




Charlotte County Interactive Growth Model[®]

November 12, 2024

Agenda

- Introductions
 - IGM Background
 - The IGM and Charlotte County
 - 2024 Findings and Trends
 - Housing and Population
 - Baseline and Buildout Data
 - Population Growth
 - Recommendations
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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.



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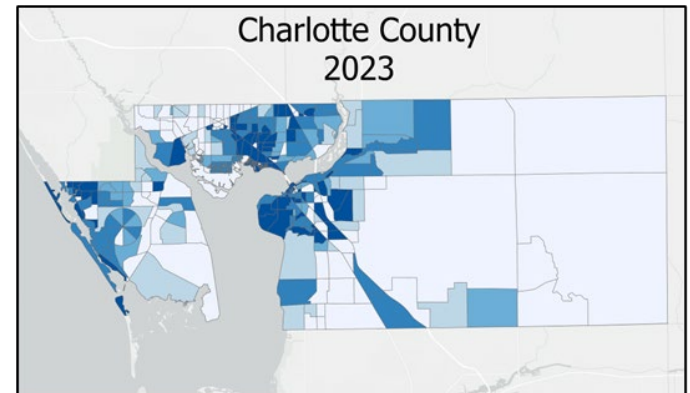
Paul Van Buskirk, PhD, FAICP, PE is the Principal Planner with 40+ years of experience in planning and public policy analysis.



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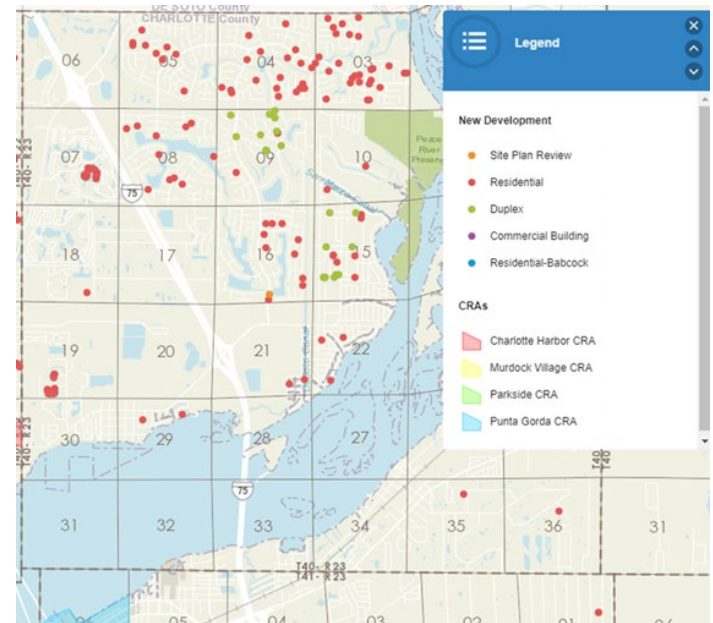
The IGM and Charlotte County

- 2023 IGM is based on April 2023 PA Data
- 2024 Update is based on March 2024 PA Data
- Data is available to staff using GIS layers or Excel files.
- Growth models should be updated annually to provide the most current data and to identify trends.
- Having fresh data enabled MFM to provide preliminary damage assessments from Helene shortly after the storm *at no additional cost to Charlotte County.*



