



Charlotte County Interactive Growth Model[®]

December 9th, 2025

Introduction/Contact Information

Metro Forecasting Models (MFM) is a consulting firm that works exclusively with local governments to model land uses for long-range planning.



David Farmer, MPA, AICP, PE is the Project Manager with 30+ years of experience in planning, land development, and data analysis.

Paul Van Buskirk, PhD, FAICP, PE is the Principal Planner with 40+ years of experience in planning and public policy analysis.



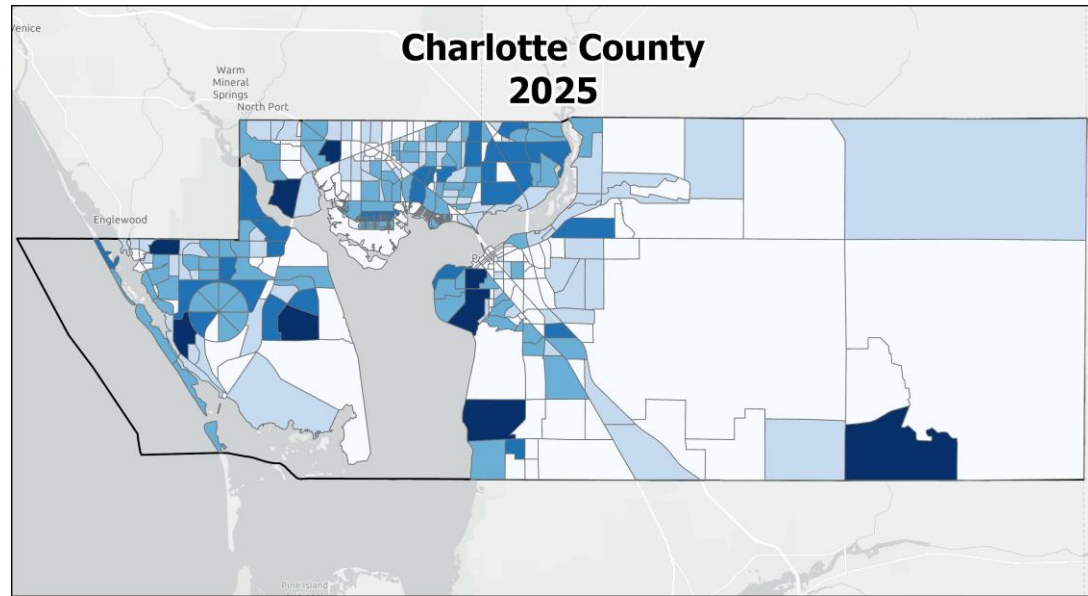
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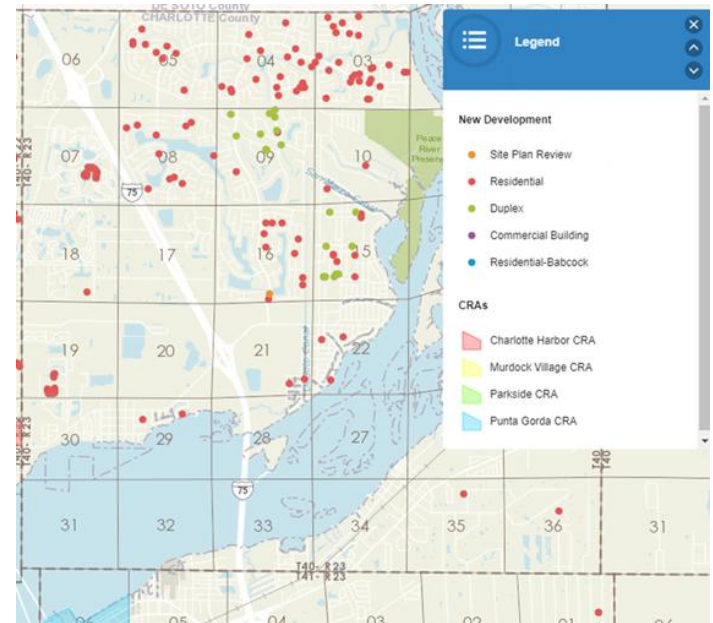
IGM and Charlotte County History

- 2023 IGM is based on June 2023 PA Data
- 2024 Update is based on April 2024 PA Data
- 2025 Update is based on October 2025 PA Data
- Data is available to staff using GIS layers or Excel files.
- Having fresh data enables MFM to provide timely information for multiple departments.



