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Charlotte County Interactive Growth Model®

July 28, 2026

Agenda

- Introductions
- IGM Background
- The IGM and Charlotte County
- 2025 Findings and Trends
- Housing and Population
- Population Growth
- Commercial Center Needs
- Industrial Employment
- Recommendations

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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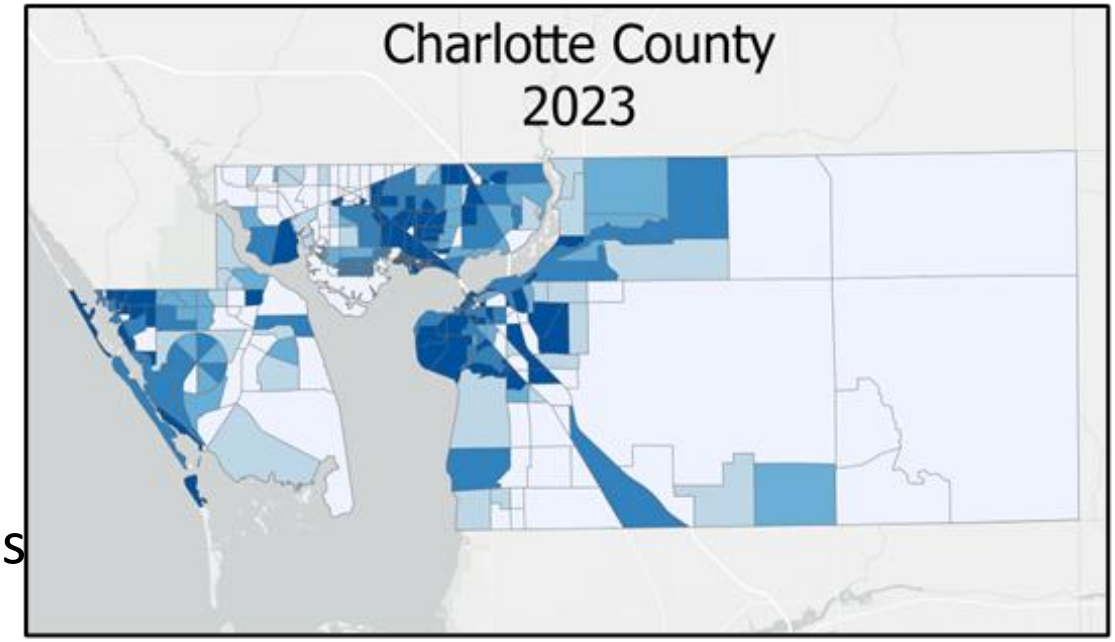
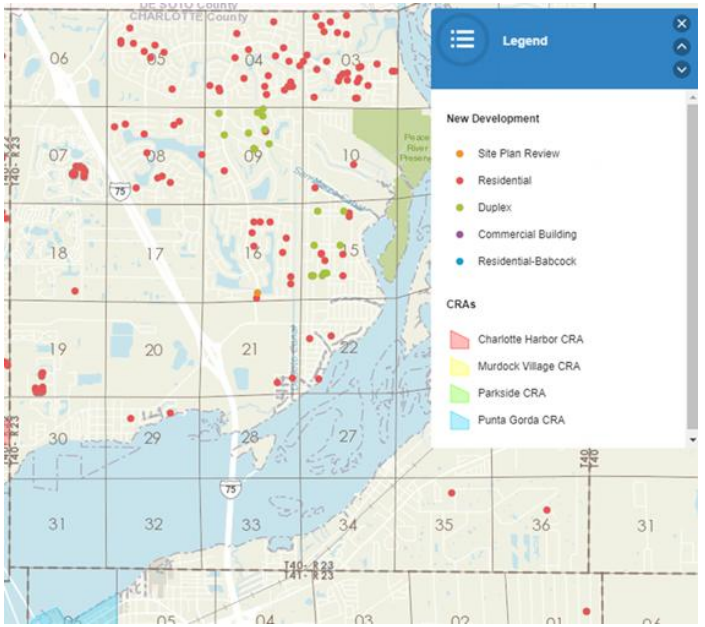
IGM and Charlotte County History

- 2023 IGM is based on June 2023 PA Data
- 2024 Update is based on April 2024 PA Data
- 2025 Update is based on February 2025 PA Data
- 2026 Update is based on April 2026 PA Data and CO's
- Having fresh data enables MFM to provide timely information for multiple departments.



