



East of 951 Ad Hoc Advisory Committee

September 20, 2023

Introduction/Contact Information

Metro Forecasting Models (MFM) is a consulting firm that works exclusively with local governments to model land uses for long-range planning.



David Farmer, MPA, AICP, PE is the Project Manager with 30+ years of experience in planning, land development, and data analysis.

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



David Farmer, MPA, AICP, PE
Dave@metroforecasting.com
239-913-6949 ext. 1



Paul Van Buskirk, PhD, FAICP, PE
pvb@metroforecasting.com
239-913-6949 ext. 2

Agenda

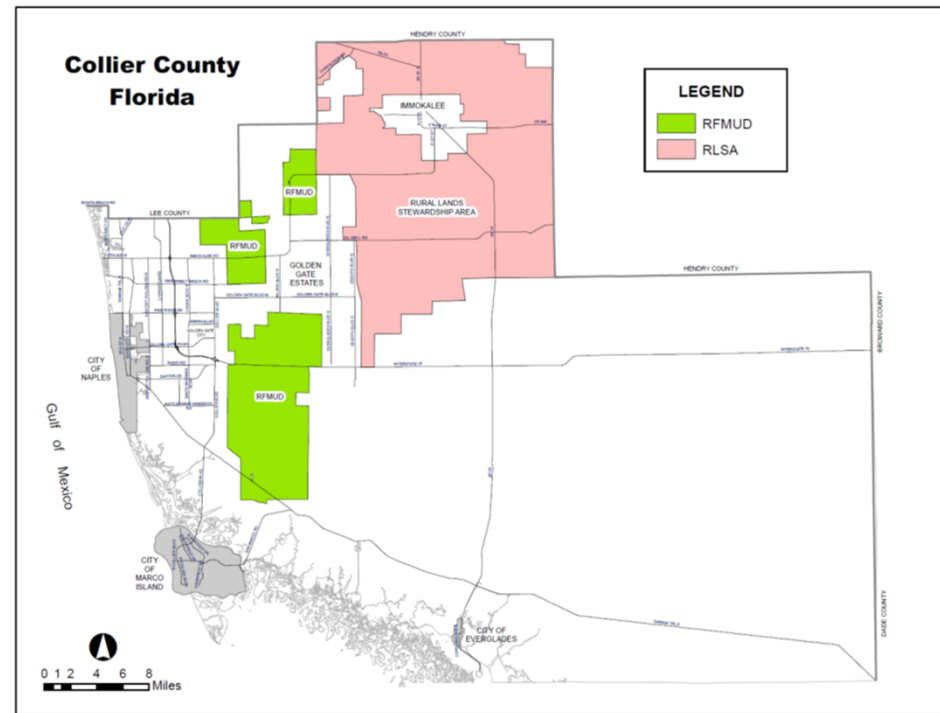
- Committee Purpose
- What is the CIGM?
- Recent History
- Smart Growth Strategy
- Collier County Growth Forecast
 - ✓ Golden Gate Estates
 - ✓ Immokalee
 - ✓ Rural Land Stewardship Area
- Planning for Eastern Collier County

Committee Purpose

- Established to assist the Board in identifying issues relating to the residents of Collier County residing in the geographical area lying east of CR 951 (Collier Boulevard) and north of I-75 (Alligator Alley).

Collier Interactive Growth Model (CIGM)