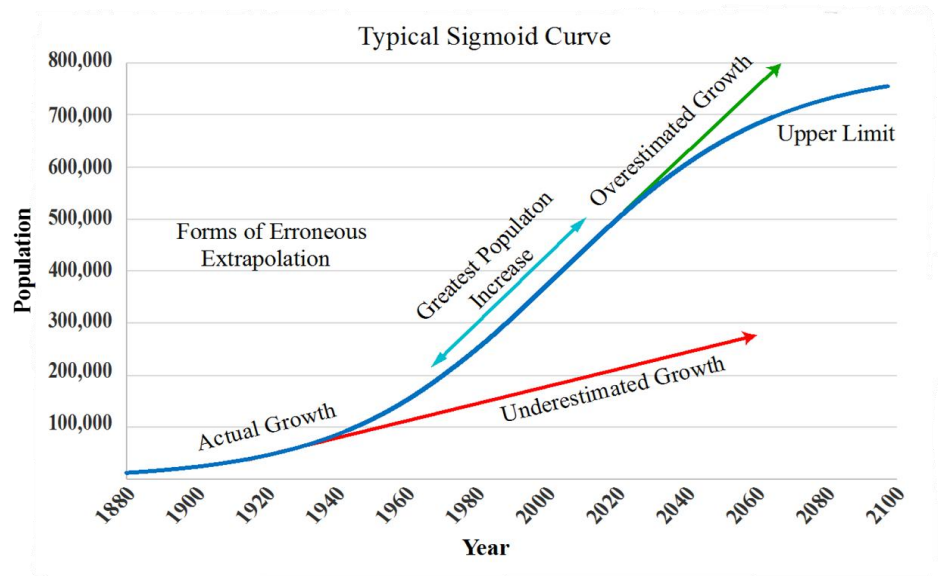
Charlotte County IGM

- An accurate, complex and powerful growth management tool.
- Used for long-range planning and budgeting.
- The CIGM disaggregates the County into 353 zones for granular accuracy.
- Vacant parcels are analyzed for long-term planning.
- An estimate for Buildout development and its demographics is determined from several sources, also using AI.
- Identifies micro and macro development trends.