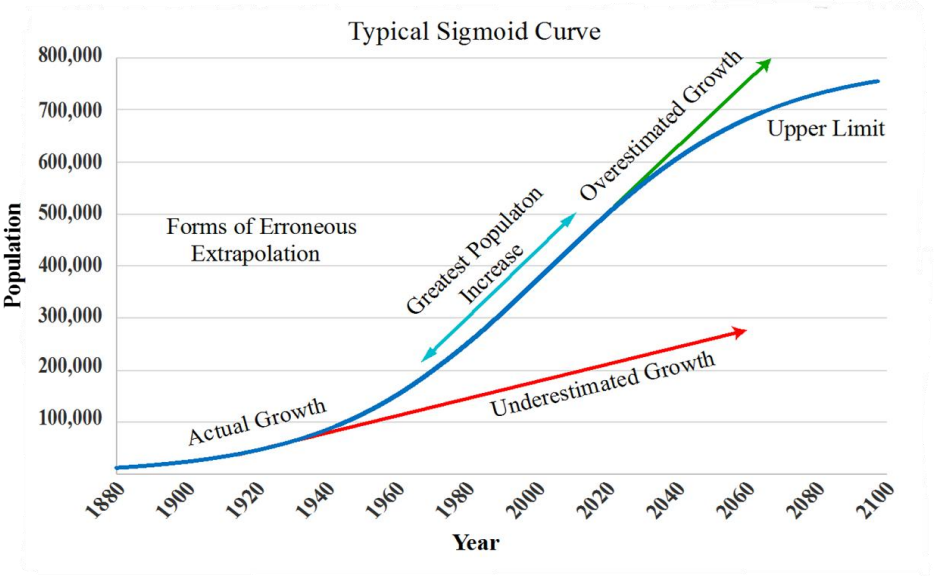
Charlotte County IGM

- 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.

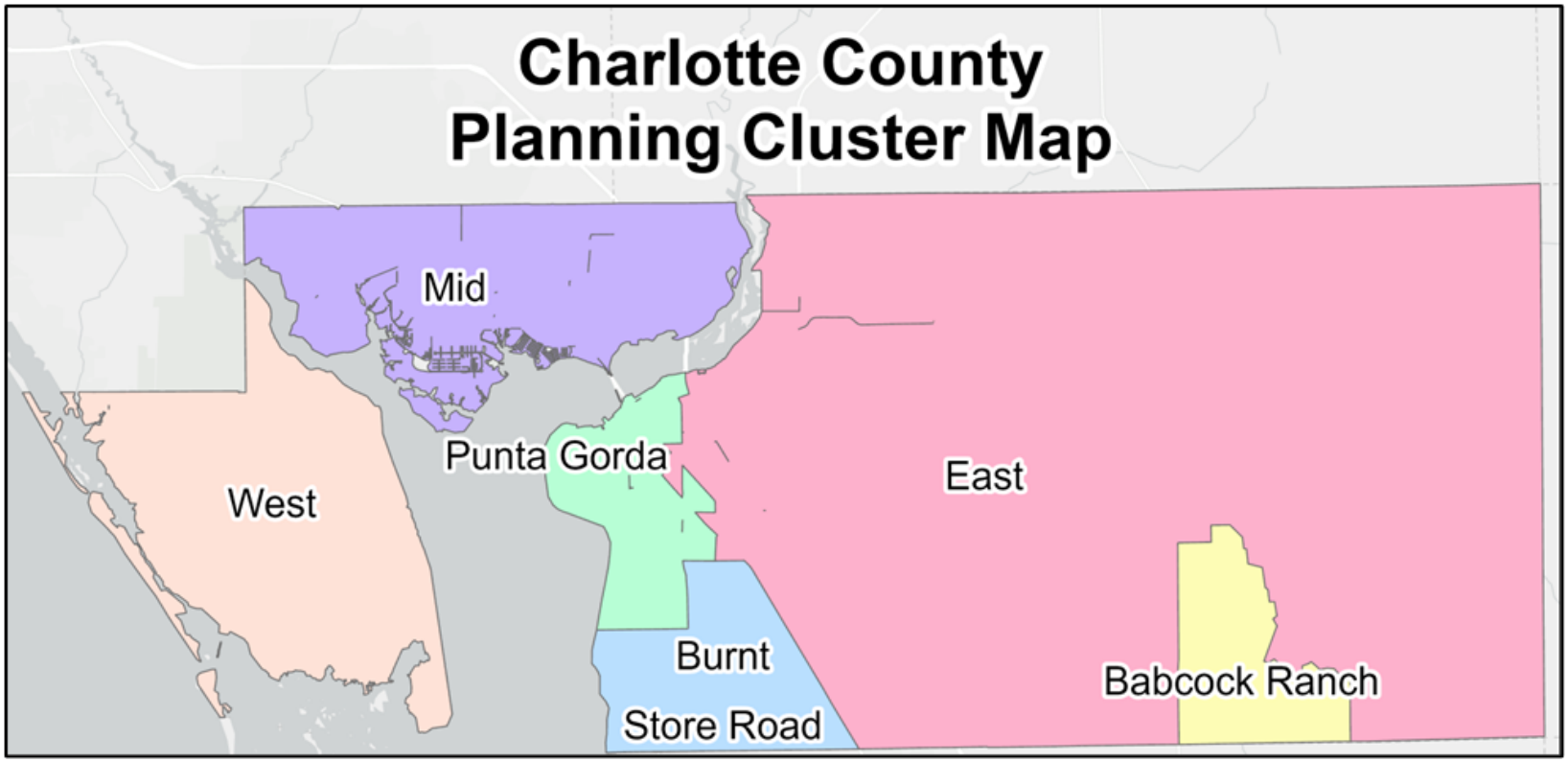


Where Do We Start?