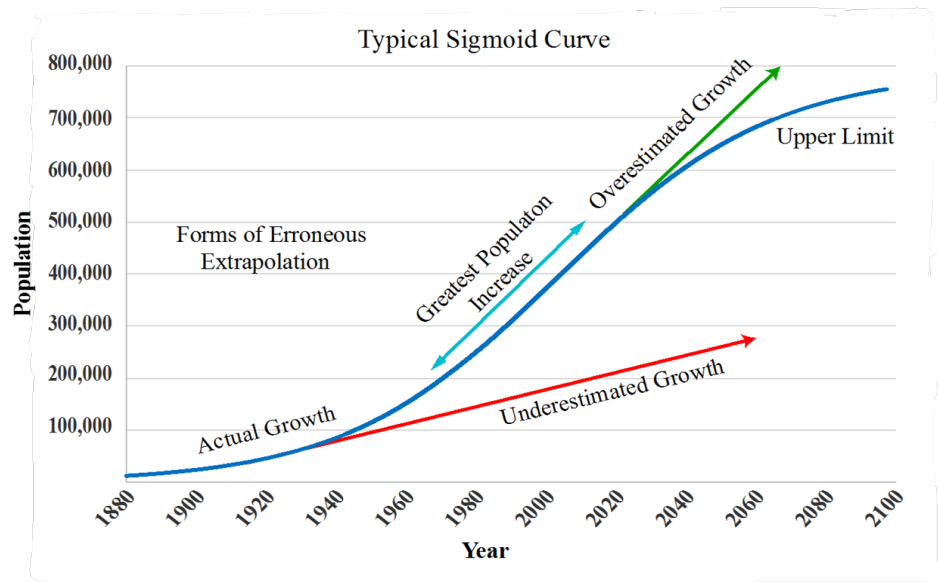
Charlotte County IGM

- 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.

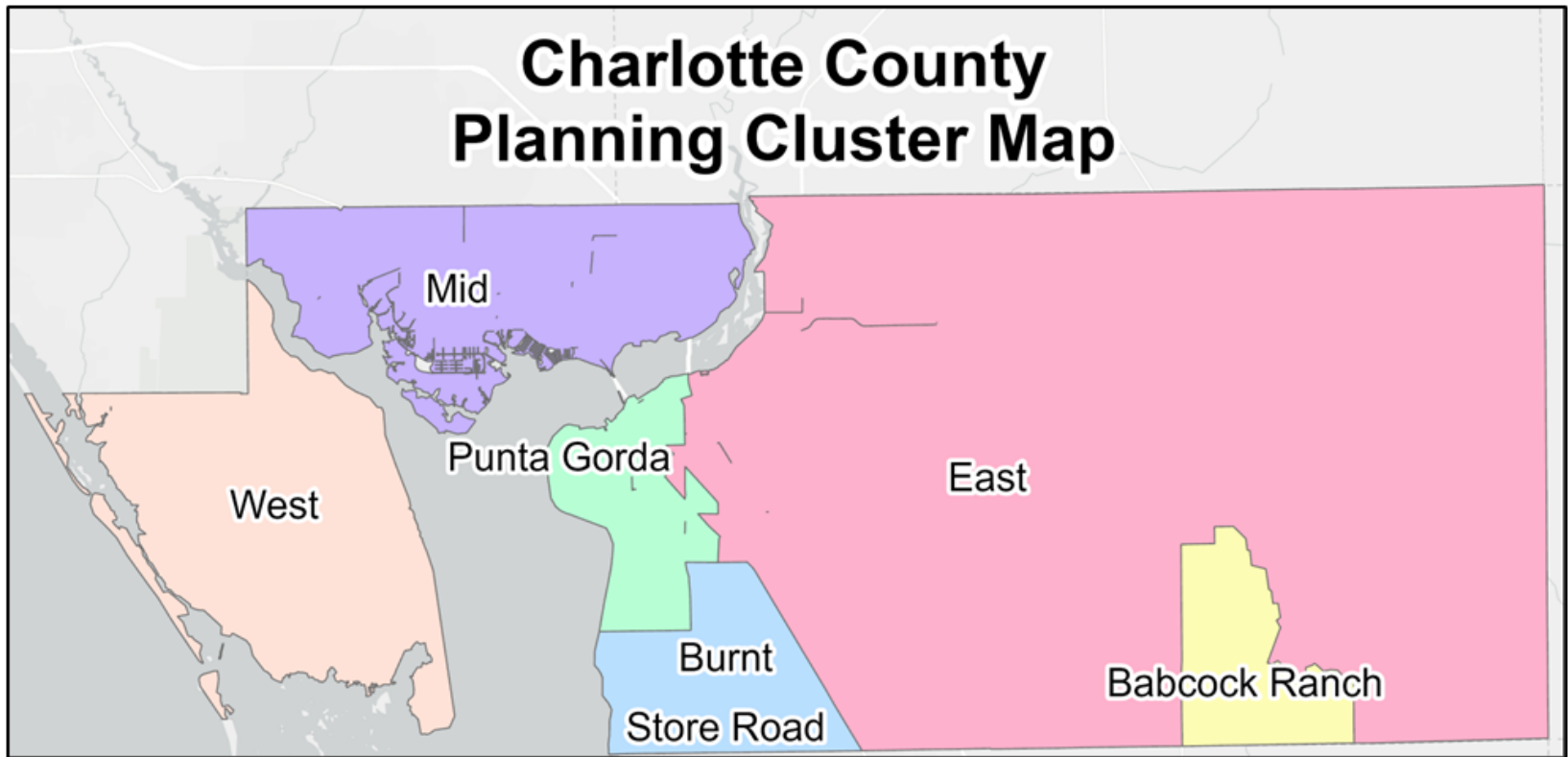


Where Do We Start?