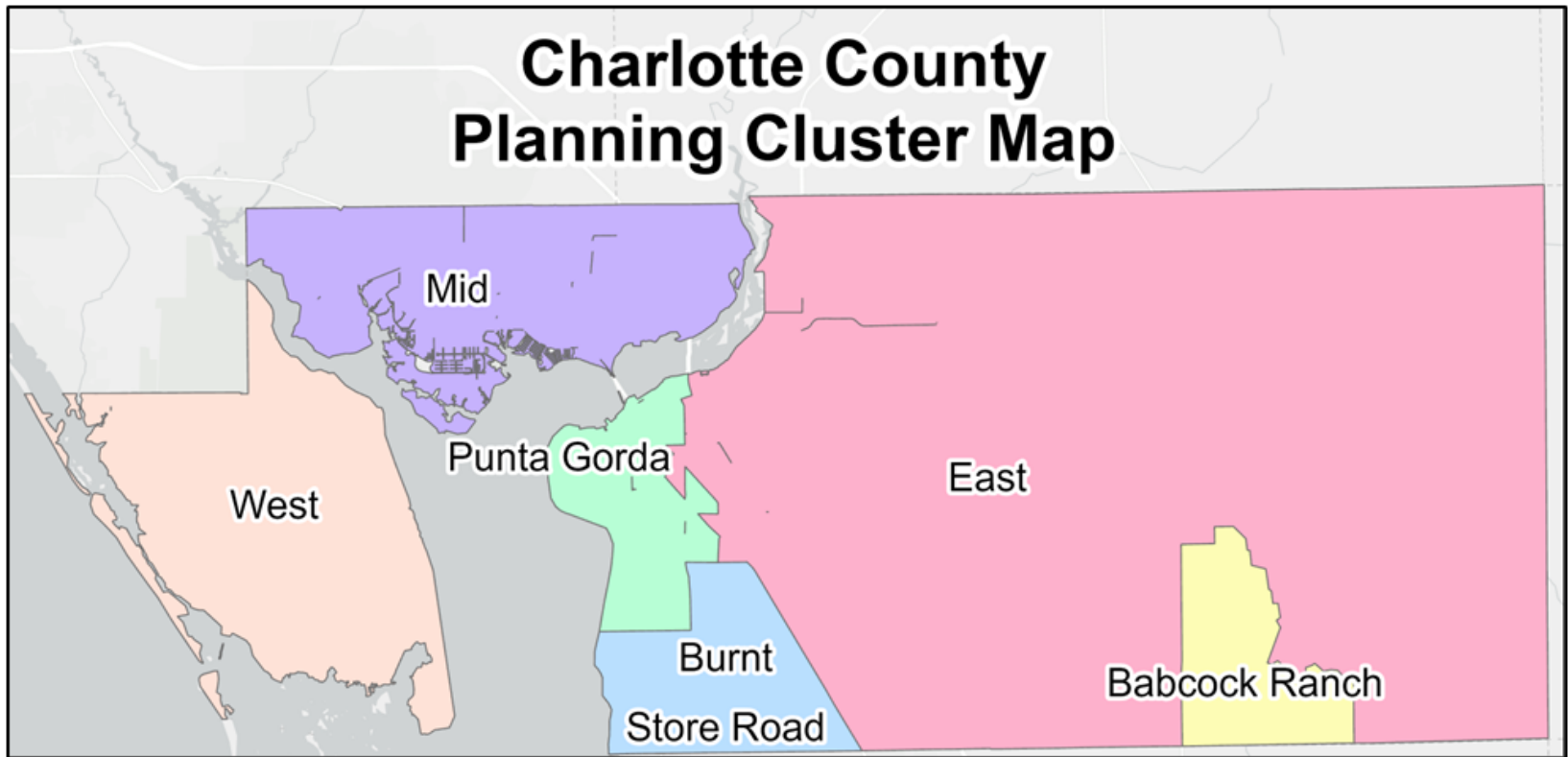


Where Do We Start?

- Traditional linear projections (such as BEBR) can underestimate/overestimate population because they are based on recent historic growth.
- The IGM considers real development potential and upcoming projects.
- Our methodology is rated “professionally acceptable” by the DEO for comprehensive planning.




Charlotte County Planning Cluster Map



The graphic above shows the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.

