

# **CHARLOTTE INTERACTIVE GROWTH MODEL<sup>®</sup> (CIGM)**

## **2024 Update Results and Findings**

**AUGUST 2024**



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## Introduction

In 2023, Charlotte County retained Metro Forecasting Models, LLC (MFM) to develop the Charlotte Interactive Growth Model (CIGM). This report is an update of the 2023 report based on new March 2024 Parcel Data. The purpose of developing the CIGM was to identify micro and macro development trends that are taking place in the County. The CIGM incorporates the very best available data including spatial demographics from the 2020 Census.

The CIGM spatially models the County's development patterns and land use changes over time. The purpose of studying the county's land uses is to measure the area's realistic growth potential and provide data for prioritizing capital improvements, transportation planning, and conducting long-range planning.

The CIGM is a land use model which demonstrates when and where growth is most likely to occur over time. The model uses a non-linear approach which considers the study area's Buildout potential. The forecast considers decades of historic census data and the Buildout potential to produce a unique growth curve for the study area. The forecast results are produced in five-year increments through Buildout. The CIGM then uses a series of algorithms to anticipate residential development and distribute it to where it is most likely to occur over time. The forecast is disaggregated into 353 spatial Traffic Analysis Zones (TAZs/zones).

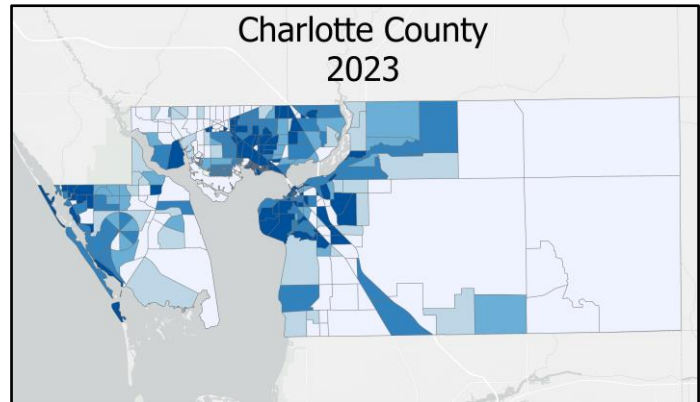
Metro Forecasting Models maintains the CIGM with guidance from staff. The results of this update are available in GIS and as an interactive web application. Housing and population forecasts can be used at the zone level. Demand for non-residential space and facilities should be considered for large areas or groups of zones. Metro Forecasting Models is available to help interpret the data and make sure it is communicated clearly.

### Key Findings

- The unprecedented growth in Charlotte County is impacting the Level of Service of existing facilities, thereby accelerating the need to plan for new facilities such as fire stations, parks and libraries.
- Charlotte County's population grew 5.2% from 201,834 residents in June 2023 to 212,424 as of March 2024.
- The Murdock Village area and Babcock Ranch experienced the strongest change in growth since 2023, accounting for 82% of all residential construction in 2023.
- Charlotte County is on pace to permit 4,400 units by year's end.
- Charlotte County will reach its midpoint of buildout before 2030. The rate of growth will begin to slowly decline after 2035.
- Burnt Store Road will experience accelerated growth over the next 10 years as entitled projects in the corridor are beginning to develop.

## Growth Forecast

The study area consists of Charlotte County. Forecasting growth requires accurate parcel data so existing developed land can be correctly inventoried by land use and vacant parcels can be assessed for future development potential. In 2023, MFM developed a Compatibility Analysis Tool using AI to assess the potential for future development based on the existing land uses.



*Charlotte County, Florida*

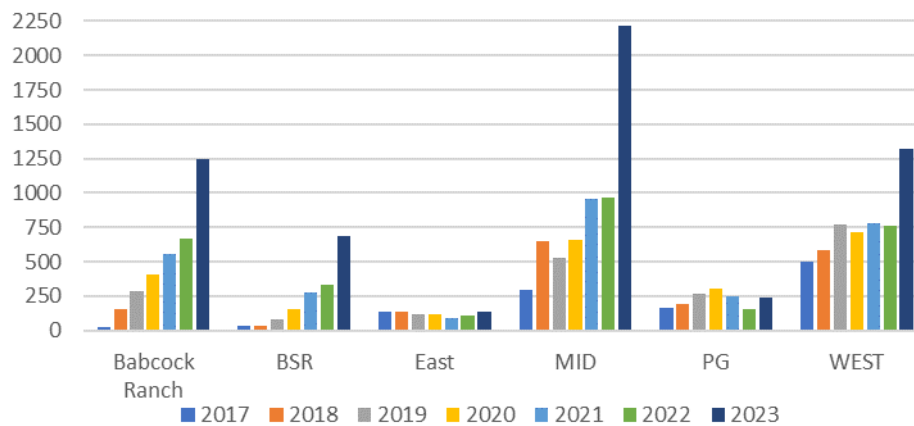
Regular updating of the CIGM Baseline and Buildout data helps to identify micro and macro development trends that are taking place throughout the county. For example, the 2024 update provides a complete picture of ALL construction and development that occurred in 2023. This provides planners and policymakers opportunities to fine tune policies and make necessary adjustments to continue positive trends and curtail trends that do not benefit the county.

One of the challenges with data is making sense of what may first look like random numbers. To help convey the CIGM data, Charlotte County was subdivided into Planning Clusters where groups of zones (TAZs) share a common identity. Planning Clusters also help to parse and compare different areas relative to one another.



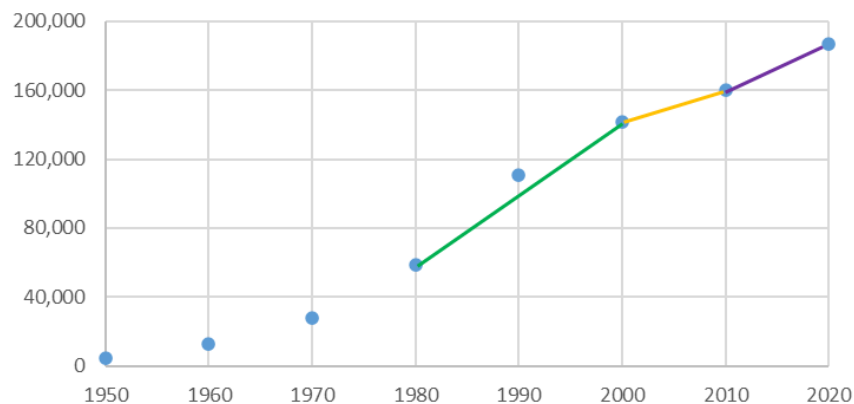
Above is a graphic showing the various Planning Clusters by geographic area. The clusters were developed using natural features, major road corridors and political boundaries.

