CHARLOTTE INTERACTIVE GROWTH MODEL® (CIGM)

2025 Update
Results and Findings

APRIL 2025

Metro Forecasting Models
MFM
Precise Data | Expert Analytics | Optimal Solutions

TABLE OF CONTENTS

Introduction

In 2023, Charlotte County retained Metro Forecasting Models, LLC (MFM) to develop the Charlotte Interactive Growth Model (CIGM). This report is the second update of the 2023 report based on fresh parcel data from February 2025. The purpose of developing the CIGM was to identify micro and macro development trends that are taking place in the County. The CIGM incorporates the very best available data including spatial demographics from the 2020 Census.

The CIGM spatially models the County's development patterns and land use changes over time. The purpose of studying the county's land uses is to measure the area's realistic growth potential and provide data for prioritizing capital improvements, transportation planning, and conducting long-range planning.

The forecast considers decades of historic census data and the Buildout potential to produce a unique growth curve for the study area. The forecast results are produced in five-year increments through Buildout. The CIGM then uses a series of algorithms to anticipate residential development and distribute it to where it is most likely to occur over time. The forecast is disaggregated into 353 spatial Traffic Analysis Zones (TAZs/zones).

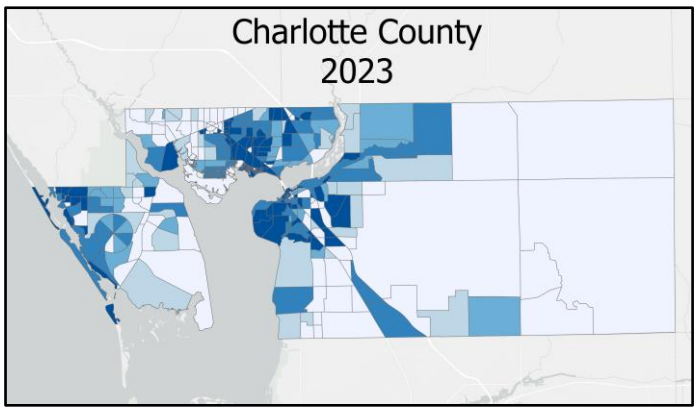
Metro Forecasting Models maintains the CIGM with guidance from staff. Housing and population forecasts can be used at the zone level. Demand for non-residential space and facilities should be considered for large areas or groups of zones. Metro Forecasting Models is available to help interpret the data and make sure it is communicated clearly.

Key Findings

- Robust growth since 2020 in Charlotte County has impacted the Level of Service of existing facilities, thereby accelerating the need to plan for new facilities such as fire stations, parks and libraries.
- Since June 2023 Charlotte County has added 10,994 new housing units.
- Charlotte County's population grew 11% from June 2023 to February 2025. The county's historic annual growth since 1990 has ranged from 1.3%-2.8%.
- The Mid Cluster experienced the strongest change in growth since April 2024, accounting for 35% of all residential construction in Charlotte County.
- Babcock Ranch's population is forecasted to triple by 2035 and Burnt Store Road is expected to more than double in population over the next 10 years as entitled projects in the corridor are beginning to develop.
- Increasing the allocation of vacant industrial lands will result in greater ad valorem revenues and reduce impacts to government facilities and demand for services.

Growth Trends & Forecasts

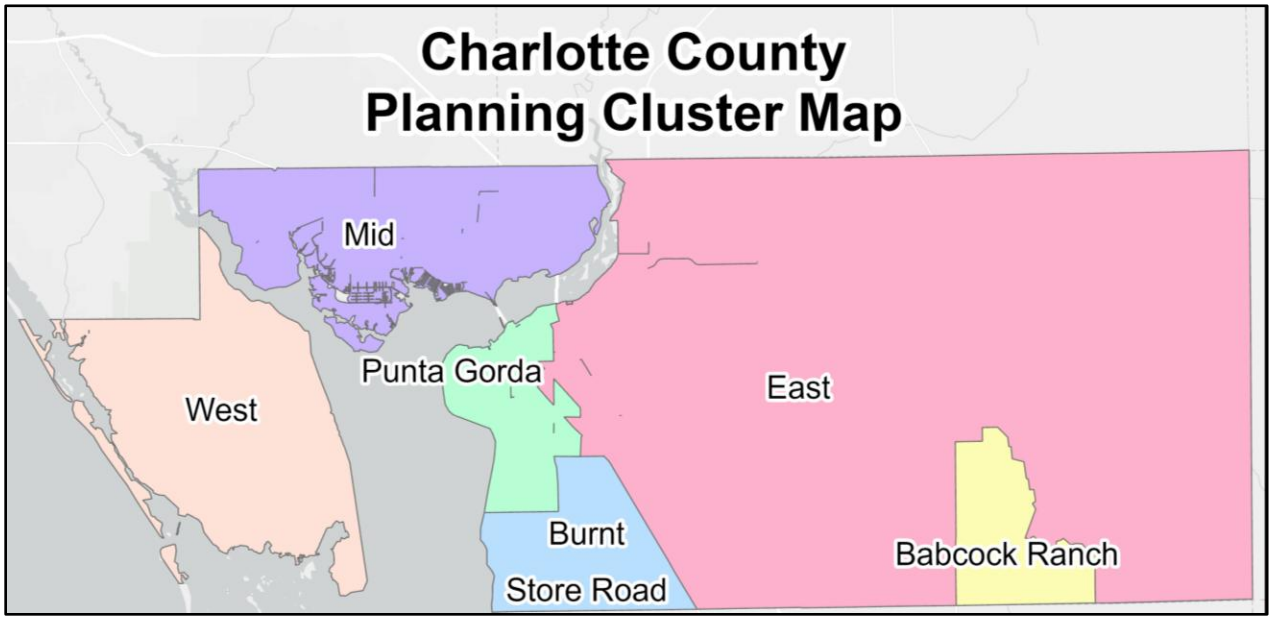
The study area consists of Charlotte County. Forecasting growth requires accurate parcel data so existing developed land can be correctly inventoried by land use and vacant parcels can be assessed for future development potential. In 2023, MFM developed a Compatibility Analysis Tool using AI to assess the potential for future development based on the existing land uses.



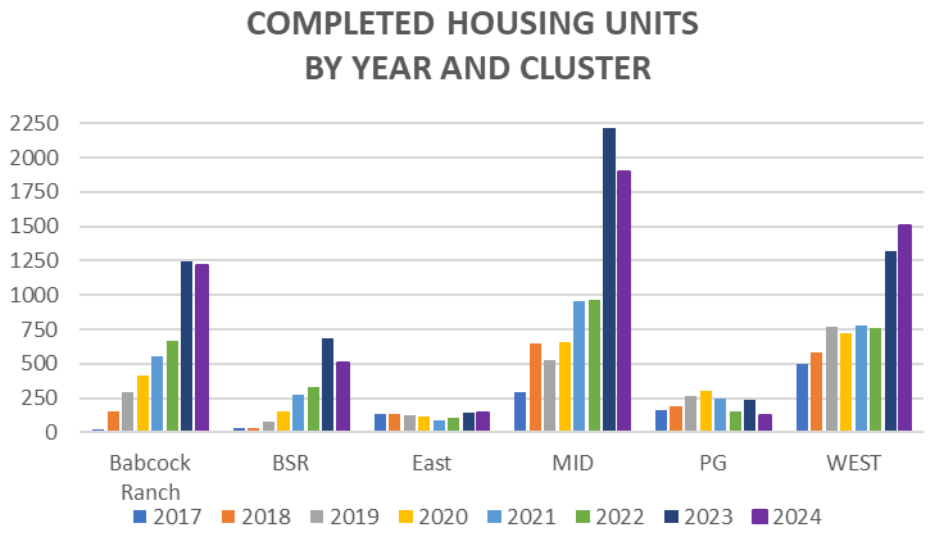
Charlotte County, Florida

Regular updating of the CIGM Baseline and Buildout data helps to identify micro and macro development trends that are taking place throughout the county. For example, the 2025 update provides a complete picture of ALL construction and development that occurred in 2024. This provides planners and policymakers opportunities to fine tune policies and make necessary adjustments to continue positive trends and curtail trends that do not benefit the county.

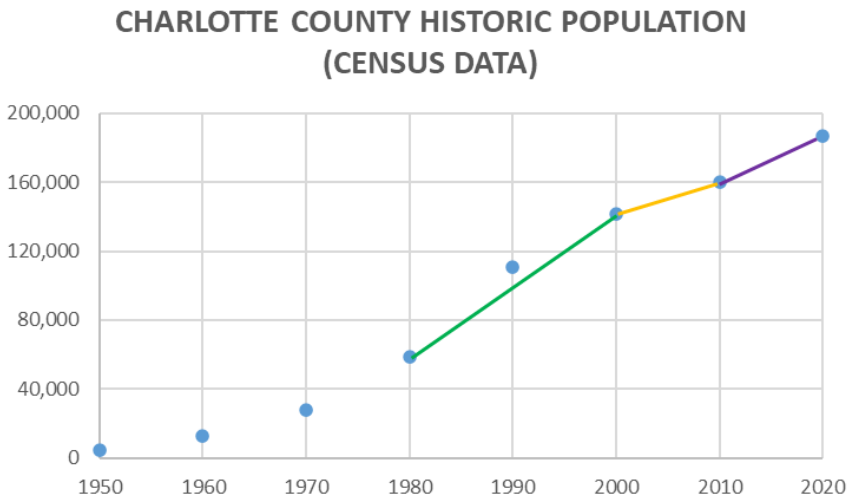
One of the challenges with data is making sense of what may first look like random numbers. To help convey the CIGM data, Charlotte County was subdivided into Planning Clusters where groups of zones (TAZs) share a common identity. Planning Clusters also help to parse and compare different areas relative to one another.



Above is a graphic showing the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.



