Charlotte County Interactive Growth Model®

April 22, 2024

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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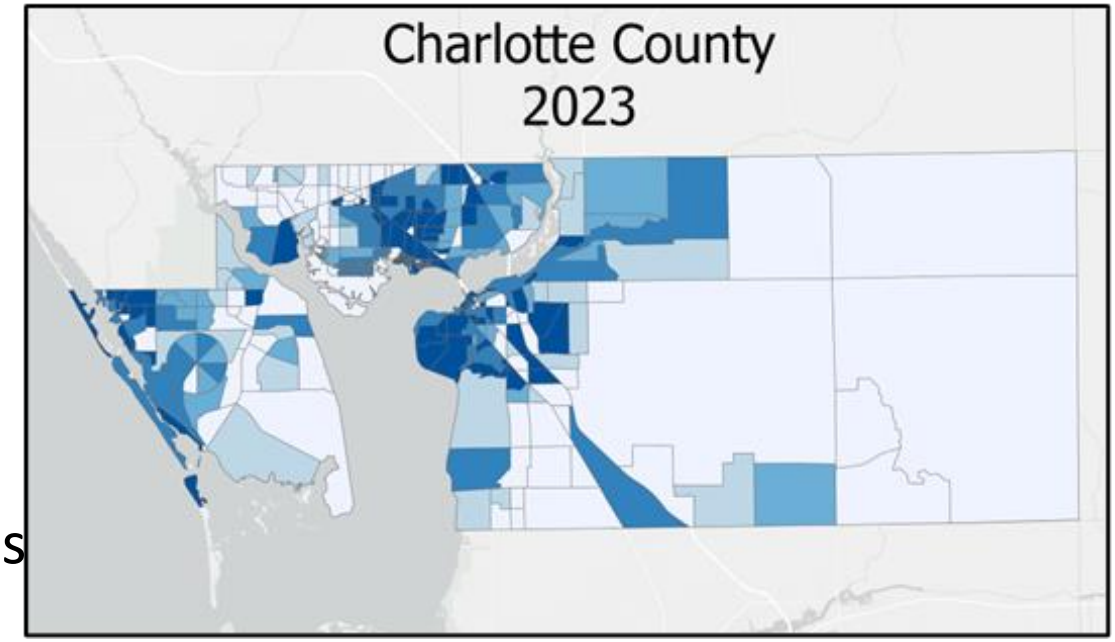
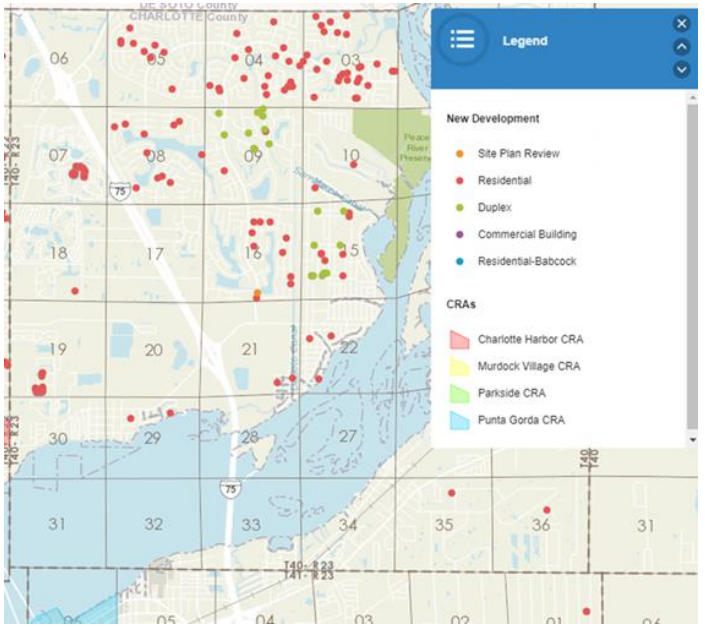
IGM and Charlotte County History

- 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
- Data is available to staff using GIS layers or Excel files.
- Having fresh data enables MFM to provide timely information for multiple departments.



