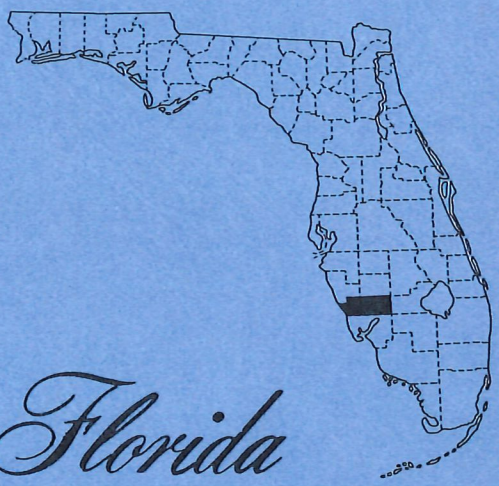
Revised

POPULATION STUDY



Charlotte County, Florida

Supplement To

Publication Number

2

of the

Comprehensive County Plan

1973

DeWITT McGEE & ASSOCIATES
planning & development consultants

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WINTER PARK, FLORIDA 32789

Revised

POPULATION STUDY

for

CHARLOTTE COUNTY, FLORIDA

A supplement to Publication No. 2 of the
Comprehensive County Plan

July, 1973

DeWITT McGEE & ASSOCIATES
planning and development consultants
Winter Park, Florida

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I INTRODUCTION

The Population Study for Charlotte County, identified as publication number two of the Comprehensive County Plan, was first published in June of 1966. The seven years that have passed since this publication have witnessed significant changes in the population composition and population trends for Charlotte County. These changes also affect the forecasts for the several services and facilities required to serve the new population. It is because of these changes which have occured during the past seven years that this revision is prepared and presented as a supplement to the Population Study as originally prepared.

The scope of this supplement is to review and revise, as deemed appropriate, the present population characteristics and trends, the projection of population in numbers, forecasts of population characteristics, and projections on the demands for services and facilities of the new population. The forecast period is to the year 1990.

II POPULATION TRENDS

A. Number of Persons. The 1960 census of population for Charlotte County was 12,594 persons. The 1970 census showed 27,559 persons representing a gain of 14,965, amounting to an increase of 118.8 percent for the decade. The major area of gain was in the Port Charlotte area, although all other urban areas absorbed some growth. Charlotte County gained more people from 1960 to 1970 than it had in 1960!

B. Age Groups. A comparison of the 1960 and 1970 census of population by sex and age group is shown in Table 1. The trends in the change of age group composition follow the forecasts of trends as determined in the 1966 Population Study, but with even more marked changes than anticipated. The 1960 census showed 20.8 percent of the population in the age bracket of 65 and over. The 1970 census showed this increasing to 35.1 percent of the total population, representing a change of 14.3! With the increase in the percentage of the population in this age bracket there is, of course, a reduction of percentages in other age brackets.

The percent of the population in the "under five" group dropped from 7.7 percent in 1960 to only 4 percent in 1970. The age bracket of from 5 to 24 years dropped from 23.4 percent in 1960 to 19.2 percent in 1970. The age bracket from 25 to 44 dropped from 19.2 percent in 1960 to 12.6 percent in 1970. The only other age bracket to gain is the 45 to 64 age bracket which slightly increased from 28.9 percent in 1960 to 29.2 percent in 1970. This gain is attributed only to the 60 to 64 age group in this bracket which increased from 9 percent in 1960 to 12.5 percent in