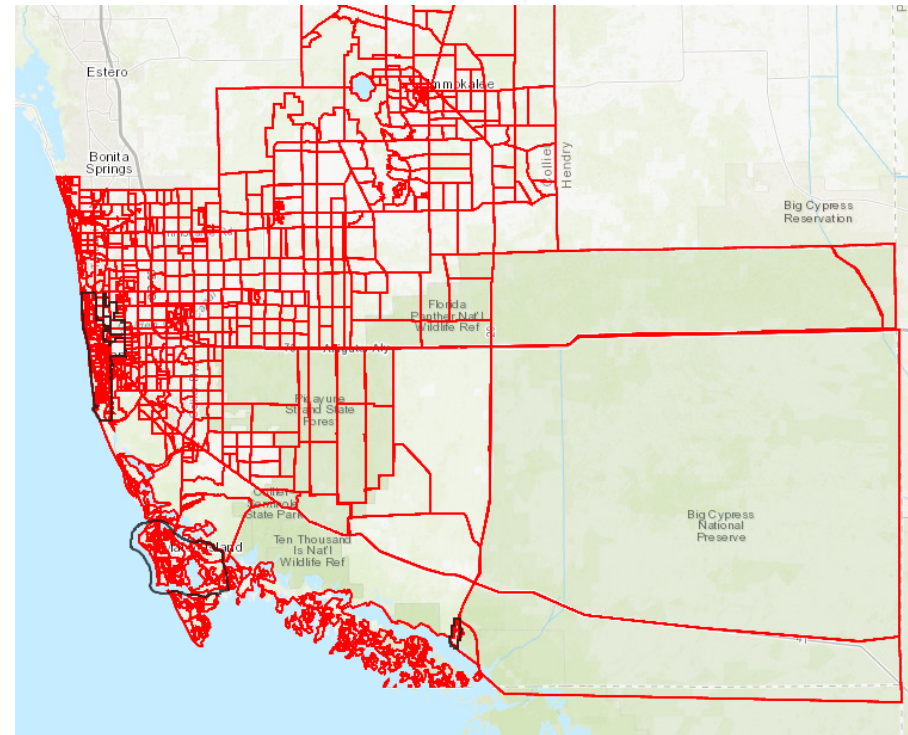
- CIGM has been used in Collier County since 2007 (originally used for East of CR951).
- The CIGM forecasts housing, population, and demand for services.
- Envisioned as 1 database for all departments and the BOCC.
- Goal was to develop an accurate development scenario of Collier County for long-range planning.



What is the CIGM?

The Collier Interactive Growth Model® (CIGM):

- Growth management and long-range planning tool.
- Forecasts using custom geographies (e.g., TAZs)
- Used for land use modeling, population forecasting, and facility planning.
- Forecasts **when** and **where** development will result in the need for more facilities and services.



Smart Growth vs. No Growth

No Growth Strategy:

- Deny every project
- Results in development by-right & Suburban/rural sprawl



Smart Growth Strategy:

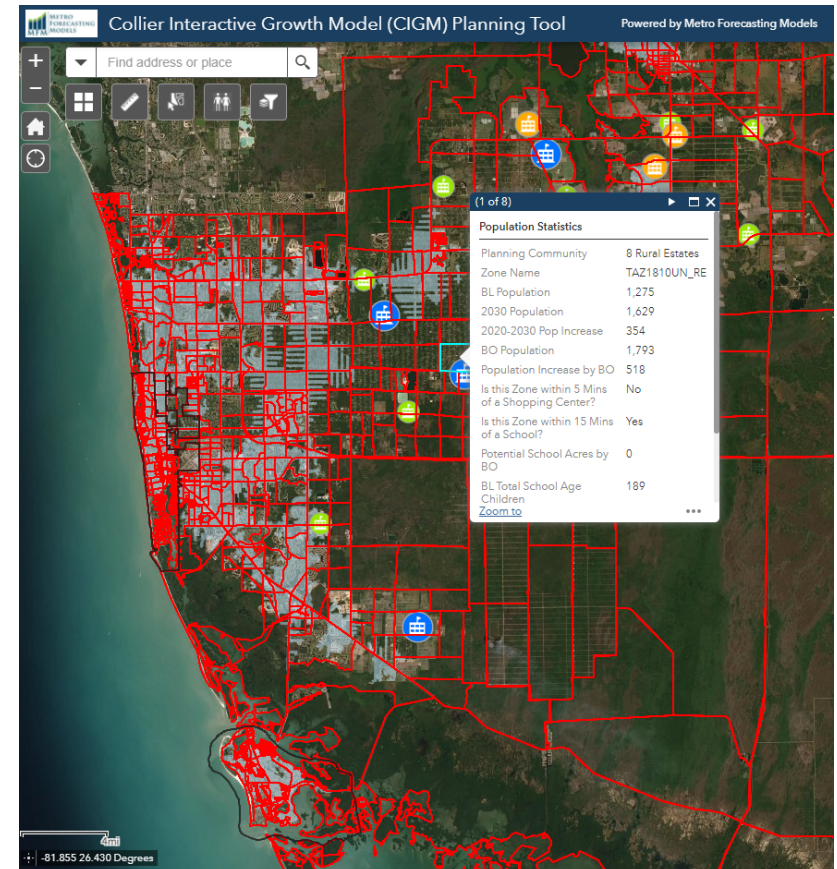
- Data-driven decisions
- Focus on quality of life
- Results in increased habitat conservation and ability to support infrastructure



