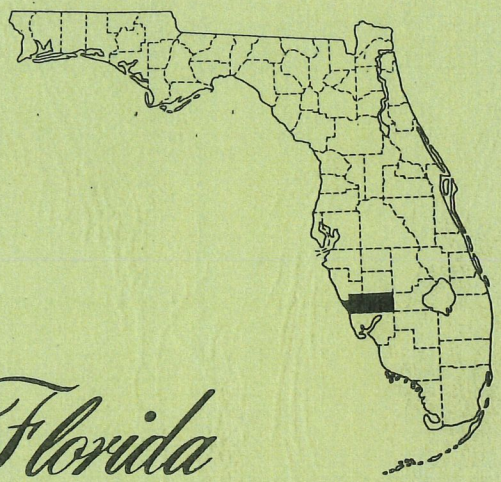
POPULATION STUDY



Charlotte County, Florida

Publication Number

2

of the

Comprehensive County Plan

1966

DE WITT Mc GEE & ASSOCIATES
city planning & development consultants

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COMPREHENSIVE COUNTY PLAN

Prepared For

CHARLOTTE COUNTY, FLORIDA

June, 1966

Second Printing, 1968

DeWITT McGEE & ASSOCIATES
city planning & development consultants
Jacksonville, Florida

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I INTRODUCTION

A. DEFINITION

The Population Study is one of three essential fact-finding studies comprising the first phase of the Comprehensive Planning Program for Charlotte County. The first phase of the Planning Program is identified as the "Research" phase, designed to provide basic factual data on the land, the population, and the economy. The recommendations made from an analysis of the findings of these three studies provide the basis for the preparation of the subsequent planning studies making up Phase II of the Comprehensive Planning Program.

This study is about people. A determination of the anticipated population during the forecast period of approximately two decades is essential in order to plan for the various needs to serve this future population. These needs include the customary facilities and services necessary to create an environment attractive to both urban and rural living.

B. PURPOSE

The purpose of this study is to provide projections on the population of Charlotte County including the several characteristics of this population, designed for use as a basis in formulating plans for future land use, community facilities, transportation routes, and utilities which will be required to serve the future population. The several community facilities required to serve the population include parks and recreation areas, public schools, public buildings, public health and safety facilities. The future population will

require additional land for housing, commerce, and industry. New transportation routes will be required to provide access to newly developed territory and for transportation between areas of residence, shopping and employment. Population projections are made on the basis of past trends, present conditions, and anticipated population changes. These projections will then provide a basis for which anticipated needs may be determined on the basis of the estimated future population in numbers, location, and characteristics.

C. SCOPE

The scope of this study is devoted to the population of Charlotte County with projections for twenty years. Historical population data to 1960 is obtained from the U.S. Bureau of the Census. Population estimates on an annual basis from 1960 to 1965 are based upon a correlation of the 1960 census population with the annual change in the number of electric service connections. The 1966 population estimate is based upon the Land Use Survey findings. The Land Use Survey was conducted during the three month period from February through April of 1966 by a visual inspection of the use of all parcels of land in the urbanized or partially urbanized areas of Charlotte County. From this survey a determination was made of the number of living units from which the 1966 population estimate is made.

The several population forecasts provided in this study may be significantly altered by any one or more of a number of factors which may occur during the forecast period. This is especially true for Charlotte County in changes affecting net migration and change by natural causes. For this reason, this study includes an evaluation of considerable depth on the trends of migration, and population increase or decrease caused by births and

deaths. Because both the birth rate and the death rate are geared to various age groups, this study analyzes the trends in the change of the various age groups as a percent of the total population.

Following the analysis of population trends established by historical data the future growth is then estimated on the basis of population projections by several methods. These projections are further broken down into various age groups in order to provide the basis for anticipated demands for educational facilities, employment, and retirement. Following the population projections by numbers and characteristics, a determination is made of the future population demands on housing, utilities, parks and recreation facilities, and the land area requirement to serve the anticipated future population. Of major consideration is the anticipated distribution and density of the future population, both graphically shown on maps.

Because of the major role Florida plays in tourism, a section is devoted to the anticipated tourist population and its effect on the total population needs for Charlotte County. This study concludes with recommendations designed to serve as a guide in the preparation of the subsequent planning studies comprising Phase II of the Comprehensive Planning Program.

II AREA DESCRIPTION

Charlotte County is located on the southwest Gulf coast of Florida at the terminus of the Peace River, ending at Charlotte Harbor with access to the Gulf of Mexico. Charlotte County is approximately 100 miles south of Tampa, 24 miles north of Fort Myers, and 162 miles northwest of Miami. Major highways include U.S. 41, also known as the Tamiami Trail, and U.S. 17 which terminates in Charlotte County with its intersection at U.S. 41. Charlotte County is 705 square miles in area, measuring 18 miles across in a north-south direction, and 48 miles across in an east-west direction. The county is relatively undeveloped. The single incorporated municipality is the City of Punta Gorda, the County Seat, with an estimated population of 5,500 persons. Although unincorporated, the community of Port Charlotte, north of the Peace River from the City of Punta Gorda, is the largest urbanized community in the county, with the 1966 population estimated at 10,000 persons.

Areas of development include the City of Punta Gorda, with urbanization extending outside of its corporate boundary to the southeast along U.S. 41, and to the northeast along U.S. 17 and the Peace River. Urbanization also exists in several subdivisions and development projects on both shores of the delta of the Peace River. On the north side of the Peace River urbanization includes Charlotte Harbor, Port Charlotte, and isolated fringe developments. The only other areas of significant urbanization exist along the Gulf of Mexico in several small communities including Punta Gorda Beach, Cape Hayes, and Placida.

The eastern half of Charlotte County is essentially undeveloped except for isolated agricultural activities. Large swamp and marsh areas exist in the extreme eastern quarter of Charlotte County including Telegraph Swamp and Long Island Marsh. The C.M. Webb Wildlife Management Area located east of Punta Gorda, south of S.R. 74, and west of S.R. 31 includes approximately one hundred square miles.

III POPULATION TRENDS

A. HISTORICAL DATA

The population of Charlotte County showed little change from 1930 until after 1950. The 1940 Census of 3,663 persons actually showed a loss of 348 persons from the 1930 Census of 4,011 persons. From 1940 to 1950 the population increased by 623 persons with a total of 4,286 persons in the 1950 Census, only slightly above the Census of 1930, two decades earlier. Between 1950 and 1960 however, the population almost tripled, increasing from 4,286 in 1950 to 12,594 in 1960. This gain of 8,308 persons represented an increase of 193.8 percent. The population figures for Charlotte County from 1930 to 1960 as compiled by the U.S. Bureau of the Census are shown in Table 1.

Table 1

CHARLOTTE COUNTY POPULATION CHANGE AND PERCENT CHANGE, PER DECADE 1930 - 1960; PER YEAR 1961-66

	Population	Change	Percent Change
1930	4,011	-	-
1940	3,663	-348	-8.7
1950	4,286	623	1.7
1960	12,594	8,308	193.8
1961	15,845	3,251	25.8
1962	17,870	2,025	12.8
1963	18,700	830	4.6
1964	22,413	3,713	19.9
1965	23,738	1,325	5.9
1966	24,700	962	4.1

Source: 1930-1960 U. S. Bureau of the Census
1961-1966 Estimate by Consultant

From 1960 to 1966 estimates are made of the Charlotte County population on an annual basis. Estimates form 1961 to 1965 are based upon the correlation of the number of electric service connections with the 1960 population, and projecting this correlation for each subsequent year through 1965. Table 1 shows the annual rate of population increase declining from 1960 to 1963, ranging from a gain of 25.8 percent from 1960 to 1961, to a 4.6 percent gain from 1962 to 1963. The 1964 estimate shows a significant jump in the percentage increase of 19.9 percent over 1963. The annual increase has declined percentagewise since 1964 to an estimated 4.1 percent increase of the 1966, or present population, over the 1965 estimate.

The 1966 population estimate is made from a count of the number of living units in Charlotte County as determined from the Land Use Survey conducted in February, March, and April, 1966. A total of 7,777 structures were identiifed in the Land Use Survey outside of the corporate limits of the City of Punta Gorda.

For projection purposes it was assumed that approximately 5.0 percent of all living units were vacant, reducing the estimated total number of occupied living units to 7,388. Applying a ratio of 2.6 persons per unit, being the density of persons per unit which prevailed in the 1960 Census, would realize a population of 19,209 persons for the unincorporated area of Charlotte County. Because the Land Use Survey did not include a survey of land within the corporate limits of the City of Punta Gorda, an estimate of the Punta Gorda population of 5,500 persons is added to the unincorporated county population realizing a total county population of 24,709 persons. The annual population increase from

1960 to 1966 showing the change in number of inhabitants and the percent change per year is shown in Table 1.

Although some growth has been experienced in most of the urbanized areas of Charlotte County since 1950, it is pertinent to the study of the Charlotte County population to recognize that the greater portion of this population increase has occurred in the Port Charlotte Area. From observation it is apparent that, if the Port Charlotte development had not occurred, Charlotte County might otherwise have shown a relatively insignificant population growth since 1950. For example, the population gain for the State of Florida from 1930 to 1940 was 29.2 percent as compared to a loss of 8.7 percent for Charlotte County for the same decade. For 1940 to 1950 the state population increased by 46.1 percent as compared to an increase of only 1.7 percent for Charlotte County. However, between 1950 and 1960, during which the initial development of Port Charlotte occurred, the population increased 193.8 percent for Charlotte County as compared to an increase of 78.7 percent for the State of Florida.

This high rate of percentage increase from 1950 to 1960 for Charlotte County should be evaluated in its proper perspective, recognizing that almost all of this growth occurred with the development of Port Charlotte. It appears likely that the Port Charlotte development would have occurred as it did irrespective to the then existing population of Charlotte County. If, for example, Charlotte County had shown a population significantly larger in 1950, the same population growth in Port Charlotte would not have represented as large a percent increase of the total county population. The rapid rate of growth from the decade of 1950 to 1960 appears to essentially represent the growth of Port Charlotte and not the growth of Charlotte County as a whole.

B. CHARACTERISTICS

1. Age Groups

The number of persons in the various age groups for Charlotte County is shown in Table 2 for each decade from 1930 to 1960, with a breakdown of each age group by sex, the total number of persons in each age group, the percent of the population represented by each age group, and the percent change that each age group represents of the population for each decade. The most significant feature revealed upon analysis in Table 2 is the consistently increasing percent that the "65 and Over" age group represents of the total population. The 1930 Census showed only 6.1 percent of the total population aged 65 and over. This age group increased to 10.5 percent of the total population in 1940, to 14.7 percent of the total population in 1950, and to a 20.8 percent of the total population in 1960. representing over one-fifth of the resident population.

The only other age groups showing a percentagewise increase is the next younger age group of 45 to 64 years of age. This age group increased from 19.3 percent of the population in 1930 to 28.9 percent of the population in 1960. All other age groups showed significant declines as a percentage of the population from 1930 to 1960, with the most pronounced decline in the age groups of 5 to 24 and 25 to 44. The 25 to 44 age group declined from 29.0 percent in 1930 to 19.2 percent in 1960. The 5 to 24 age group declined from 35.3 percent of the population in 1930 to 23.4 percent in 1960. Showing significant decline but not as extensive as the preceding age groups was the "Under 5" age group which declined abruptly from 1930 to 1940 from 10.3 percent to 7.3 percent, increased to 8.5 percent in 1950 and again declined to 7.7 percent in 1960.

Table 2

POPULATION IN NUMBERS AND PERCENT BY AGE GROUP AND SEX
PER DECADE AND SHOWING CHANGE OF PERCENT PER DECADE
CHARLOTTE COUNTY, FLORIDA
1930 - 1960

	1930				1940					1950					1960				
Age	Male	Female	Total	% of Pop.	Male	Female	Total	% of Pop.	1930-1940 % Change	Male	Female	Total	% of Pop.	1940-1950 % Change	Male	Female	Total	% of Pop.	1950-1960 % Change
Under 5	216	198	414	10.3	136	128	264	7.3	- 3.0	182	182	364	8.5	+ 1.2	520	444	964	7.7	- 0.9
5 - 9	199	175	374	9.4	165	134	299	8.1	- 1.3	177	165	342	7.9	- 0.2	461	465	926	7.3	- 0.6
10 - 14	178	161	339	8.4	174	161	335	9.2	+ 0.8	145	151	296	6.9	- 2.3	435	415	850	6.7	- 0.2
15 - 19	167	176	384	8.5	153	150	303	8.2	- 0.3	131	115	246	5.7	- 2.5	352	329	681	5.4	- 0.3
20 - 24	168	193	361	9.0	124	129	253	6.9	- 2.1	122	134	256	5.9	- 1.0	210	278	488	3.8	- 2.1
5 - 24	712	705	1,417	35.3	6.6	574	1,190	32.5	- 2.8	575	565	1,140	26.6	- 6.0	1,458	1,487	2,945	23.4	- 3.2
25 - 29	174	189	363	9.0	165	159	324	8.8	- 0.2	109	127	236	5.5	- 3.3	262	259	521	4.1	- 1.4
30 - 34	139	129	268	6.6	128	132	260	7.2	+ 0.6	113	128	241	5.6	- 1.6	305	302	607	4.8	- 0.8
35 - 39	302	228	530	13.3	145	145	284	7.7	+ 1.0	142	156	298	7.0	- 0.7	308	335	643	5.1	- 1.9
40 - 44					132	110	242	6.6		146	165	311	7.2	+ 1.6	304	342	646	5.2	- 2.0
25 - 44	615	546	1,161	29.0	570	540	1,110	30.3	+ 1.4	510	576	1,086	25.3	- 4.9	1,179	1,236	2,417	19.2	- 6.2
45 - 49					112	98	210	5.7		130	150	280	6.5	- 0.8	320	383	703	5.5	- 1.0
50 - 54	262	195	457	11.3	102	83	185	5.0	- 0.6	141	133	274	6.3	+ 0.7	365	466	831	6.5	+ 0.2
55 - 59	188	130	318	7.9	73	83	156	4.2	+ 0.7	139	145	284	6.5	+ 2.3	436	539	975	7.7	+ 1.2
60 - 64					96	67	163	4.4		125	103	228	5.4	+ 1.0	521	614	1,135	9.0	+ 3.6
45 - 64	450	325	775	19.3	383	331	714	19.4	0.0	535	531	1,066	24.9	+ 3.5	1,642	2,002	3,644	28.9	+ 4.0
65 - 69					108	67	175	4.7		121	98	219	5.1	+ 0.4	794	559	1,353	10.7	+ 5.6
70 - 74	95	84	179	4.4	54	49	103	2.8	+ 6.1	106	84	190	4.4	+ 1.6	430	295	725	5.7	+ 1.3
75 - Over	37	28	65	1.6	58	49	107	2.9	+ 1.3	129	92	221	5.2	+ 2.3	307	239	546	4.3	- 0.9
65 - Over	132	112	244	6.1	220	165	385	10.5	+ 4.5	356	274	630	14.7	+ 4.0	1,531	1,093	2,624	20.8	+ 6.3
TOTALS	2,125	1,886	4,011	100.0	1,925	1,738	3,663	100.0		2,158	2,128	4,286	100.0		6,330	6,264	12,594	100.0	

Source: U. S. Bureau of the Census

The most revealing of the changes in age groups as a percent of the total population, and also the most significant, is the consistent rate of increase of the age group "65 and over". This increase of the "65 and over" age group is the result of the in-migration of persons in this age group, customarily referred to as the "retirement" age group. This trend is important to consider in population projections for two reasons. First, persons in this age group contribute nothing to the birth rate, and secondly, it is within this age group that the greatest percentage of deaths occur. By both reducing the percentage of the population capable of bearing children, and increasing the percentage of the population in which most deaths occur, the net result is a decline in population gain by natural causes.

2. Race

The population of Charlotte County by race and sex, per decade, from 1930 to 1960 as shown in Table 3, has changed insignificantly since 1930. The 1930 Census showed 784 non-white persons residing in Charlotte County. This number declined to 673 in 1940, declined again to 672 in 1950, and increased to only 725 in 1960, less than the number of non-white persons recorded in 1930. Consequently, the percentage of the total population accounted for by the non-white population has consistently declined each decade from 19.6 percent of the population in 1930, to only 5.8 percent of the population in 1960. This relatively static level of the non-white population may be attributed to (1) the lack of in-migration of non-white persons;(2) a higher birth rate and larger family size than the white population adding to the non-white population, but with (3) an almost equal out-migration of the non-white population, resulting in little change in the total number of persons in Charlotte County.