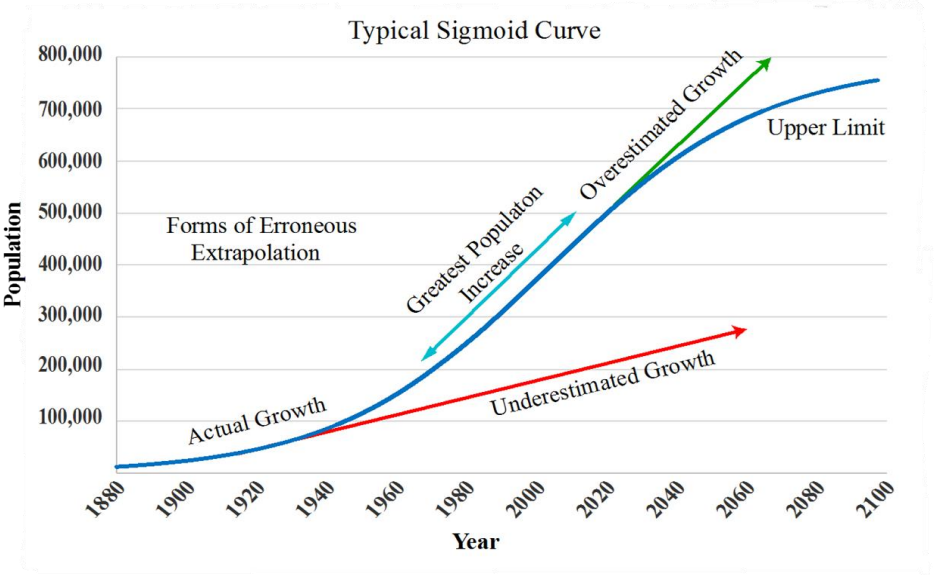
Charlotte County IGM

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

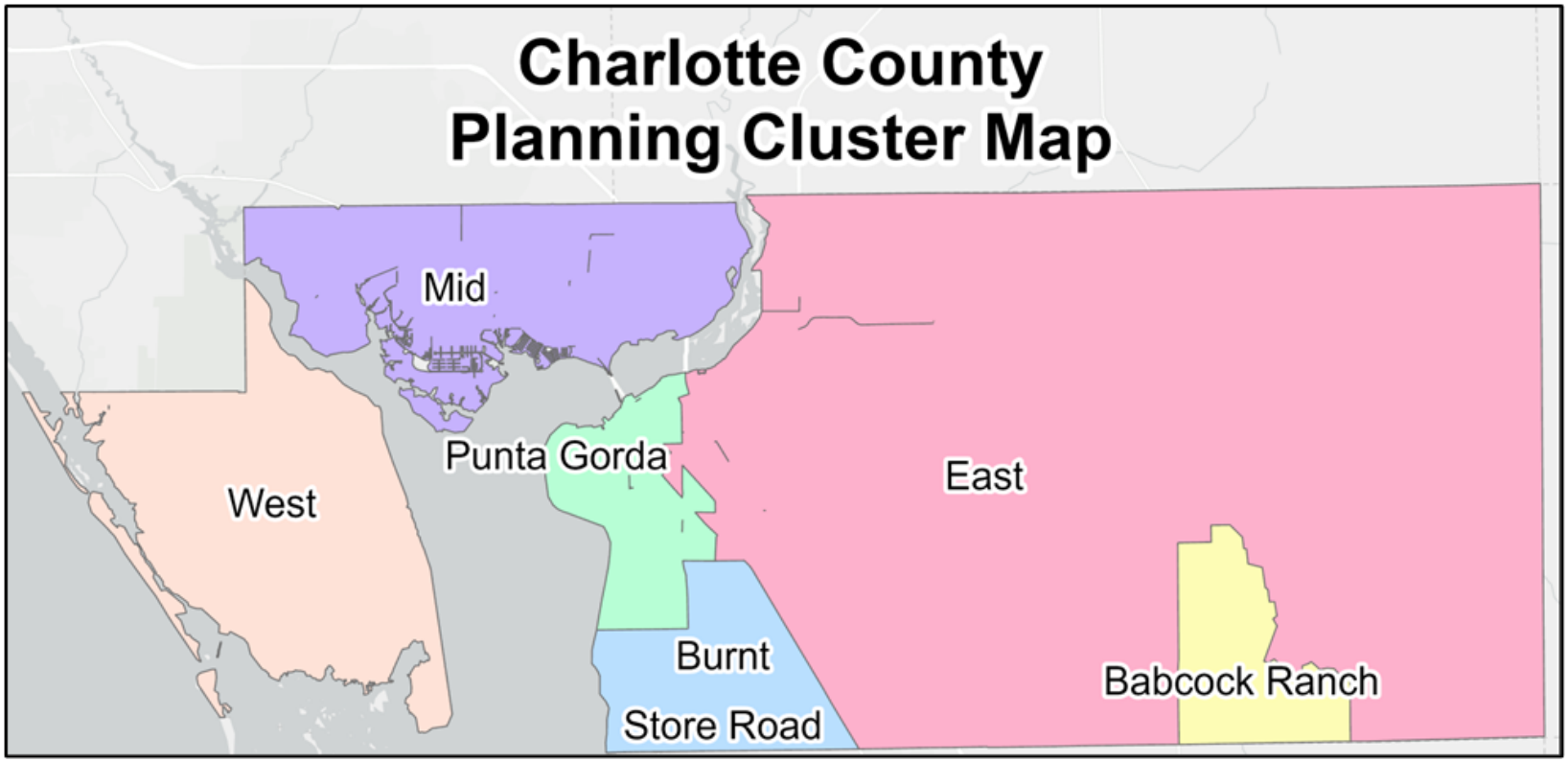


Where Do We Start?