POPULATION IN NUMBERS AND PERCENT BY AGE GROUP SEX AND CHANGE OF PERCENT PER DECADE

Age	1960 Male	1960 Female	1960 Total	1960 % of Pop.	1960 - 1970 Change of %	1970 Male	1970 Female	1970 Total	1970 % of Pop.
Under 5	520	444	964	7.7	-3.7	587	509	1,096	4.0
	% 53.9	46.1	100.			53.6	46.4	100	
5 - 9	461	465	926	7.3	-2.1	769	654	1,423	5.2
10 - 14	435	415	850	6.7	-0.7	889	757	1,646	6.0
15 - 19	352	329	681	5.4	-0.5	665	685	1,350	4.9
20 - 24	210	278	488	3.8	-0.7	375	483	858	3.1
5 - 24	1,458	1,487	2,945	23.4	-4.2	2,698	2,579	5,277	19.2
	% 49.5	50.1	100			51.1	48.9	100	
25 - 29	262	259	521	4.1	-1.0	401	446	847	3.1
30 - 34	305	302	607	4.8	-1.8	375	445	820	3.0
35 - 39	308	335	643	5.1	-2.2	410	397	807	2.9
40 - 44	304	342	646	5.2	-1.6	482	515	997	3.6
25 - 44	1,179	1,236	2,417	19.2	-6.6	1,668	1,803	3,471	12.6
	% 48.8	51.2	100			48.1	51.9	100	
45 - 49	320	383	703	5.5	-1.0	520	627	1,147	4.5
50 - 54	365	466	831	6.5	-1.2	586	883	1,469	5.3
55 - 59	436	539	975	7.7	-0.5	704	1,290	1,994	7.2
60 - 64	521	614	1,135	9.0	+3.5	1,401	2,043	3,444	12.5
45 - 64	1,642	2,002	3,644	28.9	+0.3	3,211	4,843	8,054	29.2
	% 45.1	54.9	100			39.9	60.0	100	
65 - 69	794	559	1,353	10.7	+3.5	1,956	1,958	3,914	14.2
70 - 74	430	295	725	5.7	+6.0	1,748	1,463	3,211	11.7
75 & Over	307	239	546	4.3	+4.9	1,340	1,196	2,536	9.3
65 & Over	1,531	1,093	2,624	20.8	+14.3	5,044	4,617	9,661	35.1
	% 58.4	41.6	100			52.2	47.8	100	
TOTALS	6,330	6,264	12,594	100.0		13,208	14,351	27,559	100.0
	% 50.3	49.7	100			47.9	52.1	100.0	

Table 1

Table 2

BIRTH RATE, DEATH RATE & NET RATE
BY NATURAL CAUSES

	1955	1956	1957	1958	1959	1960	1961	1962	1963
Birth Rate	13.8	17.6	18.8	14.5	17.7	16.8	14.3	14.4	10.1
Death Rate	11.4	17.8	16.4	10.7	11.6	12.3	13.6	14.0	14.6
Net Rate	+2.4	-0.2	+2.4	+3.8	+6.1	+4.5	+0.7	+0.4	-4.5

	1964	1965	1966	1967	1968	1969	1970	1971	1972
Birth Rate	11.9	9.2	9.4	9.0	8.5	9.6	8.6	9.3	--
Death Rate	16.2	17.1	17.5	20.6	21.4	21.7	16.5	17.7	--
Net Rate	-4.3	-7.9	-8.1	-11.6	-12.9	-12.1	-7.9	-8.4	--

1970. The increase in this age group is attributed to the trend towards younger retirement not otherwise included in the conventional retirement age group "65 and over".

C. Sex. Table 1 also shows the composition of the 1960 and 1970 population according to sex, reflecting trends forecast in the 1966 Population Study. The change in the sex ratios are interesting to note. The "under five" group remained essentially the same throughout the decade. The "5 to 24" age group shows a reversal from the 1960 ratio indicating 51.1 percent males in 1970 as compared to 49.5 percent in 1960. The age group from 25 to 44 is also essentially unchanged showing males representing 45.1 percent of the population in 1960, and declining to only 39.9 percent in 1970. This indicates a much higher mortality rate in this age bracket for males than for females. In the age bracket of 65 and over the 1960 census showed males representing 58.4 percent of the population with this declining to 52.2 percent in 1970, although still in excess of females. The trend of males representing less than one half of the population in the age bracket of 45 to 64 and representing significantly more than one half of the population in the age bracket of 65 and over seems to indicate that the highest mortality rate for males occurs in the 45 to 64 age bracket, and that if they survive this age bracket the likelihood of survival over females is greater in the remaining years.