- 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



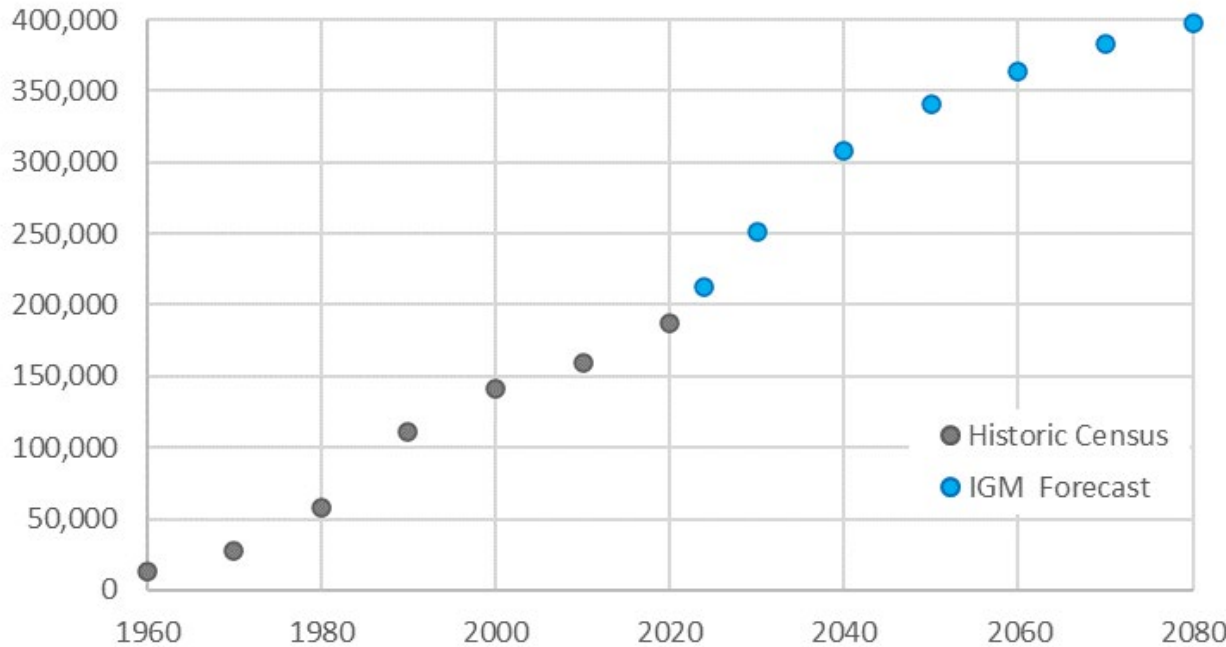
The graphic above shows the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.

2024 Findings and Trends

- The unprecedented growth in 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.
 - Charlotte County's population grew 5.2% from June 2023 to March 2024.
 - Over 5,000 new housing units have been permitted and constructed since June 2023.
 - In 2024, Charlotte County is on pace to permit 4,400 units by year's end.
 - Updating data annually provides opportunities to fine tune policies and make necessary adjustments.
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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	
2024		212,424
2030		251,879
2040		308,337
2050		341,086
2060		364,275
2070		382,596
2080		397,688
Buildout		493,020