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



Charlotte County Planning Cluster Map

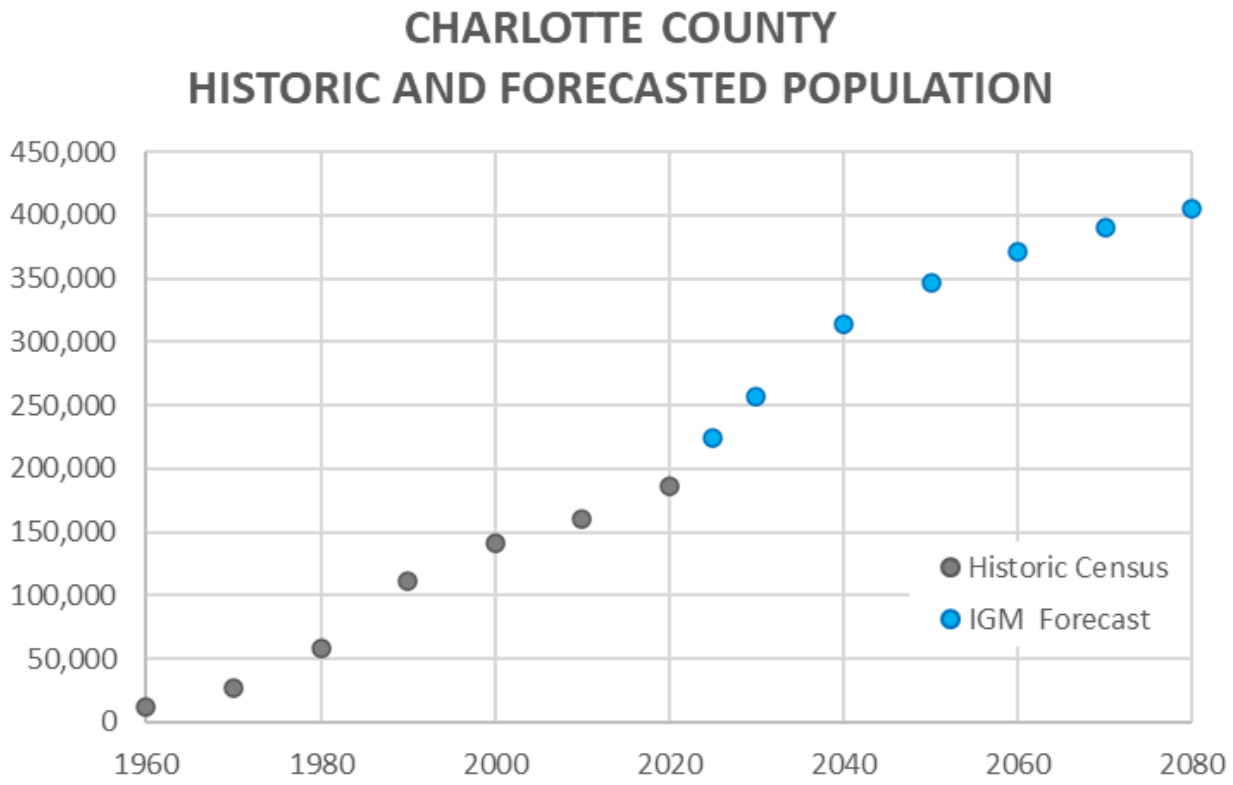


The graphic above shows the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.

2025 Findings and Trends

- 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 5.5% from 212,424 residents in April 2024 to 224,147 in February 2025.
- Charlotte grew 11% in just 20 months (June 2023 to February 2025). The county's historic annual growth since 1990 has ranged from 1.3%-2.8%.
- Since June 2023 Charlotte County has added 10,994 new housing units.
- Commercial development has not kept pace with population growth.
- Updating data annually provides opportunities to fine tune policies and make necessary adjustments.