2025 Findings and Trends

- Charlotte County's population grew 5% from 224,147 residents in February 2025 to 235,255 in October 2025.
 - Charlotte's population has increased 16.9% from June 2023 to October 2025.
 - Charlotte County's rapid growth has reduced service levels and heightened demand for new community facilities, such as fire stations, parks, and libraries.
 - Periodic IGM updates help refine policies and guide necessary adjustments.
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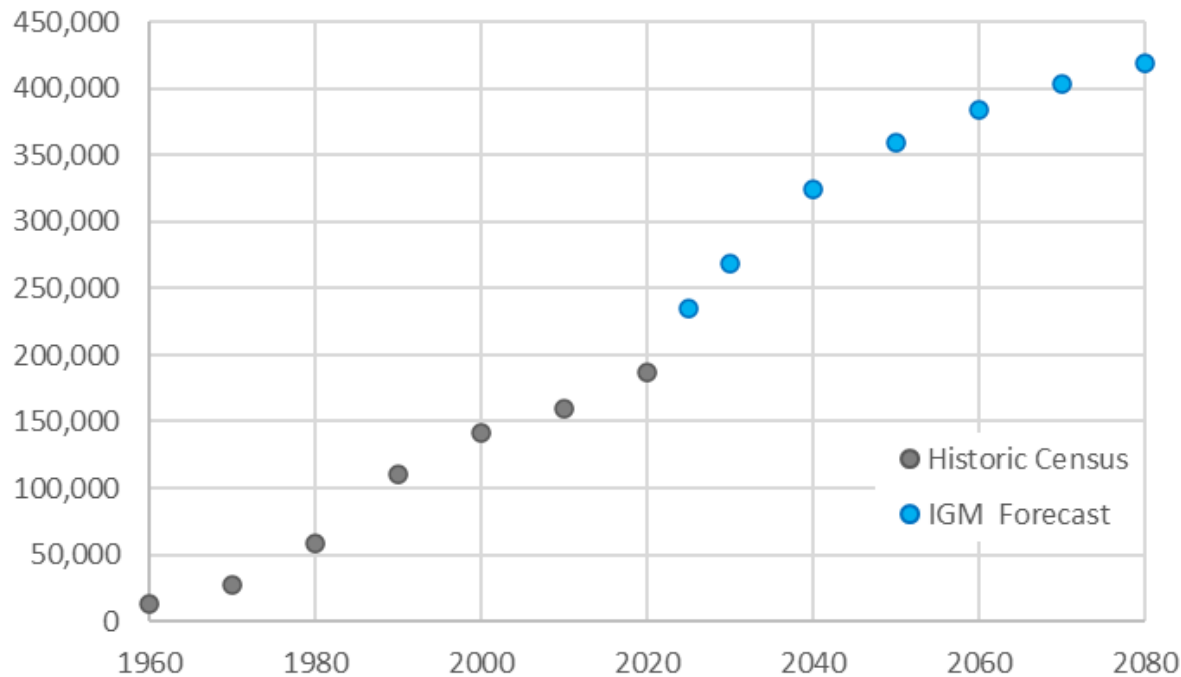
Housing Forecast

Housing Forecast							
	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	5,964	11,499	15,654	17,462	18,059	18,238	18,311
Burnt Store Road	4,663	6,754	10,022	12,715	14,049	14,844	20,450
East	9,977	11,300	12,192	12,914	13,748	14,544	36,568
Mid	58,667	62,179	65,647	69,232	72,507	75,233	102,410
Punta Gorda	17,257	18,087	18,910	19,725	20,411	20,899	24,092
West	38,162	42,102	45,827	49,441	53,073	56,767	78,454
Sum	134,690	151,921	168,252	181,489	191,847	200,525	280,285

- At Buildout, the study area has the potential for nearly 280,000 housing units, more than double the existing number of housing units.
- Between 2025 and 2030, there is a forecasted increase of approximately 17,000 housing units.