Smart Growth Strategy

Using the best available data & research to:

- Plan for future infrastructure (roads, utilities).
- Locate future facilities (schools, parks, fire stations).
- Allocate land for commercial services and employment opportunities in ideal locations.
- Reduce future traffic congestion and Vehicle Miles Travelled (VMT).



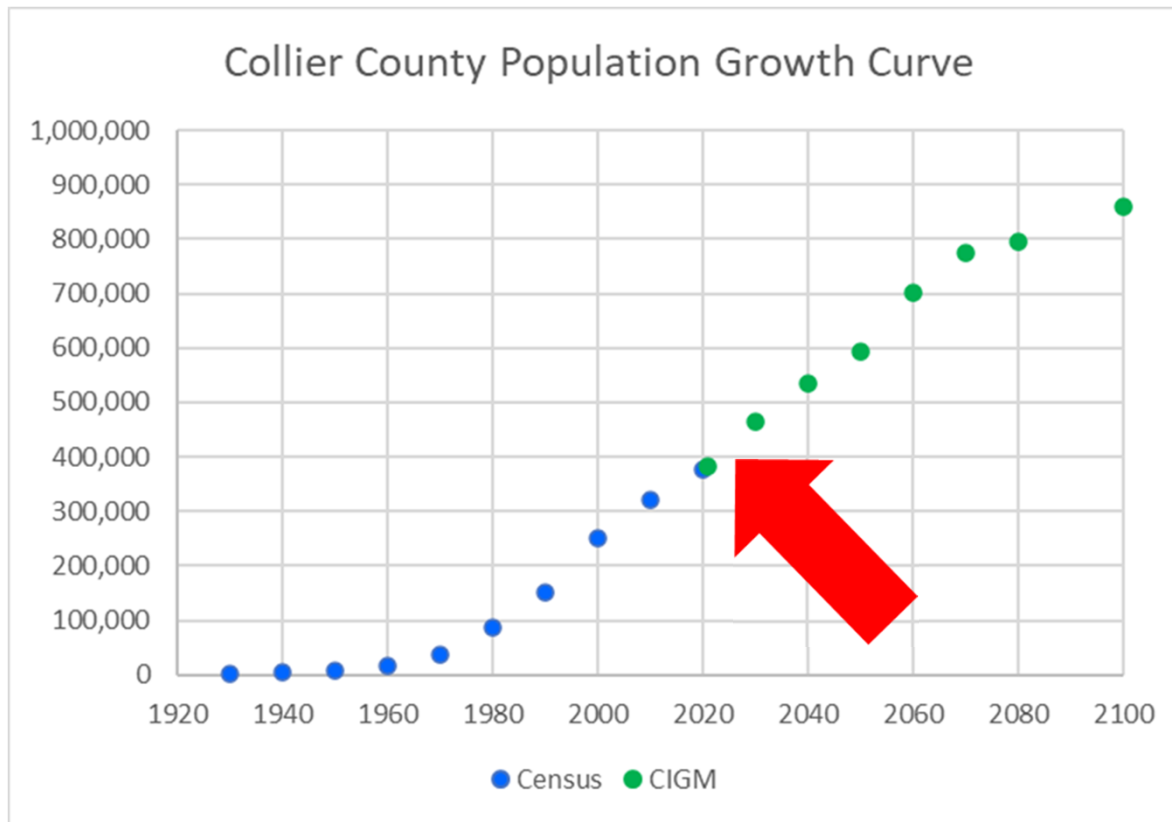
Collier County Interactive Growth Model (CIGM) Planning Tool

Planning for the Future

Using data to plan decades in advance:

- Long-range planning
- Land use planning
- Project review
- Economic Development
- Law enforcement
- Fire/EMS
- Utilities & Solid Waste
- Transportation planning
- Airport planning

Collier County Growth Forecast



*Historic Population, US Census Bureau.
Forecasted Population, Collier County Interactive Growth Model (CIGM), 2023.*

Population Forecast

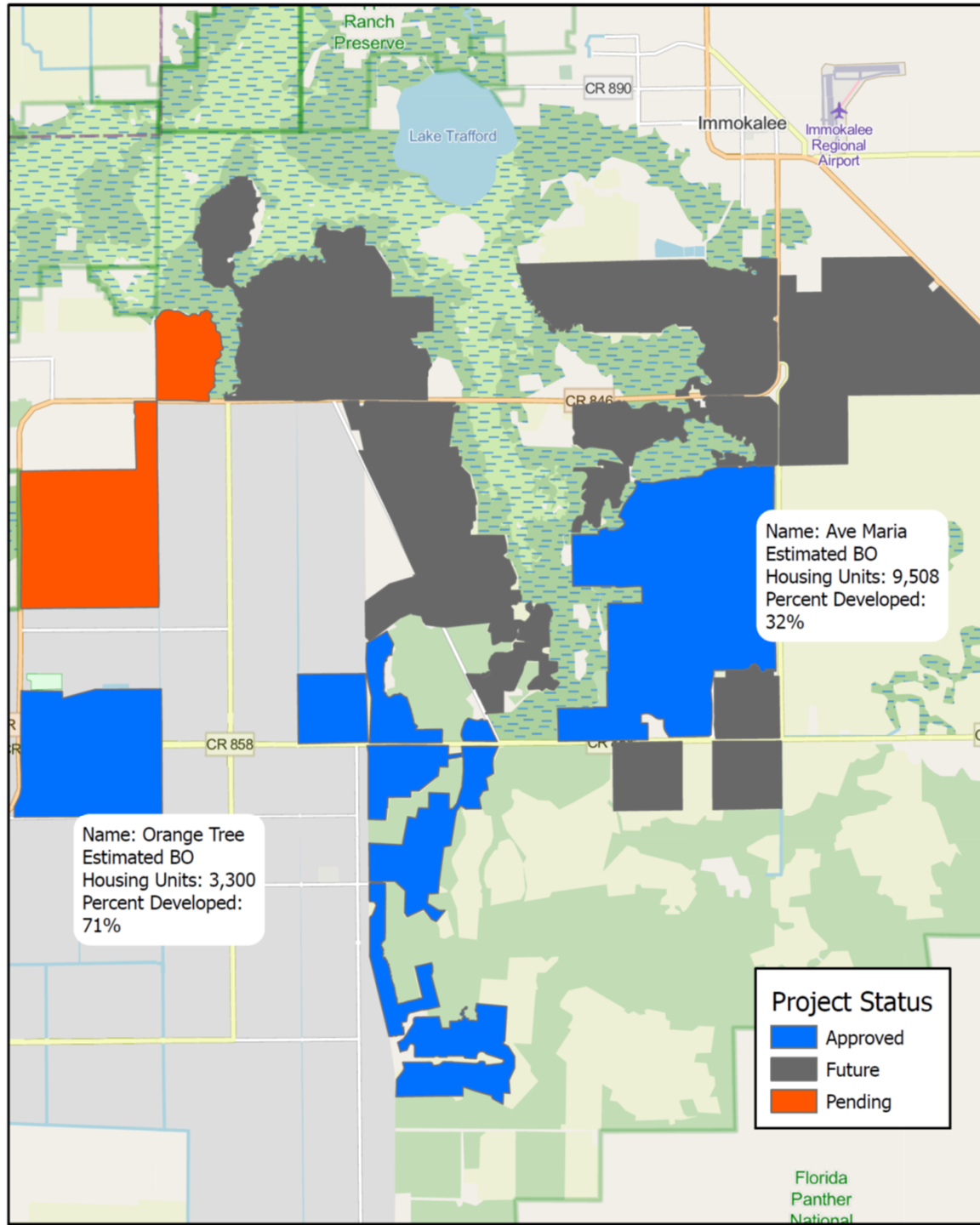
Population Forecast								
	2021	2025	2030	2035	2040	2045	2050	9995
Ave Maria	7,852	11,558	16,858	21,665	26,536	31,346	33,026	35,628
Bayshore	13,097	14,456	16,000	16,581	16,809	16,929	16,985	17,139
Big Cypress SD	7	703	2,842	7,922	12,216	15,779	18,330	42,504
Chokoloskee	839	879	921	955	982	1,003	1,020	1,075
Conservation	1,377	1,453	1,533	1,594	1,644	1,683	1,712	1,834
Everglades	615	667	717	753	779	795	807	830
Golden Gate	25,289	25,840	26,258	26,506	26,639	26,719	26,761	26,864
Goodland	454	470	485	497	506	512	517	529
Immokalee	23,745	25,158	26,859	28,580	30,308	31,803	32,960	43,345
Marco Island	16,643	17,123	17,574	17,931	18,205	18,417	18,587	19,434
Naples	20,163	20,583	20,891	21,136	21,304	21,396	21,457	21,744
Rural Estate	47,434	57,352	67,496	74,456	78,633	81,132	82,612	84,968
Rural Fringe North	0	931	2,743	6,163	9,590	11,413	12,073	12,446
Rural Fringe North Belle Meade	88	302	532	1,426	2,796	3,538	4,338	21,470
Rural Fringe Sending	1,763	2,311	2,634	2,951	3,264	3,621	4,095	5,708
Rural Fringe South	3,839	4,651	5,151	5,585	6,202	7,582	10,209	24,258
Rural Fringe West	4,923	6,827	8,052	8,281	8,312	8,317	8,319	8,327
Rural Land Stewardship Area	420	4,416	9,411	15,240	21,254	29,044	39,944	208,865
Urban Coastal Fringe	14,458	16,767	18,832	19,970	20,487	20,728	20,869	21,853
Urban Estate	9,311	9,849	10,285	10,552	10,697	10,791	10,856	11,067
Urban Residential	191,513	204,925	211,415	215,085	217,316	218,831	219,917	229,318
Sum	383,830	427,221	467,489	503,829	534,479	561,379	585,394	839,206