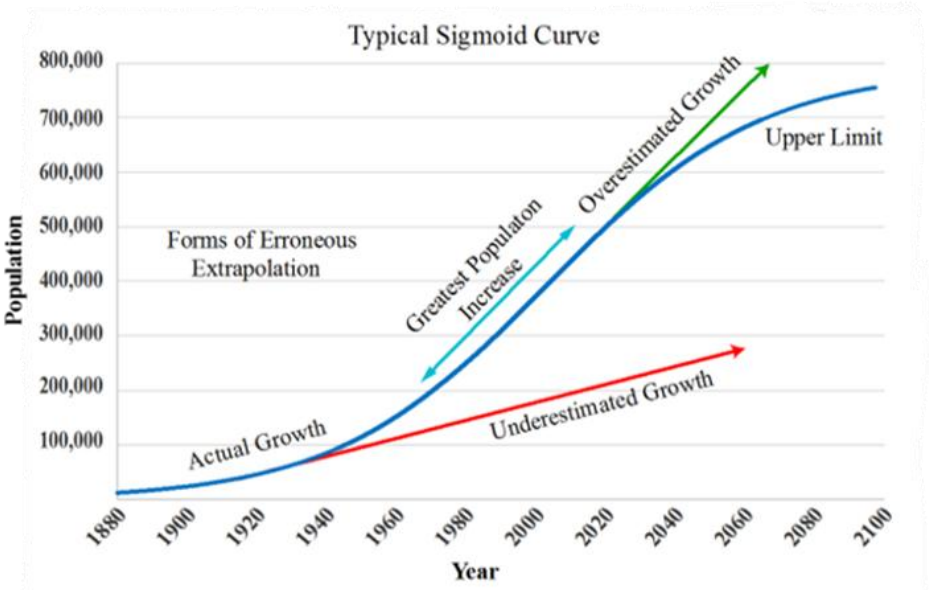
The chart above shows how each Planning Cluster has grown in housing units by year from 2017 through 2024. Growth in the Babcock Ranch, Burnt Store Road, and Mid Planning Clusters are greater than in 2022 but less than the peak last year in 2024. Only the West Planning Cluster has more growth than in 2024. While the general growth trend is up, time will tell if 2024 was a peak year. These four areas also have the ability to foster significant growth for the next two decades.



Growth in Charlotte County has historically been uneven as shown in the above chart. This is especially true when significant growth was experienced from 1980 through 2000 (green line) followed by modest growth from 2000 through 2010 (gold line). Then two significant growth catalysts occurred between 2010 and 2020 (purple line). Babcock Ranch, a master planned "town" was approved, and Murdock Village/West Port began to redevelop. As development commenced in these two areas, the growth rate/pattern for Charlotte County began a new phase of rapid absorption.

Housing

Growth and development are complex. There are a multitude of variables that can influence growth, such as socioeconomic factors, demographics, and land use policies/ regulations. Recent historic growth is only a minor indicator of how the population will increase in the future. Counties and Cities do not grow consistently through time.

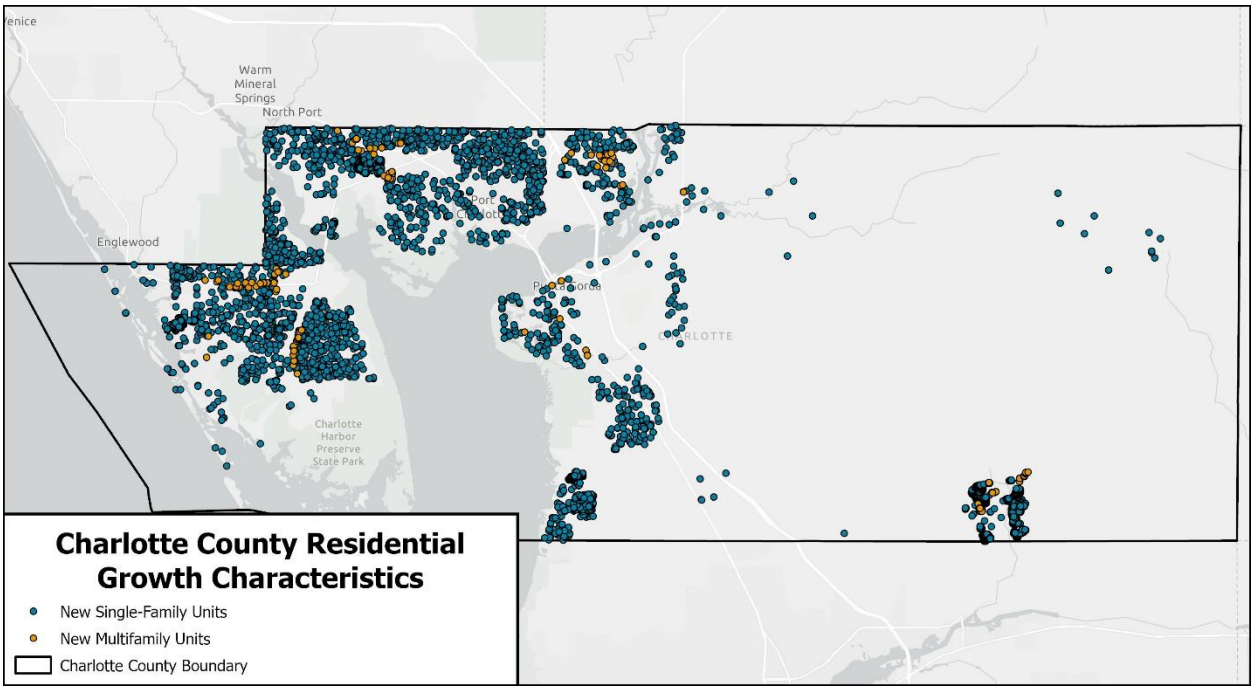


Example Population Growth Curve: Linear Projections vs. Non-Linear Regression

The graphic above shows how in places where growth is just beginning, linear projections (in red) would miss the mark, underestimating growth and failing to plan for the community's needs. In more developed communities, linear projections overestimate growth (in green) and can cause millions of dollars in ambitious yet unnecessary infrastructure development. The IGM uses non-linear regression to connect the Baseline and Buildout conditions and determine the future growth potential based on the study area's unique development characteristics.

For the Baseline analysis, the number of housing units was verified by comparing the Property Appraiser parcel datasets to other known sources of information, including: the 2020 Census, GIS address points, permit data, aerial photography and parcel-specific research. The property appraiser data was organized to produce a 2025 Baseline inventory of housing by type: single family and multifamily.

Analysis of the 2025 baseline housing inventory compared to the 2024 housing inventory indicates the trend of new housing construction has remained strong since the first CIGM was built in June 2023. Charlotte County has approximately 128,891 housing units as of February 2025, about 5,500 more than in April 2024 and about 11,000 more than in June of 2023.



The map above shows the new housing units, by type, constructed since April 2024.

MFM analyzed the new housing units by zone clusters: in Babcock Ranch there were 1,221 new single-family units and 206 new multifamily units, Burnt Store Road (BSR) saw 406 new single-family units and no multi-family units during the 2025 update, there was 141 new single-family units and 4 multi-family units in the East cluster, in Mid there were 1,542 new single-family units and 374 new multi-family units, in Punta Gorda (PG) there were 127 new single-family units and 18 new multi-family units, lastly there was 1,369 new single-family units and 102 new multi-family units in the West cluster.

Total new units:

- Total single-family units (SF): 4,806
- Total multi-family units (MF): 704

Distribution of new housing units as a percentage of all housing constructed since the 2024 update by cluster:

- Babcock Ranch: 26% SF and 29% MF
- BSR: 8% SF and 0% MF
- East: 3% SF and 1% MF
- Mid: 32% SF and 53% MF
- PG: 3% SF and 3% MF
- West: 28% SF and 14% MF

To develop the Buildout database, parcels which could realistically host future housing units (including agriculture and mixed-use) were considered in the residential Buildout analysis. The average/most realistic outcome was applied for residential density based on Zoning and Future Land Use Policy. The analysis used the average achieved densities for each land use and only applied maximum density where it will realistically occur.

Geospatial layers were applied to account for the actual drivers of growth such as vacant land, zoning, housing demand, environmental factors, and proximity to arterial roadways and public utilities. Interviews and discussions were conducted with County planning staff to learn of significant proposed projects and gather input on how larger vacant tracts may develop over time.

Then, data from a variety of sources, including future land use, zoning, proximity to existing development, proximity to utility and road infrastructure, wetland characteristics, and historic growth was used to forecast the amount, location, and timing of future residential development.

Housing Forecast							
	2025	**2030**	**2035**	**2040**	**2045**	**2050**	**9995**
Babcock Ranch	4,804	10,180	14,983	17,326	18,138	18,385	18,487
Burnt Store Road	4,031	5,672	9,419	12,352	13,477	14,098	20,384
East	9,674	11,132	12,151	12,986	13,874	14,631	36,506
Mid	57,094	61,497	65,176	68,218	70,912	73,385	102,565
Punta Gorda	17,137	18,348	19,423	20,334	21,072	21,661	24,124
West	36,151	39,147	42,105	45,227	48,626	52,298	78,530
Sum	128,891	145,976	163,257	176,443	186,099	194,458	280,596

Charlotte County Housing Forecast by Cluster

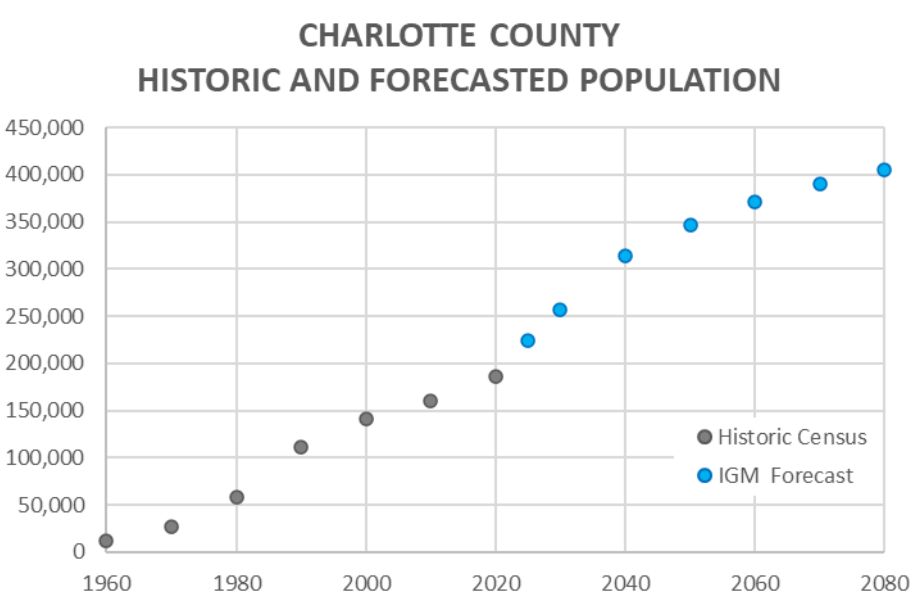
The table above presents the forecast for Charlotte County, by planning cluster, in five-year increments. The year 9995 represents Buildout. When the parcel data was updated in February 2025, homes that were damaged/destroyed due to the two hurricanes in 2024 were removed by the Property Appraiser and the parcels marked as vacant. This caused the number of housing units to decline from 2023-2024 even though many new homes were constructed in 2023.

