

Charting the Course

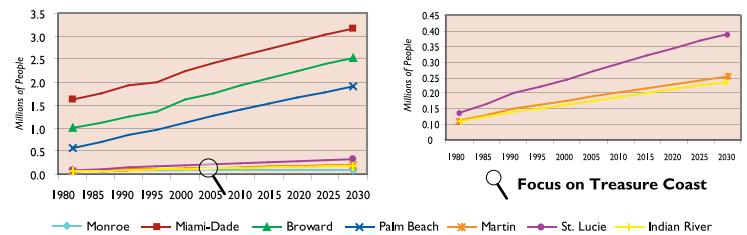
Where is South Florida Heading?

Focus on the Treasure Coast

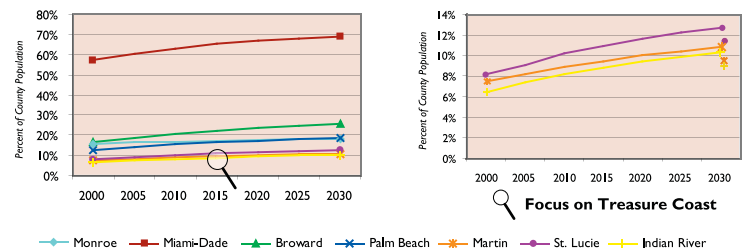
Quick Facts

- In 2004, the Treasure Coast's population reached 490,682 and is projected to reach 729,330 by 2030. St. Lucie County will have the most newcomers at 113,662. Currently, domestic migration is the largest source of population growth.
- Hispanics will increase from about 8% of the population in 2003 to over 11% in 2030. Blacks will make up about 10% of the population in 2030.
- Seniors will increase from 24% of the population in 2003 to 37% in 2030.
- By 2030, 154,000 new homes will need to be built in the Treasure Coast, led by St. Lucie County, which will need 73,227 new homes.
- The median price of a single family home in Fort Pierce MSA reached \$265,300 in July 2005.
- Jobs increased 47% from 1994 to 2004. The average annual wage reached almost \$30,000 in 2003.
- Martin and Palm Beach counties led the region and state in per capita income in 2003, reflecting the large amount of investment income in those counties. St. Lucie lagged behind the state and had the lowest per capita income in the region.

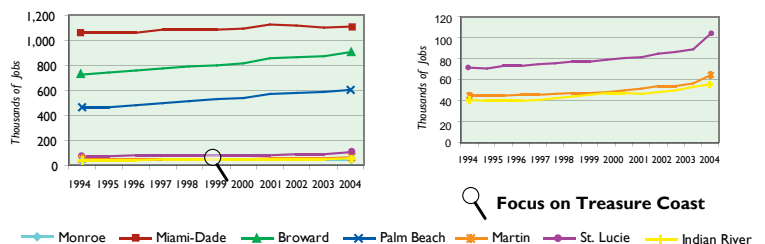
South Florida's Population by County
1980-2030



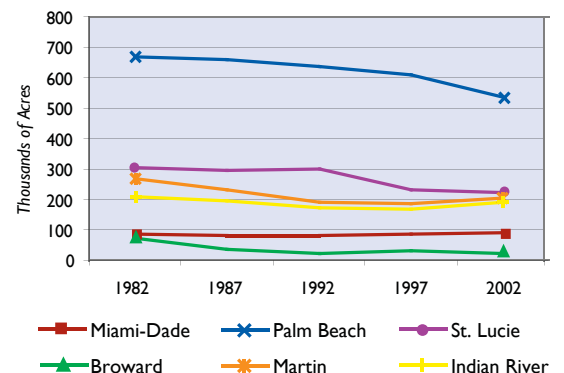
Hispanic Population by County
2000-2030



South Florida Job Growth by County
1994-2004



South Florida's Agricultural Lands
1982-2002



"I think there's a role for agriculture in our state, and I think that other people see it as well. If Broward and Dade have done anything, they have pointed out to us clearly what's going to happen if we don't make different choices—there is simply no open space. We're all trying to figure out how to keep that from happening in the Treasure Coast. ... It's going to help that agriculture is going to evolve into a form that fits in an urban environment. ... I think that this is going to be very exciting, and to the people who figure out how to do it, it's going to be profitable."

Peter Spyke
Arapaho Citrus Management, Inc.