Table 3

POPULATION BY RACE AND SEX PER DECADE
1930 - 1960
CHARLOTTE COUNTY, FLORIDA

Sex	White Persons	White	% Tot. Sex	% Tot. Pop.	Non-White Persons	% Non White	% Tot. Sex	%Tot. Pop.	Total Sex	Percent
1930										
Male	1,683	52.1	79.2	41.9	442	56.3	20.8	11.0	2,125	52.9
Female	1,546	47.9	81.8	38.5	342	43.7	18.2	8.6	1,888	47.1
Total	3,229	100.0		80.4	784	100.0		19.6	4,013	100.0
1940										
Male	1,562	52.2	81.1	42.7	363	53.9	18.9	9.9	1.925	52.5
Female	1,428	47.8	82.1	38.9	310	46.1	17.9	8.5	1,738	47.5
TOTAL	2,990	100.0		81.6	673	100.0		18.4	3,663	100.0
1950										
Male	1,821	50.3	84.3	42.5	337	50.1	15.7	8.4	2,158	50.3
Female	1,793	49.7	84.2	41.8	335	49.9	15.8	7.3	2,128	49.7
TOTAL	3,614	100.0		84.3	672	100.0		15.7	4,286	100.0
1960										
Male	5,956	50.1	94.0	47.2	374	51.5	6.0	2.9	6,330	50.2
Female	5,913	49.9	94.3	47.0	351	48.5	5.7	2.9	6,264	49.8
TOTAL	11,869	100.0		94.2	725	100.0		5.8	12,594	100.0

Source: U.S. Bureau of the Census

3. Sex

Because the white population is dominant of the population in Charlotte County, the sex characteristics of the white population prevail for the total population. As shown in Table 3, the percent of the total population represented by males for each decade from 1930 to 1960 has steadily declined from 52.9 percent in 1930. Conversely, the female population as a percent of the total population has increased from 47.1 percent in 1930 to 49.8 percent in 1960. The greatest change has occurred, however, in the non-white population, which shows the male population in 1930 representing 56.3 percent of the non-white population in 1960. Table 3 shows the male white population declining from 52.1 percent of the total white population in 1930 to 50.1 percent in 1960.

Analysis of Table 2, page 10 shows that the male population in the age group of "65 and over" has been in excess of the number of females since 1930. The 1960 Census shows 1,531 males or 58.3 percent in the age group "65 and over" with a total of 2,624 persons in this age group. This condition is unique because in most retirement areas the number of females is in excess of the number of males in the "65 and over" age group.

4. Education

a. School Enrollment By Age

School enrollment has shown an increase corresponding to the increase of total population. Changes reflected in school enrollment, as reported by the U.S. Bureau of the Census, shows an increase in both the number and percent of persons in higher age brackets accounted for in the school enrollment totals. The significant changes shown in Table 4 is an increase in both the number and percent of persons over 21 in the school enrollment totals. The 18 to 19 year old bracket has decreased as a percentage of the total school enrollment from 5.2 percent in 1940 to 2.8 percent in 1960. The percentage of students in the 16 to 17 year bracket increased from 11.9 percent in 1940 to 14.3 percent in 1950, but dropped to 11.4 percent in 1960. The age group of 7 to 13, representing the elementary school age group, has changed insignificantly since 1940, showing 60.7 percent in 1940 dropping to 49.5 percent in 1950 with 1960 showing 59.9 percent, almost equal to the 1940 percentage. An analysis of Table 4 reveals a percentage decline in the last two years of high school enrollment as a percent of the total school population, but shows an apparent increase in educational interest as evidenced by the increase in the percentage of students in the age groups of 20 to 34.

Table 4

SCHOOL ENROLLMENT BY AGE
SHOWING NUMBER AND PERCENT
CHARLOTTE COUNTY, FLORIDA
1940 - 1960

Age Group	Number	Percent	Number	Percent	Number	Percent
5 - 6	41	5.8	145	15.4	190	9.3
7 - 13	433	60.7	465	49.5	1,230	59.9
14 - 15	110	15.4	120	12.8	259	12.6
16 - 17	85	11.9	135	14.3	234	11.4
18 - 19	37	5.2	35	3.7	58	2.8
20 - 21	7	1.0	20	2.1	23	1.1
22 - 24	-	-	10	1.1	28	1.4
25 - 34	-	-	10	1.1	31	1.5
TOTAL	713	100.0	940	100.0	2,053	100.0

Source: U.S. Bureau of the Census

b. Years of School Completed

The number of years of school completed, by sex, per decade, for Charlotte County from 1940 to 1960 is shown in Table 5. The table reflects the number of school years completed for persons 25 years and over residing in Charlotte County in 1940, 1950, and 1960. The significant feature of Table 5 is indicated in the median school years completed, showing an increase in the male population from an average of 7.8 school years completed in 1940 to 10.4 school years completed in 1960. The median school years completed for females increased from 8.6 in 1940 to 11.1 in 1960. This trend obviously indicates an increase in the educational level of persons in the "25 years and over" age group. This trend appears to be consistent, and one which should be considered in projecting the anticipated school needs and other educational facilities for the future of Charlotte County population.

Table 5

YEARS OF SCHOOL COMPLETED BY SEX PER DECADE CHARLOTTE COUNTY, FLORIDA 1940 - 1960 *

Years Completed		1940 Male	1940 Female	1950 Male	1950 Female	1960 Male	1960 Female
None		77	37	30	15	59	22
Elementary:	1 - 4 Years	211	131	235	150	224	130
	5 - 6 Years	152	131	180	140	314	217
	7 Years	326	274	85	90	251	217
	8 Years			295	200	903	900
High School	1 - 3 Years	143	190	160	260	906	969
	4 Years	135	161	220	275	945	1,126
College:	1-3 Years	53	57	50	80	388	534
	4 Years	50	42	70	30	363	228
Median School Years Completed		7.8	8.6	8.4	9.3	10.4	11.1
Not Reported		26	13	30	10	-	-
Persons 25 Years Old and Over		1,173	1,036	1,355	1,250	4,353	4,343

Source: U.S. Bureau of the Census
* Information not available for 1930

5. Employment Status

The employment status, by sex, and percent of the population for Charlotte County per decade, from 1940 to 1960 is shown in Table 6. This table is compiled from the census data of 1940, 1950, and 1960, for both males and females 14 years old and over. Significant features are revealed in Table 6 similar to those in previous tables, especially pertaining to the increase of the age group "65 and over". With the corresponding increase of the number of persons in the age group of "65 and over", and the increasing percent that this age group represents of the total population, a corresponding decrease results in the other age group brackets. This is evidenced in Table 6, especially in the number of male persons comprising the labor force. In 1940 Table 6 shows 75.6 percent of all males 14 years and over in the labor force. This percentage declined to 66.3 percent in 1950 and 53.6 percent in 1960. This decline is not evidenced to a significant degree for females in the labor force, dropping only 2.0 percent from 26.0 in 1940 to 24.0 percent of females in the labor force in 1960. Males 65 years and over represented only 9.5 percent of all males 14 years and over in 1950, but increased to 29.2 percent in 1960. Females "14 years and over" in the 65 years and over age bracket accounted for only 9.7 percent of this age group in 1950 but increased to 27.5 percent in 1960. Unemployment has not been a critical factor in Charlotte County, Table 6 showing an unemployment rate of only 5.7 percent among the male population in 1940, declining to 1.7 percent in 1950 and 3.2 percent in 1960.

Table 6

EMPLOYMENT STATUS
BY SEX AND PERCENT OF POPULATION
CHARLOTTE COUNTY, FLORIDA
PER DECADE 1940 - 1960

	1940		1950		1960	
	No.	Percent	No.	Percent	No.	Percent
Male, 14 Years Old and Over	1,489	100.0	1,680	100.0	4,978	100.0
Labor Force	1,125	75.6	1,114	66.3	2,667	53.6
Armed Forces	-	-	-	-	-	-
Civilian Labor Force	978	65.7	1,109	66.0	2,667	53.6
Employed	892	60.0	1,081	64.3	2,507	50.4
Unemployed	86	5.7	28	1.7	160	3.2
Not In Labor Force	364	24.4	566	33.7	2,311	46.4
Inmate of Institution	4	0.3	-	-	17	0.3
Enrolled in School	123	8.3	-	-	208	4.2
Other, Under 65 Years	-	-	672	40.0	632	12.7
Other, Over 65 Years	-	-	160	9.5	1,454	29.2
Female, 14 Years Old and Over	1,341	100.0	1,651	100.0	5,018	100.0
Labor Force	348	26.0	453	27.4	1,203	24.0
Employed	322	24.1	437	26.4	1,149	22.9
Unemployed	26	1.9	16	1.0	54	1.1
Not In Labor Force	993	74.0	1,198	72.6	3,815	76.0
Inmate of Institution	-	-	-	-	-	-
Enrolled in School	110	8.2	-	-	250	6.6
Other, Under 65 Years	-	-	336	20.4	2,525	66.2
With Own Children	-	-	-	-	533	14.1
Under Six Years	-	-	-	-	507	13.4
Other, 65 Years and Over	-	-	160	9.7	1,040	27.5

* Information Not Available for 1930

Source: U.S. Bureau of the Census

A chapter will be devoted to a comprehensive study of employment in the Economic Base Study, a companion to this Population Study. The chapter will cover employment by major occupation group, major industry group, characteristics of the labor force, and employment projections.

The Research and Statistics Department of the Florida Industrial Commission reports a civilian labor force of 3,400 persons in 1960, representing 27.0 percent of the total population. The civilian labor force, according to this source, totaled 4,550 persons in 1965 representing only 23.1 percent of the estimated total population. The unemployment rate according to the Florida Industrial Commission was 2.9 percent in March of 1960, increasing to 8.4 percent in 1962 and 1963, and declining to 3.3 percent in 1965.

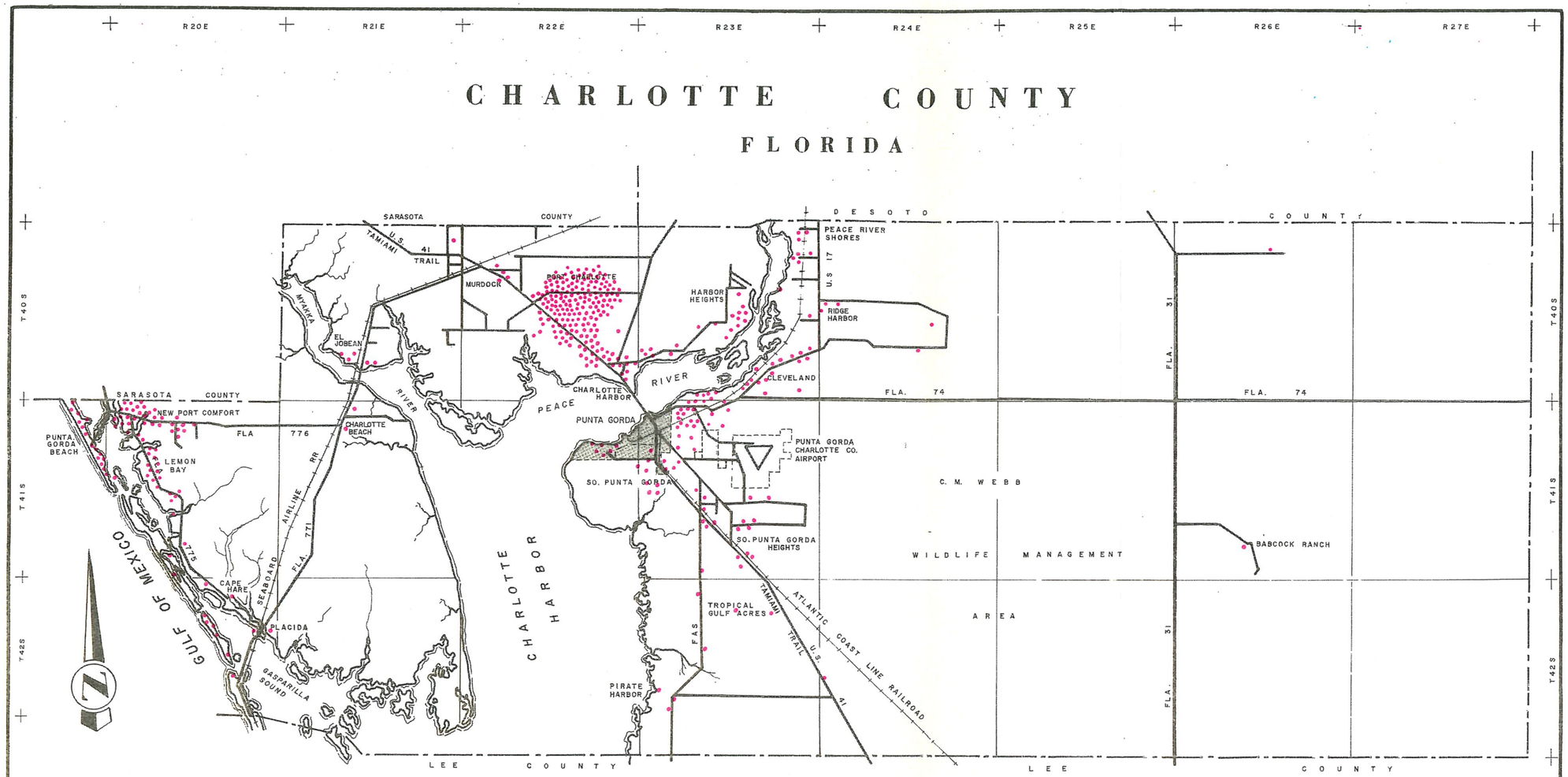
C. DISTRIBUTION

The distribution of population for Charlotte County is shown on Map 1. This map shows visually the three major areas of major concentration population within Charlotte County, and the location of lesser but significant groupings of urban development.

The three areas of principal population concentration includes the Punta Gorda Urban Area, the Port Charlotte Urban Area, and the third urban area comprising the communities of Punta Gorda Beach, New Point Comfort, and Lemon Bay, along the Gulf of Mexico and the Lemon Bay Area. Smaller communities having lesser concentration in population are located along the Gulf of Mexico and Placida Harbor, including Cape

CHARLOTTE COUNTY

FLORIDA



MAP 1

EXISTING POPULATION DISTRIBUTION

• = 50 PERSONS

PREPARED BY:

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Hayes, and Placida. Along the banks of the Myakka River exists the communities of El Jobean on the north shore, and approximately one mile south of the river on S.R. 771 is the community of Charlotte Beach at the intersection of S. R. 771 and S.R. 776. North of Port Charlotte to the west on U. S. 41 is the community of Murdock.

Several communities are identified by name along the north shore of the Peace River beginning with Charlotte Harbor immediately across the Peace River from the City of Punta Gorda. Harbor View is the next easterly community on the north shore of Peace River, served by S.R. 776 which extends easterly into the community of Harbour Heights. East of the Peace River in the northern portion of Charlotte County are several subdivisions provided access by U.S. 17. These include the communities of Peace River Shores, located at the north county line, the community of Morgantown, and Ridge Harbor located north of Shell Creek east of U.S. 17. From Shell Creek to the City of Punta Gorda U.S. 17 provides access for various degrees of urbanization, including the communities of Cleveland, Solana, and the Tee and Green Estates. The community west of Punta Gorda identified as Punta Gorda Isles has been annexed and made part of the City of Punta Gorda.

Other communities showing significant urban development are located south of Punta Gorda along U.S. 41 including the area immediately adjacent to the corporate boundary of Punta Gorda identified as South Punta Gorda, a community of South Punta Gorda Heights located approximately two miles south of Punta Gorda on U.S. 41, and Tropical

Gulf Acres, located approximately three miles south of Punta Gorda. A new subdivision identified as "Pirate Harbor" is located approximately eight miles south of Punta Gorda on the east shore of Charlotte Harbor. Map 1 also shows an indication of population at two locations in the eastern portion of Charlotte County, both being agricultural and ranch oriented establishments, including Babcock Ranch located northwest of Telegraph Swamp, and a second ranching facility located along the north county line east of S. R. 31.

D. DENSITY

The density of population in Charlotte County is graphically shown on Map 2. The areas of "high density", or 2,000 to 3,000 persons per square mile, represents the highest group for Charlotte County. From 1,000 to 2,000 persons per square mile represents "median density", and from 500 to 1,000 persons per square mile represents "low density". From 100 to 500 persons per square mile represents "very low density". All areas remaining have densities of less than 100 persons per square mile. A comparison of the population density, as shown on Map 2, with the population distribution, as shown on Map 1, confirms the areas of highest population concentration.

Almost all of the corporate area of the City of Punta Gorda has an overall average high density of from 2,000 to 3,000 persons per square mile. The north portion of Port Charlotte, east of U.S. 41, also has a population density of from 2,000 to 3,000 persons per square mile. Two smaller areas of relatively high population density are

located in Punta Gorda Beach, and along the east shore of Lemon Bay along S. R. 776 in the western portion of the New Point Comfort Community.

Areas of medium density, ranging from 1,000 to 2,000 persons per square mile include the south portion of the Port Charlotte Area, the territory in the western portion of the City of Punta Gorda including Punta Gorda Isles, the South Punta Gorda Area, and the area east to the corporate area of Punta Gorda along U.S. 17 and the Peace River including the community of Solana. Other areas of medium density population are shown to include most of the New Point Comfort Area and the Lemon Bay Community.

Areas identified as having low population density ranging from 500 to 1,000 persons per square mile include the Charlotte Harbor Area on the north side of the Peace River, and that portion of Harbor Heights abutting the Peace River. On the south side of the Peace River the area of Cleveland and a section extending east to Shell Creek also includes population with a density of 500 to 1,000 persons per square mile. Along the Gulf of Mexico Beach area low density population is identified in the northern portion of Punta Gorda Beach, the Southeastern portion of New Point Comfort, a section on Little Gasparilla Island, a portion on Knight Island, and the development located south of Lemon Creek along Lemon Bay served by S.R. 775.

Very low population densities, ranging from 100 to 500 persons per square mile, exist adjacent to the higher density areas previously described. Development in the Port Charlotte area to the southwest along Alligator Bay is a very low population density area. The community of Murdock, northwest of Port Charlotte along U.S. 41 also

has a similar population density. Almost the entire fringe area of the City of Punta Gorda including the strip extending northeast along U.S. 17 has a very low population density including Ridge Harbor, Peace River Shores, Morgantown, and Tee and Green Estates. A large area sparcely developed south of Punta Gorda along U. S. 41, with additional access by Taylor Road and Acline Road, also has a very low population density. This density also prevails in a portion of Tropical Gulf Acres and Pirate Harbor south of Punta Gorda.