### COMPLETED HOUSING UNITS BY YEAR AND CLUSTER



The chart above shows how each Planning Cluster has grown in housing units by year from 2017 through 2023. Note the East and Punta Gorda Clusters have each experienced marginal variability in these years whereas Babcock Ranch, Burnt Store Road, Mid and the West Planning Clusters have realized a substantial increase of growth. It is too soon to tell if 2023 was a peak or a strong lasting trend. These four areas also have the ability to foster significant growth for the next two decades.

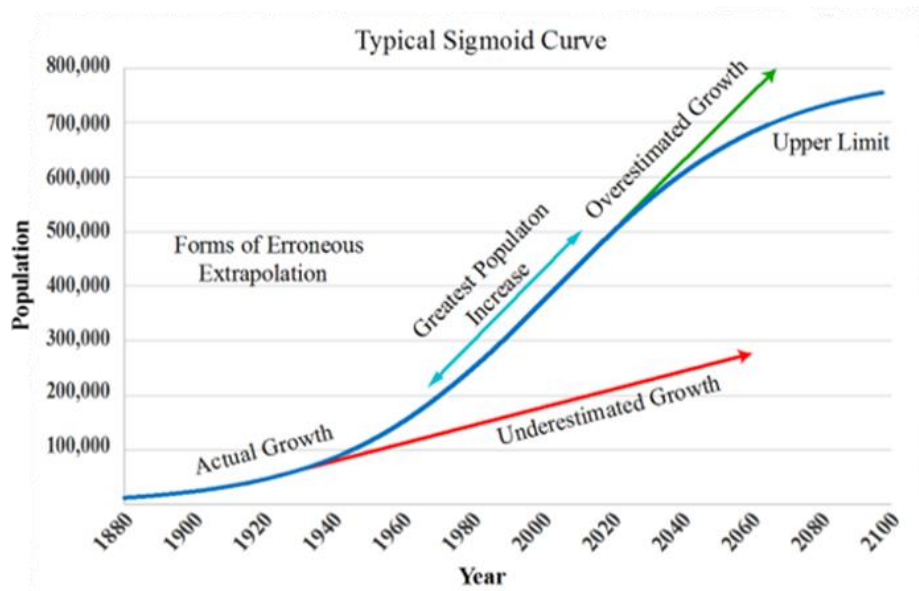
### CHARLOTTE COUNTY HISTORIC POPULATION (CENSUS DATA)



Growth in Charlotte County has historically been uneven as shown in the above chart. This is especially true when significant growth was experienced from 1980 through 2000 (green line) followed by modest growth from 2000 through 2010 (gold line). Then two significant growth catalysts occurred between 2010 and 2020. Babcock Ranch, a master planned “town” was approved, and Murdock Village began to redevelop (purple line). As development commenced in these two areas, the growth rate/pattern for Charlotte County began a new phase of rapid absorption.

## Housing

Growth and development are complex. There are a multitude of variables that can influence growth, such as socioeconomic factors, demographics, and land use policies/ regulations. Recent historic growth is only a minor indicator of how the population will increase in the future. Counties and Cities do not grow consistently through time.



Example Population Growth Curve: Linear Projections vs. Non-Linear Regression

The graphic above shows how in places where growth is just beginning, linear projections (in red) would miss the mark, underestimating growth and failing to plan for the community's needs. In more developed communities, linear projections overestimate growth (in green) and can cause millions of dollars in ambitious yet unnecessary infrastructure development. The IGM uses non-linear regression to connect the Baseline and Buildout conditions and determine the future growth potential based on the study area's unique development characteristics.

For the Baseline analysis, the number of housing units was verified by comparing the Property Appraiser parcel datasets to other known sources of information, including: the 2020 Census, GIS address points, permit data, aerial photography and parcel-specific research. The property appraiser data was organized to produce a 2024 Baseline inventory of housing by type: single family and multifamily.

Charlotte County has approximately 123,000 housing units as of December 2023, about 5,000 more than 2022. Analysis of the existing housing inventory revealed on average, 81.6% are single family and 18.4% are multifamily. The table below shows how the baseline inventory of housing units and developed acres has changed since 2000. Note the ratio of multifamily to single family has increased by 1% over the past 23 years. The Buildout analysis indicates the ratio of multifamily to single family is likely to decrease. MFM estimates Charlotte County, without changes to policy, will realize a ratio of 17% multifamily units at Buildout. The forecasted shift to more single family is due to the ≈91,000 vacant pre-platted lots that will be developed with single family homes over time.

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

Parcels which could realistically host future housing units (including agriculture and mixed-use) were considered in the residential Buildout analysis. The average/most realistic outcome was applied for residential density based on Zoning and Future Land Use Policy. The analysis used the average achieved densities for each land use and only applied maximum density where it will realistically occur. Geospatial layers were applied to account for the actual drivers of growth such as vacant land, zoning, housing demand, environmental factors, and proximity to arterial roadways and public utilities. Interviews and discussions were conducted with County planning staff to learn of significant proposed projects and gather input on how larger vacant tracts may develop over time.

Then, data from a variety of sources, including future land use, zoning, proximity to existing development, proximity to utility and road infrastructure, wetland characteristics, and historic growth was used to forecast the amount, location, and timing of future residential development.



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

*Charlotte County Housing Forecast by Cluster*

The table above presents the forecast for Charlotte County by planning cluster in five-year increments. The year 9995 represents Buildout. When the parcel data was updated in March 2024, homes in the West Cluster that were damaged/destroyed were removed by the Property Appraiser and the parcels marked as vacant. This caused the number of housing units to decline from 2023-2024 even though many new homes were constructed in 2023.

