

FLORIDA 2060: A POPULATION DISTRIBUTION SCENARIO

A Research Project Prepared for 1000 Friends of Florida by the GeoPlan Center at the University of Florida
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NORTHWEST FLORIDA

(Bay, Calhoun, Escambia, Gulf, Holmes, Jackson,
Okaloosa, Santa Rosa, Walton, Washington Counties)

	Population	Urban Acres	Total Urban Acres as % of Region Acres
Year 2005	885,338	542,147	11
Year 2060	1,765,648	1,112,228	23
Difference	880,310	570,081	12

- The majority of the new population in the region is projected to locate in and around Pensacola, Milton, Crestview, and DeFuniak Springs along the I-10 corridor.
- Much of the new development will be focused along roadways. With this strip pattern, most of the rural character, including views and vistas from the roadways, will be lost. The visual perception will be that the entire northwest has been urbanized.
- Another concentration of growth is projected for Bay County/Panama City, particularly in the area known as West Bay and east along SR 22 toward Callaway.
- There are two primary reasons for the low development projections: there are relatively low population projections for this region, and it is relatively undeveloped in 2005. However, due to the fact that the region has large landholders with the capital to finance major new development, this scenario could easily change.