Population Growth



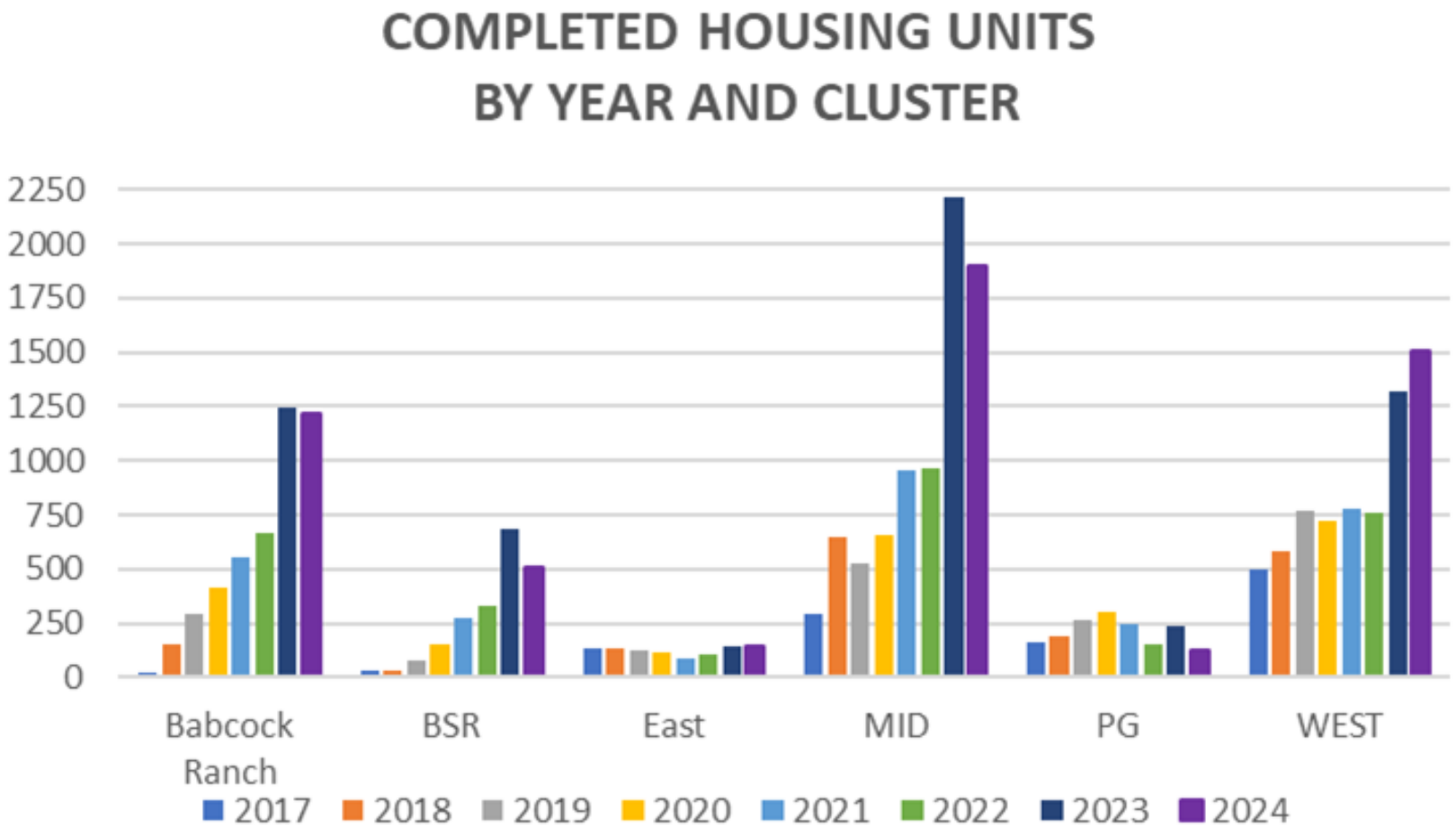
	Historic Census	IGM Forecast
1950	4,286	
1960	12,594	
1970	27,559	
1980	58,460	
1990	110,975	
2000	141,627	
2010	159,978	
2020	186,847	
2025		224,147
2030		256,891
2040		314,098
2050		346,502
2060		371,191
2070		389,763
2080		404,849
Buildout		507,461