On the western portion of the county, along the Gulf of Mexico, segments of New Point Comfort also fall into this density classification including other areas along S. R. 775 such as Cape Hays and Placida. Along S.R. 771, in the vicinity of the Myakka River, are the communities of El Jobean and Charlotte Beach, also having a very low density population of from 100 to 500 persons per square mile. Although population resides in various other locations throughout the county the density of this population is less than 100 persons per square mile and is not indicated by graphic representation.

The analysis of existing population densities and present growth patterns indicates that it is unlikely population densities would exceed 3,000 persons per square mile in Charlotte County during the forecast period of this Plan. Although small areas may, in themselves, have a population density in excess of 3,000 persons per square mile, it is unlikely that such areas would be large enough to actually result in a population of more than 3,000 persons living within a square mile area.

Information presented on Map 1, Existing Population Distribution, and Map 2, Population Density, was compiled from the findings of the Land Use Survey and Analysis, a companion study to this Population Study. The Land Use Survey consisted of a visual inspection of all parcels of land to determine their present use. The survey was conducted in February, March, and April, 1966.

IV FUTURE GROWTH

A. FACTORS CAUSING POPULATION CHANGE

Population change may be experienced by a defined geographical area by (1) natural causes and (2) net migration. A municipality may realize population change by each of these methods and, in addition, may gain population by the annexation of territory in which persons reside, or it may lose population if a portion of the corporate area in which persons reside is withdrawn from the corporate area. However, since corporate boundaries are not a factor of consideration in the Population Study for Charlotte County, annexation is not conisdered. However, if the boundaries of Charlotte County should be changed to include additional territory in which persons reside a corresponding increase in the population would result. Likewise, if the boundaries of Charlotte County were changed to take away land area in which persons reside, a population loss would occur. In addition to population change by natural causes and net migration, a number of other factors may affect population change by having a direct or indirect effect upon natural causes and net migration.

1. Natural Causes

Natural causes accounts for the population gained or lost as the result of the difference in the number of births and the number of deaths within a given geographical area. Natural causes is primarily affected by the age groups of the resident population. For example, a higher birth rate may be expected when an above average percentage of persons within a community are in the age groups of child bearing years, primarily from

19 to 44. Likewise, a large percentage of persons in the older non-child bearing years, and especially those in the retirement age bracket of 65 and over, not only reduces the percentage of the population capable of bearing children, but also contributes to a higher death rate while at the same time contributes to a diminishing birth rate.

Charlotte County has experienced a reversal in population change by natural causes. Prior to 1963 Charlotte County gained population each year from natural causes with the exception of 1953 and 1956, by having a greater number of births than deaths. However, since 1962, the death rate has risen significantly and the birth rate has declined causing a loss of population by natural causes. Table 7 shows the population change for Charlotte County from 1950 to 1965 for each year, showing the number of births and the number of deaths for each year and the net gain or loss in population by natural causes.

Table 7

POPULATION CHANGE BY BIRTHS AND DEATHS

	1950	1951	1952	1953	1954	1955	1956	1957
Births	63	73	82	71	84	74	90	109
Deaths	56	48	63	77	70	61	91	95
Gain (+) or Loss (-)	+ 7	+ 25	+ 19	- 6	+ 14	+ 13	-1	+ 14

	1958	1959	1960	1961	1962	1963	1964	1965
Births	130	186	215	234	240	190	208	181
Deaths	101	122	157	223	233	275	311	336
Gain (+) Loss (-)	+ 29	+ 64	+ 58	+ 11	+ 7	- 85	- 83	- 155

Source: Florida State Board of Health

2. Net Migration

Population change as the result of net migration is the difference in the number of people migrating into a given area compared to the number of persons migrating away from the area. A population gain results when more persons migrate into an area than leave the area; conversely, population loss is experienced when the in-migration is less than the number of out-migrants. Table 8 shows the estimated gain of population for Charlotte County annually from 1960 to 1966. This table indicates a fluctuation in net migration ranging from almost 4,000 persons in 1964, to less than 1,000 in 1963.

Table 8

POPULATION GAIN BY NET MIGRATION

Year	Net Migration
1960	1,286
1961	3,240
1962	2,018
1963	915
1964	3,796
1965	1,480
1966	1,142

Source: Estimates by Consultant

Factors affecting net migration includes social, political, economic, educational and geographical factors. For example, new industries offering employment with attractive wages will attract persons from areas having lesser economic advantages. An area in which considerable new construction and development is taking place may be expected to attract construction workers and their families. This condition is apparent for Charlotte County, especially in connection with construction activities in the new community of Port Charlotte.

The climate of Florida is particularly conducive to luring persons for retirement into the state. This also has been a contributing factor to the location of retired persons in Charlotte County. In other areas of the state the proximity of educational institutions, especially those of higher learning, have attracted persons with children which will soon be entering these educational facilities. Attractions for various social segments, including religious groups, and persons interested in certain cultural activities are attracted to areas in which these interests or pursuits may be exploited. Many areas in Florida have communities which are specifically oriented to a particular religious, fraternal, or social sect. Some communities offer training and special opportunites for the pursuit of various arts, crafts, and cultural activities. These features may attract persons to reside in close proximity to them.

An analysis of the characteristics of the in-migration in Charlotte County appears to have been attractions conducive to retirement living, including (1) opportunities for various sports and recreational pursuits, (2) a pleasing climate, and (3) the availability of new

comfortable housing within a price range affordable by retirees. The bulk of this in-migration appears to have been the result of these attractive features along with the amenities offered by the community of Port Charlotte.

B. POPULATION FORECASTS

1. Statistical Method

The statistical method of population forecasting involves breaking down the elements of population change into those factors contributing to population change. These individual factors are then each analyzed on the basis of past trends, present conditions, and anticipated trends during the forecast period. Since population change results from only two sources, natural causes and net migration, the statistical approach analyzes the trends of births, deaths, in-migration and out-migration in arriving at the population forecast.

The analysis of population change, for Charlotte County especially during the past decade, shows that population has not increased by a normal balance of the factors causing population change, but rather by increases resulting from net migration alone with an actual reversal from a population gain to a population loss from natural causes.

Because of these unique conditions, the statistical method is selected as the most reliable and realistic, in the opinion of the Consultants, for the purpose of population projections. Although other methods are discussed and other projections are made by alternate methods, such other methods are only reliable when a normal balance exists between the several

factors causing population change. At least one of the alternate methods will show an almost parallel projection to the statistical method, adding support to the methods and conclusions arrived at in the statistical projection method.

Table 9 shows the birth rate, death rate, and net rate by natural causes per 1,000 persons for Charlotte County for each year from 1955 through 1965. This table shows that the highest rate of population gain from natural causes existed in 1959 with a net gain rate of 5.7 per 1,000 persons for that year. The birth rate and death rates in 1961 and 1962 were almost identical, but with the rapidly increasing death rate and the diminishing birth rate from 1962 to 1965 the population was experiencing a loss from natural causes with a rate of minus 6.6 persons per 1,000 persons.

Table 9

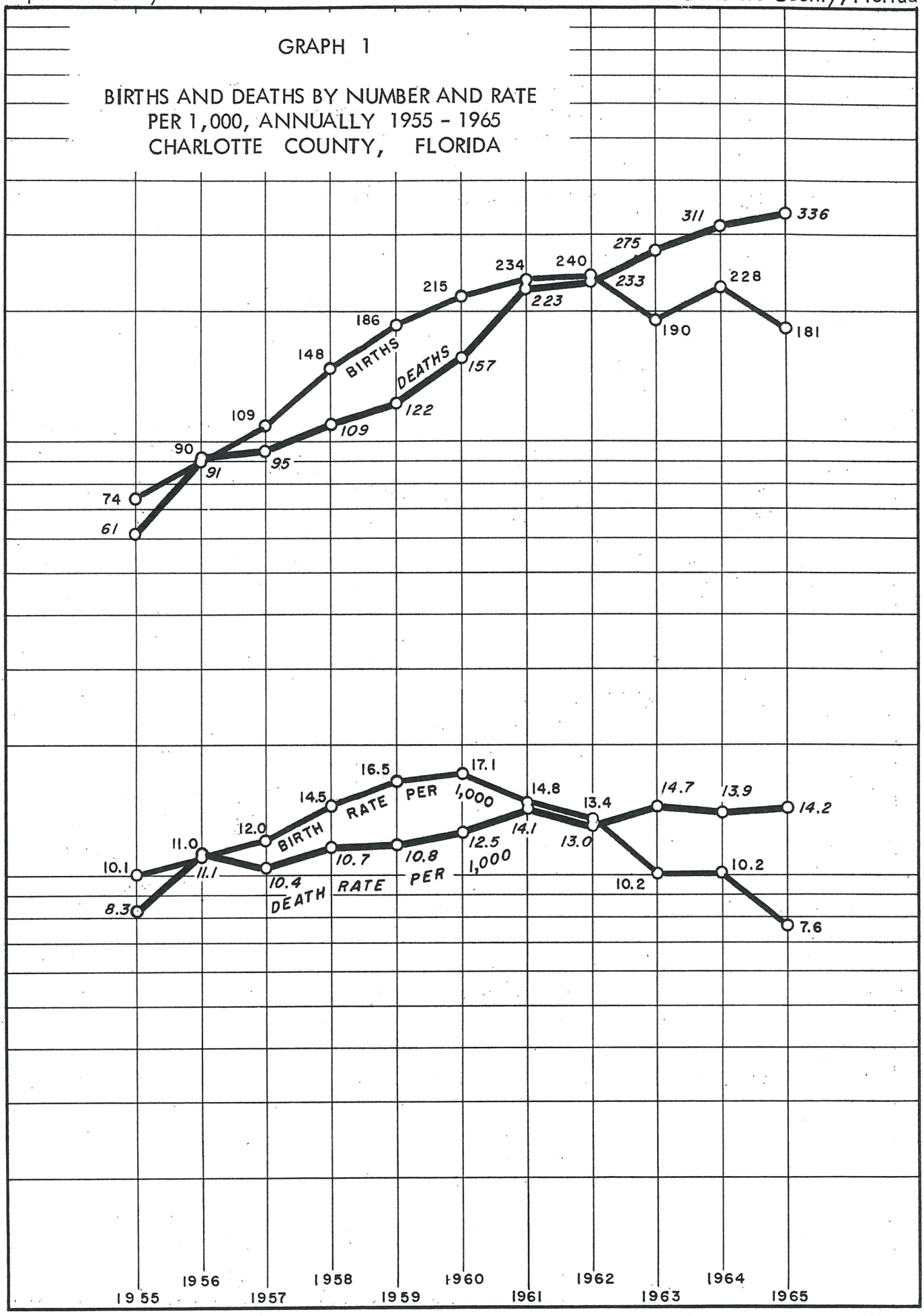
BIRTH RATE, DEATH RATE AND NET RATE
BY NATURAL CAUSES
PER 1,000 PERSONS
1955-1965

	1955	1956	1957	1958	1959	1960	1961
Birth Rate	10.1	11.0	12.0	14.5	16.5	17.1	14.8
Death Rate	8.3	11.1	10.4	10.7	10.8	12.5	14.4
Net Rate	+ 1.8	- 0.1	+ 1.6	+ 3.8	+5.7	+4.6	+0.7

	1962	1964	1964	1965
Birth Rate	13.4	10.2	10.2	7.6
Death Rate	13.0	14.8	13.9	14.2
Net Rate	+0.4	-4.5	-3.7	-6.6

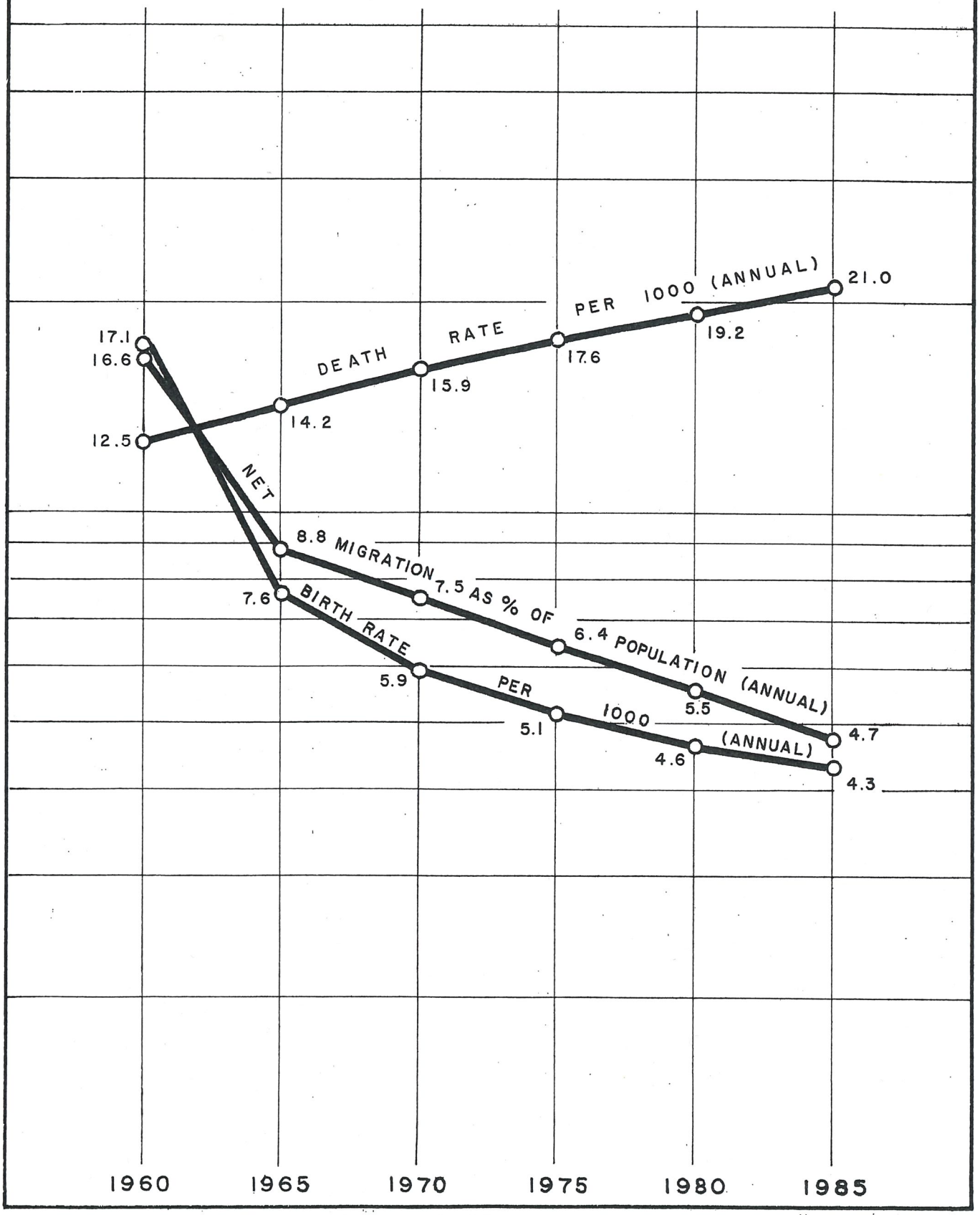
Graph 1 shows the actual number of births, the number of deaths, and the net rate by natural causes per 1,000 persons for each year from 1955 to 1965. This graph vividly shows the rapidly declining birth rate from a high of 17.1 persons per 1,000 in 1960 to a lot of 7.6 persons per 1,000 in 1965, and the increasing death rate from a low of 8.3 persons per 1,000 in 1955 to 14.2 persons per 1,000 in 1965. A death rate pf 14.7 persons per 1,000 was actually recorded in 1963. The birth rates and the death rates shown in both Table 9 and Graph 1 are derived by dividing the actual number of births and deaths for a given year by the estimated population of the county, in thousands, for that given year.