- 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 Department of Commerce for comprehensive planning.



Charlotte County Planning Cluster Map

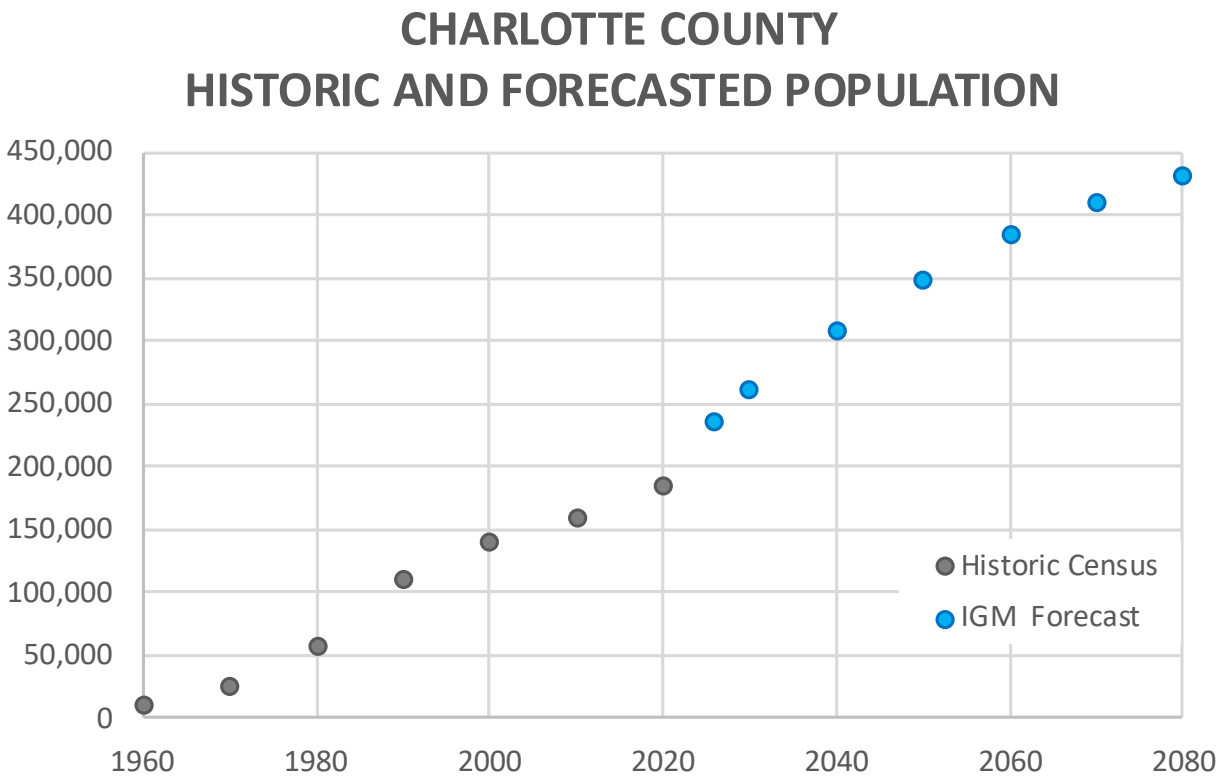


The graphic above shows the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.

2026 Findings and Trends

- Rapid growth since 2022 throughout Charlotte County is impacting the Level of Service of existing facilities, thereby accelerating the need to plan for new facilities such as fire stations, parks, and libraries.
- More than 26,000 new housing units and 50,000 new permanent residents have been added since 2020 in Charlotte County.
- Since January 2025 Charlotte County has added 7,545 new housing units.
- Commercial development continues to lag population growth.
- Updating data annually provides opportunities to fine tune policies and make necessary adjustments.