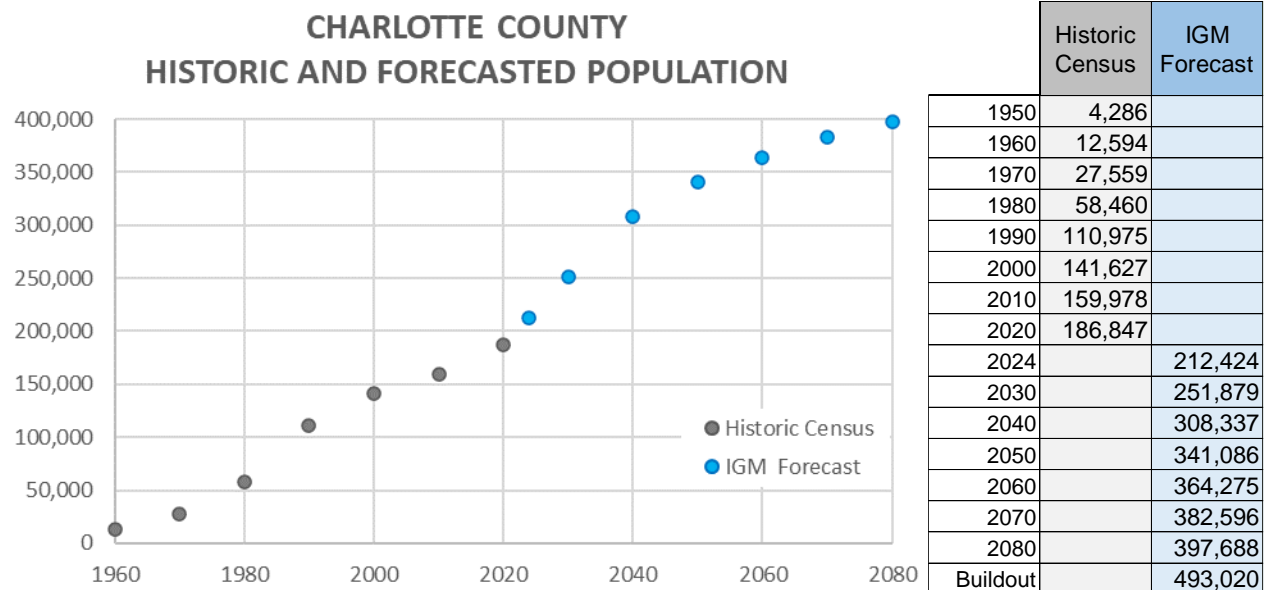
At Buildout, the study area has the potential for nearly 273,000 housing units, more than double the existing number of housing units. Between 2024 and 2030, there is a forecasted increase of approximately 20,000 housing units. Analysis of the housing unit forecast through 2030 indicates 77% will be new single family homes and 23% will be multifamily units. Spatial analysis of the forecast shows between 2024 and 2030 approximately 26% of new housing units will be in the Murdock area (Mid cluster), 28% will be in the Babcock Ranch and the Burnt Store Road corridor will receive 14% of all units respectively.



## Population

To determine population, the IGM uses the Housing Unit Method, which applies household demographics to the number of housing units. This means the population estimate and forecast are sensitive to changes in household demographics. Areas that are nearly built out, such as the City of Punta Gorda, will likely see small demographic characteristics change over time.

However, areas that have significant growth potential such as the Burnt Store Road and Babcock Ranch clusters may see an influx of residents with different household demographics. For example, the Burnt Store Road cluster presently has many seasonal residents whereas at Buildout the resident makeup may be less seasonal and include more children. The spatial demographics used in the CIGM are derived from the 2020 Census block group data.



*Charlotte County Historic and Forecasted Population*

The graph above shows the historic and forecasted population of Charlotte County. The gray points demonstrate the population according to the decennial US census from 1960-2020. Since 2010, Charlotte County's population has grown by nearly 33%. According to the CIGM, the Charlotte County permanent population grew from 201,834 in June 2023 residents to 212,424 as of March 2024, a 5.2% annualized growth rate.

The blue points show the County's forecasted population growth according to the CIGM. By 2030, the CIGM forecasts Charlotte County will grow by an additional 39,000 people for a population of approximately 252,000 people. The County has a Buildout potential of approximately 493,000 people. As the County nears buildout, the rate or slope of growth decreases over time.

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

*Charlotte County Population Forecast by Cluster*

The population forecast for Charlotte County is presented in five-year increments. The population is based on verified housing units and the most recent census demographics. The sum represents the population projection of the County for a given year. The Buildout potential is labeled as Year 9995. Based on the location of where new residents are likely to live, careful attention is needed to ensure adequate vacant lands are allocated and available for essential goods/services including emergency services.

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

The relationship between population and housing units throughout the county is not linear. This is due to differences in household demographic characteristics. For example in the Housing section of this report the Burnt Store Road is projected to receive 14% of housing units but just 11% of the population. The household sizes are smaller in the Burnt Store Road area than in other parts of the county. The seasonal vacancy rate is also higher in the Burnt Store Road area than other areas. These two traits account for the increase in housing units to be greater than the rate of increase in population.

## Commercial

The original basis of the Commercial analysis is parcel data obtained from the Charlotte County Property Appraiser in May 2023. The analysis began with reviewing the Baseline data to identify non-residential land uses by parcel using GIS. Non-residential uses were organized by type including commercial retail, office, industrial, government and institutional.

Then, a commercial Buildout analysis was developed using vacant land with the potential to develop as commercial. Vacant commercial land was identified based on zoning, future land use, proposed projects, parcel-specific research, and interviews. The analysis also incorporated data on wetlands, parcel geometry, and aerial photography. Developed parcels were assessed for their average Floor Area Ratio (FAR), or square feet of building area per acre. On average, excluding outliers, retail land uses achieved an average FAR of 7,954 square feet per acre. Parcels with office uses had an average FAR of 7,732 square feet per acre. To estimate the Buildout of future uses, these FAR factors were applied to commercial land to produce the Buildout commercial building areas.

For the interim years (2025-2085), the CIGM forecasts Commercial Demand in square feet and acres. Commercial demand is forecasted based on spatial factors for square feet of building area per person. The CIGM uses a commercial base factor derived from existing commercial uses in the Baseline data.