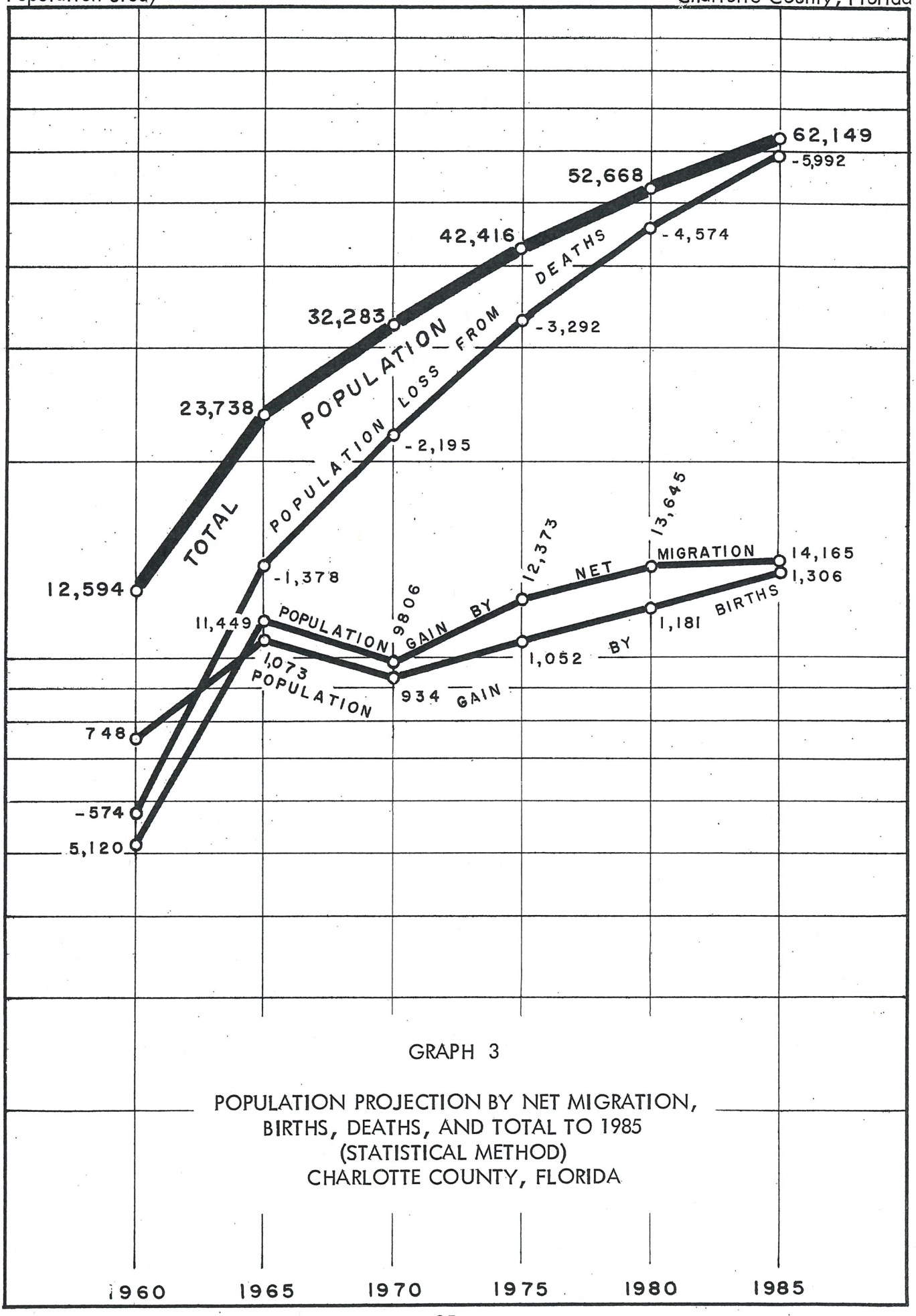
A comparison of the birth rates and death rates shown in Table 9 and Graph 1 will vary with the birth and death rates provided by the Florida State Board of Health rec


GRAPH 1
BIRTHS AND DEATHS BY NUMBER AND RATE
PER 1,000, ANNUALLY 1955 - 1965
CHARLOTTE COUNTY, FLORIDA
BIRTHS
DEATHS
74
90
109
148
186
215
234
240
275
311
336
61
91
95
109
122
157
223
233
190
228
181
BIRTH RATE PER 1,000
DEATH RATE PER 1,000
10.1
11.0
12.0
14.5
16.5
17.1
14.8
13.4
14.7
13.9
14.2
8.3
11.1
10.4
10.7
10.8
12.5
14.1
13.0
10.2
10.2
7.6
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965

GRAPH 2

PROJECTIONS OF ANNUAL BIRTH RATE, ANNUAL DEATH RATE, AND ANNUAL NET MIGRATION AS PERCENT OF POPULATION, TO 1985
CHARLOTTE COUNTY, FLORIDA





GRAPH 3

POPULATION PROJECTION BY NET MIGRATION,
BIRTHS, DEATHS, AND TOTAL TO 1985
(STATISTICAL METHOD)
CHARLOTTE COUNTY, FLORIDA

The percentage of the total population accounted for by net migration declines with the accumulation of population each year. Additional in-migration therefore represents a smaller percentage of the total population.

Graph 3 presents the population projection by the statistical method showing the three components of this projection technique including (1) the total number of persons, (2) population gain by net migration, (3) population gain from births, and (4) population loss from deaths. Graph 3 shows a population projection of 42,416 persons by 1975 and 62,147 persons by 1985.

Table 10 shows the population projection by the statistical method with figures corresponding with Graph 3 showing the population gained by net migration, births, and population loss by deaths for 5 year forecast periods.

Table 10

POPULATION PROJECTIONS BY STATISTICAL METHOD FOR FIVE YEAR PERIODS 1960-1985

BY BIRTHS, DEATHS, AND NET MIGRATION

	1960	1965	1970	1975	1980	1985
Previous Year Population	7,300	12,594	23,738	32,283	42,416	52,668
Births	748	1,073	934	1,052	1,181	1,306
Deaths	- 574	-1,378	-2,195	-3,292	-4,574	-5,992
Net Migration	5,120	11,449	9,806	12,373	13,645	14,165
TOTAL POPULATION	12,594	23,738	32,283	42,416	52,668	62,147

BY INCREASE IN NUMBER AND PERCENT

Year	Population	Increase	
		Number	Percent
1960	12,594	-	-
1965	23,738	11,144	88.5
1970	32,283	8,545	36.0
1975	42,416	10,133	31.4
1980	52,668	10,252	24.2
1985	62,147	9,479	13.2

Table 11 shows the population projection by the statistical method for each year from 1960 to 1987. This table shows each previous year's population, the projected number of births, deaths, net migration, and the total population for each year.

Table 11

POPULATION PROJECTION BY STATISTICAL METHOD

	1960	1961	1962	1963	1964	1965	1966
Prev. Yr. Pop.	11,250	12,594	15,845	17,870	18,700	22,413	23,738
Births	215	234	240	190	228	181	178
Deaths	- 157	- 223	- 233	- 275	- 311	- 336	- 358
Net Migration	1,286	3,240	2,018	915	3,796	1,480	1,142
Total Population	12,594	15,845	17,870	18,700	22,413	23,738	24,700

	1967	1968	1969	1970	1971	1972	1973
Prev. Yr. Pop.	24,700	26,536	28,409	30,334	32,283	34,276	36,306
Births	178	185	190	192	201	206	209
Deaths	- 399	- 439	- 481	- 518	- 565	- 609	- 655
Net Migration	2,050	2,123	2,216	2,275	2,357	2,433	2,469
Total Population	26,536	28,409	30,334	32,283	34,276	36,306	38,329

	1974	1975	1976	1977	1978	1979	1980
Prev. Yr. Pop.	38,329	40,369	42,416	44,460	46,544	48,615	50,662
Births	217	219	225	231	237	242	246
Deaths	- 707	- 756	- 811	- 859	- 912	- 966	-1,026
Net Migration	2,530	2,584	2,630	2,712	2,746	2,771	2,786
Total Population	40,369	42,416	44,460	46,544	48,615	50,662	52,668

	1981	1982	1983	1984	1985	1986	1987
Prev. Yr. Pop.	52,668	54,628	56,590	58,492	60,365	62,147	63,908
Births	250	259	262	263	272	280	281
Deaths	-1,081	-1,138	-1,190	-1,256	-1,327	-1,378	-1,442
Net Migration	2,791	2,841	2,830	2,866	2,837	2,859	2,876
Total Population	54,628	56,590	58,492	60,365	62,147	63,908	65,623

2. Arithmetical Progression Method

The arithmetical progression method of population forecasting is based upon the presumption that the population will increase by a uniform number of persons for each period of the projection forecast. Table 12 shows the population projection by the arithmetical progression method with an increase of 10,090 persons for each five year period from 1965 to 1985. During the period of 1960 to 1966 the population gain averaged 2,018 persons per year. Using this annual average as the basis for arriving at the five year increase factor, of 10,090 persons, Table 12 shows each five year population increase equal to five times the average annual increase experienced since 1960.

The graphic presentation of this projection is shown on Graph 4 indicating 43,913 persons by 1975, and 64,093 persons by 1985. This projection parallels almost identically the projection made by the statistical method and lends support to the assumptions used in the forecast method by the statistical technique since each projection is made on an entirely independant and different basis.

Table 12

ARITHMETICAL PROGRESSION METHOD

Year	Population	Increase	
		Number	Percent
1960	12,594	-	-
1965	23,738	11,144	88.5
1970	33,823	10,090	42.5
1975	43,913	10,090	29.8
1980	54,003	10,090	23.0
1985	64,093	10,090	18.7

3. Geometrical Progression Method

The geometrical progression method is more reasonably applied to areas having an average birth rate, an average death rate, and with a relatively consistent net migration rate. Since these conditions do not apply to Charlotte County, this method is discounted for projection purposes. The concept of geometrical progression is primarily based upon the fact that population begets population. Therefore, with increasing population an increasing gain by natural causes will result in a uniform percent increase for each projection period of the forecast.

Table 13

GEOMETRICAL PROGRESSION METHOD

Year	Population	Increase	
		Number	Percent
1960	12,594	-	-
1965	23,738	11,144	88.5
1970	33,328	9,590	40.4
1975	46,793	13,465	40.4
1980	65,698	18,905	40.4
1985	92,240	26,542	40.4

Table 13 shows the tabulation of the geometrical progression method showing a population gain of 40.4 percent for each five year period from 1965 to 1985. The 40.4 percent gain is the average gain per five year period resulting from the forecast by the statistical method. This forecast is the highest of the four forecasts presented in this study, showing 46,793 persons by 1975 and 92,240 persons by 1985. This projection method is unrealistic for Charlotte County because, to realize these projections,

would require an in-migration for each five year period in excess of the actual gain shown for each five year period in order to offset the increasing number of deaths occuring in the increasingly large retirement age group. A review of the net annual migration figures in Table 8 does not show a trend indicating a significant increase in the number of persons migrating to Charlotte County annually.

The geometrical progression forecast is shown graphically on Graph 4 for comparison purposes with the other three methods used.

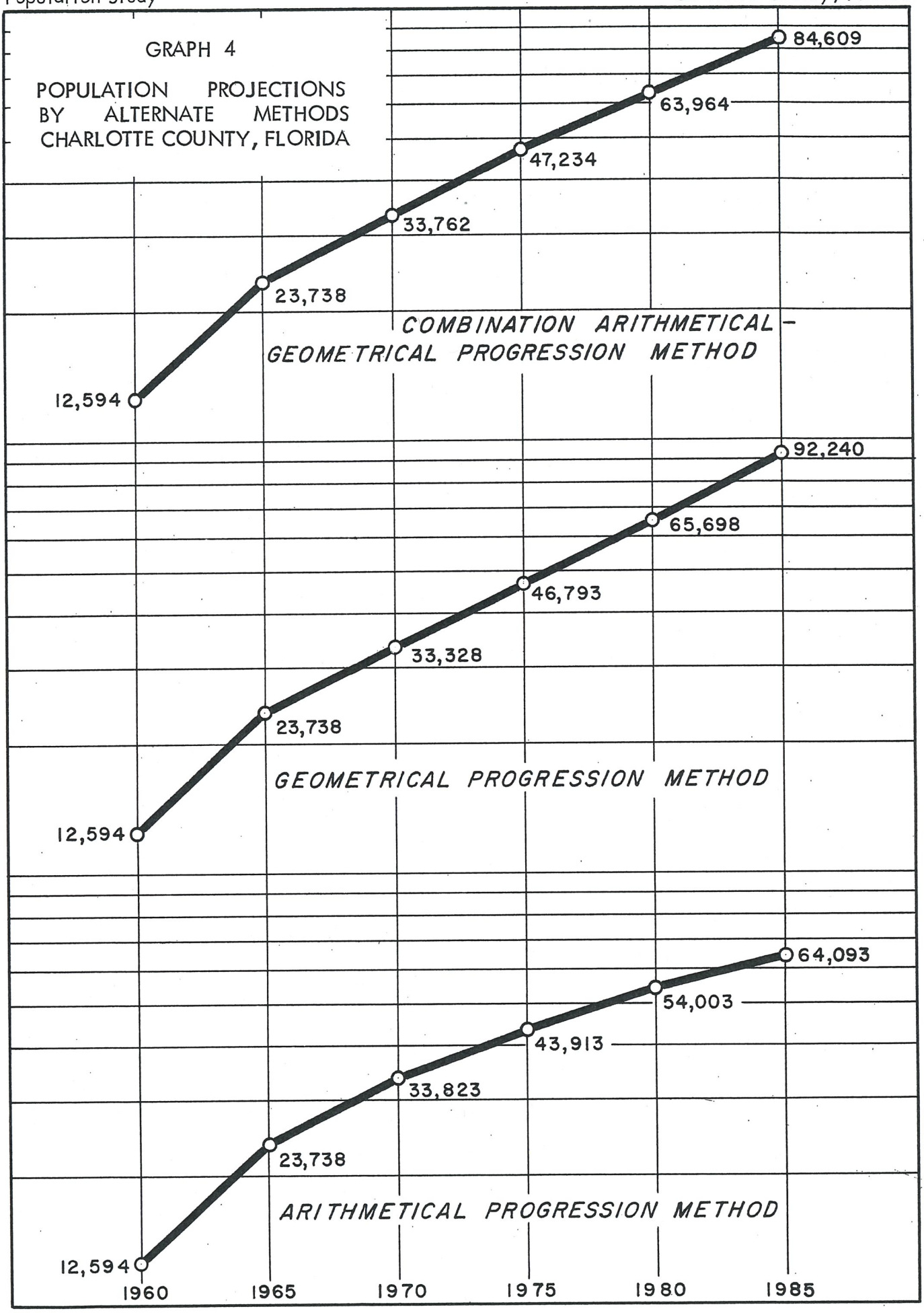
4. Combined Arithmetical - Geometrical Progression Method

The fourth method of population forecasting combines the features of both the arithmetical progression method and the geometrical progression method. The basis for this projection combines the average annual gain experienced from 1960 to 1966 with an annual increase in this gain of 4.3 percent added to each previous year's population. The resulting forecast shows an increase in population gain for each forecast period with a declining percent increase for each forecast period. Table 14 shows the population projection by the combined arithmetical-geometrical progression method showing a population of 47,234 persons by 1975 and 84,609 persons by 1985. This population projection is shown on Graph 4 for comparison with the other methods of population forecasting. Although this forecast appears to be more realistic than the geometrical progression method, it is recommended that this projection not be used because, from past trends it appears unlikely that Charlotte County would show a continuing rate of increase in net migration which would be required to realize this population forecast.

Table 14

COMBINED
ARITHMETICAL-GEOMETRICAL PROGRESSION
METHOD

Year	Population	Increase	
		Number	Percent
1960	12,594	-	-
1965	23,738	11,144	88.5
1970	33,672	9,934	41.8
1975	47,234	13,562	40.3
1980	63,964	16,730	35.5
1985	84,609	20,609	32.3


GRAPH 4
POPULATION PROJECTIONS
BY ALTERNATE METHODS
CHARLOTTE COUNTY, FLORIDA
84,609
63,964
47,234
33,762
23,738
12,594
COMBINATION ARITHMETICAL - GEOMETRICAL PROGRESSION METHOD
92,240
65,698
46,793
33,328
23,738
12,594
GEOMETRICAL PROGRESSION METHOD
64,093
54,003
43,913
33,823
23,738
12,594
ARITHMETICAL PROGRESSION METHOD
1960
1965
1970
1975
1980
1985

C. PROJECTION BY AGE GROUPS

A breakdown of population by age groups, from 1950 to 1985 is shown in Table 15. This table shows the actual number of persons in each of the five age groups brackets as determined by the U.S. Bureau of the Census for census years 1950 and 1960, with estimates for 1965, and projections to 1985. Table 15 shows both the number and the percent that each age group represents of the total population for the projection periods.

Although Table 15 shows an increase in the number of persons in each age group for each census period, Table 15 also shows a decline in the percent that the younger age groups represent of the total population. This is especially true for the age groups under 44 years of age, each of which shows a significant decline in the percent of the population represented by these age groups. The two age groups of "45 and over" show a considerable increase in the percent they represent of the total population, with the most significant increase shown in the age group "65 and over".

Graph 5 shows the past trend and projections for these age groups from 1930 to 1960. As shown on Graph 5, the age group "65 and over" represented only 6.1 percent of the population in 1930, increasing to 20.8 percent, or over one-fifth of the population in 1960. Continuing this projection would realize the "65 and over" age group representing 35.6 percent of the total population by 1990.

In contrast to the "65 and over" age group is the age groups of "5 to 24" and "25 to 44". Each of these age groups have declined as a percent of the population on a parallel basis. The age group "5 to 24" accounted for 35.3 percent of the total population in 1930. In 1960 it accounted for only 23.4 percent. A projection of this trend would realize 11.4 percent in 1990. The "25 to 44" age group accounted for 29.0 percent of the total population in 1930, but only 19.2 percent in 1960. The projection on Graph 5 indicates that this age group would represent only 9.7 percent of the population in 1990.

Graph 6 shows the selected population projection, by the statistical method, broken down according to age groups. These numbers correspond to the percentage of the population that these age groups represent for each of the projection periods. Although Graph 6 shows an increasing number in the number of persons for each age group, it also shows the comparative rate of increase in numbers of each age group, showing a more rapid rise in the "65 and over" and the "45 to 64" age groups.