Population Growth

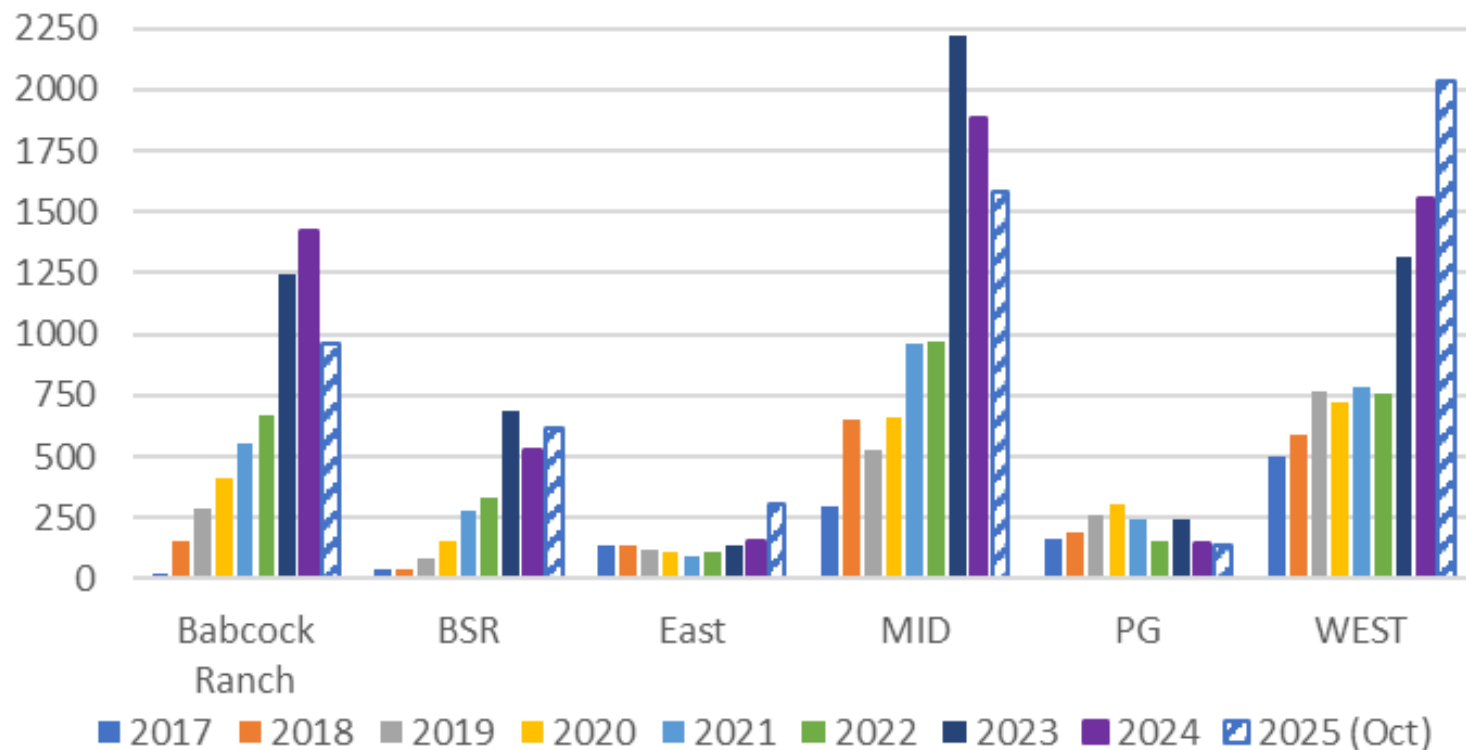
CHARLOTTE COUNTY
HISTORIC AND FORECASTED POPULATION