Collier County Population Forecast by Cluster

2007 vs 2022 CIGM

Housing Units by Area in 2050			
	2007 CIGM	2022 CIGM	Difference
Golden Gate Estates	24,411	27,377	2,966
Immokalee	14,815	9,929	(4,886)
RFMUD	9,321	8,528	(793)
RLSA	70,990	21,202	(49,788)
Ave Maria	13,830	13,818	(12)
Rural Settlement Area/Orange Tree	3,308	4,113	805

Population by Area in 2050			
	2007 CIGM	2022 CIGM	Difference
Golden Gate Estates	76,431	82,612	6,181
Immokalee	52,456	32,960	(19,496)
RFMUD	16,293	16,752	459
RLSA	138,416	72,381	(66,035)
Ave Maria	26,748	33,026	6,278
Rural Settlement Area/Orange Tree	8,633	11,451	2,818



RLSA and RFMUD N Forecast Summary

In 2021: ~8,300 people, ~230,000 commercial Sqft, and ~417,000 Industrial Sqft

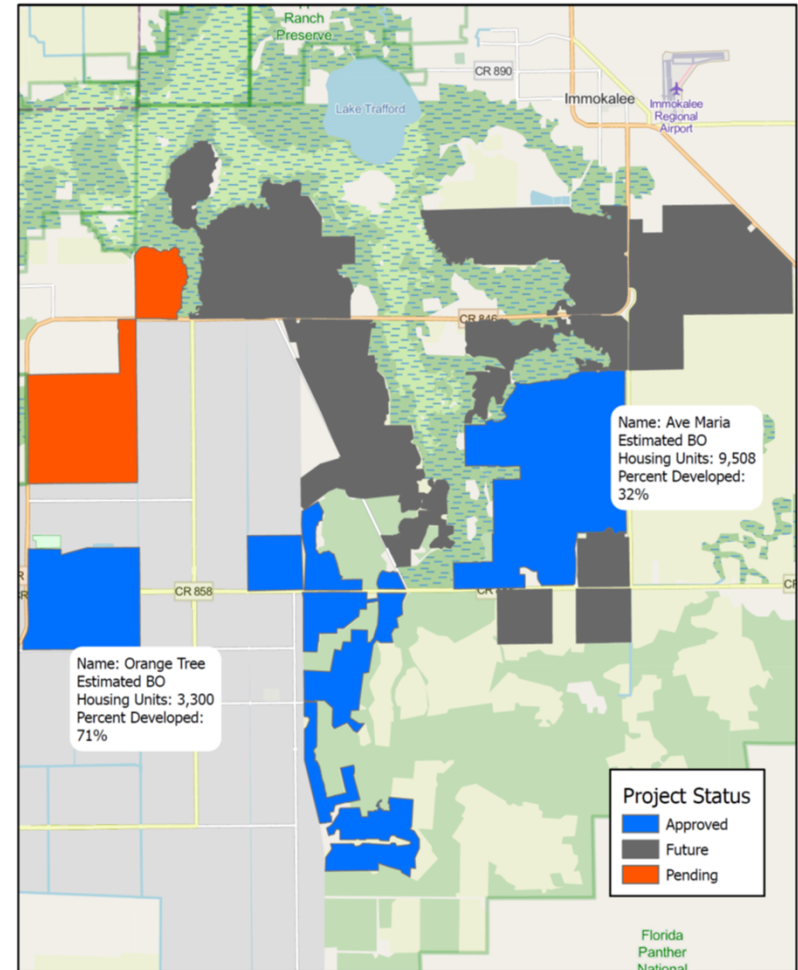
By 2050: 39,059 people, demand for 6,654,000 Sqft of commercial and 2,711,000 Sqft of Industrial

RLSA and Rural Fringe North Forecast Summary				
	Housing	Population	Commercial Demand*	Industrial Demand*