Table 15

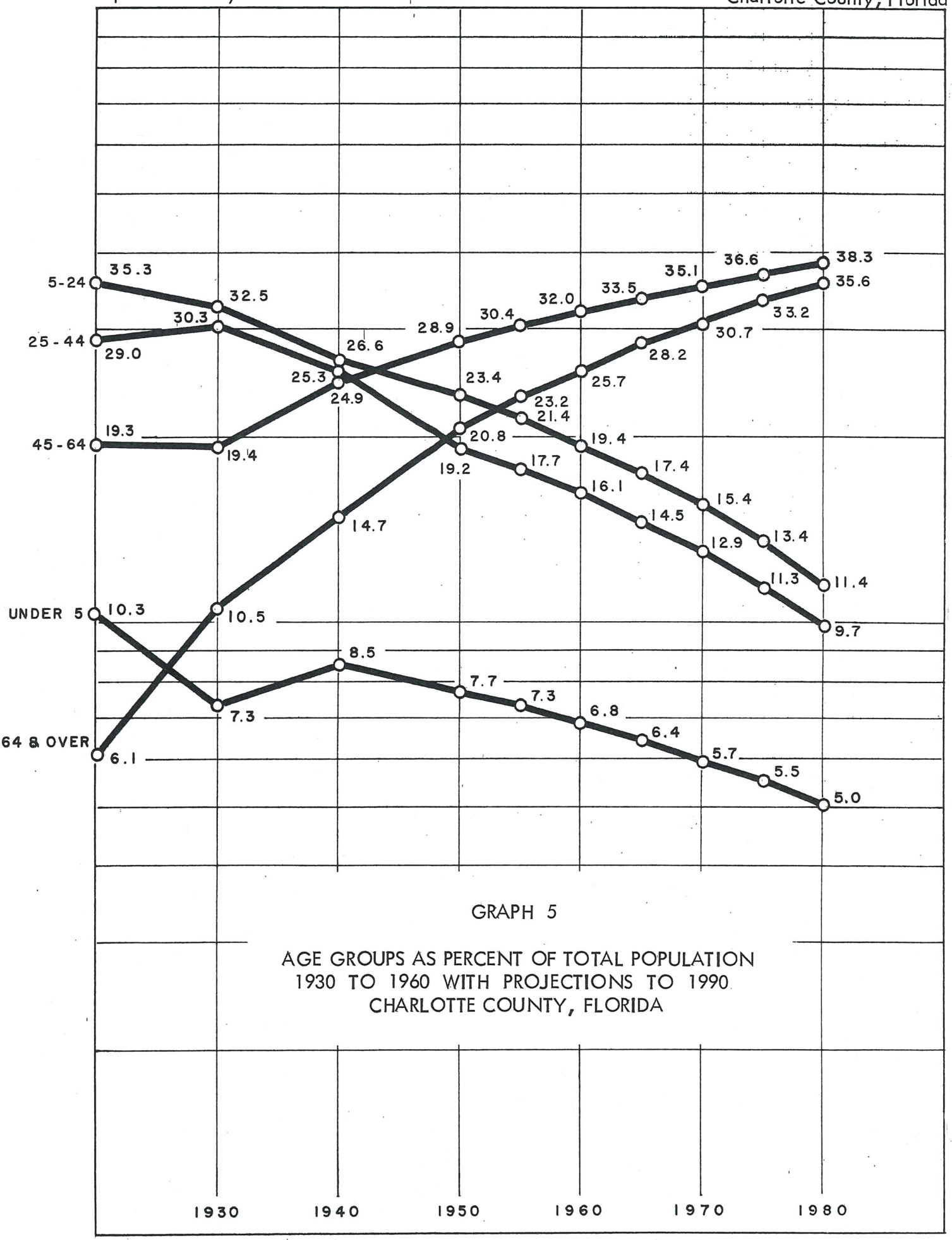
POPULATION PROJECTION BY AGE GROUP TO 1985

NUMBER

Age Group	1950	1960	1965	1970	1975	1980	1985
Under 5	364	970	1,733	2,195	2,715	3,107	3,418
5 - 24	1,140	2,947	5,080	6,263	7,381	8,111	8,328
25 - 44	1,085	2,418	4,202	5,198	6,150	6,794	7,022
45 - 64	1,067	3,639	7,216	10,330	14,209	18,487	22,746
65 and Over	630	2,620	5,507	8,297	11,961	16,169	20,633
TOTAL	4,286	12,594	23,738	32,283	42,416	52,668	62,147

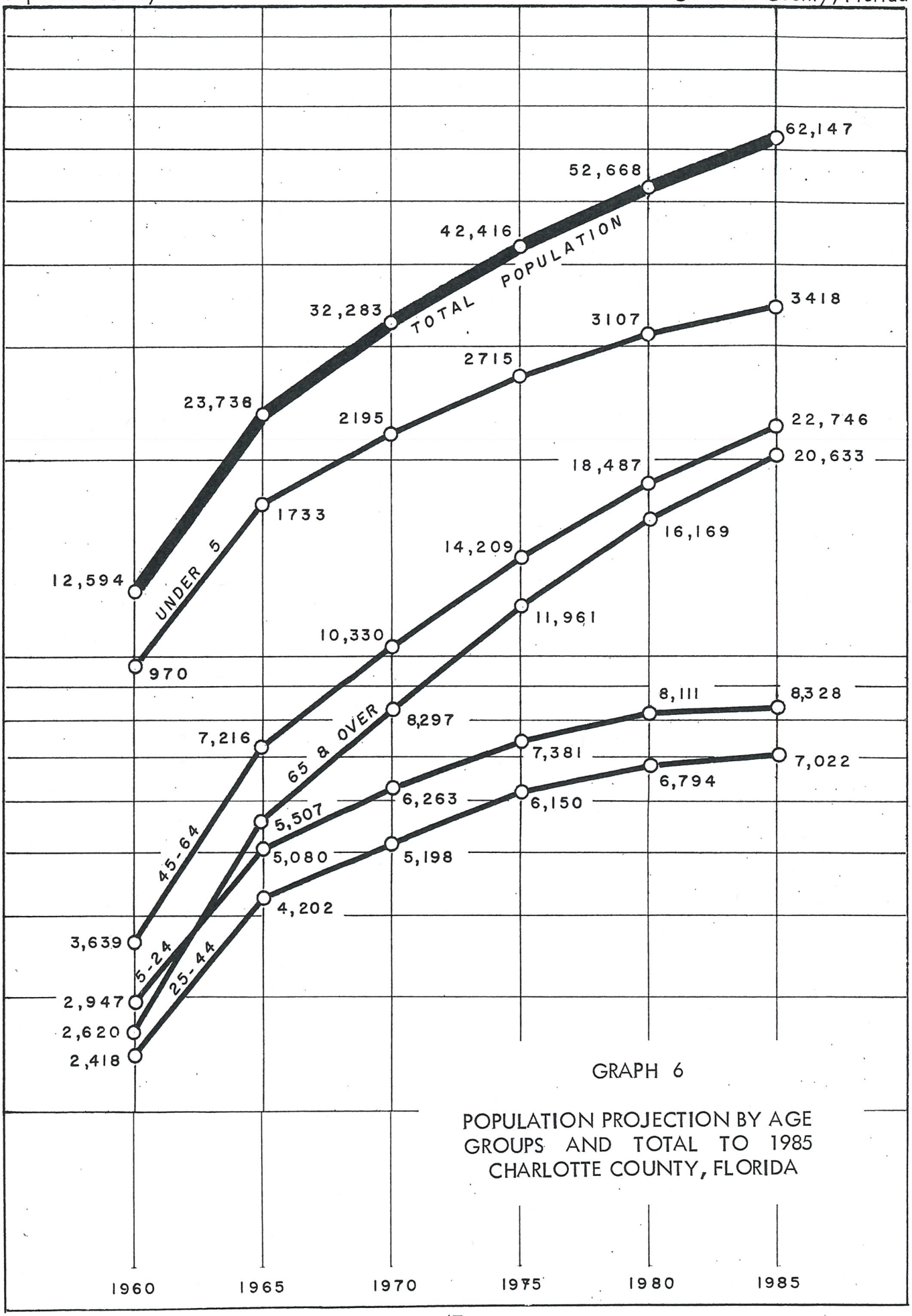
PERCENT

Age Group							
Under 5	8.5	7.7	7.3	6.8	6.4	5.9	5.0
5 - 24	26.6	23.4	21.4	19.4	17.4	15.4	13.4
25 - 44	25.3	19.2	17.7	16.1	14.5	12.9	11.3
45 - 64	24.9	28.9	30.4	32.0	33.5	35.1	36.6
65 and Over	14.7	20.8	23.2	25.7	28.2	30.7	33.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0



GRAPH 5

AGE GROUPS AS PERCENT OF TOTAL POPULATION
1930 TO 1960 WITH PROJECTIONS TO 1990
CHARLOTTE COUNTY, FLORIDA



GRAPH 6

POPULATION PROJECTION BY AGE GROUPS AND TOTAL TO 1985 CHARLOTTE COUNTY, FLORIDA

D. PROJECTION BY TYPE GROUPS

Table 16 shows the population projection for 1960 to 1985 on the basis of type groups. Although each of these "type groups" includes several age groups or age brackets, each type represents a segment of the population having characteristics which should be considered in future planning proposals. The "type groups" include the "pre-school age" group, the "school age" group, the "working age" group, which includes the labor force, and the "retirement age" group. Table 16 shows both the numbers of persons in each of these groups for the projected population period, and also the percent that each of these groups represents for each projection period.

Graph 7 shows the prejection of the percent of the total population represented by each of these type groups from 1960 to 1985. A comparison of Graph 7 with Graph 5 shows comparable similarities, but with significant differences. For example, a review of Graph 5 indicates a steep decline in the "25 to 44" age group, and a significant increase in the "45 to 64" age group. These two age groups contain the bulk of the age group representing the "working age" group which includes the labor force. By combining these two age groups, which is essentially the age groups making up the 19 - 64 age group as shown on Graph 7, a relatively insignificant change is shown in the "working age" group including ages 19 - 64. This projection shows that the working age group accounted for 55.1 percent of the population in 1960. Projections indicate only a slight decline to 51.9 percent in 1985. An analysis of this trend, combined with Graph 5, indicates that the working age group will remain fairly consistent as a percent of the total population, but that it will be dominated by persons in the upper age brackets of this "working age" group.

A second feature of significance as shown on Graph 7, is the trend indicated by the "pre-school" age group and the "school" age group. From 1965 to 1985, as shown on Graph 7 the rate of decline of the percentage that each of these groups will represent of the total population is almost parallel. The "pre-school" age projection supports the "school-age" projection since the "pre-school" age group rate of increase will be declining at a comparable rate. In 1960 the "school age" group represented 16.0 percent of the total population. This declined to 12.5 percent in 1965 and, as shown on Graph 7 would represent only 8.1 percent of the total population in 1985. The "pre-school" age group increased from 8.1 percent in 1960 to 9.8 percent in 1965. The projections for this age group show a decline to 6.8 percent in 1985.

Graph 8 shows the projection of these various type groups, by number of persons, from 1960 to 1985. In 1960 the "working age" group totaled 6,941 persons. This almost doubled to 12,942 in 1965, and is projected to include 32,266 persons in 1985. Retirement population was only 2,620 persons in 1960, which more than doubled by 1965 with a total of 5,507 persons. Projections for this type group indicate 20,633 persons in the "retirement age" group by 1985. School age population would approach a leveling off in number of persons, increasing from 2,119 in 1960 to 2,966 in 1965. The 1975 school population estimate is 4,429 persons, increasing to approximately 5,000 persons by 1985.

Table 16

POPULATION PROJECTION BY PRE-SCHOOL AGE GROUP, SCHOOL AGE GROUP WORKING AGE GROUP, RETIREMENT AGE GROUP AND TOTAL TO 1985

PRE-SCHOOL AGE GROUP

	1960		1965		1970	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 6	1,014	8.1	2,323	9.8	2,821	8.7
SCHOOL AGE GROUP						
6 - 12 (Elem.)	1,110		1,631		2,067	
13 - 15 (Jr. Hi.)	505		742		940	
16 - 18 (Sr. Hi.)	404		543		751	
Total School Age	2,019	16.0	2,966	12.5	3,758	11.7
WORKING AGE GROUP						
19 - 24	884		1,524		1,879	
25 - 44	2,418		4,202		5,198	
45 - 64	3,639		7,216		10,330	
	6,941	55.1	12,942	54.5	17,407	53.9
RETIREMENT AGE GROUP						
65 and Over	2,620	20.8	5,507	23.2	8,297	25.7
TOTAL POPULATION						
	12,594	100.0	23,738	100.0	32,283	100.0

Table 16 (Continued)

POPULATION PROJECTION BY PRE-SCHOOL AGE GROUP, SCHOOL AGE GROUP WORKING AGE GROUP, RETIREMENT AGE GROUP, AND TOTAL TO 1985

PRE-SCHOOL AGE GROUP

	1975		1980		1985	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 6	3,453	8.1	3,918	7.4	4,248	6.8

SCHOOL AGE GROUP

6-12 (Elem.)	2,436		2,677		2,750	
13-15 (Jr. Hi.)	1,107		1,217		1,250	
16-18 (Sr. Hi.)	886		973		1,000	
Total School Age	4,429	10.5	4,867	9.3	5,000	8.1

WORKING AGE GROUP

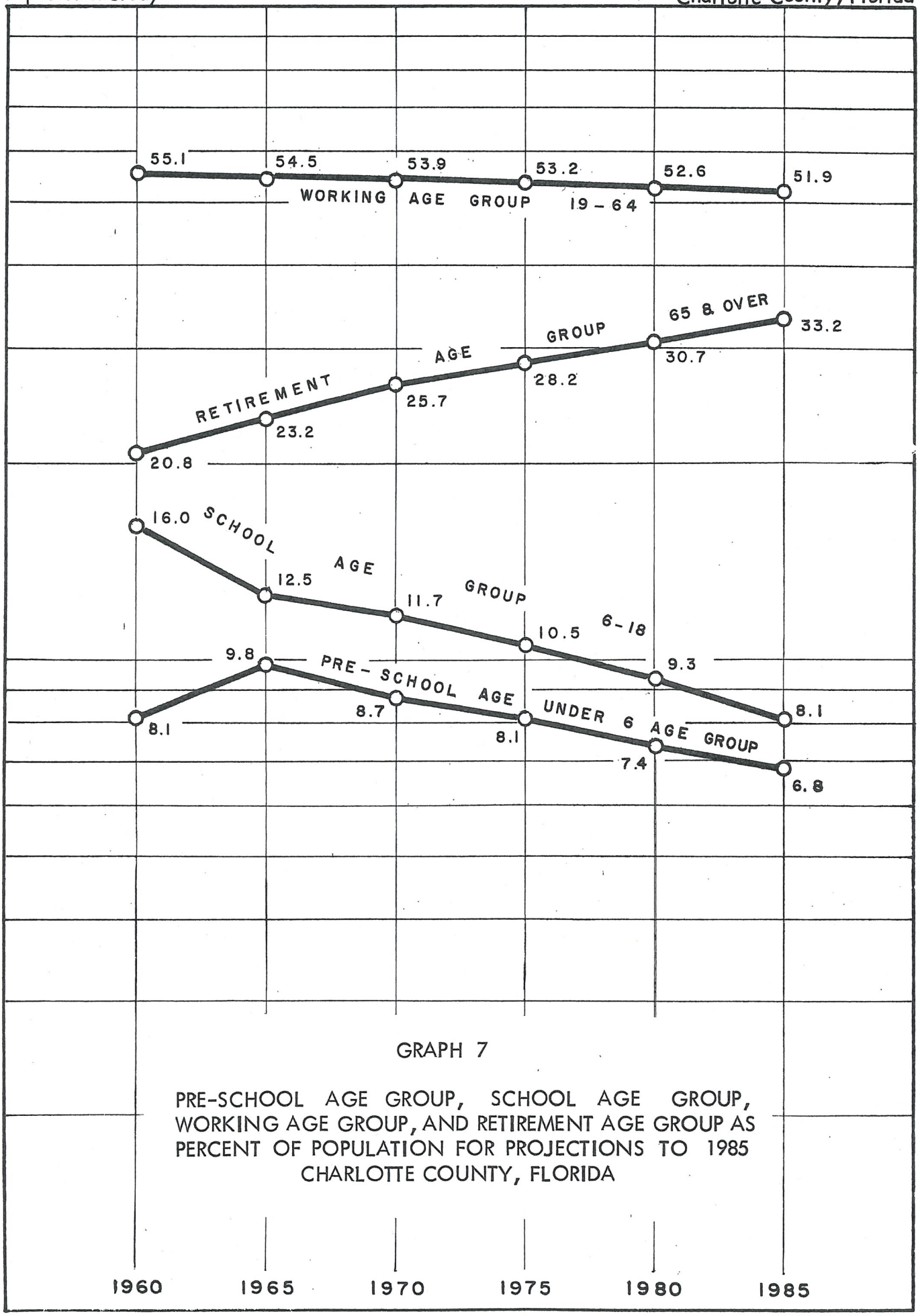
19-24	2,214		2,433		2,498	
25-44	6,150		6,794		7,022	
45-64	14,209		18,487		22,746	
	22,573	53.2	27,714	52.6	32,266	51.9