At Buildout, the study area has the potential for nearly 281,000 housing units, more than double the existing number of housing units. Between 2025 and 2030, the forecast shows an increase of approximately 17,000 housing units. Analysis of the housing unit forecast through 2030 indicates 73% will be new single family homes and 26% will be multifamily units. Spatial analysis of the forecast shows between 2025 and 2030 approximately 25% of new housing units will be in the Murdock/West Port area (Mid cluster), 31% will be in the Babcock Ranch and the Burnt Store Road corridor will receive 10% of all units respectively.

Population

To determine population, the IGM uses the Housing Unit Method, which applies household demographics to the number of housing units. This means the population estimate and forecast are sensitive to changes in household demographics. Areas that are nearly built out, such as the City of Punta Gorda, will likely see small demographic characteristics change over time.

However, areas that have significant growth potential such as the Burnt Store Road and Babcock Ranch clusters may see an influx of residents with different household demographics. For example, the Burnt Store Road cluster presently has many seasonal residents whereas at Buildout the resident makeup may be less seasonal and include more children. The spatial demographics used in the CIGM are derived from the 2020 Census block group data.



	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		224,147
2030		256,891
2040		314,098
2050		346,502
2060		371,191
2070		389,763
2080		404,849
Buildout		507,461

Charlotte County Historic and Forecasted Population

The graph above shows the historic and forecasted population of Charlotte County. The gray points demonstrate the population according to the decennial US census from 1960-2020. Since 2010, Charlotte County's population has grown by 40% as of February 2025.

The blue points show the County's forecasted population growth according to the CIGM. Charlotte County will reach the inflection point near 2030 when the population will be halfway to buildout. After the inflection point, the growth will still be positive but the rate will begin to decline. By 2030, the CIGM forecasts Charlotte County will grow by an additional 32,700 people for a population of approximately 256,000 people. The County has an updated Buildout potential of approximately 508,000 residents.

According to the CIGM, the Charlotte County permanent population grew from 201,834 residents in June 2023 to 212,424 as of April 2024 (a 5.2% annualized growth rate). The update of this report began in February 2025 and the population based on CIGM data is 224,217 which is a 5.5% increase since March 2024 and an 11% increase since June 2023 or 20 months from the first CIGM completion. To put the last 20 months into perspective, Charlotte County historical annualized growth since 1990 has ranged from 1.3%-2.8%.

Population Forecast							
	2025	**2030**	**2035**	**2040**	**2045**	**2050**	**9995**
Babcock Ranch	10,790	22,862	33,642	38,900	40,721	41,275	41,504
Burnt Store Road	6,359	8,820	14,721	19,358	21,160	22,209	34,691
East	18,986	21,471	23,255	24,740	26,312	27,673	67,960
Mid	109,426	118,367	125,994	132,233	137,682	142,640	202,046
Punta Gorda	25,396	27,398	29,295	30,811	32,040	33,037	37,142
West	53,190	57,973	62,920	68,056	73,630	79,668	124,118
Sum	224,147	256,891	289,827	314,098	331,545	346,502	507,461

Charlotte County Population Forecast by Cluster

The population forecast for Charlotte County is presented in five-year increments. The population is based on verified housing units and the most recent census demographics. The sum represents the population projection of the county for a given year. The Buildout potential is labeled as Year 9995. Based on the location of where new residents are likely to live, careful attention is needed to ensure adequate vacant lands are allocated and available for essential goods/services including emergency services.

Between 2025 and 2030, the population is forecasted to increase by approximately 33,000 new residents. Spatial analysis of the forecast shows between 2025 and 2030 approximately 27% of new residents will live in the Murdock/West Port area (Mid cluster), 37% will live in Babcock Ranch, and 15% will live in the Rotonda area (West cluster). The Burnt Store Road corridor will be home to 8% of new residents by 2030.

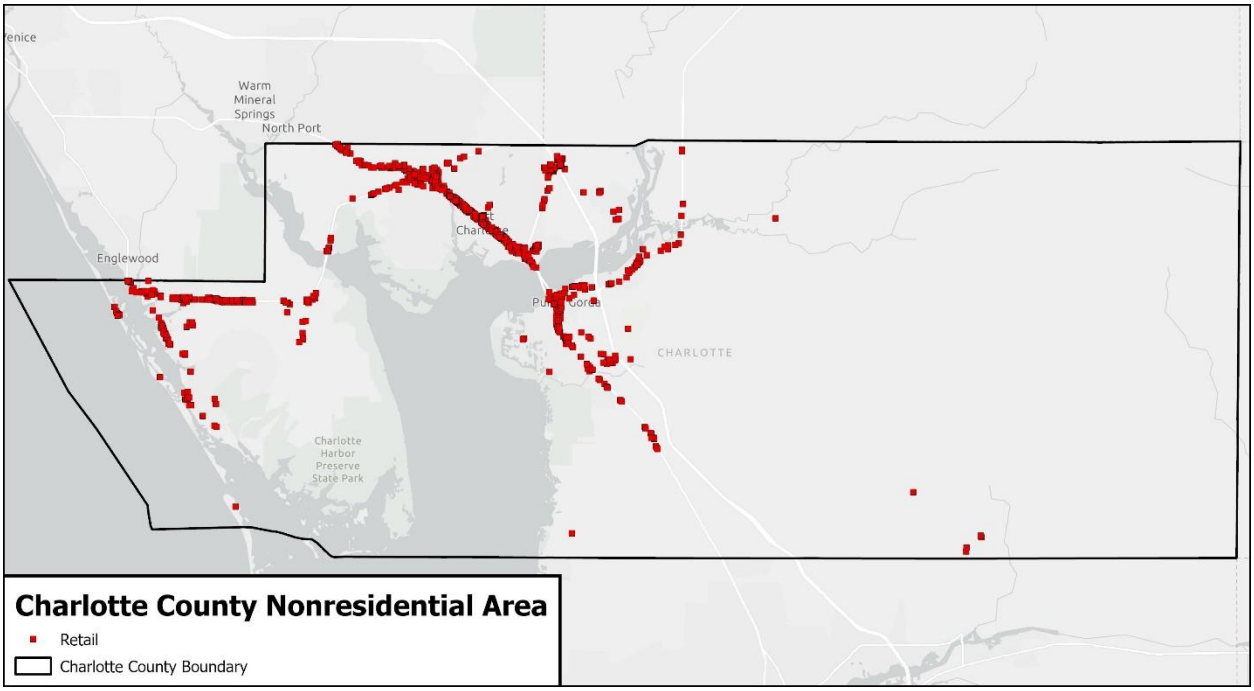
The relationship between population and housing units throughout the county is not linear. This is due to differences in household demographic characteristics. For example, in the Housing section of this report the Burnt Store Road is projected to receive 10% of housing units but just 8% of the population by 2030. The household sizes are smaller in the Burnt Store Road area than in other parts of the county. The seasonal vacancy rate is also higher in the Burnt Store Road area than other areas. These two traits account for the increase in housing units to be greater than the rate of increase in population.

Commercial

The basis of the Commercial analysis is parcel data obtained from the Charlotte County Property Appraiser in February 2025. The analysis began with reviewing and updating the Baseline data to identify non-residential land uses by parcel using GIS. Non-residential uses were organized by type including commercial retail, office, industrial, government and institutional.

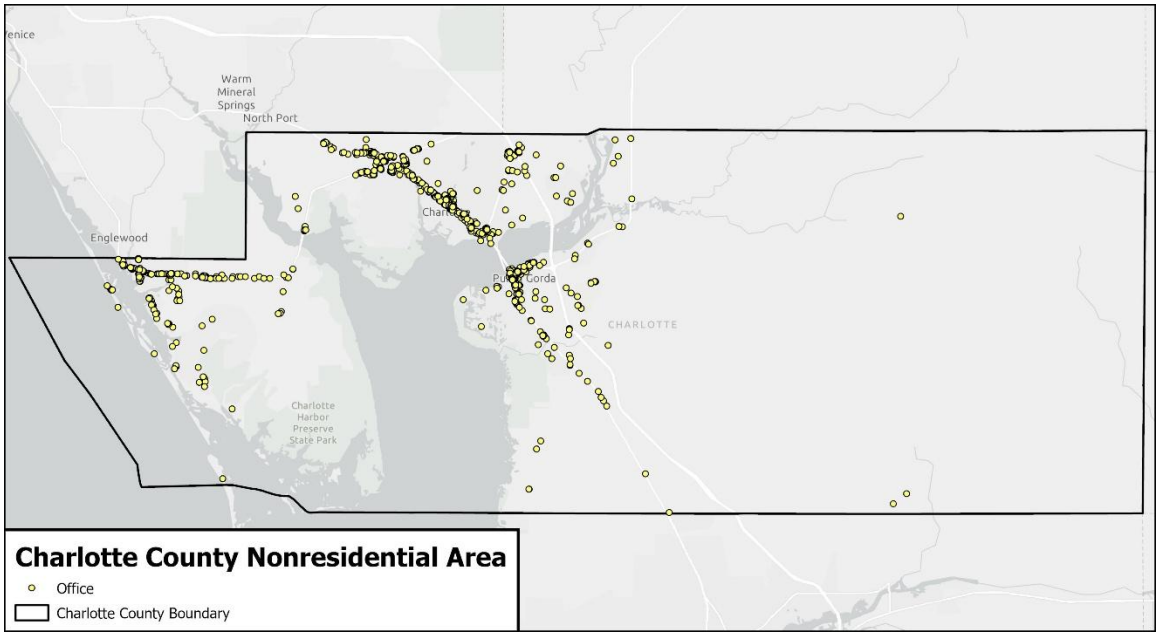
Then, the commercial Buildout analysis was updated using vacant land with the potential to develop as commercial. Petitions approved since March of 2024 (the last update of the databases) with commercial entitlements were provided and incorporated into the update. Vacant commercial land was identified based on zoning, future land use, proposed projects, parcel-specific research, and interviews. The analysis also incorporated data on wetlands, parcel geometry, and aerial photography. Developed parcels were assessed for their average Floor Area Ratio (FAR), or square feet of building area per acre. On average, excluding outliers, retail land uses achieved an average FAR of 0.1526 or 7,954 square feet per acre. Parcels with office uses had an average FAR of .1775 or 7,732 square feet per acre. To estimate the Buildout of future uses, these FAR factors were applied to commercial land to produce the Buildout commercial building areas.