In March 2024 the CIGM parcel data was updated including non-residential uses. In 2023 Charlotte County had approximately 71 square feet of commercial space per resident whereas in 2024 the per capita building area had declined to 67 square feet. The trend of population growing faster than commercial development will continue through 2025 until pockets of the county reach the amount needed to economically support commercial centers. Due to the lack of commercial development since 2010, the CIGM data suggests 2.9 million square feet of commercial building area are needed between 2024 and 2030 to meet unmet demand. Overall commercial demand is comprised of shopping centers and miscellaneous retail/office uses.

To plan for a high quality of life for future residents, it is important to evaluate trip lengths and plan for minimal traffic congestion. Land use planning is a critical tool in this process. Even if there is an adequate supply of vacant land, there needs to be enough land to provide for commercial nodes, such as shopping centers. If there is not enough contiguous land to develop shopping centers, it can result in inefficient strip commercial and longer trip lengths. Strip commercial meets some of residents' needs, however, the limited scale of commercial strip centers can result in excess trips to the urban areas, causing more transportation congestion on major corridors. This is why it is essential to plan for future shopping centers by location as well as commercial needs.

### Demand for Facilities by Type

Shopping centers are classified by type: Neighborhood, Community, and Regional. The characteristics of these shopping centers vary by location. For instance, neighborhood shopping centers in Florida tend to be large, suburban style grocery stores with a combination of commercial retail, office/services, and drive-thru out-parcels (gas, fast food, banks). However, neighborhood shopping centers in North Carolina tend to be smaller, with only a grocery store and a few adjacent services. For this reason, the CIGM uses a study area's unique commercial factors to forecast future demand. The Baseline data has been used to identify the shopping centers in the study area and determine their average size and persons per shopping center. The shopping center types and their general characteristics are described below.

**Neighborhood:** Neighborhood shopping centers range in size from 60,000-150,000 square feet and occupy 6-20 acres, with an average of 17 acres. These centers usually serve clusters of neighborhoods and their daily needs. The study area has 12 neighborhood shopping centers. The most common commercial anchors are grocery stores such as Publix, Winn-Dixie, and ALDI. Neighborhood shopping centers also include ancillary retail and office uses which serve residents' daily/weekly needs, such as nail salons, gas stations, fast food/takeout, and gyms. The study area has a population of 201,000 people, implying each neighborhood shopping center serves a population of approximately 15,526 people. This service area is consistent with many locations across South and Central Florida.

**Community:** Community shopping centers range from 151,000-400,000 square feet and 25-60 acres, with the average being 38 acres. There are 6 community shopping centers in Charlotte County. Typical shopping center anchors include major department stores, such as Walmart, Target, and other destination retail locations. A destination retail location is a hub which attracts trips from residents looking for something specific, outside of their regular shopping habits (groceries, etc.). In Charlotte County, each community shopping center serves a population of approximately 33,639 people.

**Regional:** Regional shopping centers range in size from 401,000-1 million square feet and 60-200 acres, with the average being 100 acres. Regional shopping centers may present as indoor shopping malls, large outlet malls, or a combination of community shopping centers which act as a regional hub. Modern regional shopping centers are typically master-planned walkable outlet malls or oversized community shopping centers with a combination of uses. A continuing trend in Florida is horizontally mixing multifamily uses with existing Regional centers to increase foot traffic for vendors/retailers and enhance access to desired uses for on-site residents. Regional shopping centers typically serve a population of approximately 150,000 people. The Port Charlotte Town Center meets the county's existing need for a Regional Shopping Center.

The table below demonstrates the demand for shopping centers by type and planning area in five-year increments. The table shows the percentage of the demand for one new shopping center. This analysis is meant to provide a general metric for gauging if there is enough commercial land in each area to meet local demands. It considers the average size of each shopping center and the amount of contiguous, zoned land available to support these services in each area.

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

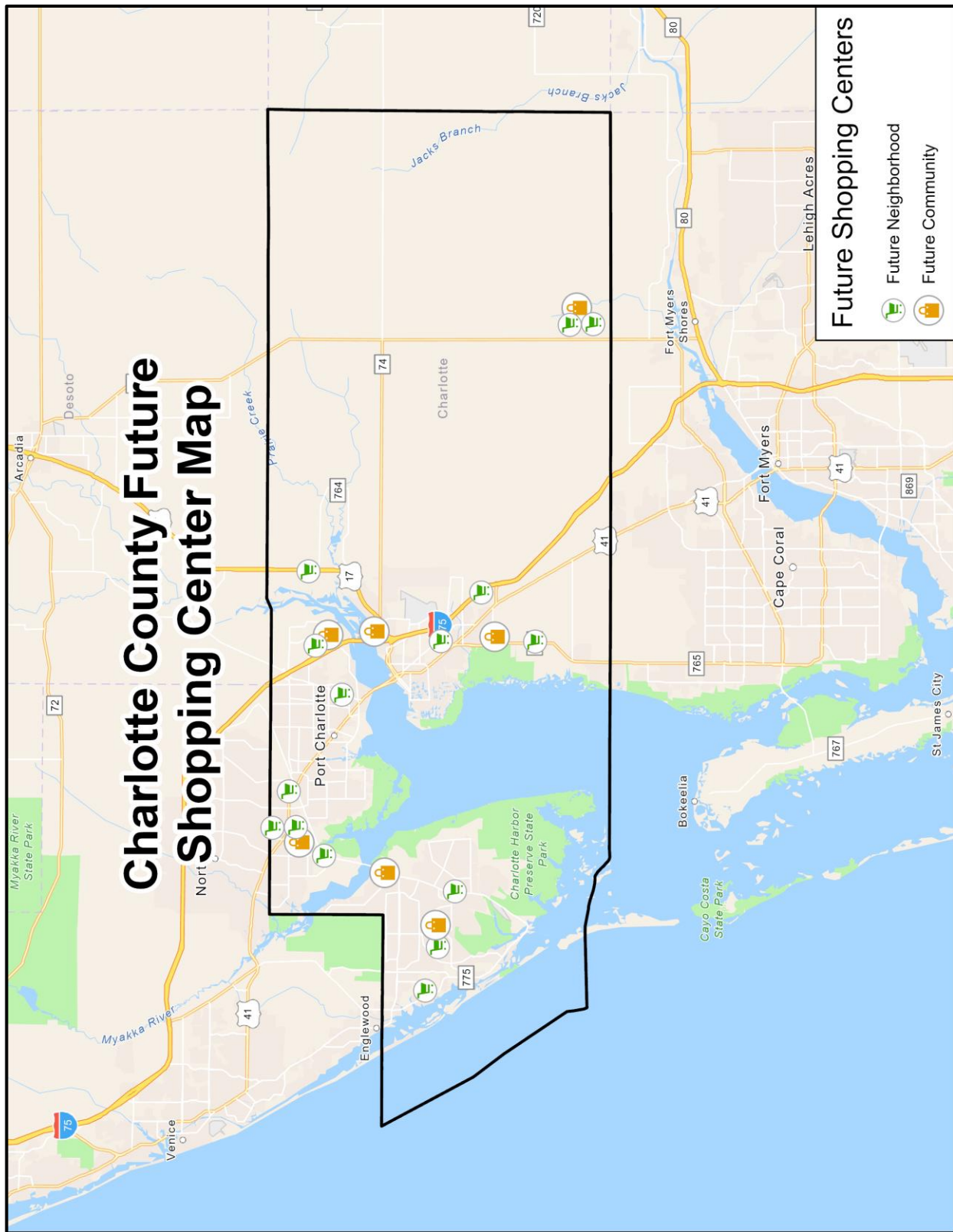
The above table shows the CIGM clusters with significant demand for future shopping centers. As future large-scale residential projects are proposed, it is imperative there is enough land allocated to support commercial uses.