Population Growth



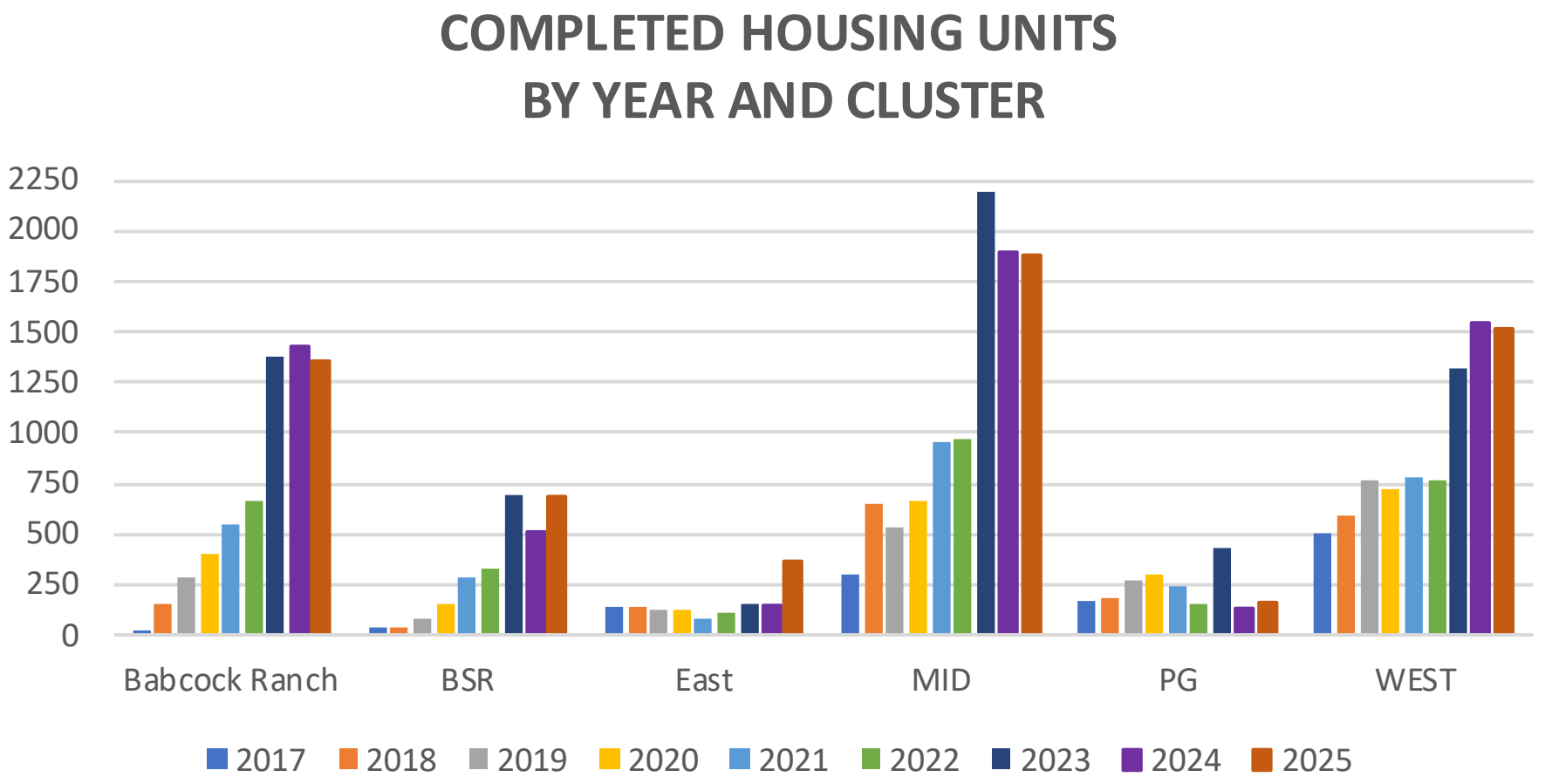
	Historic Census	IGM Forecast
1950	4,286	
1960	12,594	
1970	27,559	
1980	58,460	
1990	110,975	
2000	141,627	
2010	159,978	
2020	186,847	
2026		237,982
2030		263,451
2040		309,860
2050		349,354
2060		384,971
2070		411,695
2080		431,512
Buildout		503,441