Housing Forecast

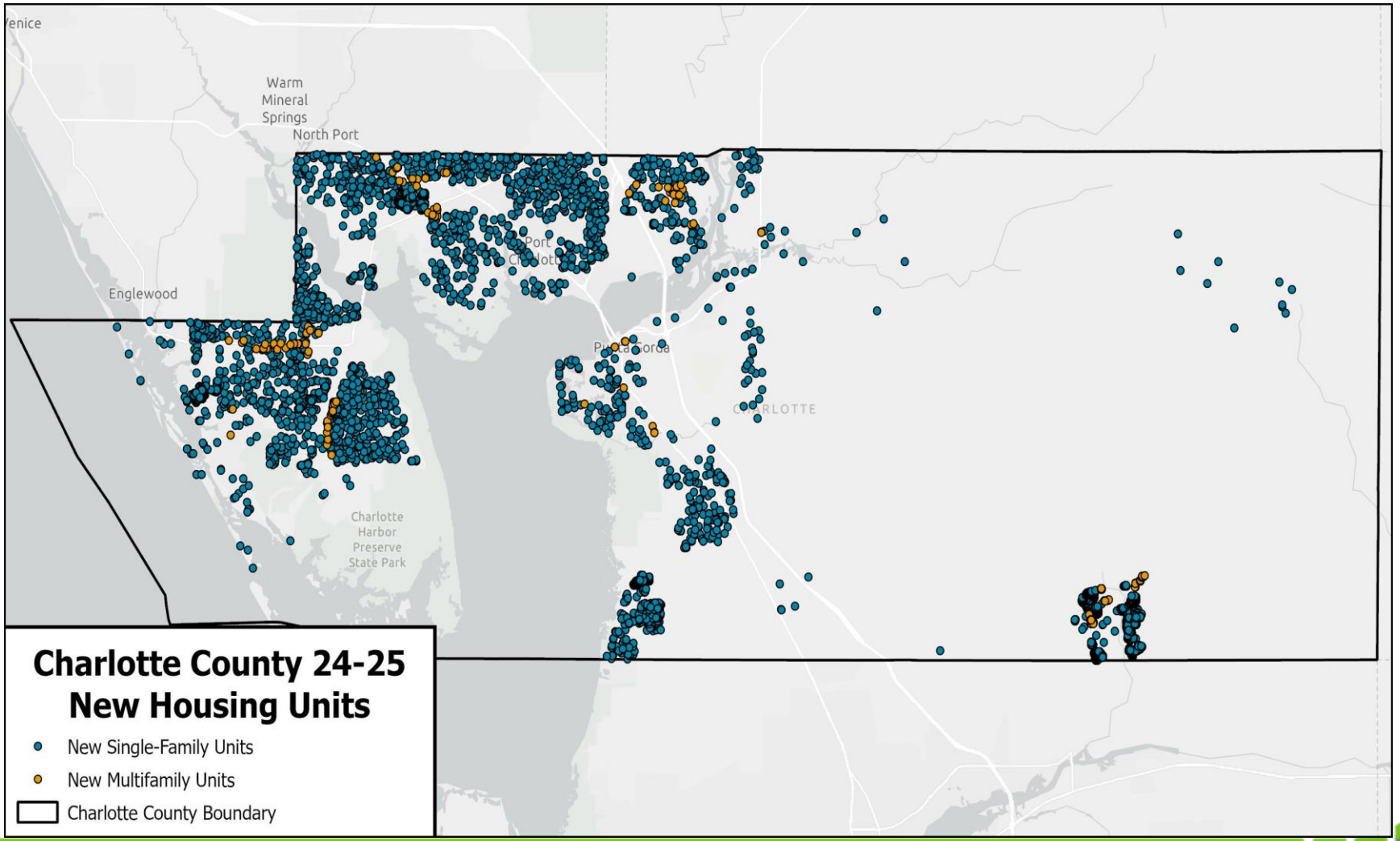
Housing Forecast							
	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	4,804	10,180	14,983	17,326	18,138	18,385	18,487
Burnt Store Road	4,031	5,672	9,419	12,352	13,477	14,098	20,384
East	9,674	11,132	12,151	12,986	13,874	14,631	36,506
Mid	57,094	61,497	65,176	68,218	70,912	73,385	102,565
Punta Gorda	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

- 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, there is a forecasted increase of approximately 17,000 housing units.