D. Birth and Death Rates. Birth and death rates from 1955 to 1971 are shown annually in Table 2. The birth rate exceeded the death rate through 1962 representing a gain in population by natural causes. Beginning with 1963 however, the

death rate has increased significantly and the birth rate has declined to the point where there is a net loss in population changes because of natural causes. There has, however, developed a levelling off of both the birth rate and the death rate since 1965. This is indicated by the consistency of the figures through these years with the 1965 birth rate of 9.2 births per thousand population and 9.3 in 1971. The death rate in 1965 was 17.1 and in 1971 it was 17.7. Data for 1972 was not available as of the publication of this supplement.

E. Employment Status. The employment status for 1950 through 1970 is shown per decade in Table 3. As may be expected with the increase in the number of persons in the retirement age brackets, the percent of employment status of all persons in the county is affected. Since most persons in the retirement age brackets are not in the labor force, the total number of persons and the corresponding percentage of persons not in the labor force significantly increases. In 1950 only 33.7 percent of the persons in the County were not in the labor force. This increased to 46.4 percent in 1960 and 59.4 percent in 1970. Conversely, the number of persons in the labor force and employed has also declined. The civilian labor force in 1950 accounted for 66 percent of the total population. This declined to 53.6 percent in 1960 and to only 40.6 percent in 1970.

Table 3

EMPLOYMENT STATUS
BY SEX AND PERCENT OF POPULATION
CHARLOTTE COUNTY, FLORIDA
PER DECADE 1950 - 1970

	1950		1960		1970	
	No.	%	No.	%	No.	%
Male, 14 years old & over	1,680	100.0	4,978	100.0	10,713*	100.0
Labor Force	1,114	66.3	2,667	53.6	4,354	40.6
Armed Forces	-	-	-	-	-	-
Civilian Labor Force	1,109	66.0	2,667	53.6	4,349	40.6
Employed	1,081	64.3	2,507	50.4	4,221	39.4
Unemployed	28	1.7	160	3.2	128	1.2
Not In Labor Force	566	33.7	2,311	46.4	6,359	59.4
Inmate of Institution	-	-	17	0.3	-	-
Enrolled in School	-	-	208	4.2	168	1.6
Other, Under 65 Years	672	40.0	632	12.7	1,569	14.7
Other, Over 65 Years	160	9.5	1,454	29.2	4,622	43.1
Female, 14 years old & over	1,651	100.0	5,018	100.0	12,300	100.0
Labor Force	453	27.4	1,203	24.0	2,703	22.0
Employed	437	26.4	1,149	22.9	2,613	21.2
Unemployed	16	1.0	54	1.1	90	0.7
Not In Labor Force	1,198	72.6	3,815	76.0	9,597	78.0
Inmate of Institution	-	-	-	-	-	-
Enrolled in School	-	-	250	6.6	357	2.9
Other, Under 65 Years	336	20.4	2,525	66.2	4,853	39.5
With Own Children	-	-	533	14.1	-	-
Under 6 Years	-	-	507	13.4	-	-
Other, 65 Years & Over	160	9.7	1,040	27.5	4,387	35.7

* 16 years & over for 1970
Source: U.S. Bureau of the Census

III POPULATION FORECAST

A. Statistical Method. The statistical method of forecasting is based upon the net population change from natural causes; that is, the difference between births and deaths; plus net migration, being the difference between in-migration and out-migration. These projections are based upon trends established in recent years. Table 4 shows a summary of the population projection by the statistical method to 1990, in five year increments. Table 5 shows the population projection by statistical method annually to 1990 and the bases on which these projections were made. This projection is essentially based upon a continuing loss of population by natural causes as indicated by the birth rate being approximately one half of the death rate and net migration approximating 8 to 10 percent increase per year.