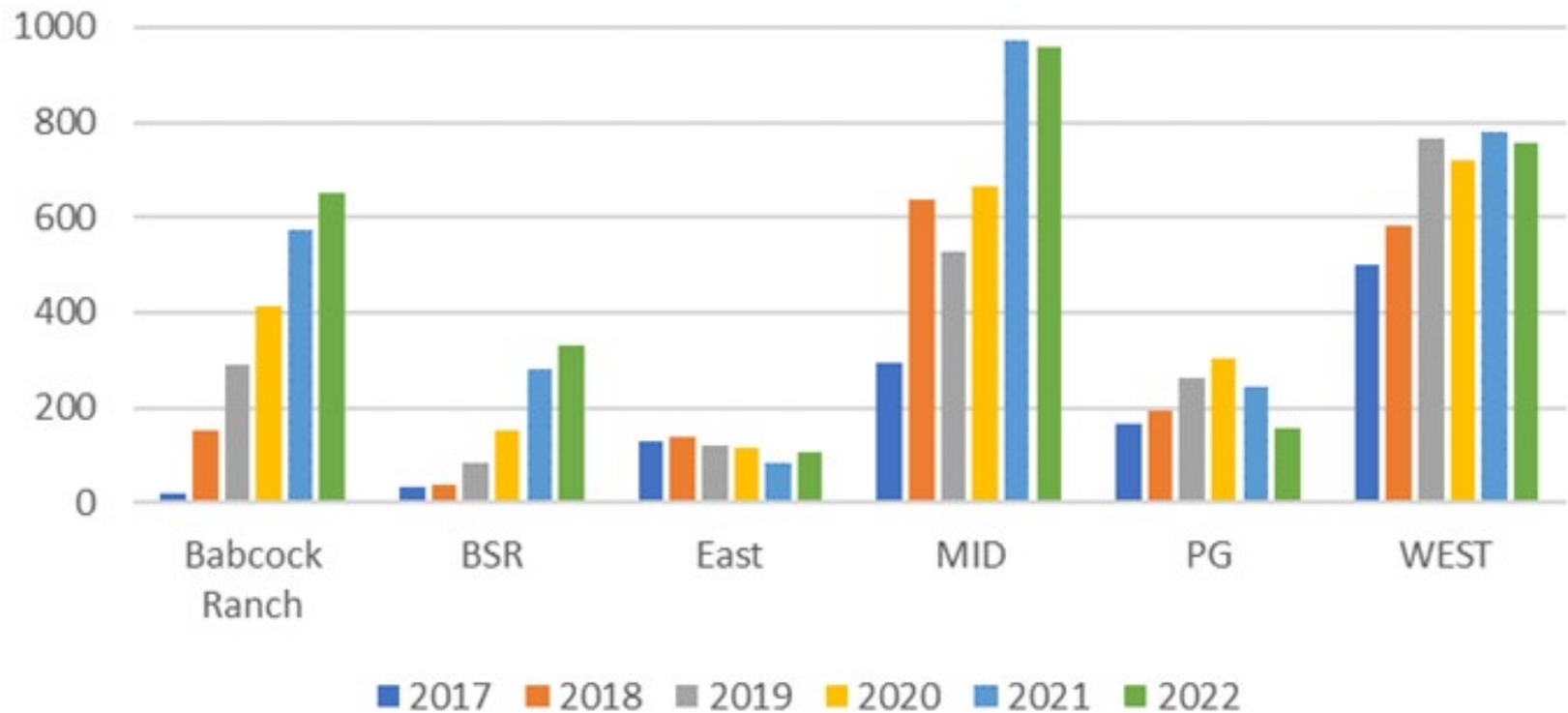
Housing Forecast

Housing Forecast								
	2024	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	3,374	4,119	9,246	14,372	17,086	18,063	18,364	18,489
Burnt Store Road	3,537	4,360	6,495	9,217	12,260	14,392	14,985	21,406
East	9,544	9,796	11,315	12,260	13,131	13,983	14,613	29,868
Mid	54,865	56,107	60,189	63,644	66,562	69,226	71,698	102,054
Punta Gorda	17,004	17,218	18,147	19,113	20,055	20,845	21,478	23,815
West	34,702	35,257	38,200	41,380	44,574	47,655	50,638	77,118
Sum	123,026	126,857	143,592	159,986	173,668	184,164	191,776	272,750

- At Buildout, the study area has the potential for nearly 273,000 housing units, more than double the existing number of housing units.
- Between 2024 and 2030, there is a forecasted increase of approximately 20,000 housing units.