Housing Forecast

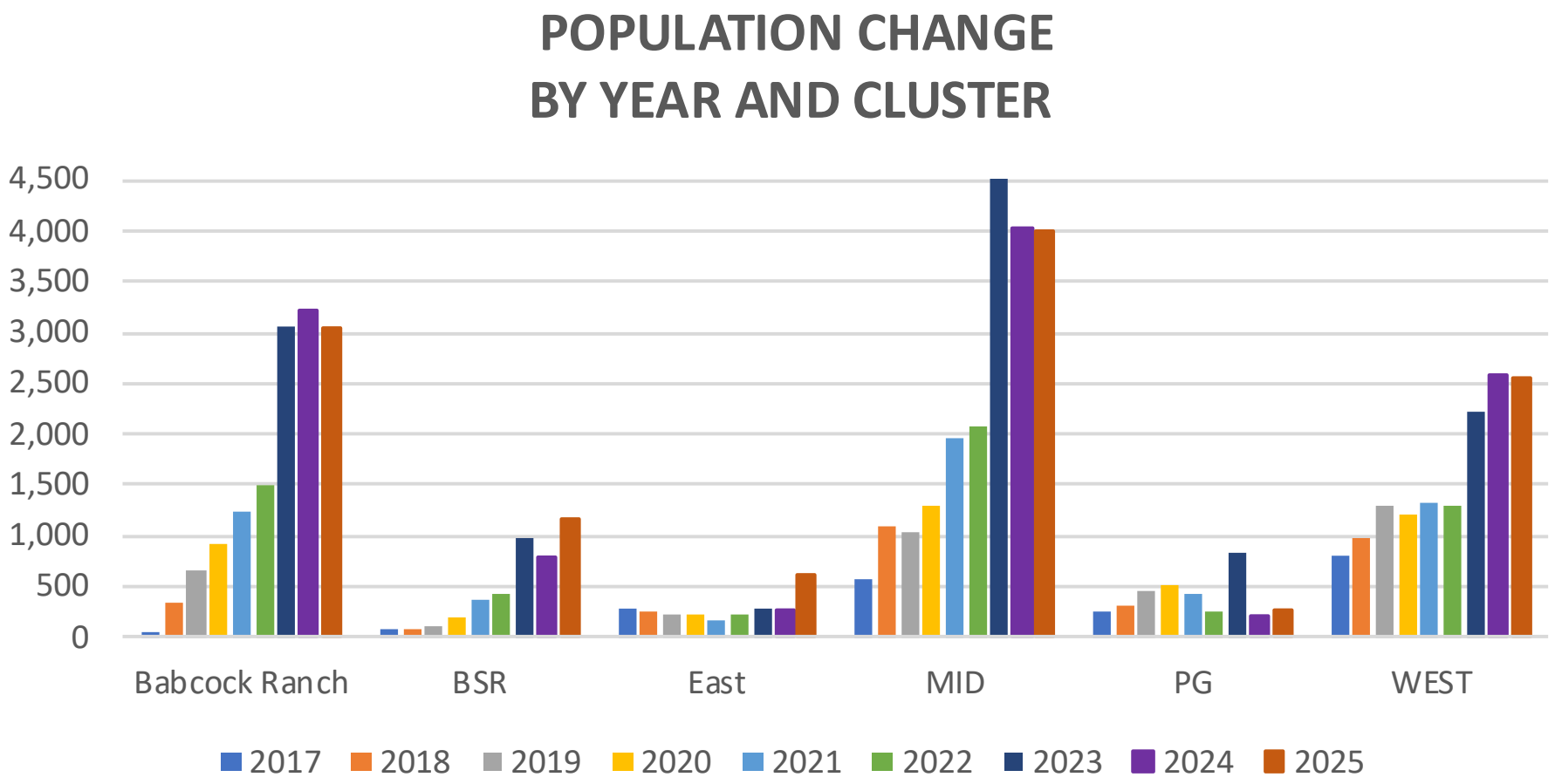
Housing Forecast							
	2026	2030	2035	2040	2045	2050	9995
Babcock Ranch	6,675	11,475	15,132	16,801	17,606	17,980	18,291
Burnt Store Road	4,873	6,294	8,183	10,408	11,861	13,403	20,486
East	12,664	14,082	15,098	16,255	17,657	18,970	40,791
Mid	58,833	61,385	64,697	68,245	71,629	76,041	101,738
Punta Gorda	14,907	15,470	16,041	16,419	16,737	17,018	19,159
West	37,877	39,992	42,264	44,848	47,885	50,936	77,995
Sum	135,829	148,698	161,415	172,976	183,375	194,348	278,460

- At Buildout, Charlotte County has the potential for nearly 278,000 housing units, more than double the existing number of housing units.
- Between 2026 and 2030, there is a forecasted increase of approximately 13,000 housing units.