It is recommended that this projection be used for determining future growth and requirements for the population of Charlotte County. This forecast is significantly greater than that forecast by the same method in the 1966 publication of the Population Study.

B. Arithmetic Method. The arithmetic progression method of population forecasting is based upon a gain of a fixed number for each segment of the forecast period. Table 6 shows the population forecast by this method indicating a total of 87,559 persons in 1990. This is significantly less than the 125,604 forecast for 1990 by the statistical method. The increase of 15,000 persons per five year period is based upon the current trend experienced from 1970 to the present time. This forecast is valid only if the net population increase approximates 15,000 for each five year increments.

Table 4

SUMMARY OF
POPULATION PROJECTION
BY
STATISTICAL METHOD

	1955	Gain	1960	Gain	1965	Gain	1970
Prev. 5 yr. Pop.			5,347		12,594		19,700
Births			748		1,073		1,006
Deaths			- 574		-1,378		-2,165
In-migration			7,073		7,411		9,018
Total Pop.	5,347	7,247	12,594	7,106	19,700	7,859	27,559
		136%		56%		40%	

	Gain	1975	Gain	1980	Gain	1985	Gain
Prev. 5yr. Pop.		27,559		41,499		63,851	
Births		1,483		2,234		2,938	
Deaths		-3,075		-4,718		-6,611	
In-migration		15,532		24,836		29,376	
Total Pop.	13,940	41,499	22,352	63,851	25,703	89,554	36,050
	51%		54%		40%		40%

Prev. 5yr. Pop.	89,554
Births	4,119
Deaths	-9,269
In-migration	41,200
Total Pop.	125,604

Table 5

POPULATION PROJECTION BY STATISTICAL METHOD

	1960	1961	1962	1963	1964	1965	1966
Prev. Yr. Pop.	10,500	12,594	16,400	16,700	18,800	19,200	19,700
Births	215	234	240	190	228	181	194
Deaths	- 157	- 223	- 233	- 275	- 311	- 336	- 361
Net Migration	2,036	3,795	293	2,185	483	655	1,067
Total Population	12,594	16,400	16,700	18,800	19,200	19,700	21,800

	1967	1968	1969	1970*	1971	1972	1973
Prev. Yr. Pop.	20,600	21,800	23,500	25,200	27,559	29,400	32,046
Births	182	181	205	244	274	265	288
Deaths	- 416	- 457	- 464	- 467	- 520	- 559	- 609
Net Migration	1,434	1,976	1,959	2,582	2,087	2,940	3,205
Total Population	21,800	23,500	25,200	27,559	29,400	32,046	34,930

	1974	1975	1976	1977	1978	1979	1980
Prev. Yr. Pop.	34,930	38,073	41,499	45,234	49,305	53,742	58,579
Births	314	342	373	407	443	484	527
Deaths	- 664	- 723	- 788	- 859	- 937	-1,021	-1,113
Net Migration	3,493	3,807	4,150	4,523	4,931	5,374	5,858
Total Population	38,073	41,499	45,234	49,305	53,742	58,578	63,851

	1981**	1982	1983	1984	1985	1986	1987
Prev. Yr. Pop.	63,851	68,320	73,102	78,219	83,695	89,554	95,822
Births	511	546	585	626	670	716	766
Deaths	-1,150	-1,230	-1,316	-1,408	-1,507	-1,612	-1,724
Net Migration	5,108	5,466	5,848	6,258	6,696	7,164	7,666
Total Population	68,320	73,102	78,219	83,695	89,554	95,822	102,530

	1988	1989	1990
Prev. Yr. Pop	102,530	109,707	117,387
Births	820	878	939
Deaths	-1,845	-1,975	-2,113
Net Migration	8,202	8,777	9,391
Total Population	109,707	117,387	125,604