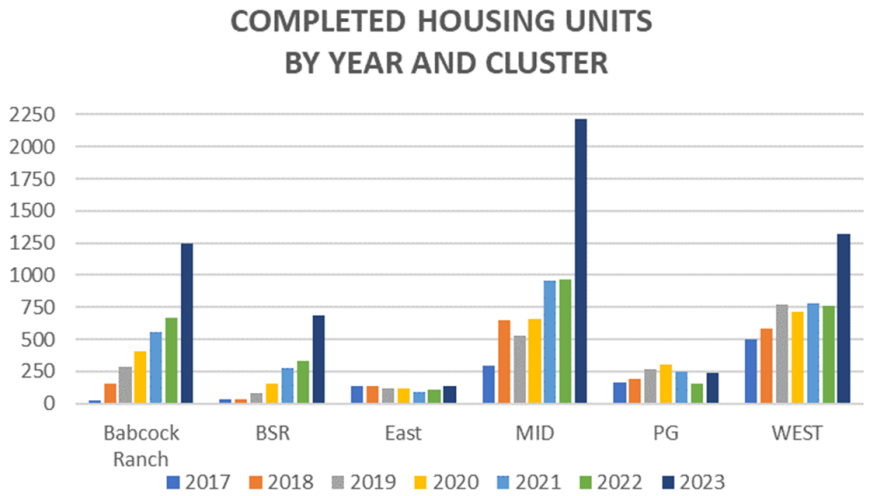
2025 - Housing Construction Trends

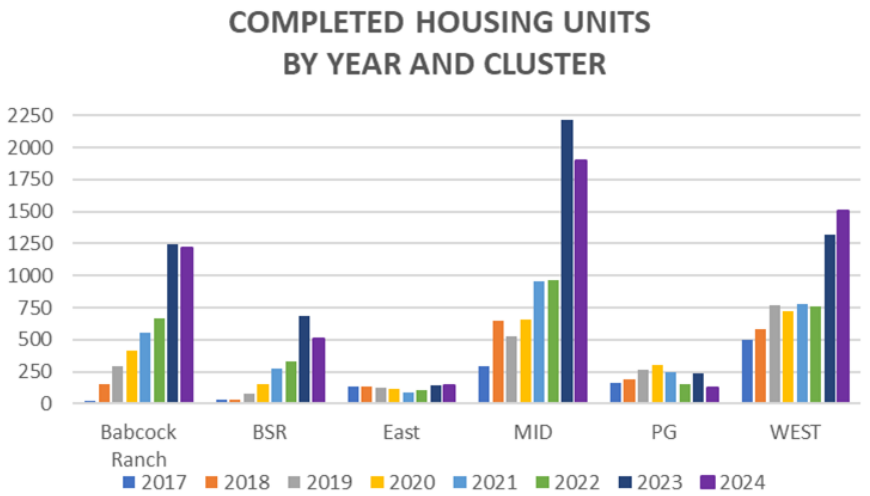


2024 New Housing Construction



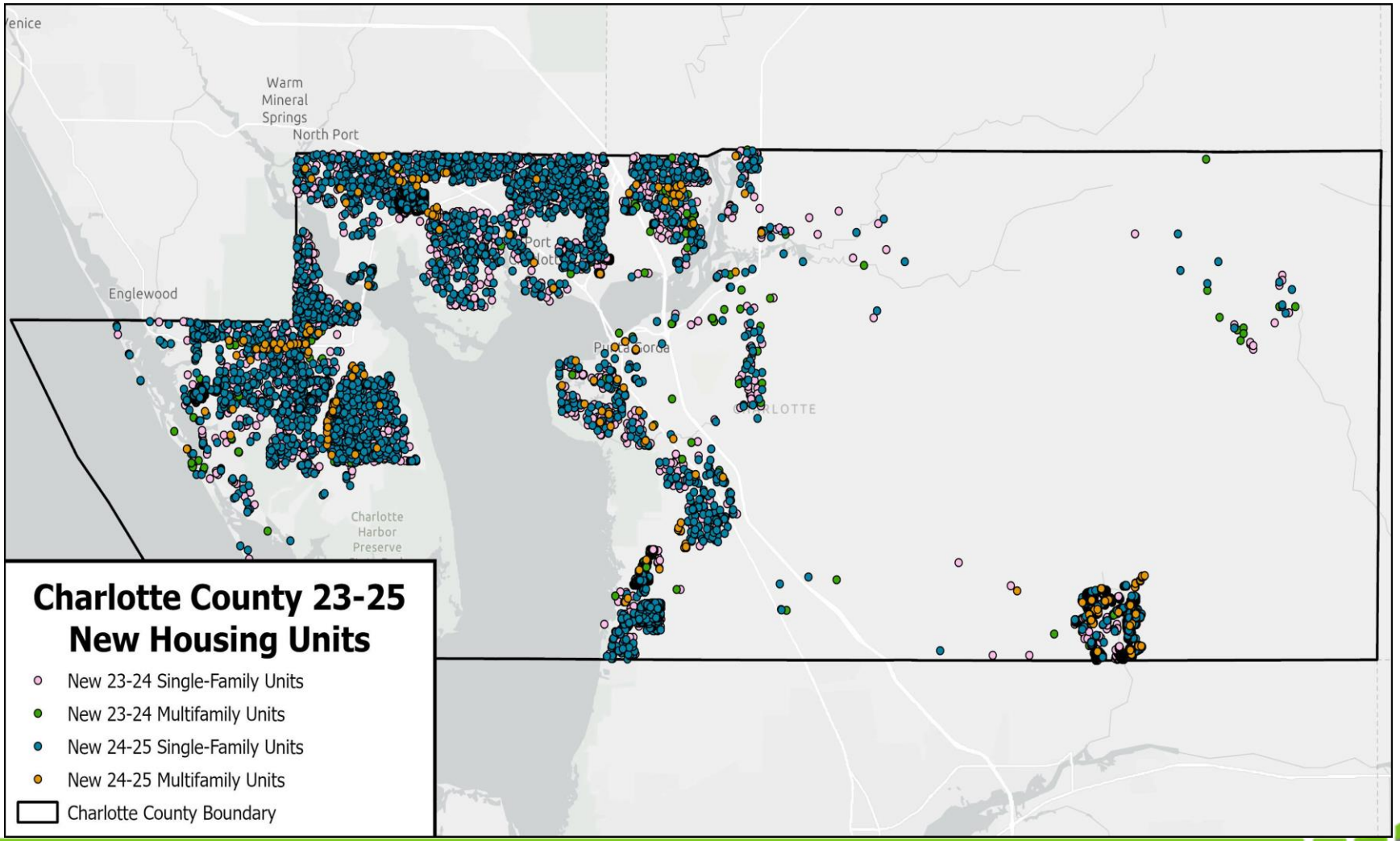
Comparisons





- Between 2010 and 2020, Babcock Ranch was approved, and West Port began to redevelop.
- Mid Cluster is developing rapidly. (See above chart!)
- Since 2024, the West Port area and Babcock Ranch accounted for 82% of all resident construction.