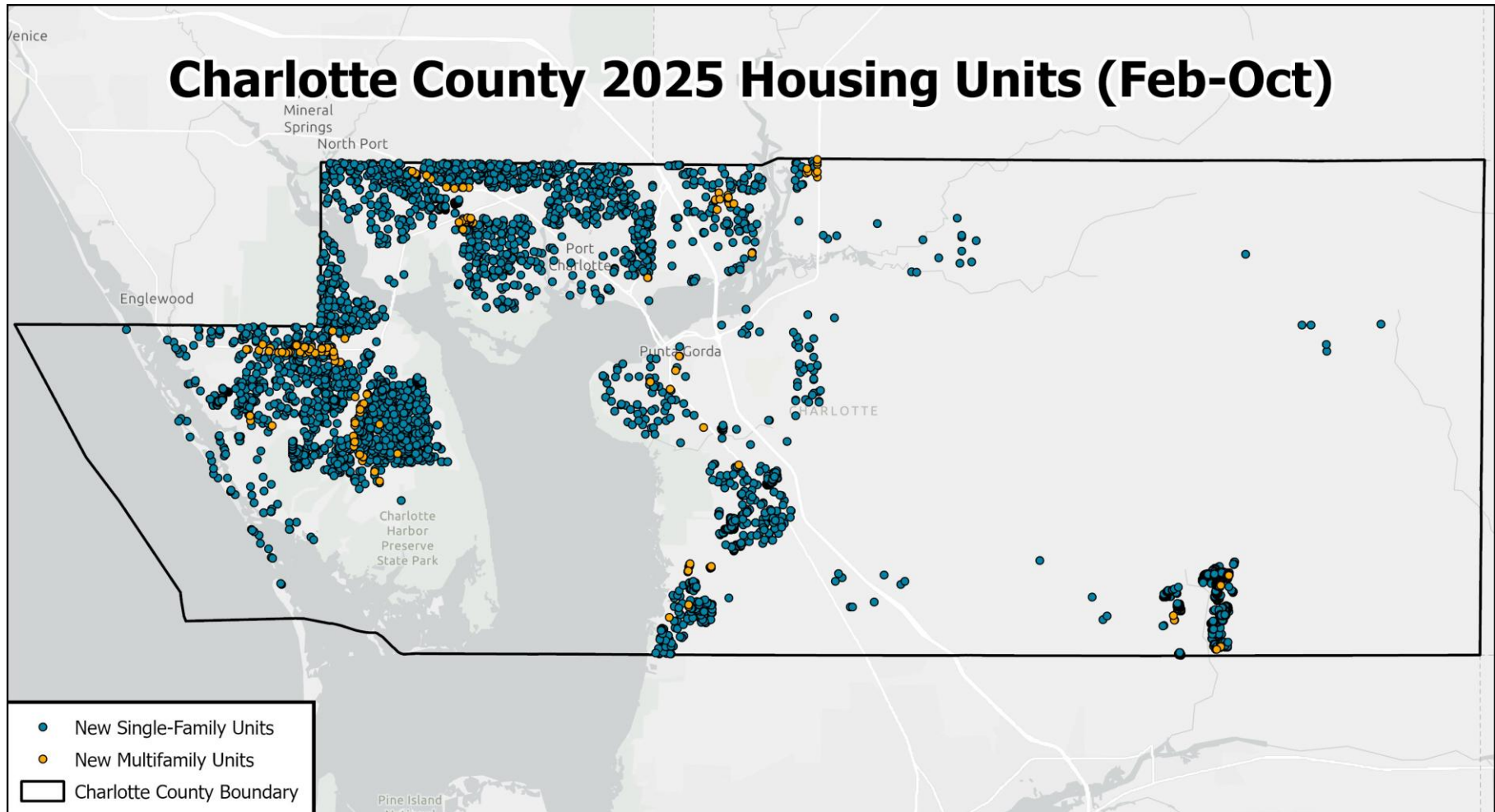
	Historic Census	IGM Forecast
1950	4,286	
1960	12,594	
1970	27,559	
1980	58,460	
1990	110,975	
2000	141,627	
2010	159,978	
2020	186,847	
2025		235,255
2030		268,588
2040		324,184
2050		358,992
2060		384,181
2070		403,517
2080		419,364
Buildout		506,706