* 1970-1980
Birth Rate @9/1000
Death Rate @ 19/1000
Net migration @ 10%/year

** 1981-1990
Birth Rate @ 8/1000
Death Rate @ 18/1000
Net migration @ 8%/year

Table 6

ARITHMETIC PROGRESSION METHOD

Year	Population	Increase No.	Increase Percent
1960	12,594		
1965	19,700	7,106	56
1970	27,559	7,859	40
1975	42,559	15,000	54
1980	57,559	15,000	35
1985	72,559	15,000	26
1990	87,559	15,000	21

Table 7

GEOMETRIC PROGRESSION METHOD

Year	Population	Increase No.	Increase Percent
1960	12,594	--	--
1965	19,700	7,106	56
1970	27,559	7,859	40
1975	39,961	12,402	45
1980	57,943	17,982	45
1985	84,017	26,074	45
1990	121,825	37,808	45

C. Geometric Progression Method. The geometric progression method is based upon a population increase of a fixed percent for each increment of the forecast period. Table 7 shows the population forecast by this method based upon the projection of a 45 percent increase in the population for each five year increment of the forecast period. This method is based upon the percent rate experienced since 1970 and projecting the 45 percent increase per five year segment. In 1990, the projection indicates 121,825 persons which closely corresponds to the forecast by the statistical method. This population forecast is believed to be reasonably applicable to the characteristics of Charlotte County and valid for forecast purposes.

D. Combined Arithmetic-Geometric Progression Method. The combined arithmetic-geometric progression method of population forecasting includes both inputs used by the arithmetic and geometric methods. This includes a uniform population gain per each segment of the forecast period; but applied to this is also a geometric percentage increase per increment of the projection period. Table 8 shows the population projection to 1990 by this method indicating a 1990 population of 113,291 persons. This forecast is believed to be within the range of population which may be reasonably expected in Charlotte County during this forecast period.

Table 8

COMBINED ARITHMETIC-GEOMETRIC PROGRESSION

Year	Population	Increase	
		Number	Percent
1960	12,595	-	-
1965	19,700	7,106	56
1970	27,559	7,859	40
1975	41,339	13,780	50
1980	59,942	18,603	45
1985	83,919	23,977	40
1990	113,291	29,372	35

E. Projection by Age Groups. A breakdown of the population projection established by the statistical method by age group is shown in Table 9 to 1990. The age groups are established in categories identified with specific functions and needs within the urban society including the pre-school age, the school age (broken down into the three school classifications), the working age group, and the retirement age group. These forecasts may be used in determining school needs and demands, the provision for commercial activities, and provisions for retirement. The percent that each of these age brackets represents throughout the forecast period changes in keeping with the trends presently existing. This represents an increase in the retirement age bracket of 65 and over, reaching 50 percent in 1990, a reduction of the working age group to 33 percent in 1990, and the school age group representing 13 percent of the total population in 1990.

Table 9

Population Projection by Age Group
1970 - 1990

Age Group	1970 Number	%	1975 Number	%	1980 Number	%	1985 Number	%	1990 Number	%
Pre-School Age										
Under 6	1,376	5.0	1,950	4.7	2,809	4.4	3,761	4.2	5,024	4.0
School Age										
6 - 12 (Elem)	2,120	7.7	3,112	7.5	4,661	7.3	6,358	7.1	8,792	7.0
13 - 15 (Jr. Hi)	978	3.6	1,452	3.5	2,171	3.4	2,955	3.3	4,019	3.2
16 - 18 (Sr. Hi)	857	3.1	1,245	3.0	1,852	2.9	2,597	2.9	3,517	2.8
Total School Age	3,955	14.4	5,810	14.0	8,684	13.6	11,911	13.3	16,329	13.0
Working Age										
19 - 24	1,042	3.8	1,452	3.5	2,107	3.3	2,687	3.0	3,517	2.8
25 - 44	3,471	12.6	4,855	11.7	6,896	10.8	8,776	9.8	11,430	9.1
45 - 64	8,054	29.2	11,246	27.1	15,899	24.9	20,329	22.7	26,502	21.1
Total Working Age	12,567	45.6	17,554	42.3	24,902	39.0	31,792	35.5	41,449	33.0
Retirement Age										
65 & Over	9,661	35.1	16,185	39.0	27,456	43.0	42,090	47.0	62,802	50.0
Total Pop.	27,559	100.0	41,499	100.0	63,851	100.0	89,554	100.0	125,604	100.0