2021**	3,456	8,294	(ex.) 230,000	(ex.) 417,000
2030	11,805	25,761	1,990,900*	793,786*
2040	25,843	57,024	4,429,789*	1,800,580*
2050	39,059	85,294	6,653,811*	2,711,002*

Includes Big Cypress SD, Ave Maria, RLSA, Rural Fringe North
Excludes Golden Gate Estates

* All-in demand

** Projected EOY 2021



Residential and Commercial Balance

- CIGM is for “big-picture” planning analysis.
- Land use allocation is a balancing act.
- Good planning considers compatibility, proximity, and access.
- Use zone (and adjacent zone data) to demonstrate the future supply or demand of land uses.



Adjustments for Land Uses

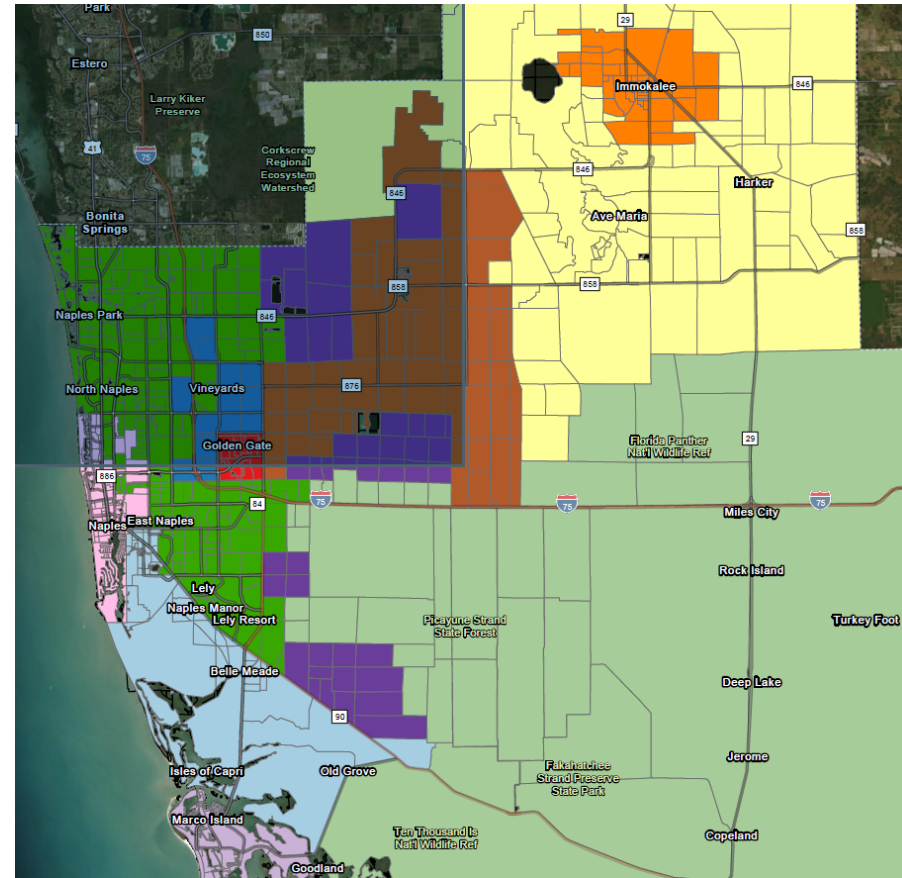
- Some commercial necessary to *minimize* unnecessary trips to urban Collier County
- Rural Estates and RLSA will need fewer tourist-oriented land uses found in urban/coastal Collier County
- RLSA residents will require essential services such as neighborhood shopping centers, urgent care, professional office space, and employment centers.