Notable changes in demand for neighborhood centers include a new one in Babcock Ranch between 2030-35 and another one in the Burnt Store Road corridor in 2030. The Mid Cluster will also need a new neighborhood center before 2035. These new centers will add to quality of life and reduce trips/congestion in the urbanized areas.

By 2050, the county will have enough population to support 9 new neighborhood shopping centers. Since neighborhood shopping centers are 17 acres on average, there should be enough sites with 10-20 acres each for future neighborhood shopping centers (20 1-acre parcels are not the equivalent of 1 20-acre parcel). The county also has demand for 4 additional community shopping centers by 2045. The development of the Harborview DRI with commercial entitlements of 820,000 will help to meet the demand for another regional center in 2035.



Future Shopping Center Map



## Industrial

Industrial is considered differently than commercial retail and office. Commercial retail and office are influenced by personal demand from residents. However, industrial is influenced by policy, or how much land is designated for industrial uses. Some industrial uses are necessary to support local needs, particularly for construction uses and employment opportunities. Other industrial uses do not need to be near residents but should still be planned near adequate transportation corridors, which can support freight traffic. This analysis demonstrates the amount of vacant industrial lands if the city were to maintain its existing ratio of industrial building area per resident.

The Baseline industrial database was updated in March 2024 with new industrial development since May of 2023. In 2024, Charlotte County had 6.5 million square feet of industrial uses, approximately 500,000 more than in 2023. The Baseline supply of building area has remained steady at 31 square feet of building area per resident. The parcel data was queried to determine likely industrial uses, then reviewed using parcel attributes and aerial photography. On average, industrial development in the county has an average floor area ratio of 7,187 square feet per acre, excluding outliers.

The Buildout analysis measures the potential for industrial land based on available vacant land and land use policies. This analysis indicates the amount of vacant industrial land is sufficient at Buildout to maintain the current per capita industrial supply in the Baseline. The average FAR of developed industrial parcels was analyzed to forecast the amount of industrial building area per acre. Industrial demand is forecasted based on the increase in population. The table below shows the incremental increase of industrial building and land area if the County were to maintain its existing ratio of industrial. By 2030, the county could support an additional 1.3 million square feet or 184 acres of industrial development.

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

Charlotte County Industrial Demand Forecast by Area



## Fire Stations

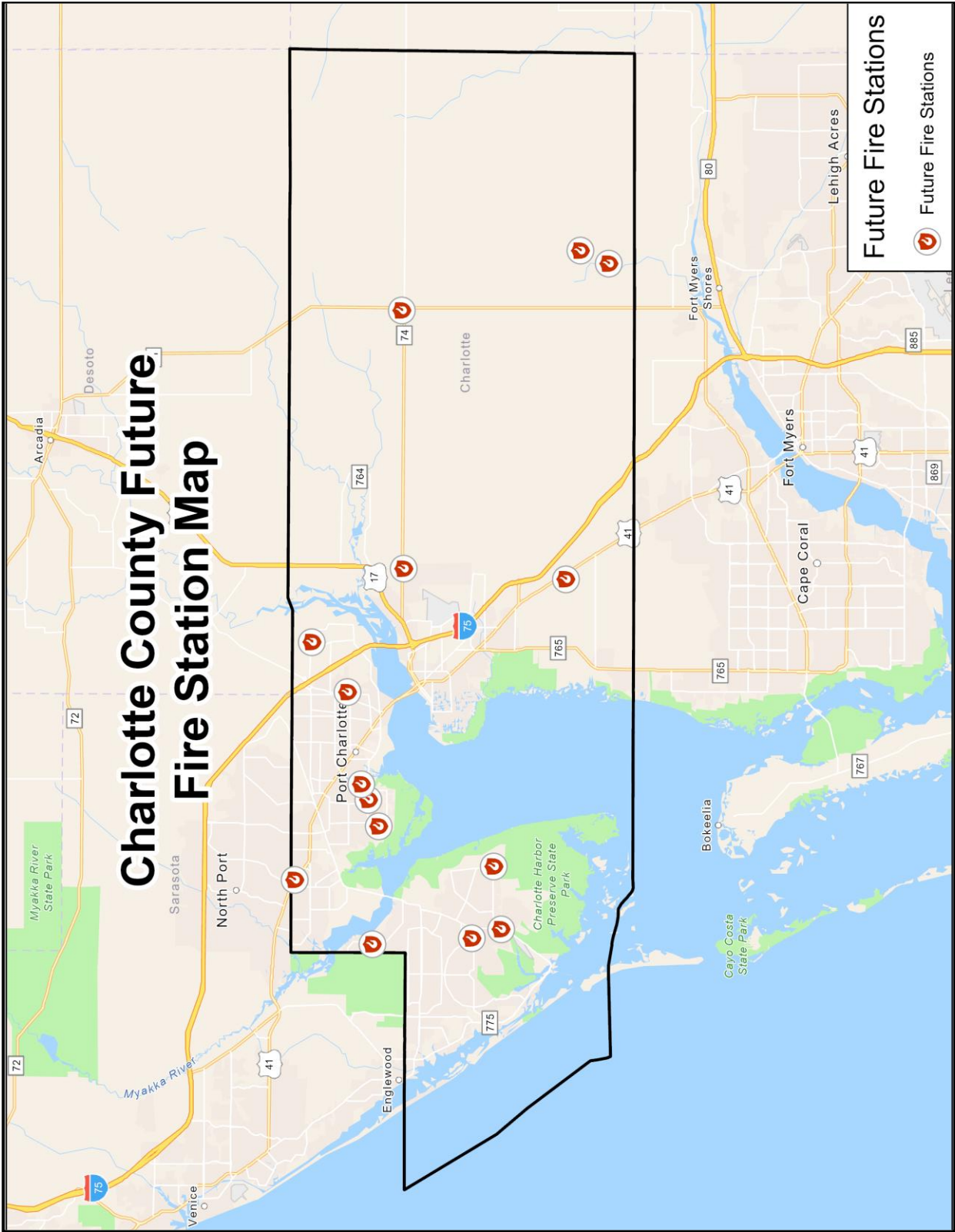
The CIGM Fire Station Submodel gauges how many fire stations will be needed based on spatial population growth. Research on existing fire stations in the study area showed each fire station has an approximate service population of 9,000 people. The demand for future fire stations depends heavily on future response times. The spatial population methodology is effective because it inherently accounts for considerations such as transportation congestion over time. The demand for fire stations should be considered for large areas, not on a zone-basis. Metro Forecasting Models worked with the Fire Districts to prioritize future fire stations based on spatial population growth and drive time analysis.