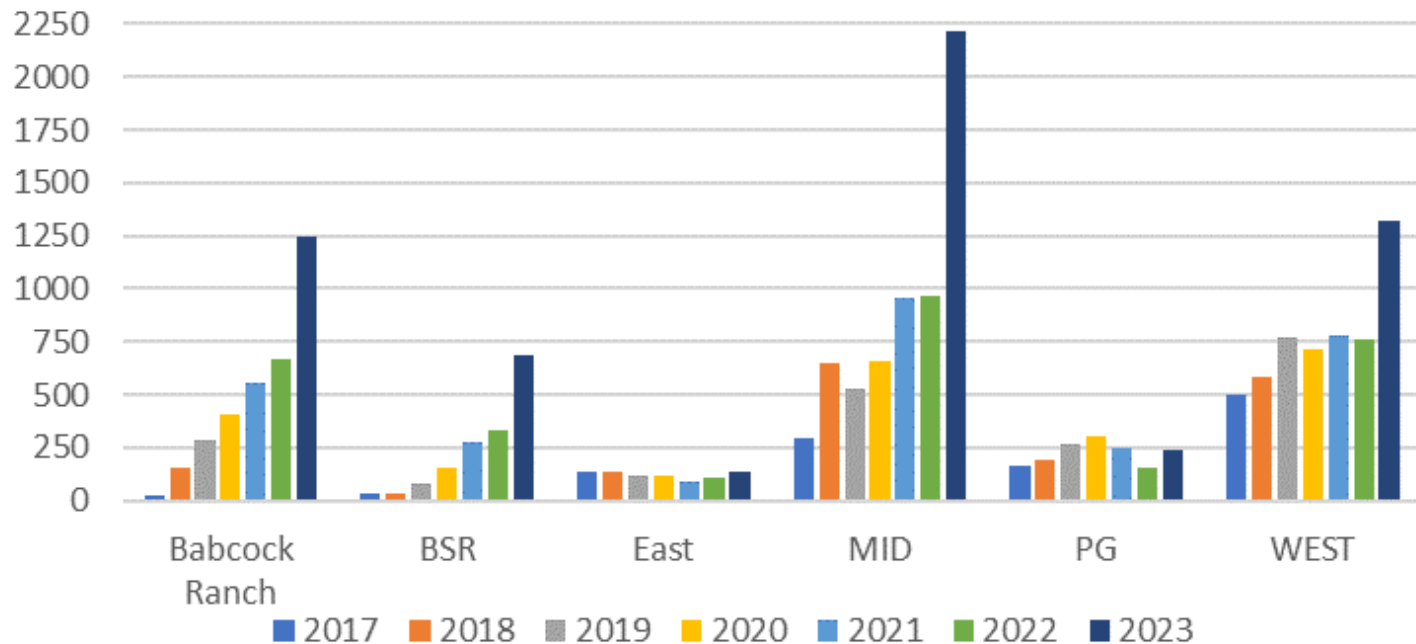
2023 - Housing Construction Trends

COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER



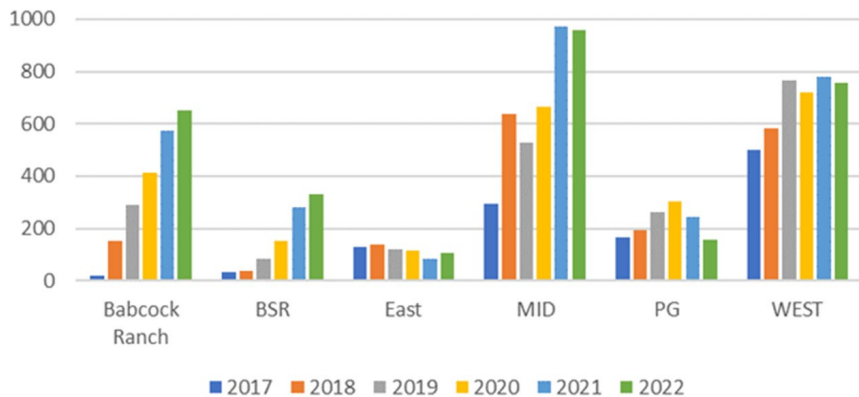
2024 – Construction Trends

COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER

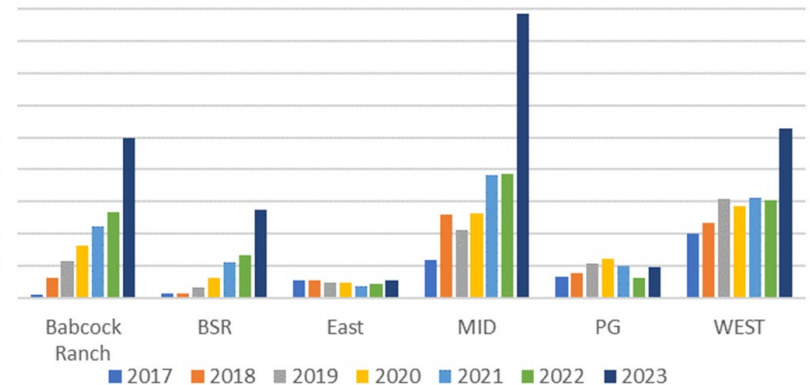


Comparisons

COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER



COMPLETED HOUSING UNITS
BY YEAR AND CLUSTER



- Growth in Charlotte County has historically been uneven.
- Between 2010 and 2020, Babcock Ranch was approved, and West Port began to redevelop.
- In 2023, MFM forecasted that the Mid Cluster would develop rapidly. (See above chart!)
- Since 2023, the West Port area and Babcock Ranch accounted for 82% of all resident construction.