Existing Commercial Land Use Distribution Maps



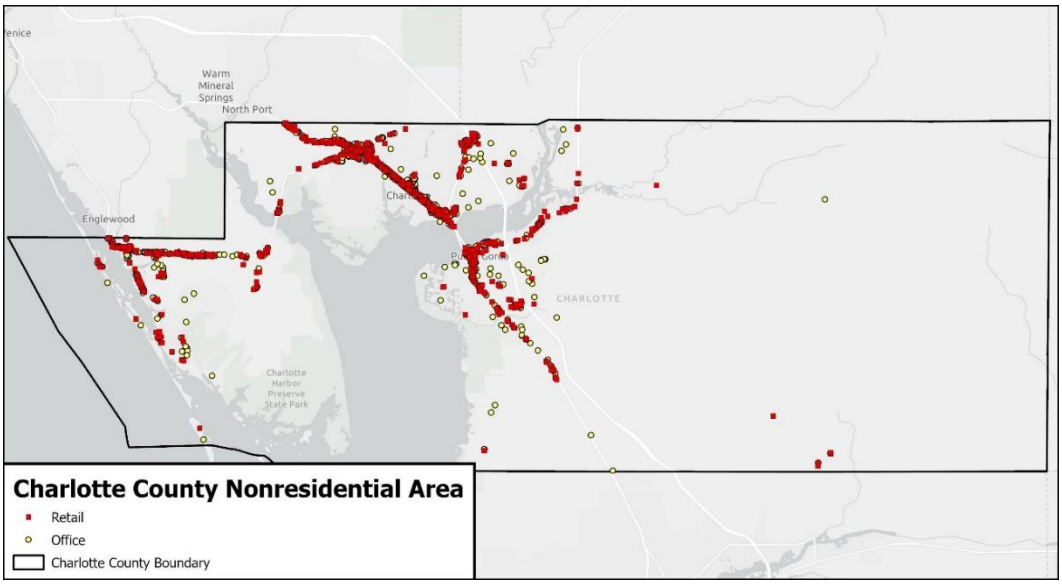
The map above shows the existing retail uses (red squares) parcel locations as of February 2025.

The distribution of the commercial uses follows the popular travel routes throughout the county. An observation based on these maps is the concentration of commercial uses located throughout the county.



The map above shows the existing office (yellow circles) parcel locations as of February 2025.

These maps are also useful to identify areas of the county that have fewer commercial developed parcels. In areas where recent population growth has occurred, such as Babcock Ranch and the Mid Cluster, there is likely pent-up demand for new commercial development. Concentrations of population should have essential goods and services near them to reduce the length of car trips to the stores and service providers.



The map above shows the combined existing commercial retail (red squares) and office (yellow circles) parcel locations as of February 2025.

For the interim years (2030-2085), the CIGM forecasts Commercial Demand in square feet and acres. Commercial demand is forecasted based on spatial factors for square feet of building area per person. The CIGM uses a commercial base factor derived from existing commercial uses in the Baseline data.

In February 2025 the CIGM parcel data was updated including non-residential uses. In 2023 Charlotte County had approximately 71 square feet of commercial space per resident whereas in 2025 the per capita building area has declined to 66 square feet. The trend of population growing faster than commercial development will continue through 2030 until pockets of the county reach the population needed to economically support commercial centers. Due to the lack of commercial development since 2010, the CIGM data suggests 3.7 million square feet of commercial building area are needed between 2025 and 2030 to meet unmet demand. Overall commercial demand is comprised of shopping centers, employment centers and miscellaneous retail/office uses.

To plan for a high quality of life for future residents, it is important to evaluate trip lengths and plan for minimal traffic congestion. Land use planning is a critical tool in this process. Even if there is an adequate supply of vacant land, there needs to be enough land to provide for commercial nodes, such as shopping centers and employment centers. If there is not enough contiguous land to develop shopping centers or employment centers, it can result in inefficient strip commercial, loss of future employment opportunities, and longer trip lengths. Strip commercial meets some of residents' needs, however, the limited scale of commercial strip centers can result in excess trips to the urban areas, causing more transportation congestion on major corridors. This is why it is essential to plan for future shopping centers by location as well as commercial needs.

Demand for Facilities by Type

Shopping centers are classified by type: Neighborhood, Community, and Regional. The characteristics of these shopping centers vary by location. For instance, neighborhood shopping centers in Florida tend to be large, suburban style grocery stores with a combination of commercial retail, office/services, and drive-thru out-parcels (gas, fast food, banks). However, neighborhood shopping centers in North Carolina tend to be smaller, with only a grocery store and a few adjacent services. For this reason, the CIGM uses a study area's unique commercial factors to forecast future demand. The Baseline data has been used to identify the shopping centers in the study area and determine their average size and persons per shopping center. The shopping center types and their general characteristics are described below.

Neighborhood: Neighborhood shopping centers range in size from 60,000-150,000 square feet and occupy 6-20 acres, with an average of 17 acres. These centers usually serve clusters of neighborhoods and their daily needs. The study area has 12 neighborhood shopping centers. The most common commercial anchors are grocery stores such as Publix, Winn-Dixie, and ALDI. Neighborhood shopping centers also include ancillary retail and office uses which serve residents' daily/weekly needs, such as nail salons, gas stations, fast food/takeout, and gyms. In 2023 the study area has a population of 201,000 people, implying each neighborhood shopping center serves a population of approximately 15,526 people. This service area population is consistent with many locations across South and Central Florida.

Community: Community shopping centers range from 151,000-400,000 square feet and 25-60 acres, with the average being 38 acres. There are 5 community shopping centers in Charlotte County. Typical shopping center anchors include major department stores, such as Walmart, Target, and other destination retail locations. A destination retail location is a hub which attracts trips from residents looking for something specific, outside of their regular shopping habits (groceries, etc.). In Charlotte County, each community shopping center serves a population of approximately 33,639 people.

Regional: Regional shopping centers range in size from 401,000-1 million square feet and 60-200 acres, with the average being 100 acres. Regional shopping centers may present as indoor shopping malls, large outlet malls, or a combination of community shopping centers which act as a regional hub. Modern regional shopping centers are typically master-planned walkable outlet malls or oversized community shopping centers with a combination of uses. A continuing trend in Florida is horizontally mixing multifamily uses with existing Regional centers to increase foot traffic for vendors/retailers and enhance access to desired uses for on-site residents. Regional shopping centers typically serve a population of approximately 150,000 people. The Port Charlotte Town Center meets the county's existing need for a Reginal Shopping Center.

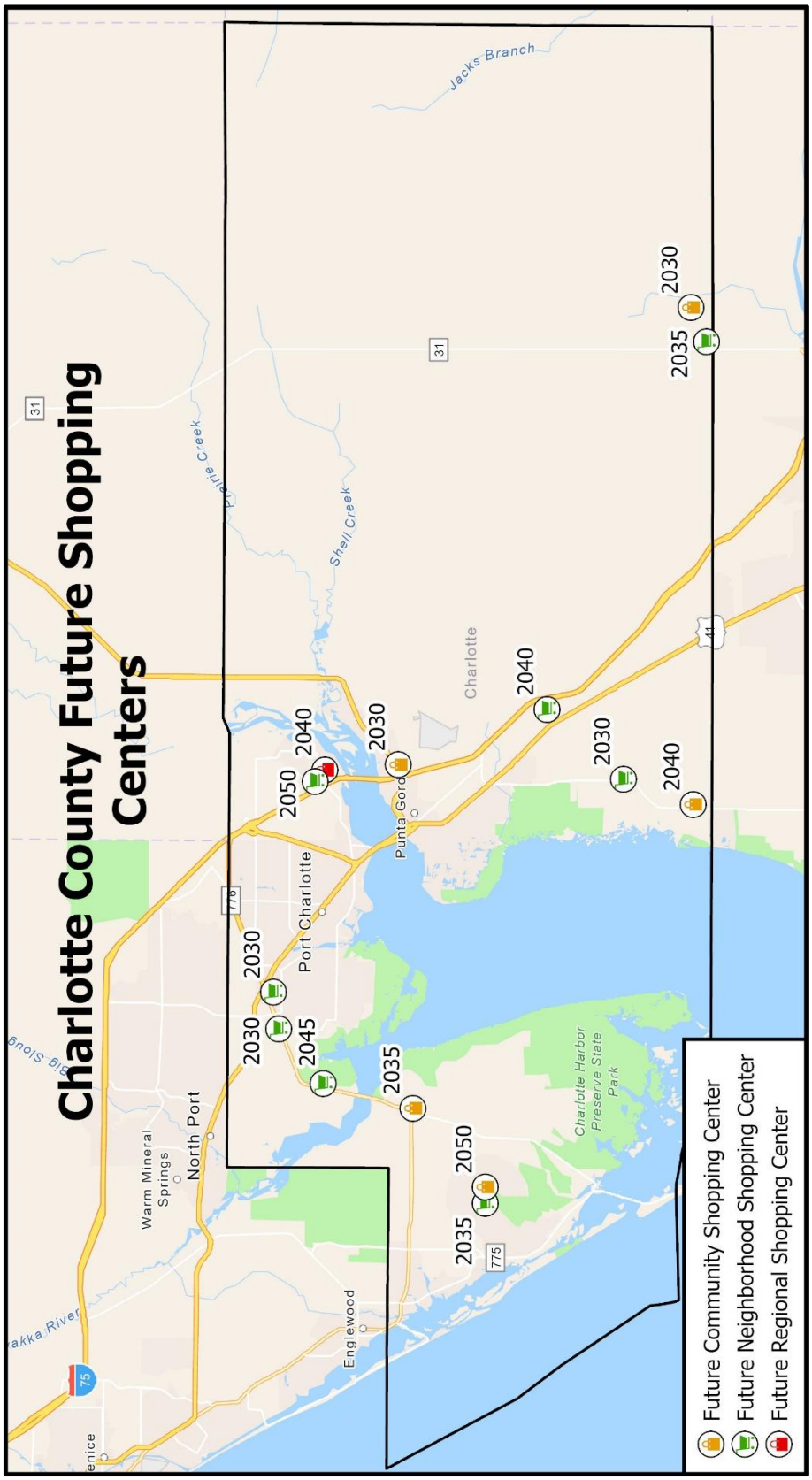
The table below demonstrates the demand for shopping centers by type and planning area in five-year increments. The table shows the percentage of the demand, by type, for one new shopping center. Negative percentages mean the cluster is "oversupplied" and likely indicates people from outside the area are getting their needs met in the cluster. This analysis is meant to provide a general metric for gauging if there is enough commercial land in each area to meet local demands. It considers the average size of each shopping center and the amount of contiguous, zoned land available to support these services in each area.