2025 - Housing Construction Trends

COMPLETED HOUSING UNITS BY YEAR AND CLUSTER

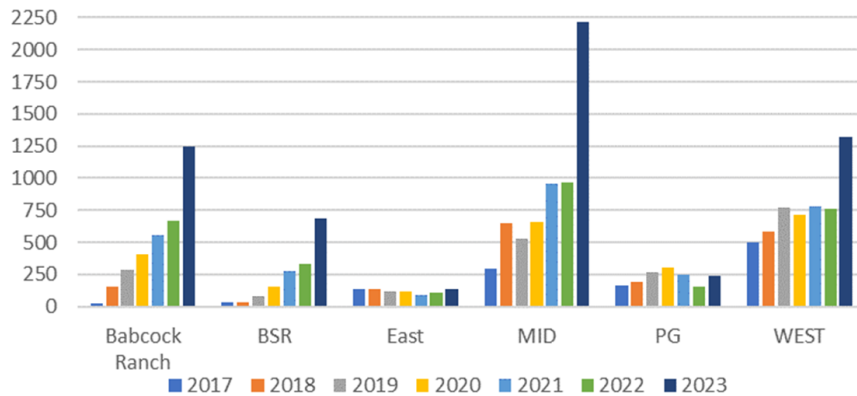


2025 New Housing Construction

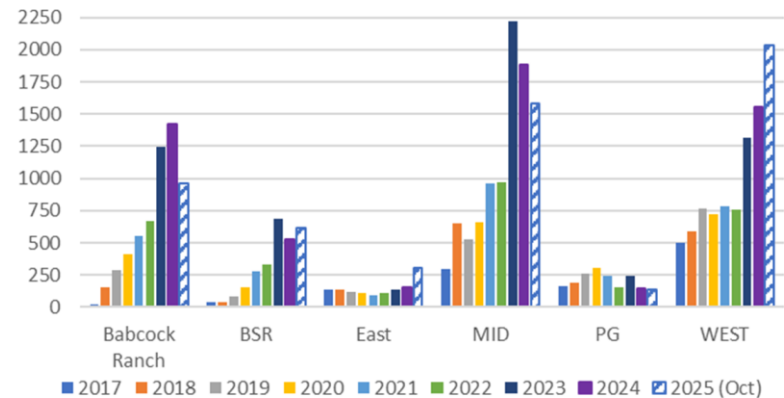


Comparisons

COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER



COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER



- Between 2010 and 2020, Babcock Ranch was approved, and West Port began to redevelop.
- The West Cluster home building is increasing rapidly. (See above chart!)
- The BSR and West are emerging Clusters with a significant potential for swift changes in growth.

2025 Population Forecast

Population Forecast							
	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	13,398	25,824	35,147	39,202	40,540	40,941	41,105
Burnt Store Road	7,364	10,675	15,865	20,162	22,398	23,763	34,752
East	19,520	21,774	23,339	24,627	26,105	27,519	68,078
Mid	112,790	120,080	127,299	134,747	141,494	147,057	201,702
Punta Gorda	25,589	26,987	28,409	29,815	30,978	31,792	37,101
West	56,594	63,248	69,544	75,631	81,737	87,920	123,968
Sum	235,255	268,588	299,603	324,184	343,252	358,992	506,706

- From 2025 and 2030, the population is forecasted to increase by approximately 33,000 new residents.
- In the 7-month timespan from the February and October 2025 update, the county grew by approximately 11,000 new residents.
- The Mid and West Clusters each added over 3,000 new residents.
- 9995 used herein to indicate unknown ultimate buildout year.

Housing/Population Observations


- When population increases 33,000 by 2030, in practical terms the following are needed:
 - 2 new fire stations
 - 2 new neighborhood shopping centers
 - 1 new community shopping center
 - 1 new community park
 - 1 new library
- When the population grows rapidly, Level of Service declines.



Future Shopping Centers Locations



Recommendations

- Consider adopting policy changes that permit higher-density development near existing commercial and industrial employment centers, reducing travel distances and supporting greater economic activity.
 - Re-evaluate government facilities to maintain LOS.
 - It is critical that land is reserved for non-residential uses or residents will take unnecessary trips on major corridors increasing traffic congestion.
 - Regular updating of the CIGM provides planners and policymakers opportunities to fine tune policies.
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Quality Data leads to quality decision making.

Quality Decisions lead to optimized return on your Capital Investments.

QUESTIONS?

PLEASE CONTACT US FOR
MORE INFORMATION.

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