2023-25 New Housing Construction



2025 Population Forecast

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

- From 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 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.
- 9995 used herein to indicate unknown ultimate buildout year.

Housing/Population Observations

- When population increases by 23,000 in ≈20 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.

Why are Shopping Centers Important?

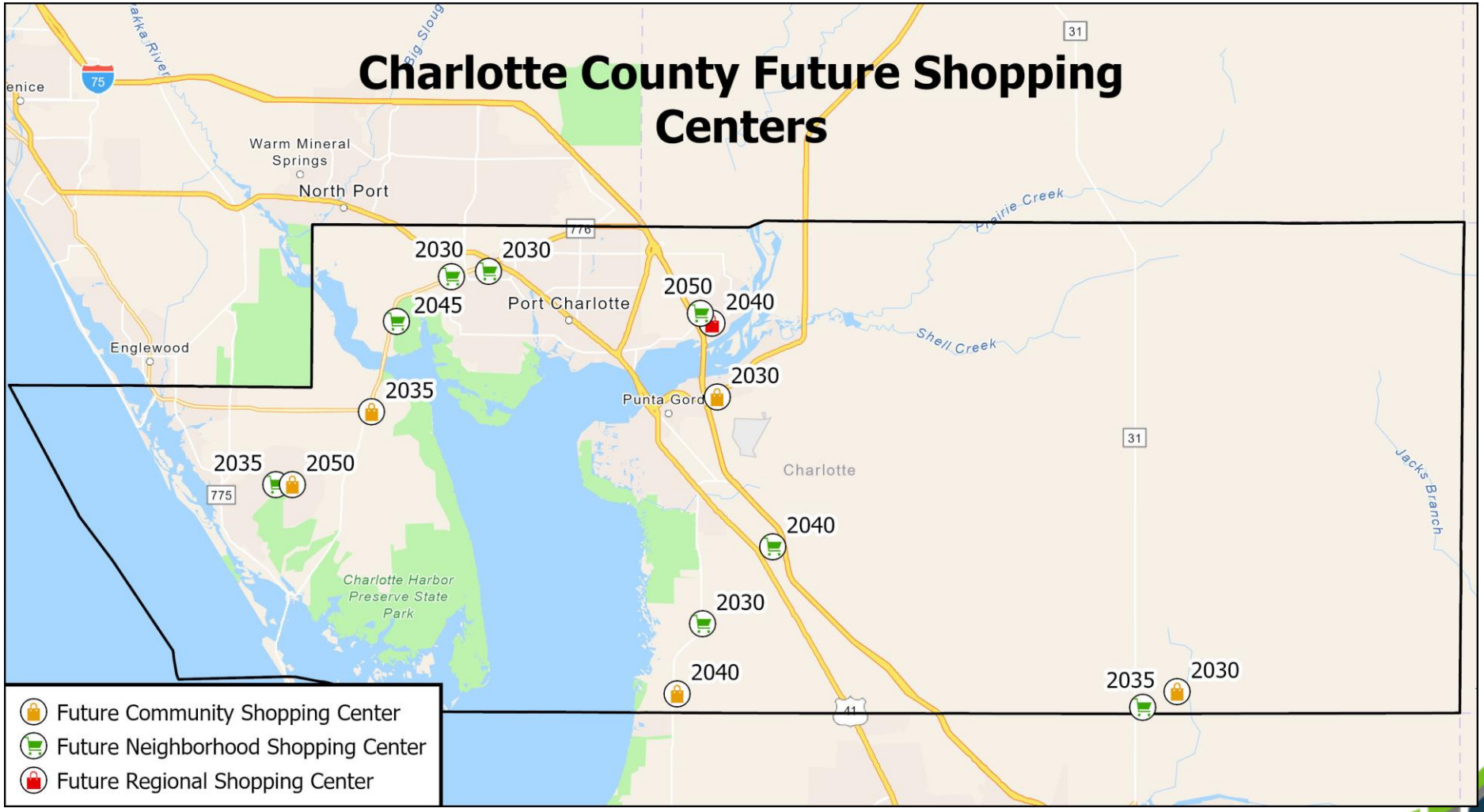
- They provide a place for residents to obtain needed essential goods and services.
- The employment generated by shopping centers increases the level of income per capita in the local community.
- Tend to act as a seed for complementary commercial uses.
- Well-planned shopping centers reduce trip lengths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

New Shopping Centers Demand

New Shopping Center Demand							
		2030	2035	2040	2045	2050	9995
Babcock Ranch	Neighborhood	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**