New Shopping Center Demand							
		2030	2035	2040	2045	2050	9995
Babcock Ranch	Neighborhood	47%	117%	151%	162%	166%	167%
	Community	68%	100%	116%	121%	123%	123%
	Regional	15%	22%	26%	27%	28%	28%
Burnt Store Road	Neighborhood	56%	93%	124%	136%	143%	222%
	Community	27%	44%	57%	63%	64%	103%
	Regional	6%	9%	13%	14%	15%	24%
East	Neighborhood	41%	52%	59%	69%	80%	338%
	Community	63%	71%	74%	79%	82%	203%
	Regional	8%	11%	13%	13%	14%	45%
Mid	Neighborhood	163%	211%	251%	289%	321%	695%
	Community	50%	76%	89%	110%	125%	295%
	Regional	-28%	-23%	-19%	-13%	-11%	32%
Punta Gorda	Neighborhood	-24%	-11%	-4%	7%	13%	36%
	Community	-24%	-18%	-13%	-7%	-5%	12%
	Regional	17%	18%	19%	20%	22%	23%
West	Neighborhood	-27%	6%	40%	75%	115%	399%
	Community	73%	89%	101%	120%	137%	271%
	Regional	35%	39%	42%	48%	50%	77%
Sum Neighborhood		**3**	**5**	**6**	**7**	**8**	**19**
Sum Community		**3**	**4**	**4**	**5**	**5**	**10**
Sum Regional		**0**	**0**	**1**	**1**	**1**	**2**

The above table shows the CIGM clusters with significant demand for future shopping centers. As future large-scale residential projects are proposed, it is imperative there is enough land allocated to support commercial uses. Notable changes in demand for neighborhood centers include a new one in Babcock Ranch between 2030-35 and another center in the Burnt Store Road corridor in 2030. The Mid Cluster could fully support another neighborhood in 2025. These new centers will add to quality of life and reduce trips/congestion in the urbanized areas.

By 2050, the county will have enough population to support 8 new neighborhood shopping centers. Since neighborhood shopping centers are 17 acres on average, there should be enough sites with 10-20 acres each for future neighborhood shopping centers (20 1-acre parcels are not the equivalent of 1 20-acre parcel). The county also has demand for 5 additional community shopping centers by 2050. The development of the Harborview DRI with commercial entitlements of 820,000 will help to meet the demand for another regional center in 2040.

Future Shopping Center Map



Industrial

Industrial is considered differently than commercial retail and office. Commercial retail and office uses are influenced by personal demand from residents. However, industrial uses are influenced by county policy and the desire to balance the local economy and ad valorem revenues. Some industrial uses are necessary to support local needs, particularly for construction uses and employment opportunities. Most industrial uses are not driven by local demand but businesses that store or manufacture goods for the region. Industrial uses should be planned near adequate transportation corridors, which can support freight traffic. This analysis demonstrates the amount of vacant industrial lands if the county were to maintain its existing ratio of industrial building area per resident.

The Baseline industrial database was updated in February 2025 with new industrial development since April of 2024. In 2025, Charlotte County had 6.6 million square feet of industrial uses, approximately 650,000 more than the prior update in April 2024. The Baseline supply of industrial building area has remained steady at 30 square feet of building area per resident. The parcel data was queried to determine likely industrial uses, then reviewed using parcel attributes and aerial photography. On average, industrial development in the county has an average Floor Area Ratio of 0.165 or 7,187 square feet per acre, excluding outliers.

The Buildout analysis measures the potential for industrial land based on existing available vacant land and land use policies. This analysis indicates the amount of vacant industrial land is sufficient at Buildout to maintain the current per capita industrial supply in the Baseline. The average FAR of developed industrial parcels was analyzed to forecast the amount of industrial building area per acre. Industrial demand is forecasted based on the increase in population. The table below shows the incremental increase of industrial building and land area if the county were to maintain its existing industrial ratio. By 2030, the county could support an additional 1.1 million square feet or 153 acres of industrial development.

Industrial Demand							
		2030	**2035**	**2040**	**2045**	**2050**	**9995**
Babcock Ranch	Sqft Building	380,005	728,008	904,057	969,705	994,171	1,778,057
	Ac Land	53	101	126	135	138	247
Burnt Store Road	Sqft Building	78,958	268,125	419,414	480,725	517,898	1,568,106
	Ac Land	11	37	58	67	72	218
East	Sqft Building	84,221	148,189	201,560	256,544	304,588	2,841,878
	Ac Land	12	21	28	36	42	395
Mid	Sqft Building	317,771	600,798	832,541	1,032,009	1,213,866	6,872,127
	Ac Land	44	84	116	144	169	956
Punta Gorda	Sqft Building	71,473	141,131	197,090	242,270	279,556	1,106,395
	Ac Land	10	20	27	34	39	154
West	Sqft Building	168,073	344,879	524,825	716,035	922,131	4,672,877
	Ac Land	23	48	73	100	128	650
Building		**1,100,501**	**2,231,130**	**3,079,487**	**3,697,288**	**4,232,210**	**18,839,439**
Sum Ac Land		**153**	**310**	**428**	**514**	**589**	**2,621**

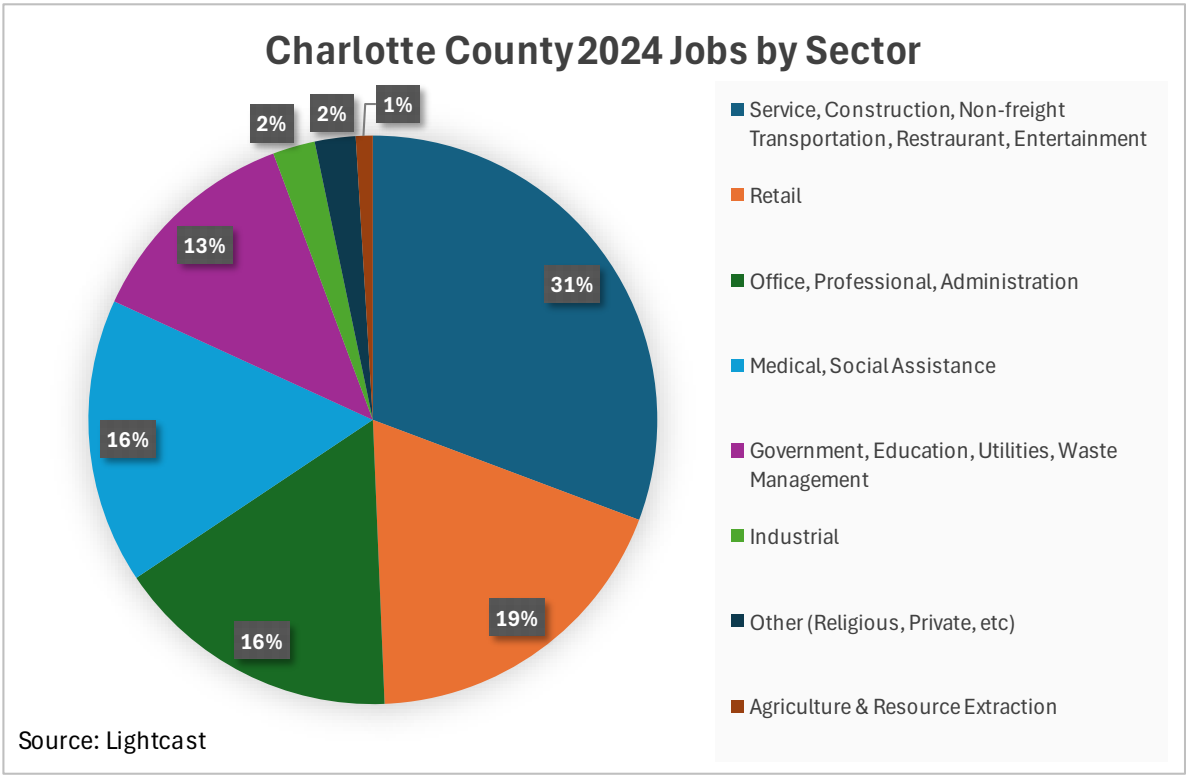
Charlotte County Industrial Demand Forecast by Area

Economics of Industrial Land Uses

The buildout analysis of Charlotte County indicates it will someday be home to over 500,000 permanent residents. With the February 2025 estimated population being 224,147, the county is nearly halfway built out. As the county continues to grow and develop, vacant land where more intensive land uses can be placed will become scarce. Vacant land is a valuable resource that allows policymakers to foster a balanced economy where businesses and industries meaningfully contribute to the fiscal tax base.

A balanced community requires diverse land uses for a broad tax base, employment opportunities and provisions for goods and services. To meet the needs of future residents, the proper apportionment of land uses and their spatial distribution is necessary to plan for a well-balanced community. This future community will also have public facilities with sufficient levels of services and provide a high quality of life for residents and visitors. The key land uses in the county and their distribution which affects the quality of life including residential, public, commercial, and industrial uses.

Industrial development in the past was commonly perceived as smokestack industries that degraded our environment and quality of life. Today, industrial development is characterized as technological and research parks with a campus atmosphere for manufacturing, distribution, and business services.



Source: Lightcast

Multiplier Impact of Industrial Development

A significant portion of industrial land uses are not directly needed by the local population. By and large, the warehouses and manufacturing facilities supply materials and goods needed regionally. Cheney Bros, Inc (CBI) is an excellent example of an industrial use that supports other businesses (restaurants and food service) in many counties in southwest Florida. Serving a regional supplier is one of the features that make industrial development ideal for adding to the local economy without meaningfully increasing local government costs.