Fire Station Demand							
	2025	2030	2035	2040	2045	2050	9995
Babcock Ranch	21%	98%	175%	215%	230%	234%	236%
Burnt Store Road	8%	30%	59%	91%	115%	122%	207%
East	23%	40%	52%	62%	73%	80%	268%
Mid	38%	94%	140%	179%	215%	248%	660%
Punta Gorda	2%	13%	23%	34%	43%	50%	76%
West	36%	68%	103%	138%	171%	204%	503%
<b>Sum</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>20</b>

*Charlotte County Fire Station Demand Forecast by Area*

The table above shows the percentage of demand for one fire station in five-year increments by planning area. At Buildout, there may be a demand for 20 additional fire stations, with one needed by 2025 and another two needed by 2030. This does not include the existing demand for fire stations due to response times.

Future Fire Station Map



## Forecast Summary by Planning Cluster

### Babcock Ranch

Babcock Ranch is a large-scale master planned community and is presently comprised of two TAZs. This cluster is located east of SR31 and abuts the southern boundary of the county line shared with Lee County.



#### Housing & Population

In 2024, Babcock Ranch has approximately 7,600 residents and 3,400 housing units, a growth of nearly 60%. The demographics for this cluster are estimated due to the large size of the single block group covering much of the eastern portion of the county. The estimated household size is 2.66, the vacancy rate is 13% and the seasonal vacancy rate is unknown. This cluster is in a portion of the county that has been primarily rural in character. Babcock Ranch, described as a future town by the developer, will ultimately provide essential goods and services as well as emergency services to residents in the southeastern area of the county. By Buildout, this cluster has the potential to increase by over 15,000 housing units and 34,000 people.

Babcock Ranch		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	4,119	9,246	14,372	17,086	18,063	18,364	18,489	15,115
	Population	9,267	20,788	32,289	38,371	40,559	41,233	41,513	33,921
Non-Residential	Neighborhood shopping center	1	1	2	2	3	3	3	3
	Community shopping center	0	1	1	1	1	1	1	1
	Regional shopping center	0	0	0	0	0	0	0	0
	Industrial Sqft	52,314	415,407	785,655	988,243	1,066,345	1,094,163	1,172,163	1,172,163
	Industrial Ac	7	58	109	138	148	152	163	163
Fire	Fire Stations	0	1	2	2	2	2	2	2

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

#### Commercial

Babcock Ranch will have over 18,000 housing units at Buildout, and a total population of nearly 42,000 full-time residents. The eastern portion of the county had only convenience stores before a neighborhood shopping center was constructed by the developer in 2021. As the population increases the CIGM data indicates another neighborhood center may be needed before 2035 and a third center by 2045. A community shopping center will be economically feasible by 2035 and potentially sooner. Existing commercial entitlements are sufficient to meet the needs of the Buildout population and the surrounding residents.

### Industrial

The master planned community also includes an industrial entitlement allowing for 650,000 square feet of building area. Being located on SR31 with direct access to Lee and DeSoto counties, this planning cluster could be an excellent location for a future employment center and economic hub in the county. The demand for industrial uses is forecasted to grow gradually over time in accordance with population growth.

### Fire Stations

The CIGM data indicates another fire station may be needed in Babcock Ranch by 2030 depending upon service call volume. The need for an additional station will depend heavily on how quickly the adjacent areas develop and how this growth affects response times.

## Burnt Store Road

The Burnt Store Road cluster contains the zones west of US41, north of Cape Coral and south of Punta Gorda. This cluster has historically been popular with seasonal residents, but the demographics may be transitioning to more permanent residents with the development of approved projects in the corridor.



### Housing & Population

In 2024, the Burnt Store Road cluster has approximately 3,500 housing units and 5,600 full-time residents, a 21% increase from 2023. The 2020 Census block group demographics show the household size is 2.03, the vacancy rate is 25.2% and the seasonal population residing in housing units is approximately 911. By Buildout, this cluster has the potential to increase to nearly 18,000 housing units and 31,000 people. By 2035, the population will almost triple to more than 14,000 people. As existing seasonal residents choose to become permanent residents and new development in this cluster attracts new residents, traffic and congestion will likely increase.