2023 Population Forecast

Population Forecast								
	2023	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	4,860	6,556	12,737	20,987	28,750	33,993	36,787	39,085
Burnt Store Road	4,567	5,237	7,154	10,212	14,668	18,802	20,802	34,856
East	18,519	19,458	22,142	23,640	25,265	26,735	27,832	47,843
Mid	98,538	102,562	112,002	119,419	125,215	130,501	135,461	198,875
Punta Gorda	25,000	25,606	27,007	28,229	29,282	30,221	31,137	35,016
West	50,350	52,104	56,828	61,960	67,179	72,413	77,423	123,245
Sum	201,834	211,523	237,870	264,447	290,359	312,665	329,442	478,920

- *The Mid cluster will grow by 27,000 new residents by 2040.*
- *Babcock Ranch will see 24,000 new residents by 2040.*
- *Spatial analysis of the forecast shows between 2023 and 2030 approximately 37% of new residents will live in the Mid cluster, 22% will live in Babcock Ranch, and 21% will live in the Rotonda area (West cluster).*
- *9995 used herein to indicate unknown ultimate buildout year.*

2024 Population Forecast

Population Forecast								
	2024	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	7,592	9,267	20,788	32,289	38,371	40,559	41,233	41,513
Burnt Store Road	5,564	6,700	10,084	14,403	19,269	22,822	23,837	36,597
East	18,752	19,191	21,817	23,523	25,102	26,647	27,791	55,940
Mid	104,629	107,256	115,698	122,699	128,535	133,835	138,777	200,662
Punta Gorda	25,200	25,559	27,081	28,664	30,241	31,592	32,694	36,661
West	50,687	51,598	56,411	61,606	66,819	71,854	76,754	121,647
Sum	212,424	219,571	251,879	283,184	308,337	327,309	341,086	493,020

- Between 2024 and 2030, the population is forecasted to increase by approximately 40,000 new residents.
- Spatial analysis of the forecast shows between 2024 and 2030 approximately 28% of new residents will live in the West Port area (Mid cluster), 33% will live in Babcock Ranch, and 14% will live in the Rotonda area (West cluster). The Burnt Store Road corridor will be home to 11% of new residents by 2030.

Housing/Population Observations

- When population increases by 15,000 in \approx 18 months, in practical terms the following are needed:
 - 1 new neighborhood park
 - 1 new fire station
 - 1 new neighborhood shopping center
- Updating the data annually makes it possible to spot trends.
- When the population grows rapidly, Level of Service declines.



Housing Data Analysis

CHARLOTTE COUNTY HOUSING DATA ANALYSIS								
Year	Single Family		Observed	SF%	Multifamily		Observed	MF%
	Units	Acres	Density		Units	Acres	Density	
2023	99,847	119,985	0.83	81.6%	23,180	1,766	13.1	18.4%
2020	90,904	116,397	0.78	81.7%	20,309	1,698	12.0	18.3%
2015	83,247	113,188	0.74	81.2%	19,323	1,639	11.8	18.8%
2010	80,570	112,080	0.72	80.8%	19,151	1,611	11.9	19.2%
2005	73,322	108,568	0.68	81.6%	16,497	1,422	11.6	18.4%
2000	63,168	103,349	0.61	82.4%	13,447	1,155	11.6	17.6%

- Charlotte County is 82% single family vs 18% multifamily.
- Cape Coral will reach a peak ratio of 24%-30% multifamily at Buildout.
- North Port has a ratio of 93% single family to 7% multifamily.
- The ratio in Lehigh Acres is 83% single family to 17% multifamily.