Industrial uses are also known for their "multiplier effect" meaning for every job at a local facility, other jobs are also created. Using CBI as an example, CBI's presence creates many additional indirect jobs in the form of vehicle maintenance, equipment/forklift maintenance, various trades to maintain the building HVAC, plumbing and electrical systems. The employees that work at CBI also use their disposable income in Charlotte County, adding the need for even more jobs.

The table below shows various industrial uses and the number of indirect jobs as a result of the direct employment. The data in this table is from the Economic Policy Institute, a thinktank that studies employment and relationships between businesses.

Industry Group	Direct Jobs	Indirect Jobs	Multiplier
Mining	100	390	3.90
Durable Manufacturing	100	744	7.44
Nondurable Manufacturing	100	514	5.14
Wholesale	100	235	2.35
Warehousing and Transportation	100	276	2.76

Source: Economic Policy Institute 2019

The multipliers in the table above range from 2.35 to 7.44 with the average being 4.32. Regardless of the industrial group listed, all have significant multipliers that increase employment where they are based and the region they serve. Industrial development is an employment generator that helps build strong economies.

Fiscal Impacts of Industrial Development

How land is developed impacts both government revenues and expenses. Residential projects create most of the demand for government services and facilities including parks, schools and fire stations. Industrial and other non-residential land uses pose negligible impacts to government facilities and general governmental expenses while providing significant revenues in the form of ad valorem taxes.

Agricultural land uses are similar to industrial land uses in terms of impacts to government facilities and need for public safety services. However, agricultural land uses tend to be fiscally neutral in that they generate low ad valorem revenues while imposing minimal expenses for county government. The average assessment for "vacant" farmland with agricultural zoning is less than $300 per acre.

As the number of housing units are developed/constructed, the population grows along with a demand for traditional government services and facilities. While household demographics vary throughout the county, the incremental demand for services per housing unit is generally the same. To illustrate this point, imagine a pre-platted area in Port Charlotte that has 100 homes, then imagine an area east of SR17 with 100 low density ranchettes. Both areas have the same number of housing units, and produce generally the same impacts to government services and facilities. However, a significant difference is the values assessed on a per acre basis. The pre-platted lots with homes occupy approximately 29 acres with an average assessed value per acre is $545 whereas the rural homes occupy 189 acres with an average of $83,000 per acre.

Below are the 2024 assessed values for different industrial land uses on a per acre basis.

Land Use Description	Parcels	Acres	Assessed Value	Asssesment/Acre
Light manufacturing, small equipment, manufacturing plants, small machine shops, instrument manufacturing printing plants	13	56	$ 9,095,244	$ 162,415
Lumber yards, sawmills, planing mills	3	14	$ 4,208,190	$ 300,585
Mineral processing, phosphate processing, cement plants, refineries, clay plants, rock and gravel plants	18	505	$ 16,024,959	$ 31,733
Warehousing, distribution terminals, trucking terminals, van and storage warehousing	361	782	$ 349,208,089	$ 446,558
Totals	395	1,357	$ 378,536,482	$ 278,951

Source: Charlotte PA data, Metro Forecasting Models

The average assessed value for developed industrial uses is nearly $279,000 per acre. Compared to farmland, the increase in revenues for an average developed industrial acre is about 1,000 times greater. To illustrate this point, 100 acres of farmland is assessed for $300 per acre or $30,000 in total value. The same property with developed industrial uses is likely to be assessed for nearly $29,000,000.

For residential land uses, the industrial average assessment per acre is about 50% of the pre-platted assessment analysis above and about 300% of the rural subdivision assessment. Two key differences between the residential and industrial land uses is that first industrial land uses do not qualify for the homestead exemption and second industrial land uses do not increase the need or expenses for parks and schools. It is true that industrial land uses do occasionally need fire and law enforcement services but these costs and calls for service to public safety agencies are de minimis compared to residential land uses.

From a purely fiscal perspective, industrial land uses generate fewer expenses than residential uses and similar revenues. When agricultural lands are converted to indusial uses, the increase in revenues is substantial while impacts to expenses are negligible.

Employment Approach

The first objective of this analysis is to determine the amount of industrial land uses (manufacturing and wholesale trade) needed to provide a more balanced tax base, employment opportunities and other economic benefits.

According to employment data from Lightcast, including residents and in-bound commuters, in 2024 Charlotte County had 103,785 jobs meaning there is approximately 1 job for every 2 residents. The ratio of employment to resident population in Charlotte County is similar to Lee, Sarasota and Manatee counties. Assuming 50% of Charlotte's buildout population will be in the labor force, approximately 250,000 jobs will be needed.

As communities in Florida grow and mature, their local economies shift from agriculture and construction to manufacturing, wholesale trade, transportation and other service-based jobs. In the early to mid-stages of development, communities need a large construction work force to develop and as it approaches build-out, the construction work force decreases as a percentage of the total work force. As communities mature such as Lee, Sarasota and Manatee counties, the three largest non-government employment categories are services, retail trade and manufacturing. This demonstrates the importance of manufacturing employment for economic vitality as it replaces construction employment.

The 2024 employment data from Lightcast indicate 2.4% of employment in Charlotte County is industrial. The Lightcast industrial employment data for as Lee, Sarasota and Manatee counties is shown the table below.

County	Industrial Jobs	Total Jobs	% Industrial
Lee	12,352	332,187	3.7%
Sarasota	11,308	210,996	5.4%
Manatee	12,073	160,283	7.5%

Source: Lightcast

The employment data in the table above clearly shows that industrial employment as a percentage of employment increases as the local economy matures. The average percentage of industrial employment for the counties adjacent to Charlotte is 5.5%. To ensure the analysis is conservative, 5% will be used for benchmarking Charlotte County's future industrial employment. Applying the benchmark percentage of industrial employment to Charlotte County's buildout employment of 250,000 means approximately 12,500 industrial based jobs will be needed. In 2024 there were 1,480 industrial based jobs in Charlotte County. Therefore, the new future industrial net employment is approximately 11,020 employees.

Industrial development generally consists of the industry classification of manufacturing and wholesale trade. Having estimated the number of future industrial employees, 11,020, the required industrial building area needs to be calculated. The amount building area required to support these future employees can be estimated using Urban Land Institute case studies and standards for industrial parks of 1.13 employees per 1,000 sq. ft. of building area.

$$\frac{11{,}020\ Employees}{1.13\ Employees\ per\ 1{,}000\ Sq.Ft.} = 9{,}752{,}000\ Sq.Ft.$$

Charlotte County has enough vacant and developable industrial lands within 3 miles of I-75 and SR31 to support 8,507,000 square feet of future building area. Based on the previously calculated value of 9,752,000 required square feet of building area to provide the desired industrial employment there is a deficit of 1,245,000 square feet. Recalling from the Industrial portion of this report, industrial development in Charlotte County has an average Floor Area Ratio of 0.165, excluding outliers.

$$\frac{1{,}245{,}000\ Sq.Ft.}{0.165\ x\ 43{,}560\ Sq.Ft.per\ Acre} = 173\ Acres$$

Based on the industrial employment needed prior at buildout, Charlotte County needs at least 173 additional acres allocated for future industrial development, ideally very close to I-75 and the Punta Gorda Commercial Airport. Parcels identified for allocation to future industrial uses should be of sufficient size to accommodate buildings of at least 50,000 square feet and contiguous to other parcels that allow industrial development. This will ensure the supply of industrial parcels is large enough to host future industrial employment centers and, if necessary, parcels could be aggregated to form larger parcels for specialized manufacturing or warehousing.

Per Capita Approach

The per capita approach uses MFM's research of industrial building space per resident Charlotte County has compared to other counties in south Florida where MFM has in-house research. Based on the database developed by MFM for the Charlotte Interactive Growth Model, Charlotte County has approximately 30 square feet of industrial building area per resident. A comparison of Charlotte County versus some other Florida counties is shown in the table below.

FLORIDA COUNTIES INDUSTRIAL SQFT PER PERSON			
Place	**Indust Sqft**	**Population**	**Sqft/Resident**
Charlotte County	6,643,524	224,147	30
Collier County	12,581,598	405,503	31
Lee County	45,364,429	819,028	55
Manatee County	36,127,228	364,171	99
Sarasota County	26,758,514	452,378	59
Seminole County	27,022,161	454,442	59
Martin County	10,273,010	161,230	64
Average			57

Source: Metro Forecasting Models

The comparative analysis shows the per capita supply of industrial building space ranges from 30 to 99 square feet with an average of 57 square feet. It is important to point out that all the counties shown in the table above still have vacant industrial land for future industrial development. Based on the buildout analysis of Charlotte's allocated industrial lands, the per capita supply at buildout is estimated to be 34 square feet.

Charlotte County could allocate more land for future industrial development to increase employment opportunities, balance the tax base and be more competitive with adjacent counties. For example, if the policymakers chose to support a goal of 45 square feet per capita, that would equate to 22.8 million square feet at buildout. The present supply of developed and vacant industrial lands will allow approximately 19.6 million square feet of building area throughout the county at buildout.

To estimate the amount of additional land that would need to be allocated for future industrial development, the Industrial FAR can be used. The table below provides a range of per capita goals for industrial uses at buildout and the number of acres that would need to be allocated from their existing land uses to industrial to achieve the goal.

Per Capita Supply	Industrial Bldg SqFt at BO	Net Increase in SqFt	Acres needed
40	20,320,000	720,000	100
45	22,860,000	3,260,000	454
50	25,400,000	5,800,000	807
55	27,940,000	8,340,000	1,160
60	30,480,000	10,880,000	1,514

Source: Metro Forecasting Models

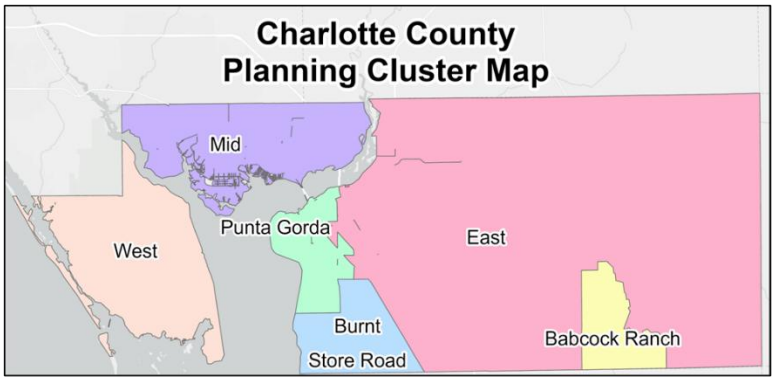
If policymakers wanted to increase the industrial lands allocation to compete with Lee County, the table above indicates a per capita supply of industrial supply of 55 square feet translates into an increase of about 1,160 acres. This increase in industrial allocation would likely increase industrial employment by 7,380.