Table 10

NEW HOUSING UNITS REQUIRED

1970 - 1990

	1970	New %	New Units	1975	New %	New Units
Single Family		58.0	3,270		48.0	4,386
Duplex		2.0	113		2.0	183
Multi-family		15.0	846		20.0	1,827
Mobile Homes		25.0	1,410		30.0	2,741
Total Units	10,764	100.0	5,639	16,403	100.0	9,137
Pers/Units	2.56			2.53		
Total Population	27,559			41,499		

	1980	New %	New Units	1985	New %	New Units
Single Family		38.0	4,474		33.0	5,708
Duplex		2.0	235		2.0	346
Multi-family		25.0	2,944		28.0	4,843
Mobile Homes		35.0	4,121		37.0	6,400
Total Units	25,540	100.0	11,774	37,314	100.0	17,296
Pers/Units	2.50			2.40		
Total Population	63,851			89,554		

	1990
Total Units	54,610
Pers/Units	2.30
Total Population	125,604

IV POPULATION REQUIREMENTS

A. Housing. The forecast of housing demands for the projected population growth is based upon trends which have been established during the past three years in the ratio of the types of new housing units. This includes both conventional single family, duplexes, multiple family or apartments, and mobile homes. These projections reflect the trend towards greater numbers of persons in mobile homes and multiple family living facilities. Table 10 shows the forecasts of these housing units by the four categories, the total number of persons per unit and the total population being accommodated. This Table reflects only the housing requirements to increased population. The Table shows a total of 6,143 units will be required from 1970 to 1975 and 16,622 units from 1985 to 1990.

B. Utilities. A projection of water demands for the total population is shown in Table 11 based upon the population forecast by the statistical method and an increase in the gallons per capita based on present trends. Table 11 shows an increase of 3.86 million gallons per day required in 1970 to 20.10 MGD in 1990.

Table 11

WATER DEMANDS

1970 - 1990

Year	Population	Gallons/Capita	MGD
1970	27,559	140	3.86
1975	41,499	145	6.02
1980	63,851	150	9.58
1985	89,554	155	13.88
1990	125,604	160	20.10

Sanitary sewage treatment demands are projected from 1970 to 1990 in Table 12, based upon the population projection established by the statistical method and an increase in the gallons per capita for treatment. This Table shows an increase from 4.6 MGD in 1970 to 23.86 MGD in 1990.

Table 12

SEWAGE TREATMENT DEMANDS
1970 - 1990

Year	Population	Gallons/Capita	MGD
1970	27,559	170	4.69
1975	41,499	175	7.26
1980	63,851	180	11.49
1985	89,554	185	16.57
1990	125,604	190	23.86

C. Parks and Recreation. Acreage requirements for public parks and recreation are based upon a rule of thumb standard of one acre per one hundred persons as adequate. Table 13 shows these acreage requirements for the total population from 1970 to 1990, indicating 1,256 acres by the year 1990. This includes all types of parks and recreational facilities.

