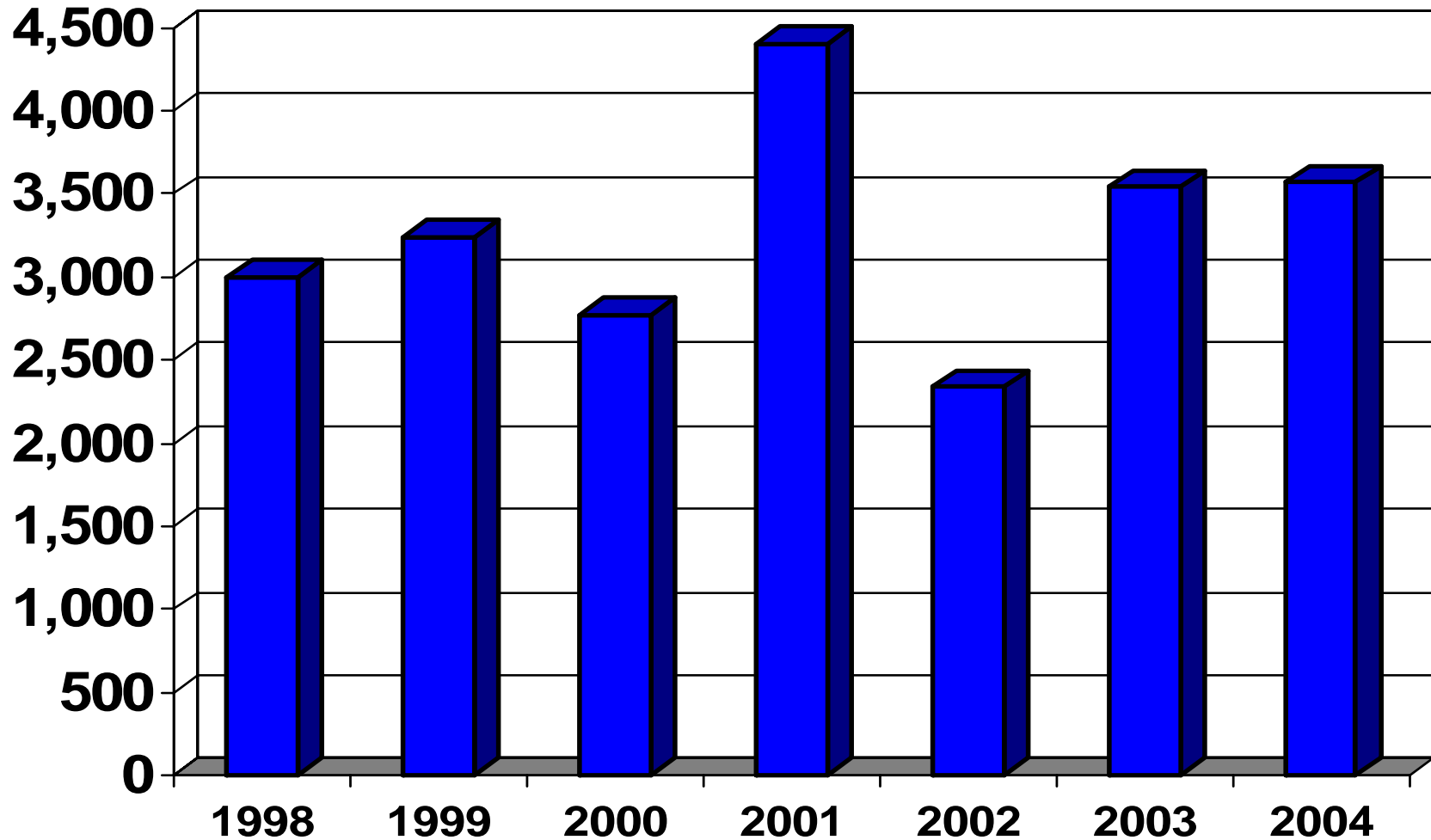
Source: (1) Florida Association of Realtors and University of Florida Real Estate Research Center
(2) U.S. Dept. of Commerce, Bureau of Economic Analysis

Increase of Pinellas Home Prices (02/1997 – 02/2006) and Median Household Income (1997 – 2004)