Burnt Store Road									
		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	4,360	6,495	9,217	12,260	14,392	14,985	21,406	17,869
	Population	6,700	10,084	14,403	19,269	22,822	23,837	36,597	31,033
Non-Residential	Neighborhood shopping center	0	1	1	1	1	2	2	2
	Community shopping center	0	0	0	1	1	1	1	1
	Regional shopping center	0	0	0	0	0	0	0	0
	Industrial Sqft	35,514	143,567	283,388	442,329	560,225	596,352	1,068,128	1,068,128
	Industrial Ac	5	20	39	62	78	83	149	149
Fire	Fire Stations	0	0	1	1	1	1	2	2

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

### Commercial

To reduce future trips to the urban areas and trip lengths, the Burnt Store Road cluster will need vacant commercial lands capable of supporting at least one neighborhood by 2030 and one community shopping center by 2040. The area has large tracts of vacant land which can be designed for the optimal balance of residential and commercial land uses. It is critical that land is reserved for non-residential uses or residents will take unnecessary trips north on major corridors, increasing traffic congestion.

### Industrial

The Burnt Store Road cluster presently has 117,000 square feet of industrial type uses on 10 acres. This cluster will be able to support a modest amount of industrial uses for service trades and small workshops. This cluster's need for industrial lands will be met largely outside of the cluster near the airport. The demand/design for industrial is forecasted to increase gradually over time in accordance with population growth.

### Fire Stations

There is an existing fire station to serve the residents of the Burnt Store Road cluster. Depending on how this cluster develops, the area will likely require another fire station by 2035.



## East

The East cluster covers the area east of US41 and the Peace River. The northern boundary is DeSoto County, and the southern boundary is Lee County. Much of the East cluster is rural in character with agricultural and conservation being the dominant land uses.



### Housing and Population

In 2024, the East cluster has approximately 9,500 housing units and 18,700 people. The 2020 Census block group demographics show the household size is 2.17, the vacancy rate is 19.3% and the seasonal population residing in housing units is approximately 2,662. At Buildout, the East cluster could host an additional 20,000 housing units and 37,000 people. Growth anticipated in the East may be influenced by the success of Babcock Ranch.

East									
		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	9,796	11,315	12,260	13,131	13,983	14,613	29,868	20,324
	Population	19,191	21,817	23,523	25,102	26,647	27,791	55,940	37,188
Non-Residential	Neighborhood shopping center	0	0	0	0	0	1	2	2
	Community shopping center	0	0	0	0	0	0	1	1
	Regional shopping center	0	0	0	0	0	0	0	0
	Industrial Sqft	15,021	103,811	165,151	221,911	276,644	317,505	1,317,061	1,317,061
	Industrial Ac	2	14	23	31	38	44	183	183
Fire	Fire Stations	0	0	1	1	1	1	3	3

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

### Commercial

The East cluster will be able to support a neighborhood shopping center by 2050 near I-75 where residents in suburban projects will need essential goods and services. Demand for non-residential land uses will be met largely by the entitlements allowed by Babcock Ranch. The rural nature of the development pattern in the eastern portion of the East cluster does not provide the type of density that can support shopping centers of any scale.

### Industrial

The East cluster includes the Punta Gorda airport with over 900 acres of vacant land that allow future industrial uses. There are presently 2.4 million square feet of existing industrial building space in this cluster. Outside of the suburban area, the East cluster will be able to support limited industrial uses.

### Fire Stations

The East cluster may need two fire stations at Buildout. It is anticipated that Charlotte County will need to provide fire services in the Bermont Road corridor by 2035.



## Mid

The Mid cluster is the most active cluster, in development terms, modeled in the CIGM. This cluster contains the Port Charlotte Town Center, Murdock, and Murdock Village. The upper boundary is marked by the county's northern boundary shared with Sarasota County. The lower boundary is made up of the Myakka River and the Peace River.



### Housing and Population

In 2024, the Mid cluster has approximately 55,000 housing units and 105,000 residents. With over 40,000 existing platted lots entitled for single family homes, this cluster has the most potential for future population growth. The 2020 Census block group demographics show the household size is 2.23, the vacancy rate is 16.8% and the seasonal population residing in housing units is approximately 11,539. At Buildout, this cluster will have 102,000 housing units and 201,000 people, essentially the same metrics as the 2020 Census for the entire county. The cluster has experienced rapid growth since development started in the Murdock Village area. The Port Charlotte Town Center located in Murdock has also received recent approval to remove some of the commercial building area and add over 700 multifamily units to the Town Center property.

Mid									
		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	56,107	60,189	63,644	66,562	69,226	71,698	102,054	47,189
	Population	107,256	115,698	122,699	128,535	133,835	138,777	200,662	96,033
Non-Residential	Neighborhood shopping center	0	1	1	2	2	2	6	6
	Community shopping center	0	0	1	1	1	1	3	3
	Regional shopping center	0	0	0	0	0	0	1	1
	Industrial Sqft	89,294	390,856	651,513	871,140	1,067,704	1,247,033	3,573,608	3,573,608
	Industrial Ac	12	54	91	121	149	174	497	497
Fire	Fire Stations	0	1	1	2	2	2	7	7

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

### Commercial

The Mid cluster provides most of the retail and office building area in the county. The diverse goods and services available make the Murdock/Town Center area a destination that attracts many residents from around the county to meet their needs. As the area continues to develop, six additional neighborhood shopping centers will be needed in this cluster to support new residents' needs for essential goods and services. Planning commercial nodes for these future centers now will help reduce future congestion and unnecessary trips to the Murdock area for daily needs.

Policies may need to be created or adjusted to encourage aggregation of single family lots with other parcels so that contiguous tracts of vacant land can be established for these future shopping centers.

#### Industrial

Overall, the need for industrial building space by residents and employers will largely be met elsewhere in the county such as the vacant lands adjacent to the Punta Gorda airport. There are just over 2 million square feet of existing industrial building space on 318 acres in this cluster. The Mid cluster has approximately 92 acres of vacant lands that allow industrial uses. This will help to accommodate future needs for including the construction trades and workshops.

#### Fire Stations

As the Mid cluster continues to develop, seven more fire stations may be needed to serve the residents. Congestion may also exacerbate the need for additional fire stations as response times increase for emergency calls for service. Future fire station sites should be identified soon and acquired to ensure the land is available and eminent domain is not necessary.

## Punta Gorda

The Punta Gorda cluster is substantially developed with few large vacant parcels. The existing major corridor running through the city is US41 and I-75 is less than a mile east of the city limits.