Golden Gate Estates

Increase by 2040:

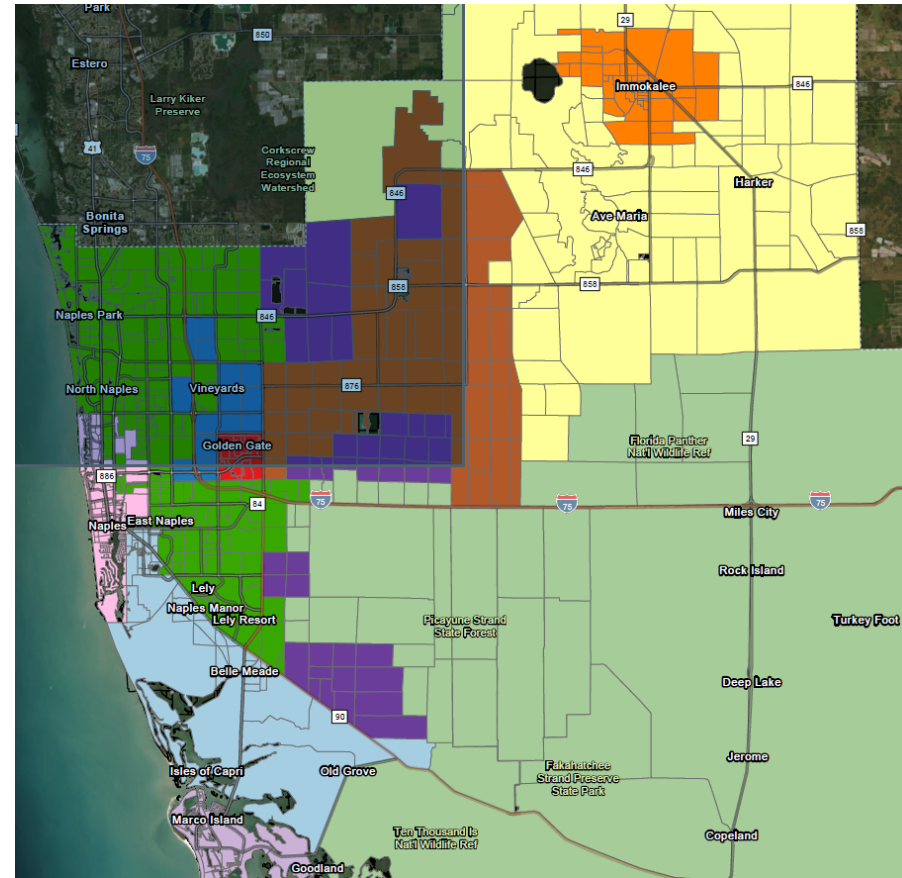
- Housing: ~10,000
- Population: ~31,000
- Neighborhood shopping centers: 1
- Community shopping centers: 0
- Schools: 1 E, 0 M, 0 H
- Parks: 0
- Fire Stations: 3