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

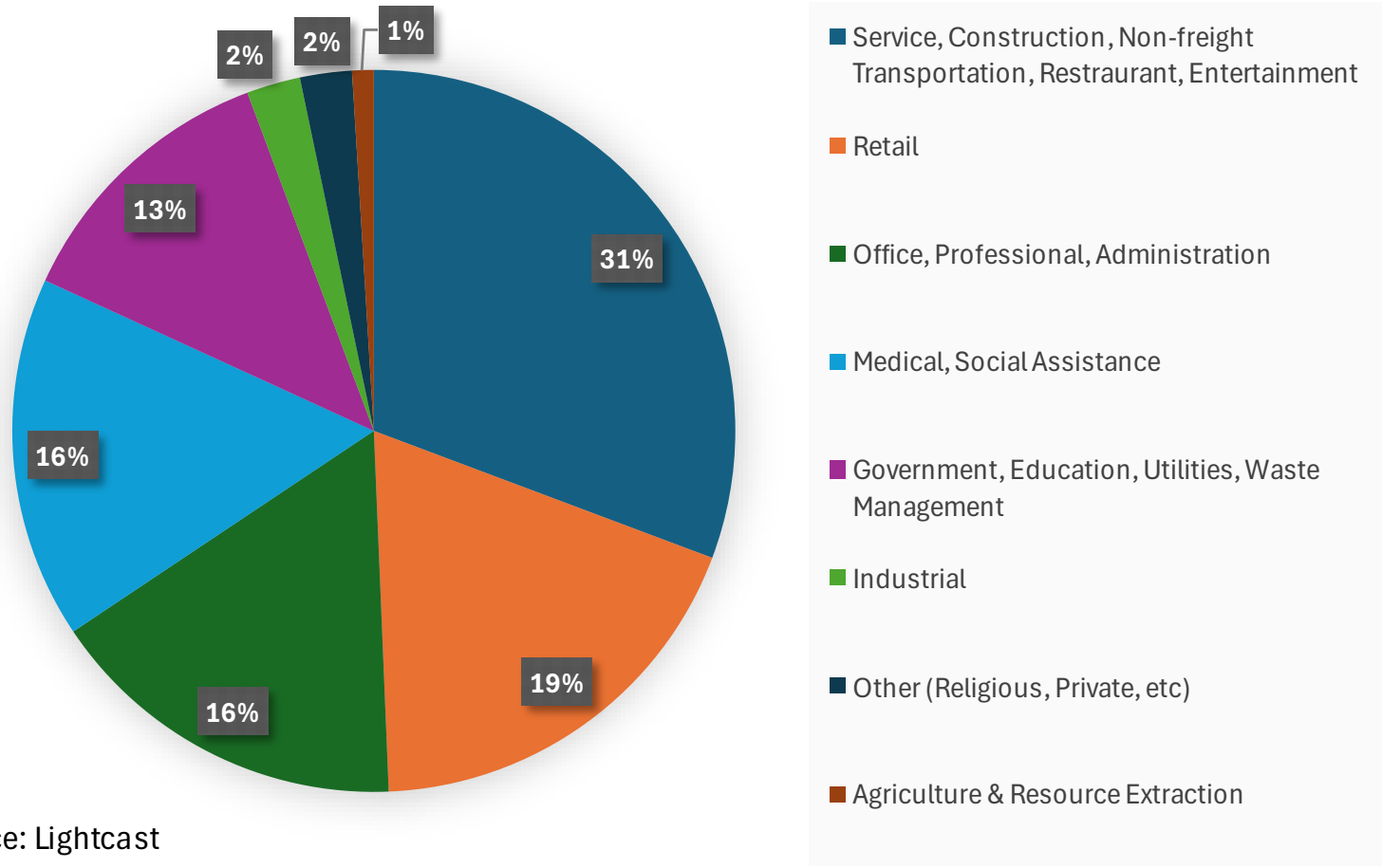
FLORIDA COUNTIES COMMERCIAL SQFT PER RESIDENT			
Place	**Comm Sqft**	**Population**	**Sqft/Resident**
Charlotte County	14,710,180	224,147	66
Collier County	41,146,611	405,503	101
Lee County	76,428,326	819,028	93
Manatee County	35,260,271	364,171	97
Sarasota County	48,030,476	452,378	106
Seminole County	55,178,628	454,442	121
Martin County	17,898,592	161,230	111
Average			99

Industrial

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**

- 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 1.1 million square feet or 153 acres of industrial development.

Charlotte County Employment



Source: Lightcast

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	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

Industrial Supply Comparison

FLORIDA COUNTIES INDUSTRIAL SQFT PER RESIDENT			
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

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

- 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.
- 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.
- Re-evaluate government facilities to maintain LOS.
- It is critical that land is reserved for non-residential uses or residents will take unnecessary trips on major corridors increasing traffic congestion.

Recommendations – Cont'd.

- 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 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.

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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