Employment and Housing

Industrial employment centers generate employment opportunities. As more industrial projects are developed in Charlotte County, employees should have the opportunity to live in close proximity to their place of employment. From a transportation and Economic Development perspective, policymakers may want to specifically allocate housing units at such densities that would make multifamily development feasible. This would result in less congestion and fewer trips west of I75 and shorter trips to work/home for employees.

Forecast Summary by Planning Cluster
Babcock Ranch

Babcock Ranch is a large-scale master planned community and is presently comprised of two TAZs. This cluster is located east of SR31 and abuts the southern boundary of the county line shared with Lee County.



Housing & Population

As of February 2025, Babcock Ranch had 10,800 residents and 4,800 housing units compared to 2024 when this cluster had 7,600 residents and 3,400 housing units. Population in this cluster grew by 42% in the past 10 months. The demographics for this cluster are sourced from the developer due to the large size of the single block group covering much of the eastern portion of the county. The estimated household size is 2.50, the vacancy rate is 10% and the seasonal vacancy rate is unknown. Babcock Ranch is anticipated to grow into a future "town" and will ultimately provide essential goods and services as well as emergency services to residents in the southeastern area of the county. By Buildout, this cluster has the potential to increase by nearly 14,000 housing units and 31,000 residents.

Babcock Ranch								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	10,180	14,983	17,326	18,138	18,385	18,487	13,683
	Population	22,862	33,642	38,900	40,721	41,275	41,504	30,714
Non-Residential	Neighborhood shopping center	0	1	2	2	2	2	2
	Community shopping center	1	1	1	1	1	1	1
	Regional shopping center	0	0	0	0	0	0	0
	Industrial Sqft	380,005	728,008	904,057	969,705	994,171	1,074,594	1,074,594
	Industrial Ac	53	101	126	135	138	150	150

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

Commercial

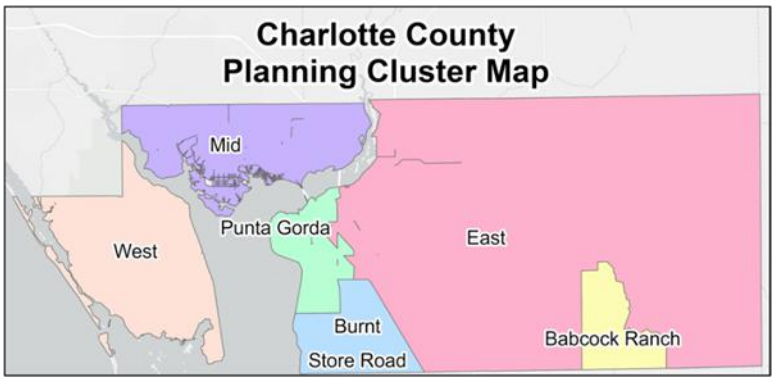
Babcock Ranch will have over 18,000 housing units at Buildout, and a total population of nearly 42,000 full-time residents. The eastern portion of the county had only convenience stores before a neighborhood shopping center was constructed by the developer in 2021. As the population increases the CIGM data indicates another neighborhood center may be needed before 2035 and a third center by 2040. A community shopping center will be economically feasible by 2030 and potentially sooner. Existing commercial entitlements are sufficient to meet the needs of the Buildout population and the surrounding residents.

Industrial

The master planned community also includes an industrial entitlement allowing for 650,000 square feet of building area. Based on the CIGM data, more land could be allocated to industrial uses in the Babcock Ranch cluster. By Buildout, there may be a shortage of industrial land allocation. Being located on SR31 with direct access to Lee and DeSoto counties, this planning cluster could be an excellent location for future employment centers and an economic hub in the county. The demand for industrial uses is forecasted to grow gradually over time in accordance with population growth.

Burnt Store Road

The Burnt Store Road cluster contains the zones west of US41, north of Cape Coral and south of Punta Gorda. This cluster has historically been popular with seasonal residents, but the demographics may be transitioning to more permanent residents with the development of approved projects in the corridor.



Housing & Population

Based on February 2025 parcel data, the Burnt Store Road cluster has approximately 4,000 housing units and 6,400 permanent residents whereas in 2024 this cluster had 3,500 housing units and 5,600 permanent residents. Population in this cluster grew by 14% in the past 10 months. The 2020 Census block group demographics show the household size is 2.03, the vacancy rate is 25.2% and the seasonal population residing in housing units is approximately 911. By Buildout, this cluster has the potential to increase to over 16,000 housing units and 28,000 people. By 2035, the population will more than double to nearly 15,000 residents. As existing seasonal residents choose to become permanent residents and new development in this cluster attracts new residents, traffic and congestion will likely increase.

Burnt Store Road								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	5,672	9,419	12,352	13,477	14,098	20,384	16,353
	Population	8,820	14,721	19,358	21,160	22,209	34,691	28,332
Non-Residential	Neighborhood shopping center	1	1	1	1	1	2	2
	Community shopping center	0	0	1	1	1	1	1
	Regional shopping center	0	0	0	0	0	0	0
	Industrial Sqft	78,958	268,125	419,414	480,725	517,898	980,118	980,118
	Industrial Ac	11	37	58	67	72	136	136

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

Commercial

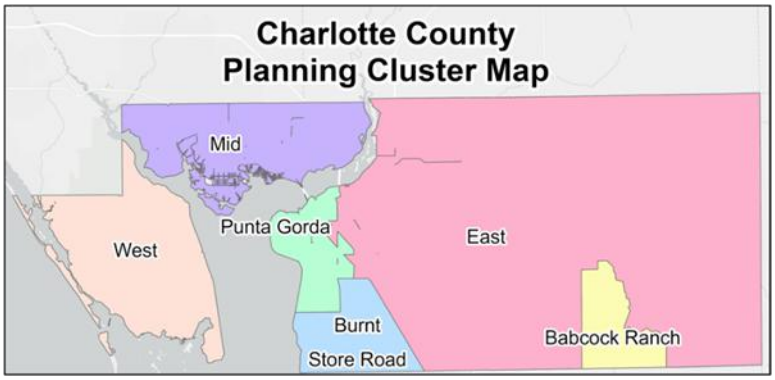
To reduce future trips to the urban areas and trip lengths, the Burnt Store Road cluster will need vacant commercial lands capable of supporting at least one neighborhood by 2030 and one community shopping center by 2040. The area has large tracts of vacant land which can be designed for the optimal balance of residential and commercial land uses. It is critical that land is reserved for non-residential uses or residents will take unnecessary trips north on major corridors, increasing traffic congestion.

Industrial

The Burnt Store Road cluster presently has 196,000 square feet of industrial type uses on 27 acres. This cluster will be able to support a modest amount of industrial uses for service trades and small workshops. This cluster's need for industrial lands will be met largely outside of the cluster near the airport. The demand/design for industrial is forecasted to increase gradually over time in accordance with population growth.

East

The East cluster covers the area east of US41 and the Peace River. The northern boundary is DeSoto County, and the southern boundary is Lee County. Much of the East cluster is rural in character with agricultural and conservation being the dominant land uses.



Housing and Population

As of February 2025, the East cluster had 19,000 residents and 9,700 housing units compared to 2024 when this cluster had 18,700 residents and 9,500 housing units. Population in this cluster grew by 2% in the past 10 months. The 2020 Census block group demographics show the household size is 2.17, the vacancy rate is 19.3% and the seasonal population residing in housing units is approximately 2,662. At Buildout, the East cluster could host an additional 27,000 housing units and 49,000 people. Growth anticipated in the East may be influenced by the success of Babcock Ranch and housing demand along the SR17 corridor.

East								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	11,132	12,151	12,986	13,874	14,631	36,506	26,832
	Population	21,471	23,255	24,740	26,312	27,673	67,960	48,974
Non-Residential	Neighborhood shopping center	0	1	1	1	1	3	3
	Community shopping center	1	1	1	1	1	2	2
	Regional shopping center	0	0	0	0	0	0	0
	Industrial Sqft	84,221	148,189	201,560	256,544	304,588	1,718,973	1,718,973
	Industrial Ac	12	21	28	36	42	239	239

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

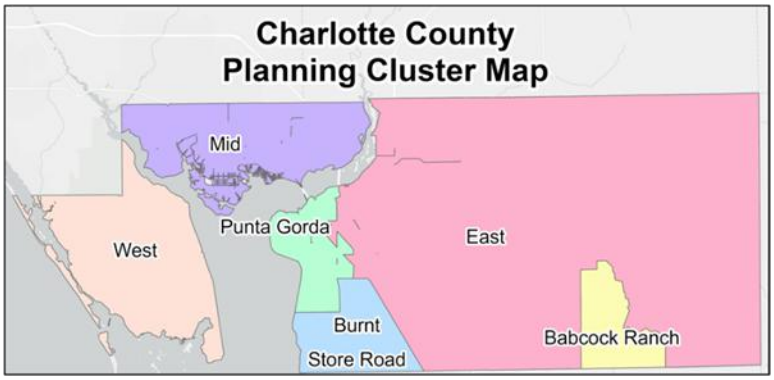
Commercial

The East cluster will be able to support a neighborhood shopping center by 2035 east of I-75 where residents in suburban projects will need essential goods and services. There is an existing demand for a Community Shopping Center in this cluster that may be accommodated by the Punta Gorda Commons project or the Willow project on Tucker's Grade. In the north and eastern portion of this cluster demand for non-residential land uses will be partially met by commercial development in Babcock Ranch and partially along SR17.

Industrial

The East cluster includes the Punta Gorda airport with nearly 900 acres of vacant land that allow future industrial uses. There are presently 2.6 million square feet of existing industrial building space in this cluster. Outside of the suburban area, the East cluster will be able to support limited industrial uses.

Mid



The Mid cluster is the most active cluster, in development terms, modeled in the CIGM. This cluster contains the Port Charlotte Town Center, Murdock, and Murdock Village. The upper boundary is marked by the county's northern boundary shared with Sarasota County. The lower boundary is made up of the Myakka River and the Peace River.