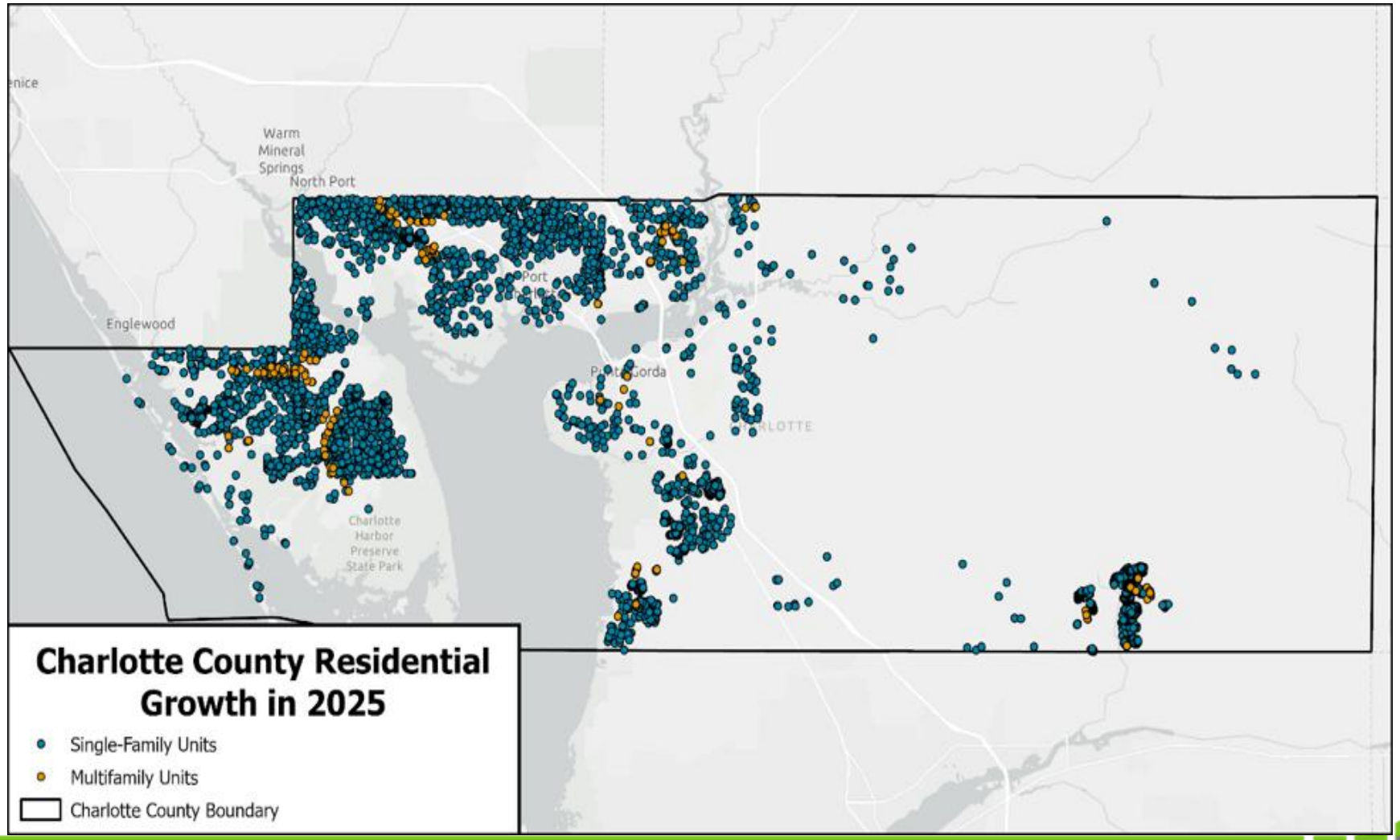
Housing Construction Trends



Population Growth by Planning Cluster



2025 New Housing Construction



2026 Population Forecast

Population Forecast							
	2026	2030	2035	2040	2045	2050	9995
Babcock Ranch	14,996	25,782	33,991	37,730	39,530	40,367	41,060
Burnt Store Road	7,720	9,966	12,942	16,412	18,824	21,393	34,789
East	23,606	26,085	27,869	29,934	32,471	34,866	75,011
Mid	112,631	118,022	124,969	132,416	139,443	148,240	199,786
Punta Gorda	22,482	23,487	24,482	25,070	25,548	25,972	29,156
West	56,547	60,109	63,931	68,298	73,398	78,516	123,639
Sum	237,982	263,451	288,184	309,860	329,214	349,354	503,441

- From 2026 and 2030, the population is forecasted to increase by more than 25,000 new residents.
- Spatial analysis of the forecast shows between 2026 and 2030 approximately 21% of new residents will live in the West Port area (Mid cluster), 42% will live in Babcock Ranch, and 14% will live in the Rotonda area (West cluster). The Burnt Store Road corridor will be home to 9% of new residents by 2030.
- 9995 used herein to indicate unknown ultimate buildout year.

Housing/Population Observations

- When population increases by 50,000 in 5 years, in practical terms the following are needed:
  - 2 new parks
  - 3 new fire stations
  - 3 new neighborhood shopping centers
- Updating the data annually makes it possible to spot trends.
- When the population grows rapidly, Level of Service declines.

Why are Shopping Centers Important?

- They provide a place for residents to obtain needed essential goods and services.
- The employment generated by shopping centers increases the level of income per capita in the local community.
- Tend to act as a seed for complementary commercial uses.
- Well-planned shopping centers reduce trip lengths and greenhouse gases.

New Shopping Centers Demand

New Shopping Center Demand							
		2030	2035	2040	2045	2050	9995
Babcock Ranch	Neighborhood	66%	119%	143%	155%	160%	165%
	Community	77%	101%	112%	118%	120%	122%
	Regional	17%	23%	25%	26%	27%	27%
Burnt Store Road	Neighborhood	64%	83%	106%	121%	138%	224%
	Community	30%	39%	49%	56%	64%	104%
	Regional	7%	9%	11%	13%	14%	23%
East	Neighborhood	56%	67%	81%	97%	112%	371%
	Community	-28%	-23%	-17%	-9%	-2%	117%
	Regional	17%	18%	19%	21%	22%	49%
Mid	Neighborhood	160%	204%	252%	297%	354%	686%
	Community	50%	71%	93%	114%	140%	293%
	Regional	-21%	-17%	-12%	-7%	-1%	33%
Punta Gorda	Neighborhood	-49%	-42%	-38%	-35%	-33%	-12%
	Community	70%	73%	75%	76%	77%	87%
	Regional	15%	16%	16%	17%	17%	20%
West	Neighborhood	-13%	12%	40%	73%	106%	396%
	Community	78%	90%	103%	118%	134%	267%
	Regional	40%	43%	45%	49%	52%	83%
Sum Neighborhood		**3**	**4**	**6**	**7**	**8**	**18**
Sum Community		**3**	**4**	**4**	**5**	**5**	**10**
Sum Regional		**0**	**0**	**1**	**1**	**1**	**2**

Well-placed shopping centers are essential for good planning. Centers in the right locations enhance quality of life and reduce trips/congestion.