RETIREMENT AGE GROUP

65 and Over	11,961	28.2	16,169	30.7	20,633	33.2

TOTAL POPULATION

	42,416	100.0	52,668	100.0	62,147	100.0

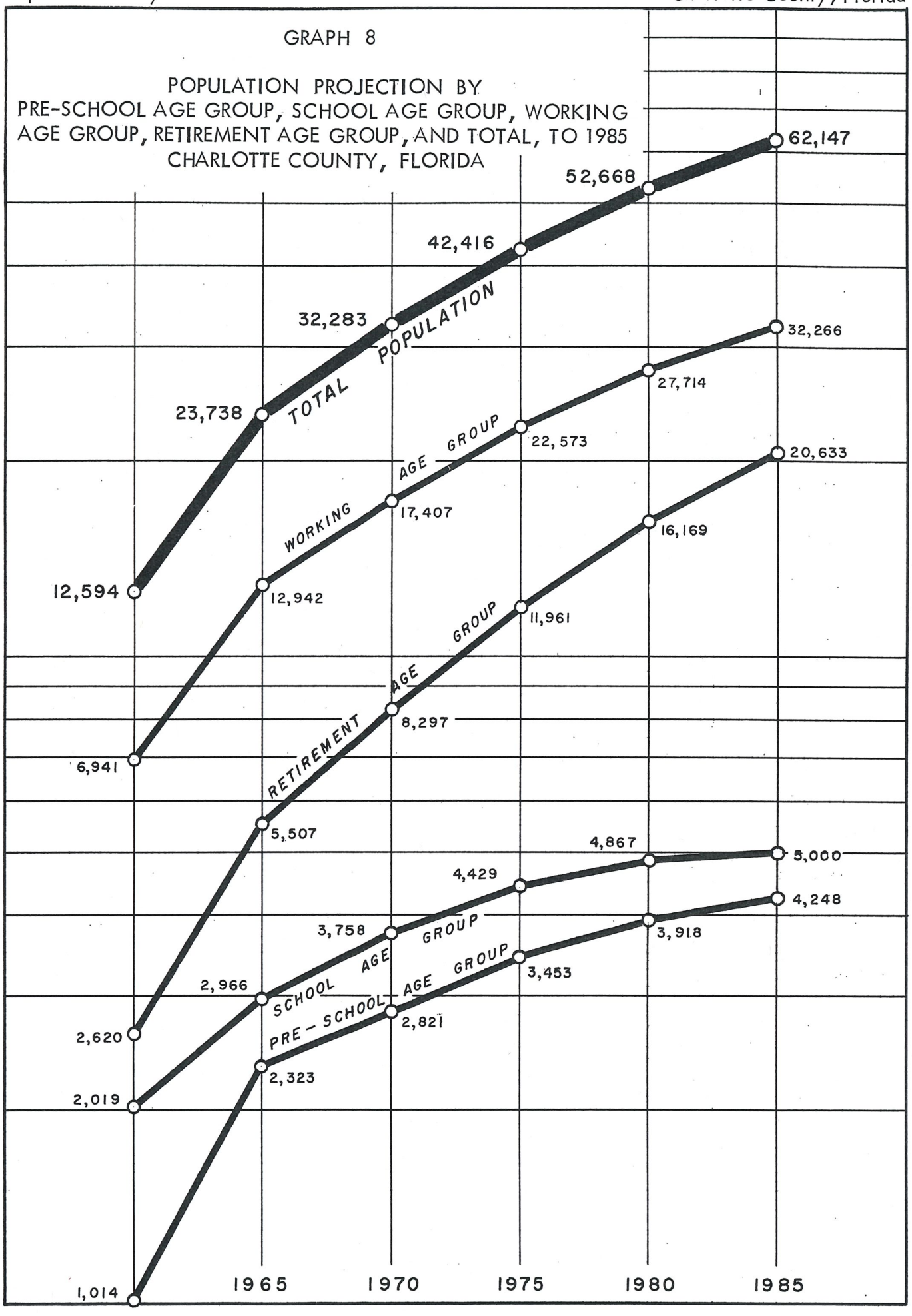


GRAPH 7

PRE-SCHOOL AGE GROUP, SCHOOL AGE GROUP, WORKING AGE GROUP, AND RETIREMENT AGE GROUP AS PERCENT OF POPULATION FOR PROJECTIONS TO 1985 CHARLOTTE COUNTY, FLORIDA

GRAPH 8

POPULATION PROJECTION BY PRE-SCHOOL AGE GROUP, SCHOOL AGE GROUP, WORKING AGE GROUP, RETIREMENT AGE GROUP, AND TOTAL, TO 1985 CHARLOTTE COUNTY, FLORIDA

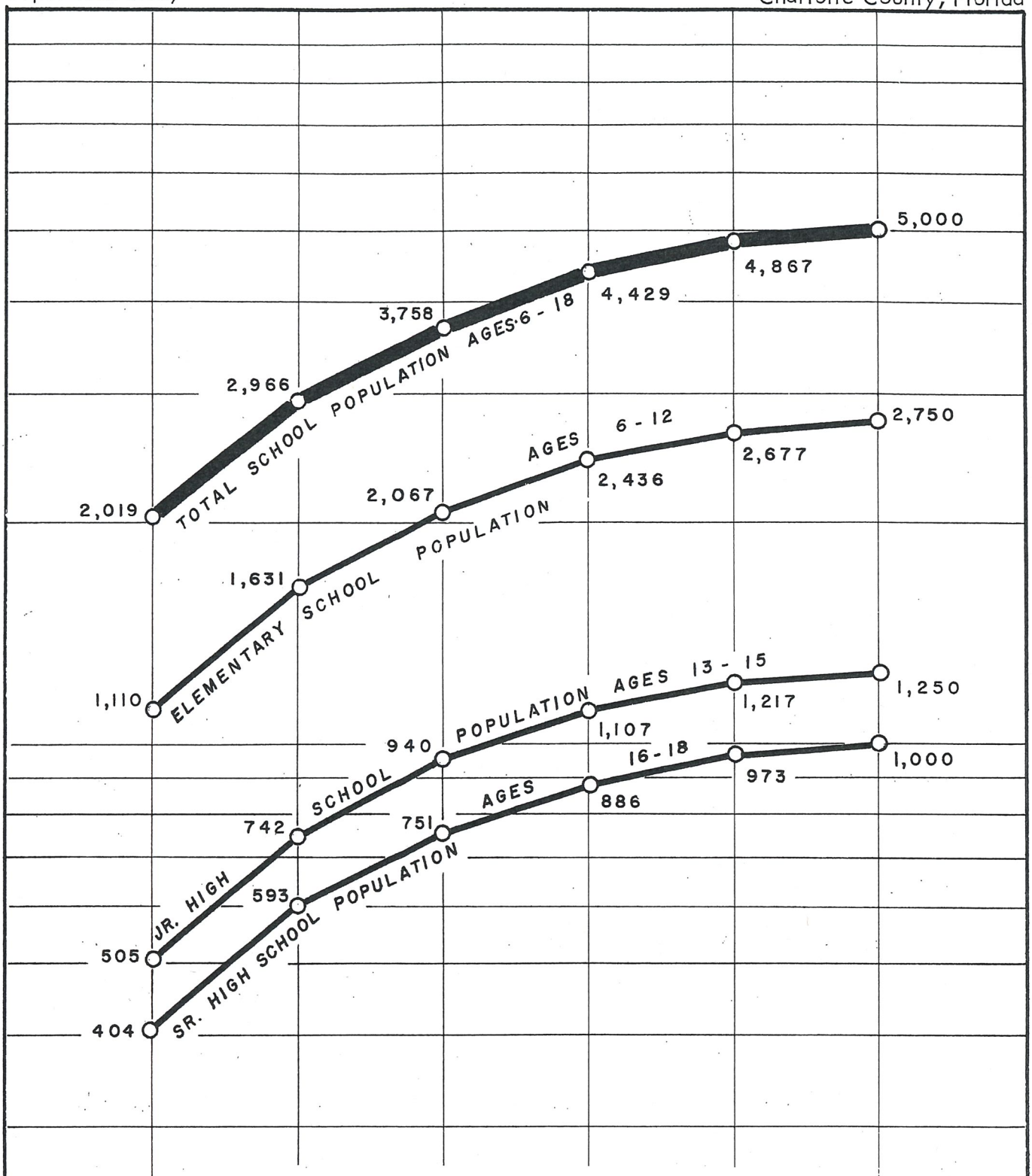


E. PROJECTION OF SCHOOL POPULATION

The projection of school population by number of persons and percent is shown on Table 16. A breakdown of the total school age group according to Elementary, Junior High, and Senior High, with the total school population ages 6 through 18 is shown on Graph 9. Of the total school age population the breakdown represents 55.0 percent in elementary schools, 25.0 percent in junior high schools, and 20.0 percent in senior high schools. Although these percentages will vary slightly from year to year, this average is well established by past trends and present conditions in most Florida counties. Graph 9 shows an elementary school population of 1,100 in 1960 increasing to 1,631 in 1965. The projection shown on Graph 9 indicates a total of 2,750 elementary students in 1985.

The Junior High School population was 505 persons in 1960, increasing to 742 persons in 1965. The projection in Graph 9 shows 1,250 students by 1985. Senior High School population was 404 in 1960 increasing to 593 in 1965. The projection indicated that a total of 1,000 Senior High School students would be realized by 1985.

These school population projections will be used in subsequent planning studies to determine the physical school needs and related facilities to meet the projected student population.



GRAPH 9

SCHOOL AGE POPULATION PROJECTIONS BY ELEMENTARY, JUNIOR HIGH, SENIOR HIGH AND TOTAL, TO 1985
CHARLOTTE COUNTY, FLORIDA

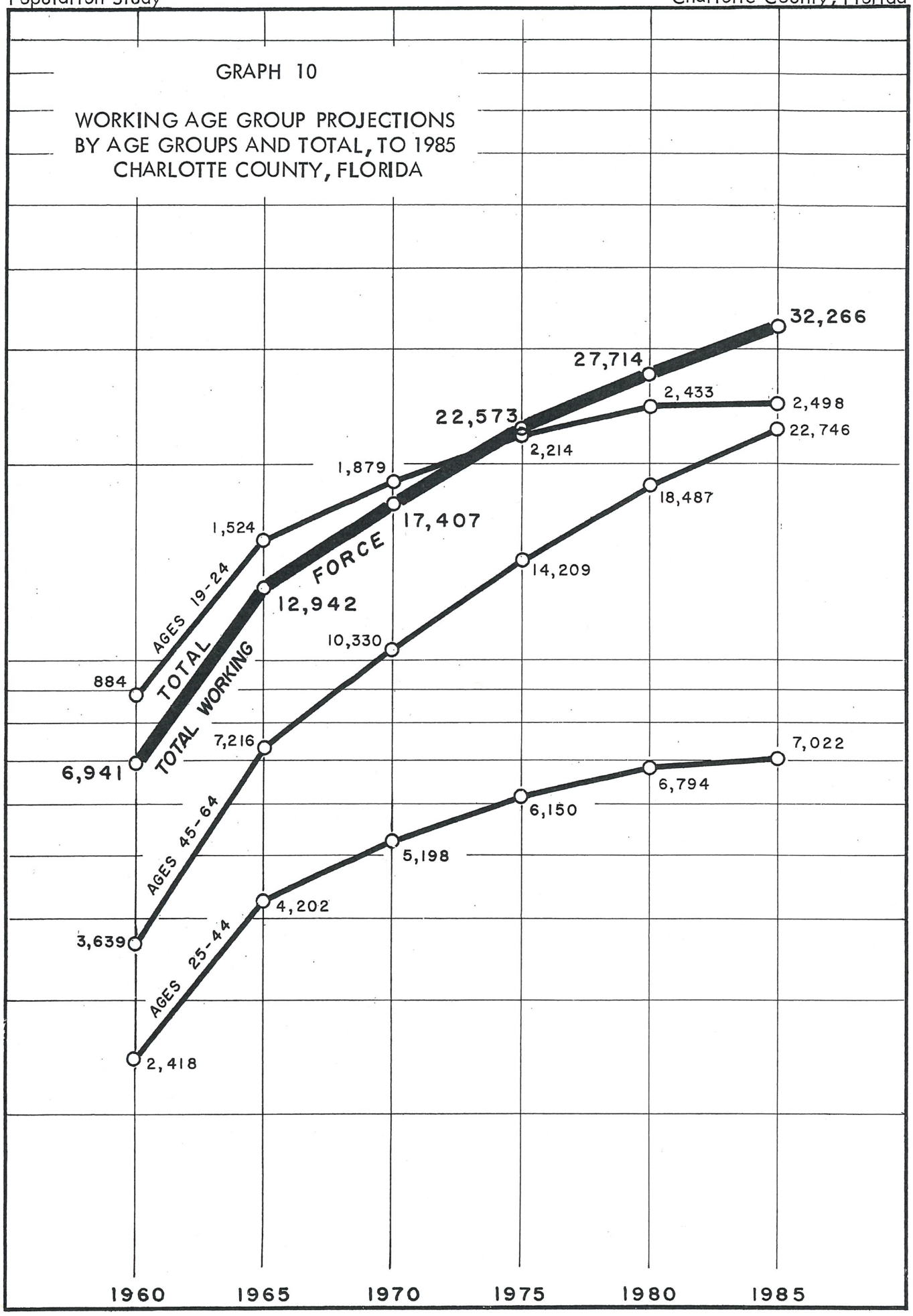
F. PROJECTIONS OF WORKING AGE POPULATION

Table 16 shows the projections of the type group identified as "working age" group. These age groups, ranging from 19 to 64 years of age, includes the bulk of persons gainfully employed. The "working age" group is broken down into three age groups, with the age group "19 - 24"representing the years in which persons would be seeking higher education or gainful employment, the "25 - 44" age group representing the first half of a person's normal working years, and the "45 - 64" age group representing the second half of the average person's normal working years. The "working age" group is not to be confused with the labor force. The labor force is included in the "working age" group and represents a part of this group. The labor force will be discussed in detail in the following section.

Graph 10 shows the projection of the "working age" group by the three age group components shown in Table 16. This graph indicates that the age group "45 - 64" is the dominant age group among the working force, accounting for almost one-half of the total working force in 1965 and approximately two-thirds of the working force in 1985. The percentage accounted for by the younger age groups of "19 - 24" and "25 - 44" declines as the result of the increasing percentage accounted for by the age group "45 - 64". Reference to Graph 7, showing the percentage of the total population represented by the "working age" group indicates a relatively consistent level in excess of 50.0 percent of the total population. The "working age" group will be dominated by "middle age" persons rather than by the younger age groups. Persons in the "middle age" group of "45 - 64" years of age represent the highest level of authority among the labor force, and receive the highest levels of income.

GRAPH 10

WORKING AGE GROUP PROJECTIONS
BY AGE GROUPS AND TOTAL, TO 1985
CHARLOTTE COUNTY, FLORIDA



G. PROJECTIONS OF LABOR FORCE

Projections of the labor force by sex, number of persons in the working age group not in the labor force, and the total working age group are shown in Table 17. This table also shows the percent of the males and females in the labor force, the percent of the total labor force, and the percent of persons not in the labor force comprising the total working age group. Although Table 17 shows an increase in the number of both males and females in the labor force with an increase in the total labor force, it also shows that each of these declines as a percent of the total number of persons in the working age group. The number of persons in the working age group not in the labor force is projected to increase from 44.2 percent in 1960 to 70.0 percent in 1985.

These projections are based upon trends established since 1950, including consideration of present conditions and anticipated changes in these trends. The projections of these trends are conservative compared to the actual trends established during the past fifteen years. It would not be surprising to find that the actual number of persons in the labor force as a percent of the total working age group would decline even greater during the forecast period of this projection. This decline in the labor force as a percent of the total working age group is attributed to the increasing number of persons which will be retiring prior to the age 65. With the increasing number of retired persons, combined with younger retirement ages, the number of persons within the working age group not in the labor force is therefore increased at a substantial rate.

Table 17 also shows the percent of males and females in the labor force as projected in 1985. This shows the percentage of females in the labor force increasing from 31.1 percent in 1960 to 37.0 percent in 1985. This is attributed to present trends, including higher educational levels for women and the general trends for more women to seek gainful employment. Both the increasing number of females in this age group of 45 - 64 and the desire for gainful employment in this age group contribute to this trend. Women in this age group have usually completed raising their children and seek gainful employment for both income and productive activity.