Source: U.S. Census, Florida Board of Realtors

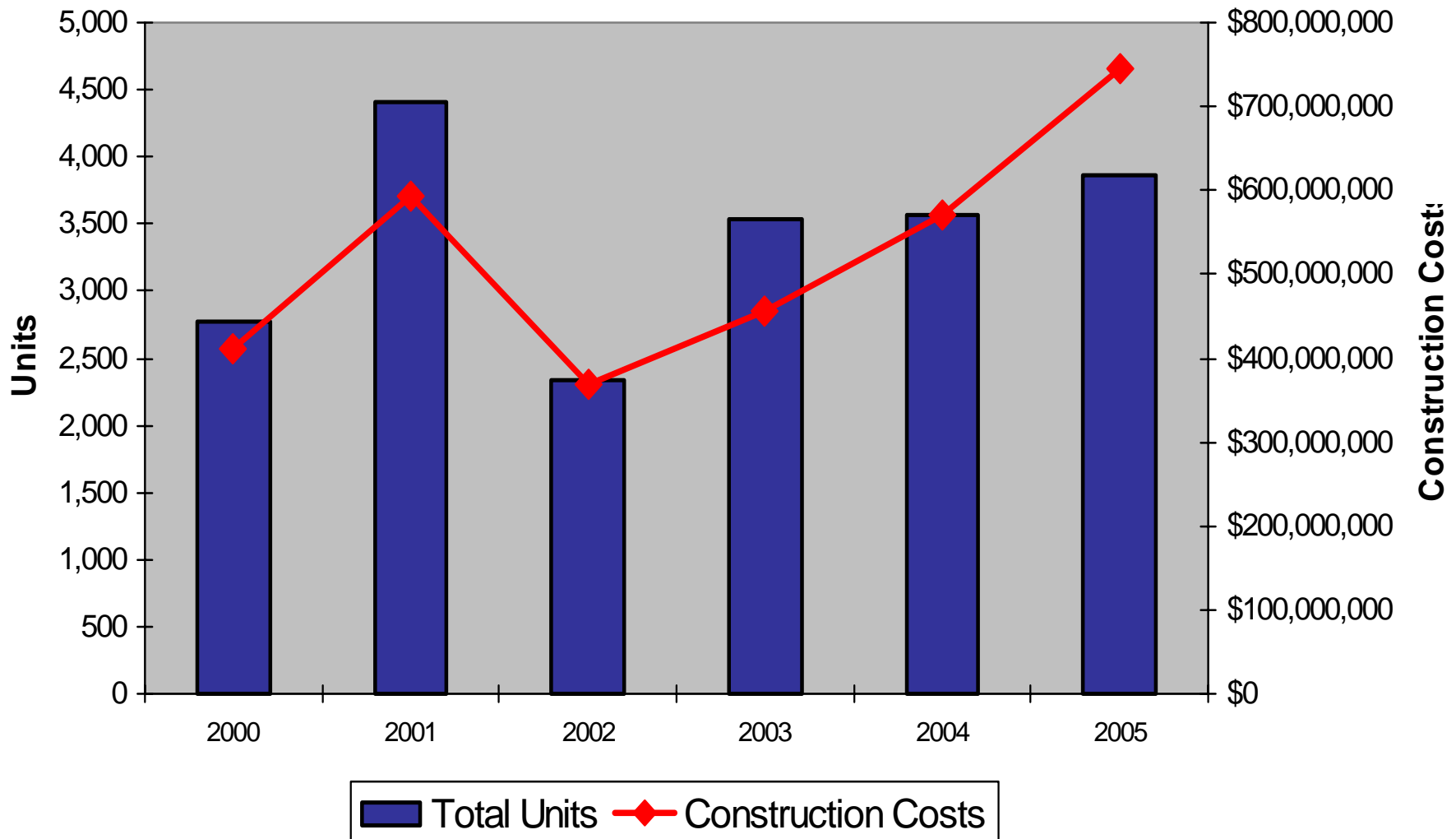
Building Permits Issued In Pinellas County