Future Shopping Centers Locations

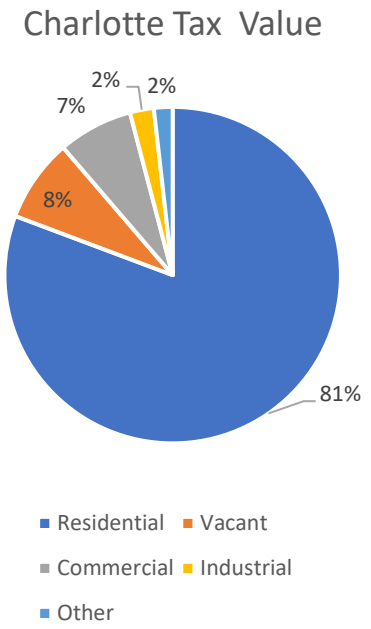
Commercial Supply Comparison

FLORIDA COUNTIES COMMERCIAL SQFT PER PERSON			
Place	**Comm Sqft**	**Population**	**Sqft/Person**
Charlotte County	14,877,740	237,982	63
Collier County	41,146,611	405,503	101
Lee County	76,428,326	819,028	93
Manatee County	35,260,271	364,171	97
Sarasota County	48,030,476	452,378	106
Seminole County	55,178,628	454,442	121
Martin County	17,898,592	161,230	111
Average			99

Source: Metro Forecasting Models

Land Use Economics

- Proposed property tax referendum has the potential to influence the County's long-term fiscal capacity and its ability to provide essential public services.
- Financial health depends on a balanced mix of commercial, industrial, institutional, and tourism-related land uses.
- Economic development is essential for maintaining fiscal sustainability.



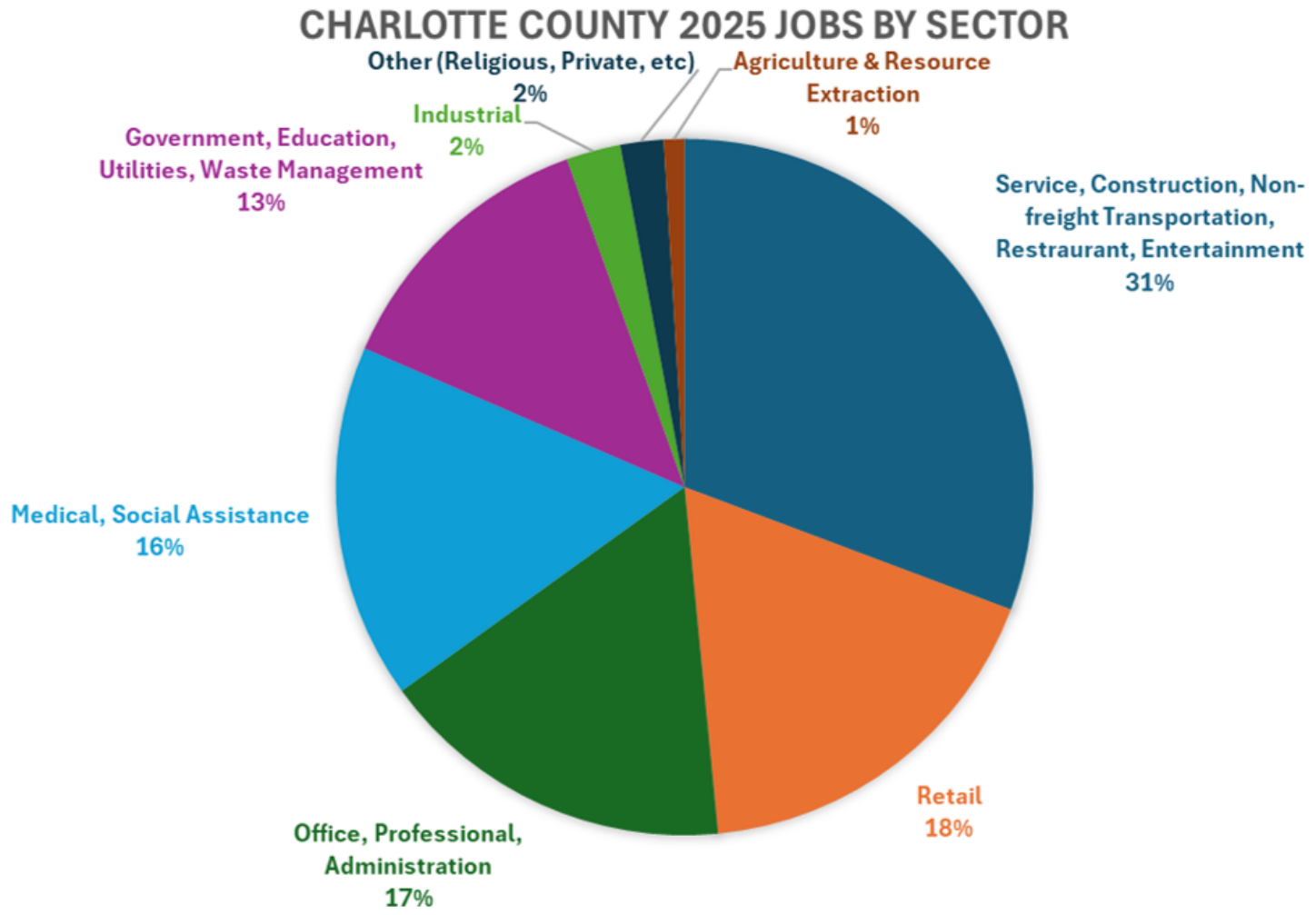
Taxable Value by Land Use FY-2024/25						
County	Total	Residential	Vacant	Commercial	Industrial	Other
Charlotte	$ 32,738,657,590	81%	8%	7%	2%	2%
Lee	$ 141,864,078,027	83%	5%	8%	3%	1%
Martin	$ 35,413,900,113	78%	8%	8%	3%	3%
Sarasota	$ 106,278,057,575	84%	3%	9%	2%	2%