Table 13

ACREAGE REQUIREMENTS FOR
PUBLIC PARKS AND RECREATION

Year	Population	Acres
1970	27,559	276
1975	41,499	415
1980	63,851	639
1985	89,554	896
1990	125,604	1,256

Table 14

LAND AREA REQUIREMENTS* IN ACRES
FOR POPULATION GROWTH

Year	Residential					
	Single Family	Duplex	Multi-Family	Mobile Homes	Total Residential	
1970-75	891	21	115	256	1,283	
1975-80	1,319	33	249	415	2,016	
1980-85	1,403	39	365	487	2,294	
1985-90	1,787	55	623	693	3,158	
TOTAL	5,400	148	1,352	1,851	8,751	50% total acres

Year	Commercial	Industrial	Public	Right-of Way	Total Acres
1970-75	128	257	385	513	2,566
1975-80	202	403	605	806	4,032
1980-85	229	453	688	918	4,588
1985-90	316	632	947	1,263	6,316
TOTAL	875	1,751	2,625	3,500	17,502
%	5	10	15	20	100

* Single Family @ 4 units per acre
Duplex @ 6 units per acre
Multi-family @ 8 units per acre
Mobile Homes @ 6 units per acre

D. Land Area Requirements. Land area requirements for the projected population growth are shown in Table 14 by residential and type of residential, commercial, industrial, public, street rights-of-way and total acreage. Table 14 shows that from 1970 to 1990 a total of 8,751 acres will be required for all types of residential use and that a total of 17,502 acres will be required to accommodate the additional population.

E. Distribution. The distribution of new population will be directly geared to the new developments and promotional efforts of developers during the forecast period. Existing developers may be expected to continue their efforts in sales and building. During this forecast period a large number of pre-sold lots may be expected to be built upon. This will include greater urbanization in the areas of Port Charlotte and Cape Haze. The several areas under development by Punta Gorda Isles may also be expected to accommodate a significant portion of the projected new population. Areas of growth may also include the city of Punta Gorda, and some development in the proposed Deer Run Community by Punta Gorda Isles in the extreme northeast corner of Charlotte County.

F. Density. In order to minimze the adverse effects of urban sprawl, especially the consumption of land which may otherwise be kept for open space, it is recommended that higher densities not only be permitted but even encouraged, which in addition to minimizing the consumption of land for urban development will also minimize the cost in providing facilities and services for the new population. Not only will urban improvements be minimized in cost of construction, but also the maintenance and upkeep of streets and roads, utility lines, and servicing area for

fire protection and law enforcement. The placement of higher density living facilities in proximity to places of employment and shopping will significantly minimize traffic volume and resulting congestion because of lesser distances to travel and minimizing the need for using the automobile as a means of transportation.

Charlotte County has 702.9 square miles of land area. With a 1970 population of 27,559 persons, a county-wide density of 39.2 persons per square mile is established. The 1990 population projection by the statistical method of 125,604 persons establishes a county-wide density of 178.7 persons per square mile. Table 14 shows the amount of acreage to accommodate the population growth based upon the percentages allocated to the various land uses as shown in Table 14, a total of 17,502 acres. By permitting higher densities as requested by developers and as desired by occupants, the total 17,502 acres of land for new urban development may be significantly reduced, preserving open areas, and with the over-all county-wide density remaining exactly the same. By unnecessarily reducing densities within confined areas and forcing urban sprawl to occur, the total acreage required for this population growth may be significantly more than the 17,502 acres determined in Table 14, and will result in the unnecessary consumption of open space land. In addition to this wasteful consumption of surface land, it will also require greater expenditures for urban development, greater expenditures for street and road maintenance, greater expenditures for utility services, and great expenditures for fire protection and law enforcement, and with the density remaining exactly the same, at 178.7 persons per square mile!

V TOURISM AND RETIREMENT

Tourism and retirement will both play increasingly greater roles in Charlotte County, affecting the population, its services and facilities, and the economy of the County. Tourism and retirement account for seasonal visitors and semi-permanent residents, staying varied lengths of time. A significant percentage of persons reside in Charlotte County during the winter months only and are not counted by the census as being residents of Charlotte County. However, they do reside in the county long enough each year to have a definite impact on the county population, the needs to serve this population, and the county economy. It is estimated that on a year-round basis approximately 15 percent more persons live in Charlotte County than are actually indicated by the census figures. This additional percentage may apply to the population projections which account only for persons residing in Charlotte County as their permanent home or place of legal residence.