Charlotte County Baseline Data

	2023(3/23)	2024(4/24)
Single Family Units	96,049	99,847 (net increase 3,798)
Multi-Family Units	21,848	23,180 (net increase 1,332)
Total	117,897	123,027 (net increase 5,130)
Commercial Building Area	13.6 msf	14.6 msf
Occupied Commercial Land	3,116 Ac	3,289 Ac
Vacant Commercial Land	3,286 Ac	3,497 Ac
Industrial Building Area	6.1 msf	6.5 msf
Occupied Industrial Land	2,638 Ac	2,688 Ac
Vacant Industrial Land	1,609 Ac	1,510 Ac

Charlotte County Buildout Data

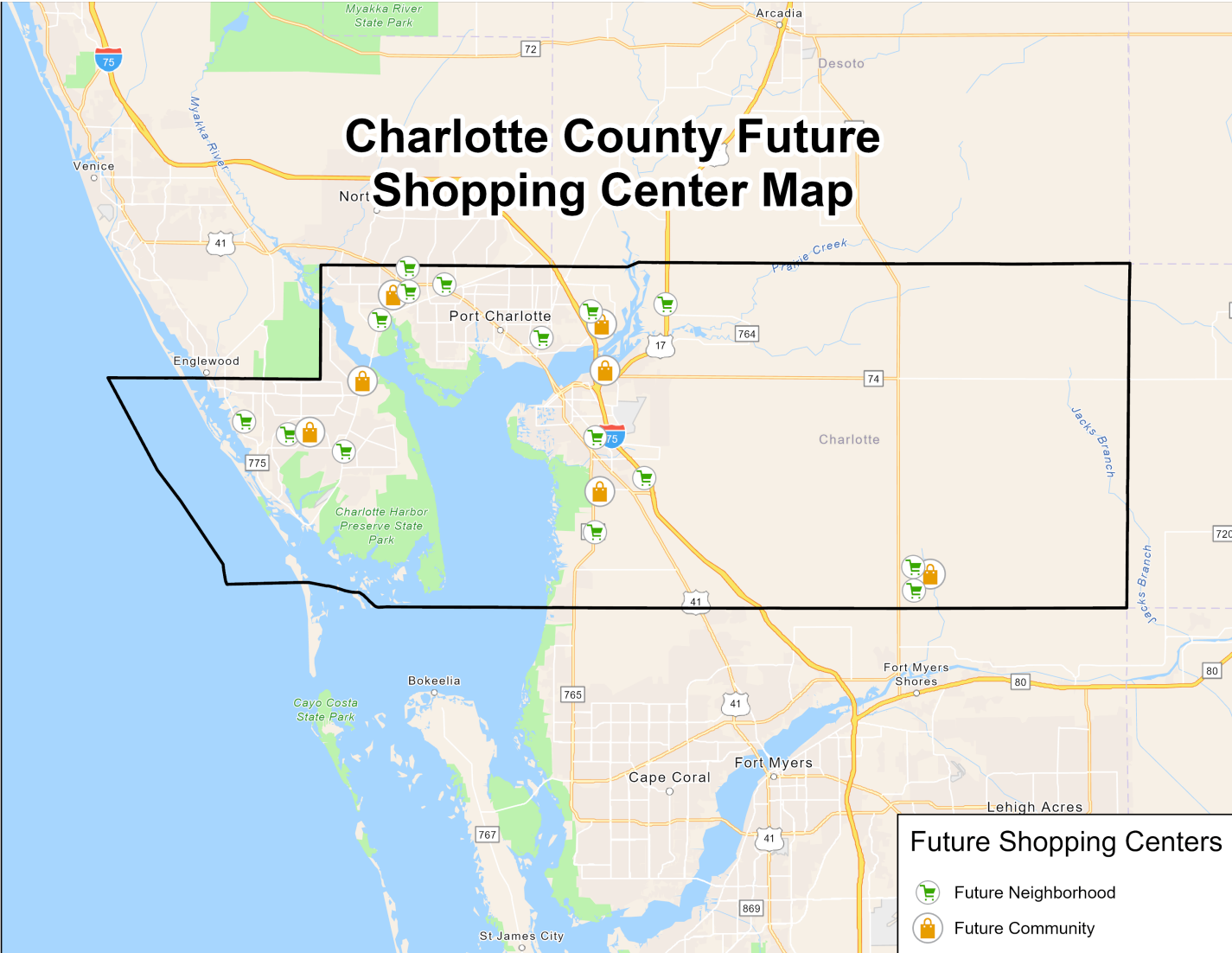
	2023	2024
Single Family Units	219,781	225,138 (net increase 5,357)
Multi-Family Units	46,115	47,611 (net increase 1,496)
Total	265,896	272,749 (net increase 6,853)
Commercial Building Area	42.5 msf	41.2 msf
Occupied Commercial Land	6,402 Ac	6,786 Ac
Vacant Commercial Land	754 Ac	1,027 Ac
Industrial Building Area	15.8 msf	15.9 msf
Occupied Industrial Land	4,247 Ac	4,198 Ac
Vacant Industrial Land	0 Ac	0 Ac