### Housing & Population

In 2024, the Punta Gorda cluster has approximately 17,000 housing units and 25,000 residents. The 2020 Census block group demographics show the household size is 1.92, the vacancy rate is 23.1% and the seasonal population residing in housing units is approximately 4,874. By Buildout, the Punta Gorda cluster has the potential to increase to nearly 24,000 housing units and 37,000 people. Much of the future development in this cluster will be single family homes on existing lots and mixed-use development near the City's urban core.

Punta Gorda									
		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	17,218	18,147	19,113	20,055	20,845	21,478	23,815	6,811
	Population	25,559	27,081	28,664	30,241	31,592	32,694	36,661	11,461
Non-Residential	Neighborhood shopping center	0	0	0	0	0	0	1	1
	Community shopping center	0	0	0	0	0	0	0	0
	Regional shopping center	0	0	0	0	0	0	0	0
	Industrial Sqft	13,053	69,621	128,875	186,978	236,563	276,819	465,502	465,502
	Industrial Ac	2	10	18	26	33	39	65	65

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

### Commercial

The Punta Gorda cluster provides essential goods and services for both residents living in the City of Punta Gorda and the surrounding area. Services not available in this cluster are readily available in the Mid cluster across the Peace River from Punta Gorda

### Industrial

The Punta Gorda cluster has over 550,000 square feet of existing industrial building area on 132 acres. Future demand for industrial development can be accommodated on the 210 acres of vacant land that allow industrial uses. Need for additional industrial lands can be met near the airport which is in close proximity to the city.

### Fire Stations

Due to the mostly developed condition of the Punta Gorda cluster the need for increased emergency services can most likely be met from existing resources.

## West

The West cluster is the second most developed area in Charlotte County. This cluster includes the Rotunda area, Grove City (not incorporated), Boca Grande and Manasota Key. The northern boundary is Sarasota County, and the southern boundary is the Gulf and Charlotte Harbor.



### Housing & Population

In 2024, the West cluster has approximately 35,000 housing units and 51,000 residents. The 2020 Census block group demographics show the household size is 2.05, the vacancy rate is 29.8% and the seasonal population residing in housing units is approximately 14,199. By Buildout, the West cluster has the potential to more than double the existing housing units for a total of 77,000 housing units and over 122,000 people. Most of the future growth will be the development of single family homes on existing platted lots.

West									
		2025	2030	2035	2040	2045	2050	9995	Increase
Housing & Pop	Housing	35,257	38,200	41,380	44,574	47,655	50,638	77,118	42,416
	Population	51,598	56,411	61,606	66,819	71,854	76,754	121,647	70,960
Non-Residential	Neighborhood shopping center	0	0	1	1	1	2	5	5
	Community shopping center	0	0	0	0	1	1	2	2
	Regional shopping center	0	0	0	0	0	1	1	1
	Industrial Sqft	32,094	200,638	383,978	566,959	742,232	910,865	2,558,884	2,558,884
	Industrial Ac	4	28	53	79	103	127	356	356
Fire	Fire Stations	0	1	1	1	2	2	5	5

The table above shows the forecasts for housing, population, and non-residential demand. The forecasts for housing and population include existing development/ residents. The non-residential forecasts represent the increase in demand and do not include existing demand.

### Commercial

The West cluster has four neighborhood and one community shopping centers. As growth continues in this cluster, as many as five additional neighborhood shopping centers and two additional community shopping centers will be needed by Buildout. The first new neighborhood shopping center will be needed in 2030. Planning for these future centers now will help reduce future congestion in this cluster.

Similar to the Mid cluster, the West cluster also has tens of thousands of existing platted lots and few large tracts for future shopping centers. As stated in the Mid cluster summary, policies may need to be created or adjusted to encourage aggregation of single family lots with other parcels so that contiguous tracts of vacant land can be established for these future shopping centers.

### Industrial

The West cluster has 1.4 million square feet of existing building space on 273 acres. There are 224 vacant industrial acres in 44 parcels. These parcels are sufficient to meet the demand by the local construction trades and storage. This cluster is fairly remote from I-75 which means it is not an ideal location for large warehouses or manufacturing facilities. These uses are better sited near the Punta Gorda airport.

### Fire Stations

As this cluster continues to develop, up to five additional fire stations will be required to maintain the existing level of service and response times. The first of these new stations will be needed in 2030. Sites suitable for future fire stations should be identified now to ensure these stations can be optimally located and before land prices rise.

## Conclusion & Recommendations

The Charlotte Interactive Growth Model (CIGM) 2024 update provided timely information on current development trends. Single family home construction accounted for 74% of all new housing units since June 2023. Babcock Ranch opened its first multifamily rental project over the past year. Most of the new 1,300 multifamily units that were constructed since June 2023 have been duplexes.

The Burnt Store Road Corridor is seeing active development of new projects and a significant increase in building permits compared to historic trends. This corridor is likely to have 3,000 new housing units before 2030 and nearly double in population to 10,000 permanent residents.

A trend that has been identified in other southwest Florida cities and counties is the rate of commercial development related to providing services (versus goods) is increasing. This trend was also found in the Charlotte County data. In 2000, 30% of all commercial development was related to services and 70% for goods (retail). Since 2000, 40% of all commercial development has been related to services and 60% for goods. This trend appears likely to continue as Boomers use more of their resources for services and medical purposes rather than goods. This trend may also help explain why there is less demand for retail space at the Port Charlotte Town Center.

Key recommendations resulting from the study include:

- The unprecedented growth in Charlotte County is impacting the Level of Service of existing facilities, thereby accelerating the need to plan for new facilities such as fire stations, parks and libraries.
- Charlotte County's population grew 5.2% from 201,834 residents in June 2023 to 212,424 as of March 2024.
- Over 5,000 new housing units have been permitted and constructed since June 2023.
- In 2024, Charlotte County is on pace to issue 4,400 permits by year's end.
- Charlotte County will reach its midpoint of buildout before 2030. The rate of growth will begin to slowly decline after 2035.
- The Murdock Village area and Babcock Ranch experienced the strongest change in growth since 2023, accounting for 82% of all residential construction in 2023.
- Burnt Store Road will experience accelerated growth over the next 10 years as entitled projects in the corridor are beginning to develop.
- Consider policy changes that will allow higher densities than traditional single family uses in areas near existing commercial centers to reduce trip lengths and increase economic activity.
- The County should continue to monitor the aggregate and spatial availability of commercial and industrial land use allocations, particularly east of US41.