Immokalee

Increase by 2040:

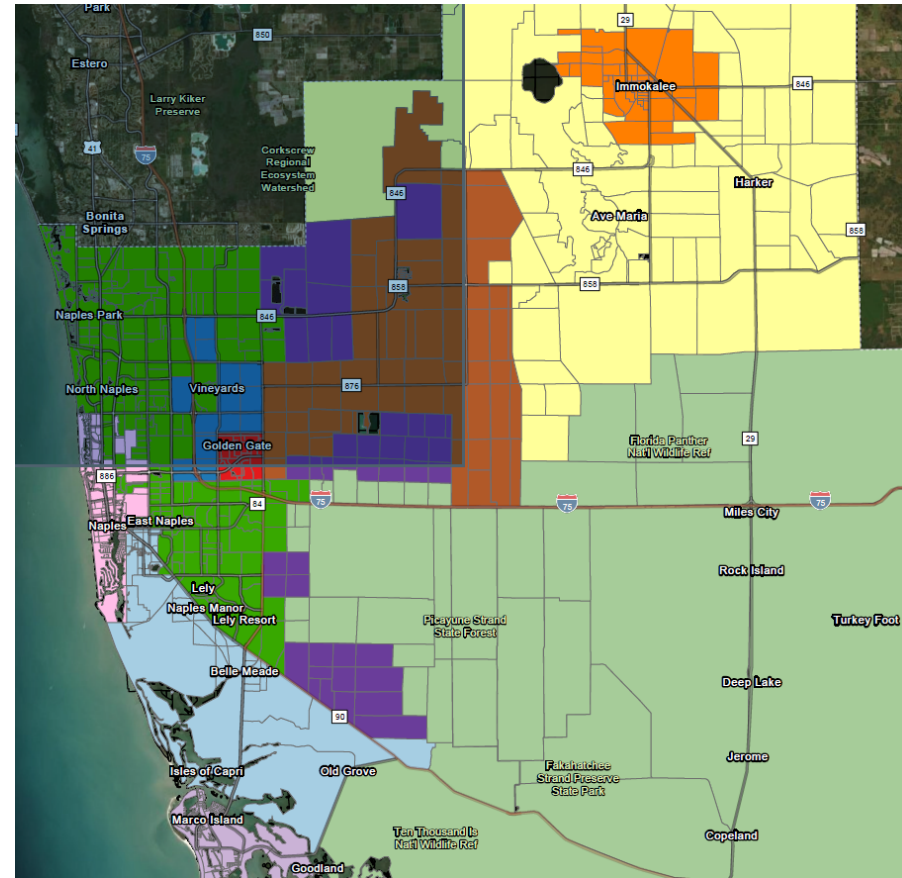
- Housing: ~1,900
- Population: ~6,300
- Neighborhood shopping centers: 1
- Community shopping centers: 1
- Schools: 0
- Parks: 0
- Fire Stations: 0



Rural Land Stewardship Area

Increase by 2040:

- Housing: ~21,000
- Population: ~53,000
- Neighborhood shopping centers: 4
- Community shopping centers: 1
- Regional shopping centers: 1
- Schools: 2 E, 1 M, 0 H
- Parks: 0
- Fire Stations: 3



Key Findings

The County is at a critical point in its growth.

- Eastern and southern portions offer opportunity to provide for land uses that will reduce trip lengths.
 - Planners and policymakers should ensure there is enough land allocated for non-residential services and government facilities
 - Schools
 - Parks
 - Fire stations
 - Half of the growth forecasted for Collier County over the next twenty years will be in the RLSA and RFMUD.
 - By 2040 these areas will add 33,000 housing units and 90,000 permanent residents.
- 

Quality Data leads to quality decision making.

Quality Decisions lead to optimized return on your Capital Investments.

QUESTIONS?

PLEASE CONTACT US FOR
MORE INFORMATION.

Dave@metroforecasting.com
239-913-6949
metroforecasting.com