New Shopping Centers Demand

New Shopping Center Demand								
		2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	Neighborhood	60%	134%	208%	247%	261%	266%	267%
	Community	28%	62%	96%	114%	121%	123%	123%
	Regional	6%	14%	22%	26%	27%	27%	28%
Burnt Store Road	Neighborhood	43%	66%	92%	124%	146%	154%	200%
	Community	18%	30%	43%	59%	68%	72%	94%
	Regional	4%	7%	9%	12%	16%	17%	26%
East	Neighborhood	2%	21%	32%	41%	48%	60%	240%
	Community	1%	9%	17%	20%	27%	28%	113%
	Regional	6%	9%	10%	13%	13%	13%	36%
Mid	Neighborhood	15%	69%	121%	150%	187%	222%	615%
	Community	12%	35%	60%	74%	90%	103%	285%
	Regional	2%	9%	12%	16%	21%	25%	68%
Punta Gorda	Neighborhood	2%	10%	18%	29%	40%	48%	69%
	Community	2%	5%	10%	14%	21%	23%	40%
	Regional	17%	17%	17%	20%	20%	21%	23%
West	Neighborhood	8%	35%	70%	105%	134%	169%	459%
	Community	3%	15%	31%	46%	64%	80%	210%
	Regional	31%	34%	39%	41%	46%	50%	75%
Sum Neighborhood		1	3	5	7	8	9	19
Sum Community		1	2	3	3	4	4	9
Sum Regional		0	0	1	1	1	2	3

Notable changes in demand for neighborhood centers include a new one in Babcock Ranch between 2030-35 and another one in the Burnt Store Road corridor in 2030. The Mid Cluster will also need a new neighborhood center before 2035. These will 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	14,260,180	201,834	71
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			100

Industrial

		Industrial Demand						
		2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	Sqft Building	52,314	415,407	785,655	988,243	1,066,345	1,094,163	1,172,163
	Ac Land	7	58	109	138	148	152	163
Burnt Store Road	Sqft Building	35,514	143,567	283,388	442,329	560,225	596,352	1,068,128
	Ac Land	5	20	39	62	78	83	149
East	Sqft Building	15,021	103,811	165,151	221,911	276,644	317,505	1,317,061
	Ac Land	2	14	23	31	38	44	183
Mid	Sqft Building	89,294	390,856	651,513	871,140	1,067,704	1,247,033	3,573,608
	Ac Land	12	54	91	121	149	174	497
Punta Gorda	Sqft Building	13,053	69,621	128,875	186,978	236,563	276,819	465,502
	Ac Land	2	10	18	26	33	39	65
West	Sqft Building	32,094	200,638	383,978	566,959	742,232	910,865	2,558,884
	Ac Land	4	28	53	79	103	127	356
Sum Sqft Building		237,290	1,323,900	2,398,560	3,277,560	3,949,713	4,442,737	10,155,346
Sum Ac Land		33	184	334	456	550	618	1,413

- 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 1.3 million square feet or 184 acres of industrial development.


Industrial Supply Comparison

FLORIDA COUNTIES INDUSTRIAL SQFT PER PERSON			
Place	Indust Sqft	Population	Sqft/Person
Charlotte County	6,063,524	201,834	30.0
Collier County	12,581,598	405,503	31.0
Lee County	45,364,429	819,028	55.4
Manatee County	36,127,228	364,171	99.2
Sarasota County	26,758,514	452,378	59.2
Seminole County	27,022,161	454,442	59.5
Martin County	10,273,010	161,230	63.7
Average			57

Recommendations

- Consider policy changes that will allow higher densities than traditional single family uses in areas near existing commercial centers to reduce trip lengths and increase economic activity.
- Consider monitoring 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.
- Plan and fund 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.

Recommendations – Cont'd.

- As older commercial developments see vacancies rise, 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 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.
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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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