Table 17

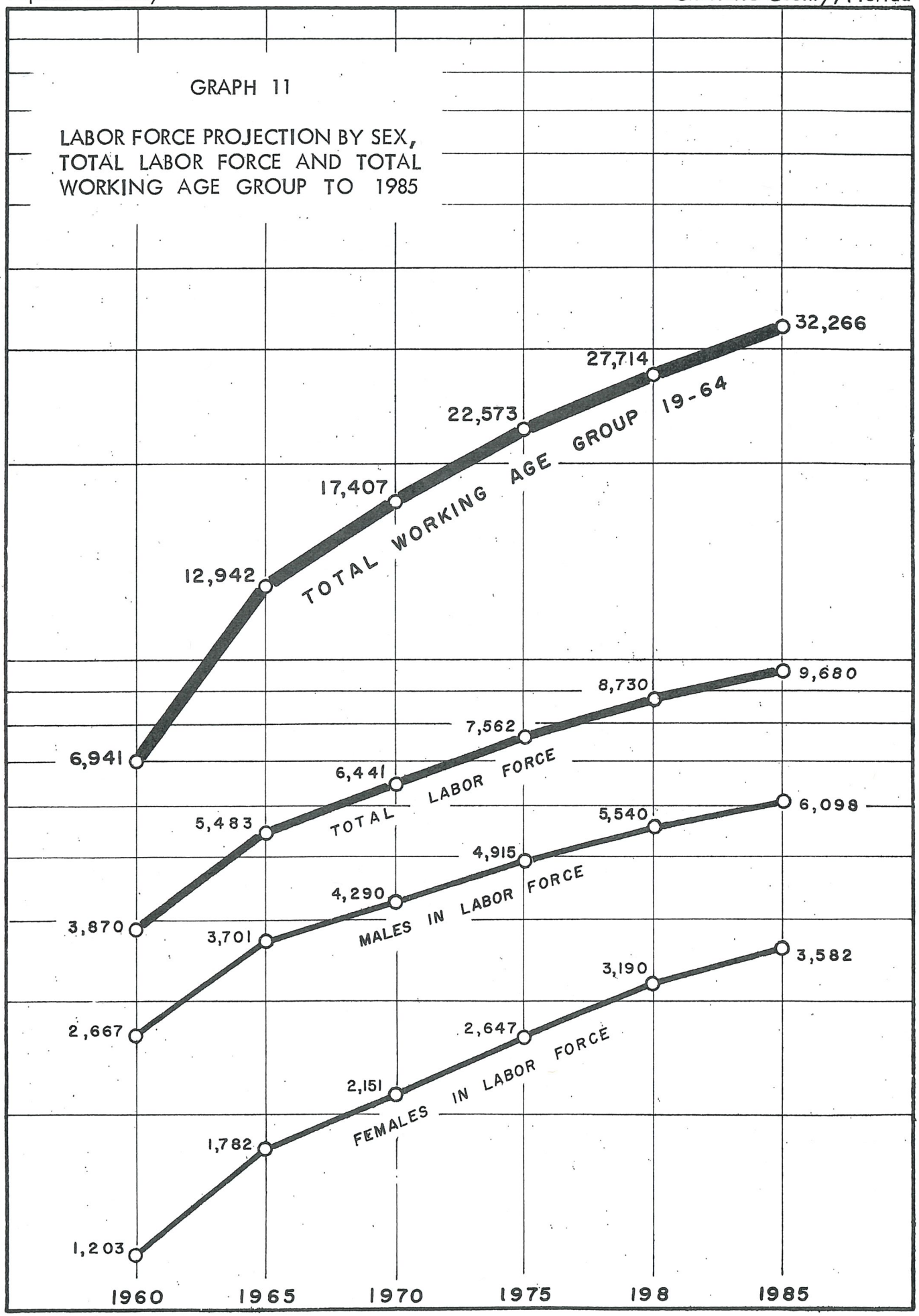
LABOR FORCE PROJECTIONS, BY SEX, WORKING AGE GROUP NOT IN LABOR FORCE, AND TOTAL WORKING AGE GROUP, TO 1985

	1960		1965		1970	
	Number	%	Number	%	Number	%
Males In Labor Force	2,667	38.4	3,701	28.6	4,290	24.6
Females In Labor Force	1,203	17.4	1,782	13.8	2,151	12.4
Total Labor Force	3,870	55.8	5,483	42.4	6,441	37.0
Not In Labor Force	3,071	44.2	7,459	57.6	10,966	63.0
Total Working Age Group	6,941	100.0	12,942	100.0	17,407	100.0

	1975		1980		1985	
	Number	%	Number	%	Number	%
Males In Labor Force	4,915	21.8	5,540	20.0	6,098	18.9
Females In Labor Force	2,657	11.7	3,190	11.5	3,582	11.1
Total In Labor Force	7,562	33.5	8,730	31.5	9,680	30.0
Not In Labor Force	15,011	66.5	18,984	68.5	22,586	70.0
Total Working Age Group	22,573	100.0	27,714	100.0	32,266	100.0

GRAPH 11

LABOR FORCE PROJECTION BY SEX, TOTAL LABOR FORCE AND TOTAL WORKING AGE GROUP TO 1985



H. PROJECTIONS BY RACE AND SEX

1. Race

Reference to Table 3, page 12, shows that the non-white population was less in 1960 than in 1930, showing 784 non-white persons in 1930 and only 725 in 1960. Although a decline has resulted during the thirty year period, the non-white population increased from a low of 672 in 1950 to 725 in 1960, showing a recent gradual increase. The non-white population represented only 5.8 percent of the total population in 1960. The decline in the percent of the population represented by non-white persons from 19.6 percent in 1930 to 5.8 percent in 1960 is attributed to the large population increase in Charlotte County resulting from in-migration, consisting of almost totally white persons. There does not appear to be any indication that this trend will change during the forecast period of this Plan.

Therefore, the population projections by race indicate that the non-white population will continue to decrease as a percent of the total population as the result of the in-migration of white persons, although slightly increasing in total number from natural causes. Past trends of the non-white population indicate that natural increase has not increased their total number, apparently due to the out-migration of non-white persons at a rate comparable to the net population gain by natural causes.

Table 18 shows population projections by race, from 1960 to 1985, showing the non-white population declining as a percent of the total population from 5.8 percent in 1960 to 1.8 percent in 1985, although slightly increasing in numbers during the forecast period.

Table 18

POPULATION PROJECTIONS BY RACE TO 1985

	1960	1965	1970	1975	1980	1985
White	11,869	22,963	31,433	41,491	51,643	61,022
Non-White	725	785	850	925	1,025	1,125
Total	12,594	23,738	32,283	42,416	52,668	62,147

2. Sex

Reference to Table 3, page 12, shows the population breakdown by "males and females" from 1930 to 1960. This table shows the male population accounting for 52.9 percent of the total population in 1930, gradually declining to 50.2 percent of the total population in 1960. Corresponding with this decline in the percent of the population accounted for by males, is an increase in the percent of the population accounted for by females. A projection of this trend indicates that between 1960 and 1965 the female population rose to 50.1 percent of the total population and the male population declined to 49.9 percent. Projecting this trend shows the male population representing 50.8 percent and the female population 49.2 percent by 1985. This trend is attributed to the traditional increased longevity of females over males in the older age brackets. However, in 1960 the number of males in the retirement group of "65 and over" was in excess of the number of females.

Table 19 shows the population projection, by sex, to 1985 showing an increase of males from 6,330 in 1960 to 30, 576 in 1985. The female population is projected to increase from 6,264 representing 49.8 percent of the population in 1960, to 31,571 females in 1985 representing 50.8 percent of the population.

Table 19

POPULATION PROJECTIONS BY SEX TO 1985

	1960	1965	1970	1975	1980	1985
Male	6,330	11, 845	16,045	20,996	25,965	30,576
Female	6,264	11,893	16,238	21,420	26,703	31,571
Total	12,594	23,738	32,283	42,416	52,668	62,147

V FUTURE POPULATION DEMANDS

A. HOUSING

One of the principal benefits to be derived from population projections is the estimate of future housing demands indicating the number and types of additional living units required to accommodate the anticipated population growth. Projection of housing demands is based upon the selected population projection prepared by the statistical method as described in the preceding chapter. The Census of Housing reported 6,188 housing units in Charlotte County in 1960. Table 20 shows the number of housing units by type and percent as determined by the 1960 Census of Housing. This table shows permanent structures representing 90.0 percent of all housing units, with trailers representing 10.0 percent of all housing units. The Census of Housing breaks down trailers into those with permanent foundations, and those which are mobile. There is no distinction in the 1960 Census of Housing as to whether or not such trailers are in trailer parks or other property. Single family dwellings account for 82.3 percent of the total number of living units with multiple family units accounting for 7.7 percent.

Table 20

HOUSING UNITS BY TYPE AND PERCENT
1960

Units In Structure	No. Units	Percent	
1	5,095	82.3	
2	206	3.3)	
3 & 4	96	1.6)	7.7
5 to 9	103	1.7)	
10 or more	68	1.1)	
Total Structures	5,568	90.0	
Trailer, Perm. Fdn.	43	0.7	
Trailer, Mobile	577	9.3	
Total Trailers	620	10.0	
Total Units	6,188	100.0	

Source: U.S. Census of Housing

A comparative analysis of the housing survey of 1960 with the 1960 Census of Population shows a ratio of 2.04 persons per unit for Charlotte County in 1960. This is a comparatively low ratio, and is apparently accounted for by the number of vacant structures, including vacation cottages and units occupied on a seasonal or part time basis. An average of 2.67 persons per household was reported in the Census of Population for 1960, higher than the ratio of number of units to population. Assuming that these ratios will continue to prevail in Charlotte County the projection of housing demands in terms of living units is based upon the ratio of population per housing unit as determined by the 1960 Census of Population and Housing.

The projection of housing units, by type, showing the increase in the number of units per five year period, and the average increase per year for each five year period from 1960 to 1985 is shown in Table 21. Of the total units shown for each forecast period, single family dwellings account for 82.3 percent, multiple family dwellings 7.7 percent, and trailers 10.0 percent.

The projection shown in Table 21 will provide the basis for determining the approximate amount of additional land required to accommodate the number of dwellings shown in this Table, and will also serve as a guide in determining the amount of land required to accommodate additional trailers both in trailer parks and trailer subdivisions. The volume of new residential construction, indicated by Table 21 will serve as a guide in forecasting activity in the construction trades as part of the basic economy of Charlotte County.

Graph 12 shows the projection of housing demands by single family dwellings, multiple family units, trailers, and total housing demands to 1985.

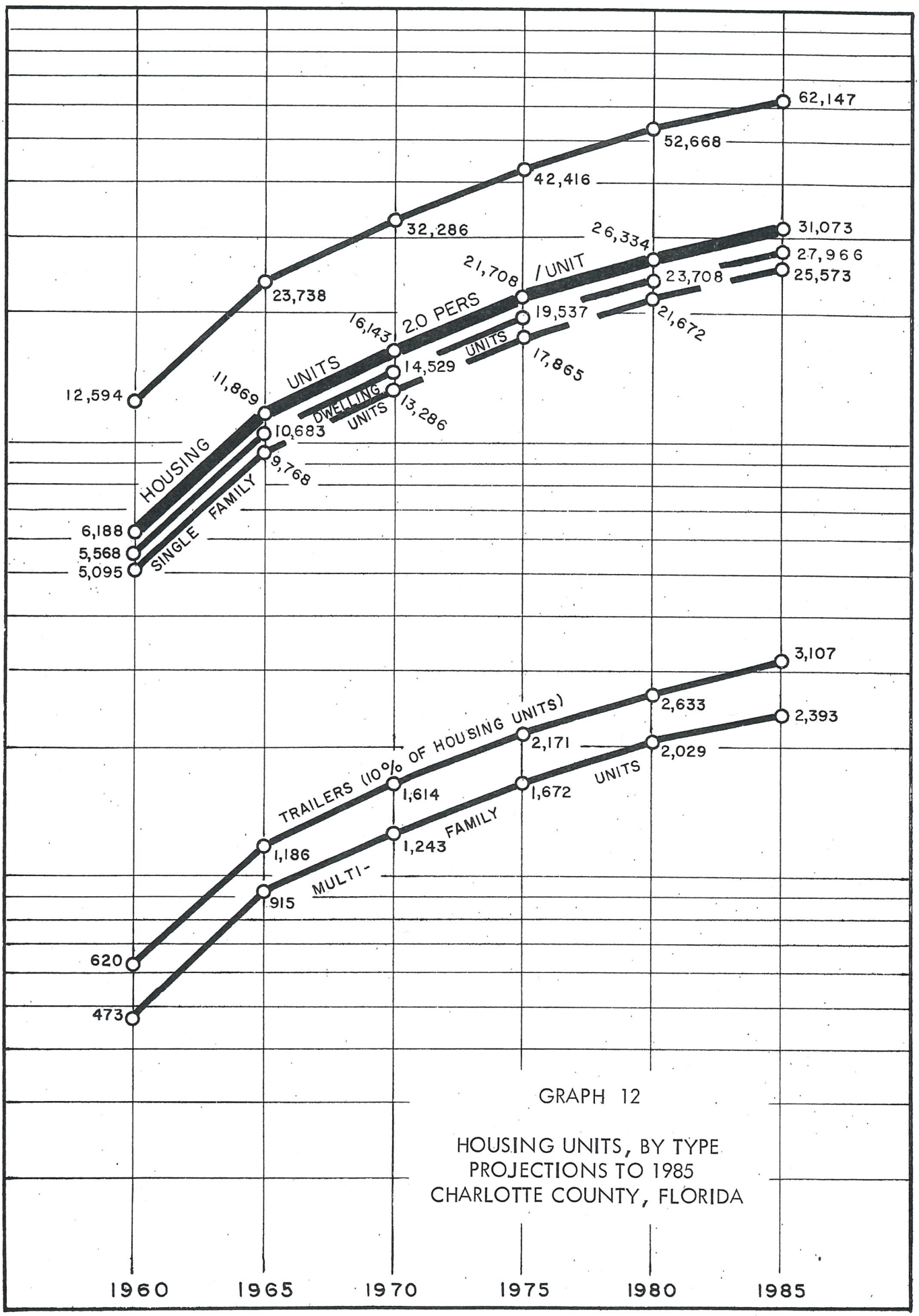
Table 21

HOUSING UNITS BY TYPE, INCREASE PER FIVE YEAR PERIOD, AVERAGE INCREASE PER YEAR, PROJECTIONS TO 1985

	1960 Number	5 Year Increase	Average Increase Per Year	1965 Number	5 Year Increase	Average Increase Per Year
Single Family	5,095	4,673	934	9,768	3,518	704
Multiple Family	473	442	88	915	328	66
Tot. Perm. Units	5,568	5,515	1,022	10,683	3,846	770
Trailers	620	566	113	1,186	428	86
Total Units	6,188	5,681	1,135	11,869	4,274	856

	1970 Number	5 Year Increase	Average Increase Per Year	1975 Number	5 Year Increase	Average Increase Per Year
Single Family	13,286	4,579	916	17,865	3,807	761
Multiple Family	1,243	429	86	1,672	357	71
Tot. Perm. Units	14,529	5,008	1,002	19,537	4,164	832
Trailers	1,614	557	111	2,171	462	92
Total Units	16,143	5,565	1,113	21,708	4,626	924

	1980 Number	5 Year Increase	Average Increase Per Year	1985 Number
Single Family	21,672	3,901	780	25,573
Multiple Family	2,029	364	73	2,393
Tot. Perm. Units	23,701	4,265	853	27,966
Trailers	2,171	462	92	2,633
Total Units	21,708	4,626	924	26,334



GRAPH 12

HOUSING UNITS, BY TYPE
PROJECTIONS TO 1985
CHARLOTTE COUNTY, FLORIDA

B. UTILITIES

1. Water

The population projections contained in this study will serve as a valuable guide in anticipating the future water demands to serve the growing population. The projected water demands are based upon averages and may be modified by more detailed considerations by consulting engineers. The projection of water demands is based upon the population projection by the statistical method, providing for a gradual increase in the number of gallons required per capita per day from 130 GPD in 1960, to 155 GPD in 1985. This increase is based upon the anticipated greater use of water consuming devices and appliances. The projection represents the average consumption by all uses, including residential, commercial, and industrial. In the event one or more manufacturing or industtial concerns should locate in the county requiring excessive demands on water for processing purposes, this would, of course, materially change the projected water demands. In meeting the anticipated water demands it will be necessary that several systems be used to serve the entire county. These forecast demands include water from all sources including individual wells. Table 22 shows an estimated water demand of 1.64 million gallons per day in 1960, increasing to a total water demand of 9.63 million gallons per day in 1985. Graph 13 illustrates the projection shown in Table 22.

Table 22

WATER DEMANDS BY MILLIONS OF GALLONS PER DAY AND GALLONS PER CAPITA, PROJECTIONS TO 1985

Year	Population	Gals./ Capita	MGD
1960	12,594	130	1.64
1965	23,738	135	3.20
1970	32,286	140	4.52
1975	42,416	145	6.15
1980	52,668	150	7.90
1985	62,147	155	9.63

2. Sanitary Sewage

Also geared to the population increase will be an increasing demand for sanitary sewage treatment facilities. Because the population of Charlotte County is spread over vast areas, it would be necessary to install several treatment plants and sewerage systems to serve concentrated population in various areas. However, future total sanitary sewage treatment demands for the county may be estimated on the basis of the population forecasts. Table 23 shows the sanitary sewage treatment demand of 160 gallons per capita per day in 1960, increasing to 185 gallons per capita per day in 1985. The projected volume of sanitary sewage exceeds the volume of water primarily because of infiltration of surface water into sanitary sewer lines. Table 23 shows an estimated total demand of 2.02 million of gallons per day in 1960, increasing to 11.50 million gallons per day in 1985. The sanitary sewage treatment demands will be provided by sanitary sewer systems in the various municipalities and large communities, by package treatment plants in smaller subdivisions and communities, and by individual

septic tanks and drainage fields where service by a sanitary sewer system is not available.

Graph 13 shows the projected sanitary sewage treatment demands, the water demands, the average number of gallons per day per capita for both sanitary sewage treatment and water, for 1960 to 1985.