Industrial

Industrial Demand							
		2030	2035	2040	2045	2050	9995
Babcock Ranch	Sqft Building	346,238	630,990	781,052	869,138	928,379	1,196,269
	Ac Land	48	88	109	121	129	166
Burnt Store Road	Sqft Building	76,619	180,442	304,137	396,655	498,769	1,161,890
	Ac Land	12	27	44	56	71	161
East	Sqft Building	99,403	180,846	271,336	378,119	484,921	2,298,162
	Ac Land	18	28	43	58	71	323
Mid	Sqft Building	276,447	609,298	956,108	1,288,871	1,696,850	4,640,668
	Ac Land	38	87	129	178	240	641
Punta Gorda	Sqft Building	52,996	106,956	146,572	181,211	215,516	497,401
	Ac Land	7	14	18	26	29	68
West	Sqft Building	165,082	343,599	539,145	759,875	991,223	3,263,287
	Ac Land	24	53	75	105	138	459
Sum Sqft Building		**1,016,785**	**2,052,131**	**2,998,350**	**3,873,869**	**4,815,657**	**13,057,676**
Sum Ac Land		**147**	**297**	**418**	**544**	**678**	**1,818**

- Industrial demand is forecasted based on the increase in population. The table above shows the incremental increase of industrial building and land area.
- By 2030, the county could support an additional 1 million square feet or 147 acres of industrial development.

Charlotte County Employment



Industrial Jobs are Multipliers

Industrial Employment Statistics

- Industrial employment is approximately 2.4% of all jobs in Charlotte.
- Developed Industrial uses have a “multiplier” effect.
- Each industrial job leads to more jobs throughout the economy.

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

Fiscal Impact of Industrial Land Uses

Industrial Fiscal Impacts

- Industrial land uses have a similar revenue profile as residential uses.
- Industrial projects minimally increases government expenses.
- Developed industrial lands generate 1,000 times the revenue per acre than agricultural uses.

Land Use Description	Parcels	Acres	Assessed Value	Assessment/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

Industrial Supply Comparison

FLORIDA COUNTIES INDUSTRIAL SQFT PER PERSON			
Place	**Indust Sqft**	**Population**	**Sqft/Person**
Charlotte County	7,063,818	237,982	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

What is Charlotte's Industrial Goal?

Industrial Potential

- Industrial supply comparison shows Charlotte could have more industrial development if it increased the amount of land zoned for industrial uses.
- As per capita supply increases, future employment opportunities also increase.

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

Economics of Industrial Land Uses

Being Industrially Opportunistic

- Charlotte County could increase the industrial allocation to be more competitive with Lee and Sarasota counties.
- As agricultural and low-density residential lands are converted to industrial uses, employment not only increases but magnifies and creates the need for other jobs in multiple sectors.
- Allocating density near industrial employment centers will reduce congestion in other areas of the county and offer a higher quality of life for workers that have the option to live in close proximity to their jobs.
- The Punta Gorda Airport is a valuable resource that will encourage industrial employment centers in Charlotte County.

Recommendations

- More than 26,000 new housing and 50,000 new permanent residents have been added since 2020 in Charlotte County. This growth 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. Levels of Service should be evaluated.
- Monitor the aggregate and spatial availability of commercial and industrial land use allocations, particularly east of US41.
- Plan for future shopping centers by location as well as commercial needs.
- It is critical that land is reserved for non-residential uses or residents will take unnecessary trips on major corridors increasing traffic congestion.

Recommendations – Cont'd.

- Consider policy changes that will allow higher densities than traditional single family uses in areas near existing commercial and industrial employment centers to reduce trip lengths and increase economic activity.
- When older commercial development are vacant, there are opportunities to reduce unneeded commercial building space by adding residential uses.
- Regular updating of the CIGM Baseline and Buildout data helps to identify micro and macro development trends that are taking place throughout the county. This provides policymakers opportunities to fine tune policies and make necessary adjustments to continue positive trends and curtail trends that do not benefit the county.

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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