Housing and Population

In February 2025, the Mid cluster had over 109,000 residents and 57,000 housing units compared to 2024 when this cluster had 105,000 residents and 55,000 housing units. Population in this cluster grew by 4% in the past 10 months. With over 33,000 existing platted lots entitled for single family homes, this cluster has the greatest potential for future population growth. The 2020 Census block group demographics show the household size is 2.23, the vacancy rate is 16.8% and the seasonal population residing in housing units is approximately 11,539. At Buildout, this cluster will have 103,000 housing units and 202,000 residents, essentially the same metrics as the 2020 Census for the entire county. The cluster has experienced rapid growth since development started in the Murdock Village area. The Port Charlotte Town Center located in Murdock has also received approval to remove some of the commercial building area and add over 700 multifamily units to the Town Center property.

Mid								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	61,497	65,176	68,218	70,912	73,385	102,565	45,471
	Population	118,367	125,994	132,233	137,682	142,640	202,046	92,620
Non-Residential	Neighborhood shopping center	2	2	3	3	3	7	7
	Community shopping center	0	1	1	1	1	3	3
	Regional shopping center	0	0	0	0	0	0	0
	Industrial Sqft	317,771	600,798	832,541	1,032,009	1,213,866	3,478,747	3,478,747
	Industrial Ac	44	84	116	144	169	484	484

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

Commercial

The Mid cluster provides most of the retail and office building area in the county. The diverse goods and services available make the Murdock/Town Center area a destination that attracts many residents from around the county to meet their needs. As the area continues to develop, three additional neighborhood shopping centers will be needed by 2050 in this cluster to support new residents' needs for essential goods and services.

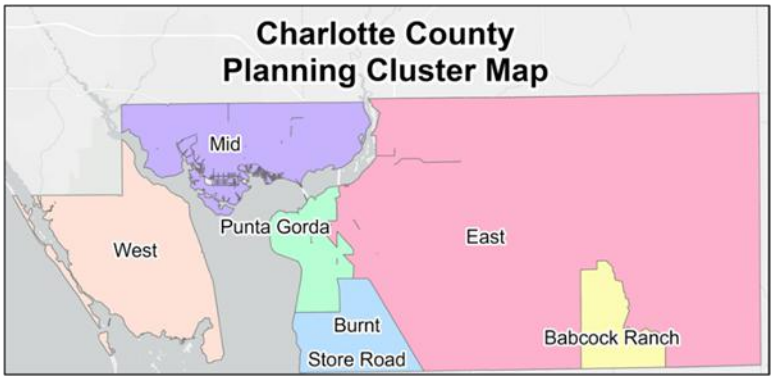
Planning commercial nodes for these future centers now will help reduce future congestion and unnecessary trips to the Murdock area for daily needs. Policies may need to be created or adjusted to encourage aggregation of single family lots with other parcels so that contiguous tracts of vacant land can be established for these future shopping centers.

Industrial

Overall, the need for industrial building space by residents and employers will largely be met elsewhere in the county such as the vacant ECAP lands adjacent to the Punta Gorda airport. There are just over 2.2 million square feet of existing industrial building space on 318 acres in this cluster. The Mid cluster has approximately 95 acres of vacant lands that allow industrial uses. This will help to accommodate future needs for including the construction trades and workshops.

Punta Gorda

The Punta Gorda cluster is substantially developed with few large vacant parcels. The existing major corridor running through the city is US41 and I-75 is less than a mile east of the city limits.



Housing & Population

In February 2025, the Punta Gorda cluster has approximately 17,100 housing units and 25,400 residents. This cluster has not grown significantly since the last update. The 2020 Census block group demographics show the household size is 1.92, the vacancy rate is 23.1% and the seasonal population residing in housing units is approximately 4,874. By Buildout, the Punta Gorda cluster has the potential to increase to nearly 24,000 housing units and 37,000 people. Much of the future development in this cluster will be single family homes on existing lots and multifamily components of mixed-use development near the City's urban core.

Punta Gorda								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	18,348	19,423	20,334	21,072	21,661	24,124	6,987
	Population	27,398	29,295	30,811	32,040	33,037	37,142	11,746
Non-Residential	Neighborhood shopping center	0	0	0	0	0	0	0
	Community shopping center	0	0	0	0	0	0	0
	Regional shopping center	0	0	0	0	0	0	0
	Industrial Sqft	71,473	141,131	197,090	242,270	279,556	476,864	476,864
	Industrial Ac	10	20	27	34	39	66	66

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

Commercial

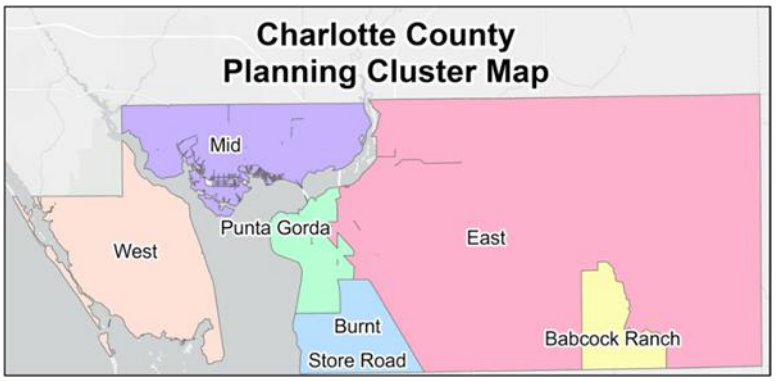
The Punta Gorda cluster provides essential goods and services for both residents living in the City of Punta Gorda and the surrounding area. Services not available in this cluster are readily available in the Mid cluster across the Peace River from Punta Gorda

Industrial

The Punta Gorda cluster has over 594,000 square feet of existing industrial building area on 132 acres. Future demand for industrial development can be accommodated on the 219 acres of vacant land that allow industrial uses. Future need for additional industrial lands can be met near the airport which is in close proximity to the city.

West

The West cluster is the second most developed area in Charlotte County. This cluster includes the Rotunda area, Grove City (not incorporated), Boca Grande and Manasota Key. The northern boundary is Sarasota County, and the southern boundary is the Gulf and Charlotte Harbor.



Housing & Population

As of February 2025, the West cluster had 53,200 residents and 36,100 housing units compared to 2024 when this cluster had 51,000 residents and 35,000 housing units. Population in this cluster grew by 4% in the past 10 months. The 2020 Census block group demographics show the household size is 2.05, the vacancy rate is 29.8% and the seasonal population residing in housing units is approximately 14,199. By Buildout, the West cluster has the potential to more than double the existing housing units for a total of 79,000 housing units and over 124,000 people. Most of the future growth will be the development of single family homes on existing platted lots.

West								
		2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	39,147	42,105	45,227	48,626	52,298	78,530	42,379
	Population	57,973	62,920	68,056	73,630	79,668	124,118	70,928
Non-Residential	Neighborhood shopping center	0	0	0	1	1	4	4
	Community shopping center	1	1	1	1	1	3	3
	Regional shopping center	0	0	0	0	1	1	1
	Industrial Sqft	168,073	344,879	524,825	716,035	922,131	2,569,167	2,569,167
	Industrial Ac	23	48	73	100	128	357	357

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

Commercial

The West cluster has four neighborhood and one community shopping centers. As growth continues in this cluster, as many as four additional neighborhood shopping centers and three additional community shopping centers will be needed by Buildout. There is an existing demand for a community shopping center. The first new neighborhood shopping center will be needed in 2045. Planning for these future centers now will help reduce future congestion in this cluster.

Similar to the Mid cluster, the West cluster also has tens of thousands of existing platted lots and few large tracts for future shopping centers. As stated in the Mid cluster summary, policies may need to be created or adjusted to encourage aggregation of single family lots with other parcels so that contiguous tracts of vacant land can be established for these future shopping centers.

Industrial

The West cluster has 1.45 million square feet of existing building space on 305 acres. There are 224 vacant industrial acres in 44 parcels. These parcels are sufficient to meet the demand by the local construction trades and storage. This cluster is fairly remote from I-75 which means it is not an ideal location for large warehouses or manufacturing facilities. These uses are better sited near the Punta Gorda airport.

Conclusion & Recommendations

The Charlotte Interactive Growth Model (CIGM) 2025 update follows just 10 months after the 2024 update. The pace of residential development/construction has been significantly higher since 2020 than any other period since 1990. Single family home construction comprised 87% of all new housing units since April 2024.

Charlotte County's population is growing much faster than commercial development/construction. The supply of commercial building area per resident has declined from 71 square feet in 2023 to 66 square feet in 2025. Commercial development in key areas should be encouraged to reduce the driving distances to neighborhood and community shopping centers.

The Burnt Store Road Corridor is emerging as an active development area of new projects. This corridor will need a new neighborhood shopping center before 2035. There just a few parcels directly on Burnt Store Road that can accommodate this specific type of center. These parcels should be carefully monitored to ensure valuable commercial frontage is not lost to non-commercial/retail uses.

In June 2023, Charlotte County had approximately 31 square feet of industrial building area per resident. With an active Economic Development program, Charlotte County could increase the allocation of vacant industrial land and boost the industrial building area to 45 square feet per resident. Increasing industrial land allocation in Charlotte County will help to balance the local economy, provide employment centers and increase ad valorem revenues.

Key observations resulting from the study include:

- Robust growth since 2020 in Charlotte County has impacted the Level of Service of existing facilities, thereby accelerating the need to plan for new facilities such as fire stations, parks and libraries.
- Since June 2023 Charlotte County has added 10,994 new housing units.
- Charlotte County's population grew 11% from June 2023 to February 2025. The county's historic annual growth since 1990 has ranged from 1.3%-2.8%.
- Charlotte County's population grew 5.5% from 212,424 residents in April 2024 to 224,147 in February 2025.
- Charlotte County will reach its inflection point (midpoint of buildout) before 2030. The rate of growth will begin to slowly decline after 2035.
- The Mid Cluster experienced the strongest change in growth since April 2024, accounting for 35% of all residential construction in Charlotte County.
- Babcock Ranch is forecasted to triple in population by 2035 and Burnt Store Road is expected to more than double in population over the next 10 years as entitled projects in the corridor are beginning to develop.

- Consider policy changes that will allow higher densities than traditional single family uses in areas near commercial centers and industrial employment centers to reduce trip lengths and increase economic activity.
- The county should continue to monitor the aggregate and spatial availability of commercial and industrial land use allocations, particularly east of US41.