Table 23

SANITARY SEWAGE TREATMENT DEMANDS BY MILLION OF GALLONS PER DAY AND GALLONS PER CAPITA PROJECTIONS TO 1985

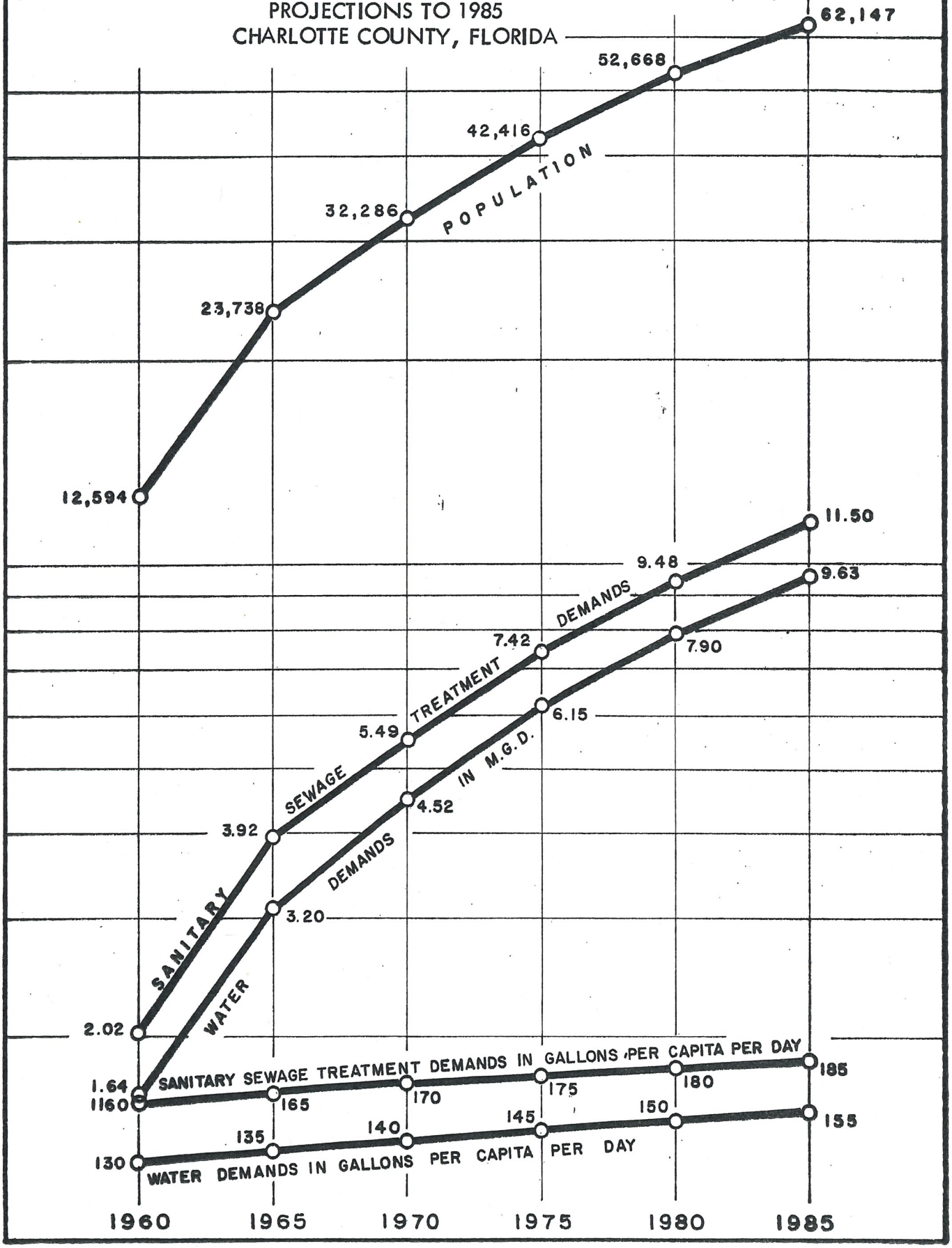
Year	Population	Gals./Capita	MGD
1960	12,594	160	2.02
1965	23,738	165	3.92
1970	32,286	170	5.49
1975	42,416	175	7.42
1980	52,668	180	9.48
1985	62,147	185	11.50

C. PARKS AND RECREATION

The population projections in this study will also serve as a guide for determining the amount of land needed for public parks and recreation areas. Although many standards and recommendations are provided from various sources for parks and recreational facilities, a ratio of one acre of land per 100 persons is recognized as adaquate to serve the park and recreational needs of the population. Table 24 shows the amount of land which

GRAPH 13

WATER AND SANITARY SEWAGE TREATMENT DEMANDS
IN MILLION OF GALLONS PER DAY AND GALLONS PER CAPITA PER DAY,
PROJECTIONS TO 1985
CHARLOTTE COUNTY, FLORIDA



should be provided for public parks and recreational purposes on this basis. Table 24 shows a need for 126 acres in 1960, increasing to 621 acres in 1985. The subsequent Community Facilities Plan should use these figures as a basis for determining the type and location of parks and recreational facilities which should be provided to serve the residents of Charlotte County. Recreational and sports activities which do not necessarily require land set aside for this purpose, such as water sports available to persons in Charlotte County, should be taken into account.

Table 24

ACREAGE REQUIREMENTS FOR PUBLIC PARKS & RECREATION PROJECTIONS TO 1985

Year	Population	Acres
1960	12,594	126
1965	23,738	237
1970	32,286	323
1975	42,416	424
1980	52,668	527
1985	62,147	621

D. LAND AND AREA REQUIREMENTS

Population projections provide a basis for estimating the future land requirements for various types of urban land uses. These uses include those types required to serve the needs of population, and include residential, commercial, industrial, public, and street rights-of-way. The classification "residential" includes the use of all land devoted to residential purposes, including single family, multiple family, and trailers.

The category "commercial" includes all land used for business activities, such as business and professional uses, retail sales and services, wholesale and warehousing establishments. The classification "industrial" includes manufacturing, processing, and similar type uses. The classification "public" includes land for both parks and recreational facilities, public schools, public buildings and public facilities, and semi-public uses such as churches, clubs, lodges, cemeteries, and similar uses. Rights-of-way includes land normally consumed by public streets, roads, highways, railroad rights-of-way, and utility easements.

In forecasting anticipated land use requirements it is assumed that each of these classifications will represent a given percent of all land developed for urban purposes. For the purpose of Charlotte County it is estimated that land used for residential purposes will require 50.0 percent, commercial uses 5.0 percent, industrial uses 10.0 percent, public uses 15.0 percent, and street rights-of-way 20.0 percent. The determination of land required for residential purposes is based upon an average of 10,000 square feet of land per living unit. Although many lots are smaller than this, a large number of lots are also considerably larger than 10,000 square feet in the predominantly sub-urban and rural areas of Charlotte County. On the basis of 10,000 square feet per unit, the land consumed for residential purposes in 1960 to accommodate 6,188 units would require 1,421 acres. Using the projection of housing units as shown in Table 21, the estimated amount of land required for each 5 year projection period to 1985 is determined. The residential land requirements establishes a basis for determining the total amount of land required for development to support the projected population. With the residential land

use accounting for 50.0 percent of the developed land area, the total acreage for all uses is therefore twice the residential acreage. The percentage allocated to the other land use categories are then determined from the total acreage required.

Table 25 shows the approximate urban land requirements in acres, by type use, with projections to 1985. This table also shows the average number of square miles of developed land which will be required to support the projected population. By dividing the projected population by the number of square miles shown in Table 25 an average population density of 2,800 persons per square mile is established for this projection.

Table 25

APPROXIMATE URBAN LAND REQUIREMENTS IN ACRES BY TYPE USE
PROJECTIONS TO 1985

Year	Residential	Commercial	Industrial	Public	ROW	Acres Total
1960	1,421	142	284	426	568	2,842
1965	2,725	273	545	818	1,090	5,450
1970	3,706	371	741	1,112	1,482	7,412
1975	4,983	498	997	1,495	1,993	9,966
1980	6,045	604	1,209	1,814	2,418	12,090
1985	7,133	713	1,427	2,140	2,853	14,266
Percent	50.0	5.0	10.0	15.0	20.0	100.0

Year	Res. Units	Population	Sq. Miles*
1960	6,188	12.594	4.44
1965	11,869	23,738	8.52
1970	16,143	32,286	11.58
1975	21,708	42,416	15.57
1980	26,334	52,668	18.89
1985	31,073	62,147	22.29

* At population density of 2,800 persons per square mile

E. DISTRIBUTION

The distribution of the future population may be expected in close proximity to the existing areas of popular concentration. This is because the existing areas of population concentration are served by major highways and roads, provide the location of various services and facilities such as shopping areas, schools, and recreational facilities, and attract new population for these reasons. New population will infiltrate, to a certain extent, the existing areas of high concentration but for the most part will locate on the fringe of these areas. As discussed in Chapter III the distribution of population is essentially contained within three major areas; the Punta Gorda Urban Area, the Port Charlotte Urban Area, and the Punta Gorda Beach-New Point Comfort Urban Area. The continued growth of population in Charlotte County will probably witness the greatest population growth during the forecast period. However, the fringe area of Punta Gorda and the beaches are may also be expected to enjoy significant population growth. The characteristics of this future population will probably be reflected by a predominant retirement group locating in the Port Charlotte Area, the working age group in the Punta Gorda area, and development along the Gulf of Mexico oriented to the resort trade. Marginal development may be expected to occur along both shores of the Peace River, along both shores of the Myakka River, and in areas along the Gulf of Mexico having access by good roads and highways. There does not appear to be any indication that urbanization or any concentration of population will occur in the eastern one-half of Charlotte County.

F. DENSITY

Densities of population for Charlotte County projections can be realistically applied only to urbanized areas. Urbanized areas, as construed for the purposes of this Planning Program, include this areas in which land is subdivided into comparatively small parcels for residential, commercial, or industrial purposes. It does not include land used for agricultural or semi-agricultural uses. In determining the anticipated densities of the urbanized areas of Charlotte County, it must be recognized that trends may be changed by unforeseen events or conditions which may materially affect any of the forecasts described in this study, including densities. For this reason the proposed density of Charlotte County's population may vary from the density selected and used in Table 25. However, in view of the anticipated possible range of density fluctuation, it does not appear likely that the densities of developed urbanized areas would be less than 2,000 persons per square mile, or greater than 3,500 persons per square mile.

Table 26 shows the land required in square miles for population densities ranging from 2,000 to 3,500 persons per square mile. The median density of 2,800 persons per square mile is the density established and used in the preparation of the land requirements in Table 25. Table 26 shows a range in square mile land requirements from 31.07 square miles at a density of 2,000 persons per square mile, to 17.75 square miles with a density of 3,500 persons per square mile.

Table 26

LAND AREA REQUIRED FOR ALTERNATE URBAN DENSITIES
PROJECTIONS TO 1985

		Sq. Miles Of Land Required For Population Density Of:				
Year	Population	2,000 Pers./ sq. mi.	2,500 Pers./ sq. mi.	2,800* Pers./ sq. mi.	3,000 Pers./ sq. mi.	3,500 Pers./ sq. mi.
1960	12,594	6.29	5.04	4.44	4.20	3.59
1965	23,738	11.87	9.50	8.52	7.91	6.78
1970	32,286	16.14	12.91	11.58	10.76	9.22
1975	42,416	21.21	16.97	15.57	14.14	12.11
1980	52,668	26.33	21.07	18.89	17.56	15.04
1985	62,147	31.07	24.86	22.29	20.72	17.75

* Used for determining future land use needs in Table 25

VI TOURIST POPULATION

The Census of Population for municipalities and counties in the State of Florida includes only the resident population, and does not take into account visitors or tourists which may add to the actual population in a given area. Tourists visiting Charlotte County impose additional demands upon services and facilities provided by the City of Punta Gorda and the unincorporated communities which are primarily geared to serve only the resident population. Tourism is one of the basic economies of the State of Florida, and contributes to the basic economy of almost all Florida communities and counties in varying degrees. Unless the demands on community services and facilities by the tourist population are recognized and provided for, such services and facilities may become overburdened by the additional tourist load.

Charlotte County is primarily a winter resort area. Since World War II, the summer tourist activity in Florida has increased significantly. There does not appear to be any reason why the communities in Charlotte County should not enjoy their portion of the benefits received from summer tourism. With the Charlotte County tourist population representing primarily persons in the older age brackets, including those in retirement, the characteristics on their length of stay, expenditures, and means of travel are different from those of the typical family vacationing for one or two weeks in the State of Florida during the summer as a family group.

In order to make a realistic determination of the population in numbers and characteristics for programming future community facilities and services, it is essential that the tourist population, or its equivalent, be considered. An evaluation of the number of tourists, their length of stay, and their demand upon local community facilities and services, is, at best, difficult to determine. However, the State of Florida is fortunate in having one of the best documented sources of tourist information of all states in the nation.

This information is compiled by the Florida Development Commission through its Welcome Stations located at each major entrance into the State of Florida. This includes all U. S. highways, major seaports, air terminals, and waterways.

In order to evaluate the tourist load imposed upon Charlotte County, a definition of a "tourist" must be made. For the purpose of this study, and as defined by the Florida Development Commission, a tourist is "an out of state resident who stays at least one night in the state for reasons other than necessary for layover for transportation connections, or for strictly business transactions."

The statistical data provided on tourists by the Florida Development Commission shows a tabulation of the number of incoming tourists by automobiles, by destination, in the state. The list includes the City of Punta Gorda, and the community of Port Charlotte. The community of Englewood, existing along the Gulf coast just north of the Charlotte County line in Sarasota County, is also shown in this tabulation. Two other significant categories in this table include a figure of tourists visiting "scattered cities" and also a significantly large group "touring" the state.

For the purpose of estimating tourists visiting Charlotte County since 1963, a compilation is made by combining the total figures for Port Charlotte and Punta Gorda with 25.0 percent of the Englewood tourists, assuming that many persons showing Englewood as their destination probably would visit Punta Gorda Beach and neighboring communities. It is further assumed that Charlotte County would receive its proportionate share of those tourists visiting "scattered cities" and "touring". One half of one percent of the total tourist population is applied to these last two classifications. Accordingly, this provides a total number of tourists estimated to visit Charlotte County of 65,348 in 1963, 56,965 in 1964, and 65,155 in 1965. Because Charlotte County is not served by a major airport or seaport, and tourists arriving by train are few in numbers, it is apparent that automobile tourists account for almost all tourists visiting Charlotte County.

Projections of the number of tourists visiting Charlotte County in 1960 to 1985 shows an increase in the number of tourists from 56,000 in 1960 to an estimated 122,000 in 1985.

Table 27

TOURIST AND "TOURIST-RESIDENT" PROJECTIONS TO 1985

Year	Number of Tourists Charlotte County	"Tourist Resident"
1960	56,000	2,147
1965	65,155	2,499
1970	77,000	2,953
1975	90,000	3,452
1980	105,000	4,027
1985	122,000	4,679

In order to realistically evaluate the tourist load imposed upon community services and facilities in Charlotte County, the tourist population must be converted into a factor representing the equivalent demand of a permanent resident. For the purpose of this study, this factor is identified as "tourist-resident". It is established on the basis that 365 tourists staying for one day would impose equal demands on community facilities as one tourist staying 365 days, being the same as one permanent resident. The "tourist-resident" factor is determined for any one year by the following formula:

$$\text{TOURIST-RESIDENTS} = \frac{\text{NUMBER OF TOURISTS PER YEAR} \times \text{AVERAGE LENGTH OF STAY}}{\text{365 (DAYS PER YEAR)}}$$

Using this formula, the number of equivalent "tourist-residents" is determined for 1960 with projections to 1980 as shown in Table 27. For the purposes of determining "tourist-residents"population factors in Table 27, an average stay of 14 days per tourist is used. It is recognized that many of the winter visitors in Charlotte County stay for several months. However, the tabulation of tourists also includes an even greater number of persons touring the area, visiting other communities for short periods of time, and includes the short term summer tourists.

VII RECOMMENDATIONS

An analysis of the findings in this Population Study reveal a number of significant features which should be considered in subsequent planning proposals. These recommendations are summarized as follows:

1. The analysis of historical population data since 1930 shows that population growth in Charlotte County was static until the development of the community of Port Charlotte. Since 1950 it is apparent that most of the recent growth in Charlotte County has occurred in the community of Port Charlotte. Although Charlotte County may expect continual growth in areas other than Port Charlotte, unless additional attractions are provided to lure new population into Charlotte County, it is apparent that future population growth will continue to be geared to the development and promotional efforts of Port Charlotte or other new retirement communities.

2. The analysis of age groups comprising the population shows a significant rise in the percent of the population in the age group of "65 and over", and a significant decline in the percent of the population represented by the age groups under 44 years of age. With the increasing number of persons in the retirement age group the demand for various types of community facilities and services will be different for this age group than for a predominantly younger age group.

3. Because of the increasing percentage of persons in the age group of "65 and over", and with the declining percentage of population represented by persons in the younger age groups, since 1963, the death rate has exceeded the birth rate in Charlotte County with the death rate increasing and the birth rate decreasing. This condition has actually created a loss of population by natural causes with the number of deaths significantly exceeding the number of births.

4. With the number of deaths exceeding the number of births the population in Charlotte County would actually decline if it were not for in-migration in excess of population loss resulting from natural causes. Since 1950 almost all population gain in Charlotte County has resulted from in-migration. If for some unforeseen reason this in-migration should cease the population of Charlotte County would then decline because of the death rate exceeding the birth rate. In-migrants are almost entirely persons in the older age groups and contribute nothing to new population, but add to the age group in which most deaths occur. For this reason, in order to off-set the increase in the loss of population from natural causes, the rate of in-migration must increase each year in order to off-set the increased number of deaths if the present population level is to be maintained.

5. With the increasing number of persons in the age group "65 and over", the percentage of persons in the age group comprising the customary working years is therefore reduced. This will result in a corresponding decrease in the percent of the population represented by the "labor force".

6. The non-white population in Charlotte County was less in 1960 than 1930. It is apparent that the non-white population will probably remain static throughout the projection period in this study. There is relatively no in-migration of non-white persons. The rate of out-migration of non-white persons offsets the gain by natural increase.

7. With the increasing percentage of the population in the retirement age bracket there has been a gradual increase in the percent of the population represented by females and a corresponding decline in the percent of the population represented by males. However, this change has been slow and would not appear to impose any problems in need of special consideration during the forecast period.

8. With the large number of persons in the age group of "65 and over" the average family size is reduced, resulting in an average household size of 2.6 persons and a ratio of housing units to population of approximately 2.0.

9. The percentage of the population accounted for by the school population will gradually decline to a very slight increase or leveling off by 1985 with a total school population of approximately 5,000.

10. Housing demands will be geared to the annual increase of population, however, with the high death rate in the age group of "65 and over" representing a large segment of the population, it may be expected that a significant turn-over

in dwellings will occur because of deaths, with re-occupancy by newly in-migrating retired persons. The level of new construction for residential purposes may be expected to remain at its present level throughout the forecast period of this Plan.

11. Approximately ten percent of the total population resides in trailers or "mobile homes". This trend appears well established and should be recognized in planning for trailer site locations.

12. The demand on community facilities and services by tourists is estimated to represent the equivalent demand of a ten percent increase in the resident population. This factor should be included in determining the size and capacity of future community facilities.