Source: SOCDS Building Permits Database

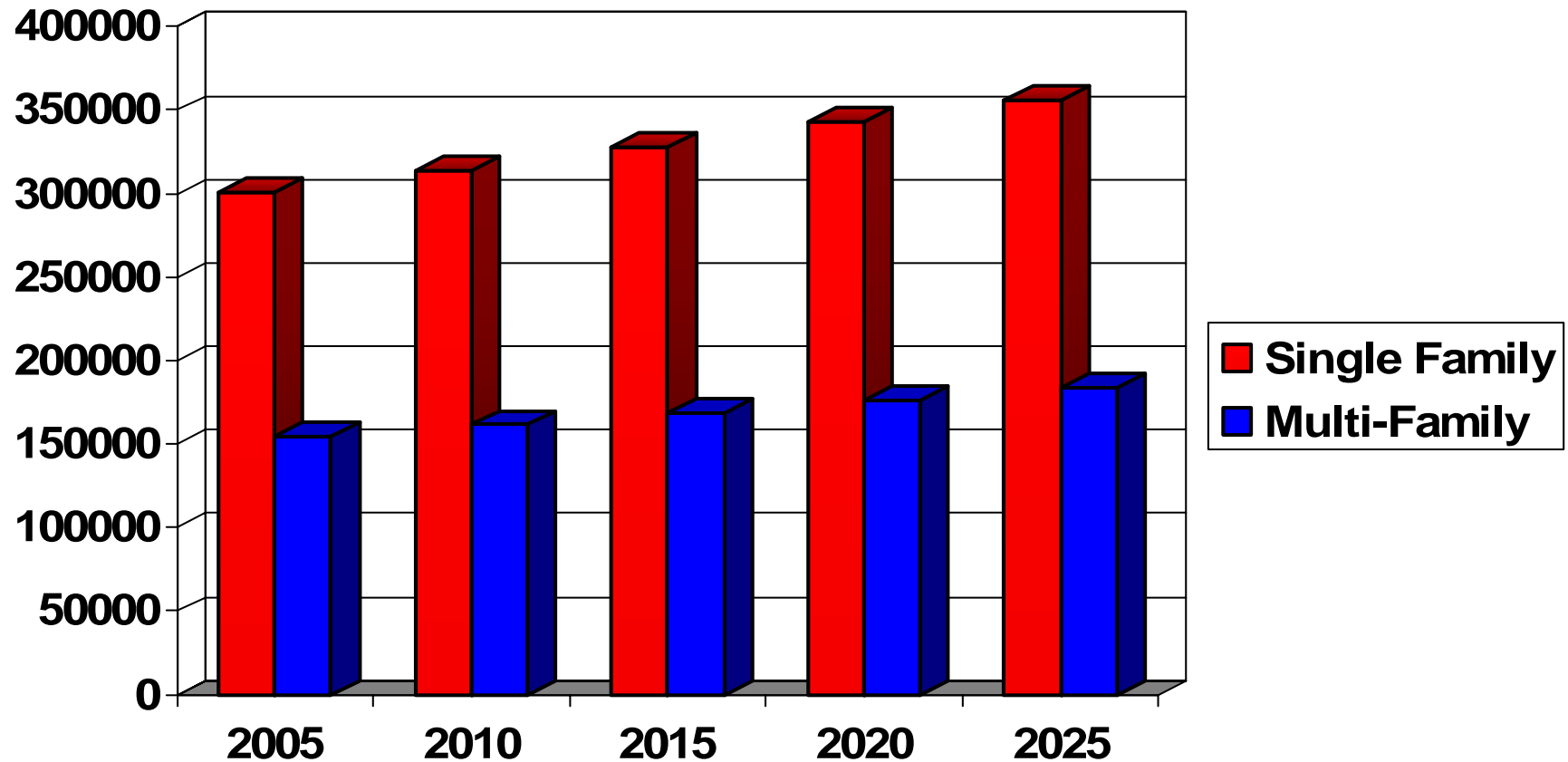
Pinellas County

Total Units & Construction Costs



Source: U.S. Census Bureau

Projected Construction Demand 2005-2025

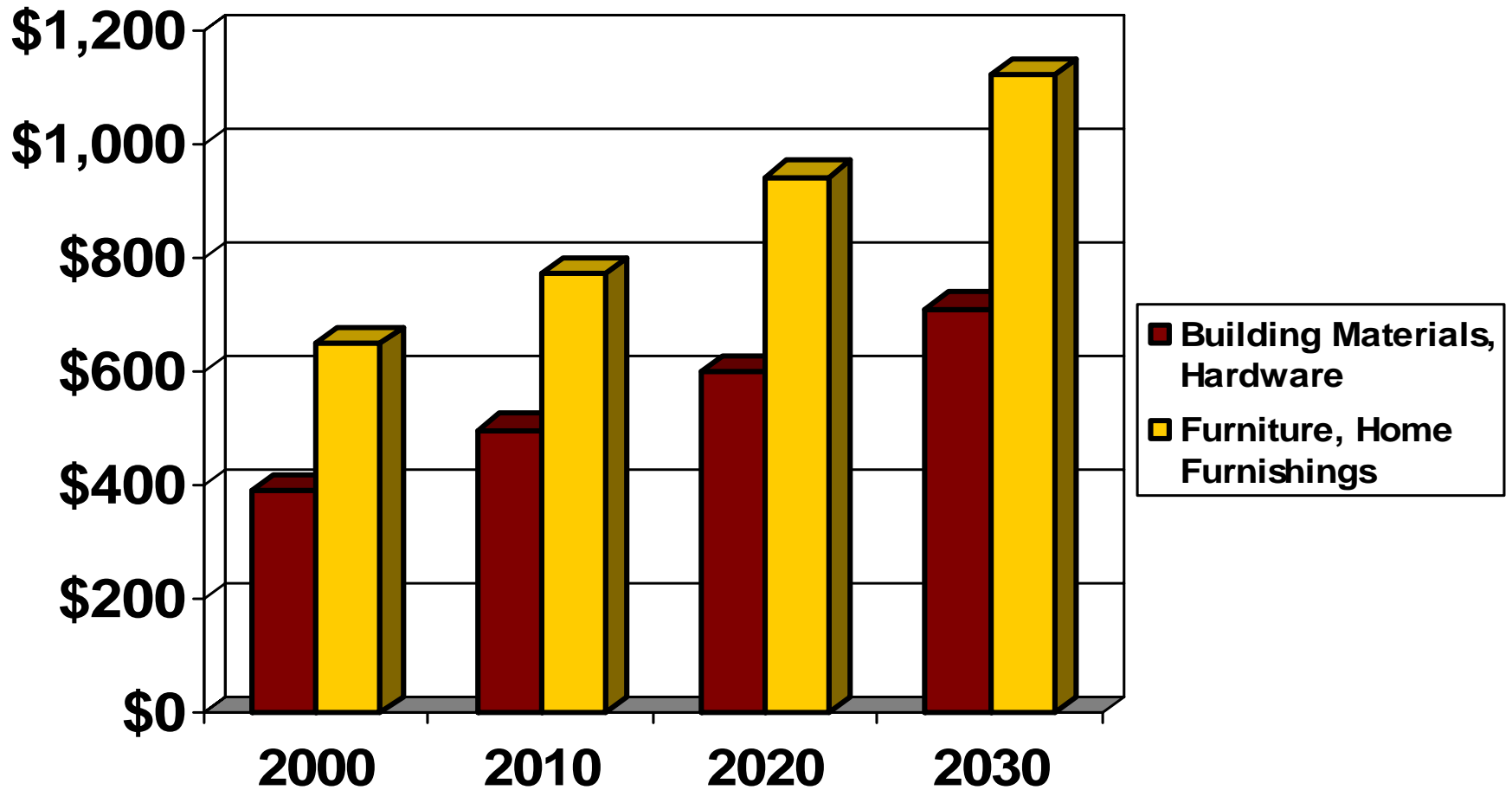


Source: Florida Housing Data Clearinghouse

Pinellas County Projected Retail Sales

Building Materials, Hardware, and Furniture, Home Furnishings

(\$ Millions)



Source: 2005 Woods & Poole Economics, Inc.



Pinellas by Design

A Shared Future

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Welcome to Pinellas by Design



Pinellas County is a thriving community. The county is home to 35,000 businesses and has a population of over 921,000. However, over time, geography and population growth have combined to produce an unavoidable effect: the amount of developable vacant land is diminishing throughout Pinellas County.

The Pinellas community has recognized this shift and embarked on a unique redevelopment strategy to manage population growth, preserve quality of life, and foster business development. The redevelopment plan will preserve green space; enhance the quality of downtowns, public parks and recreation facilities; facilitate new construction projects; and renovate older commercial/industrial buildings for a variety of mixed uses.

Redevelopment is crucial to maintaining a vital and healthy economy. Local [governments](#), [communities](#), and [businesses](#) have united to create a comprehensive redevelopment strategy that will preserve quality of life, foster business expansion and job growth, and create mixed-use development that best utilizes greenspace.

For more information about Pinellas County's redevelopment efforts, visit:

[Redevelopment Districts](#)

[Redevelopment Projects](#)

[Redevelopment Topics](#)

PINELLAS BY DESIGN



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at www.PinellasByDesign.org