ECONOMIC CONDITIONS

➢ INTRODUCTION

Over the last few decades, Southwest Florida has experienced tremendous growth in terms of population and economy. This chapter describes the recent growth of the Region's economy. When applicable, population growth and inflation are incorporated to reflect economic growth patterns more accurately. (See methodology discussion of examples of how "real" and "real per capita" figures were derived.)

This chapter explores the functional aspects of the Region's economic systems. Income is discussed first, followed by labor force and employment. Next, Southwest Florida's seven major economic sectors are analyzed in detail.

➢ INCOME

Income is one of the major indicators of an economy's well-being. One of the most commonly used income statistics is personal income. Personal income is the before-tax income from all sources, after deductions for social insurance programs (e. g., Social Security). Personal income is comprised of five categories: wages and salaries, other labor income, proprietors' income, property income (rents, dividends, interest, and other sources), and transfer payments (Social Security, Aid to Families with Dependent Children, etc.). "Earned" personal income is the income earned by the employed labor force. It consists of the first three categories mentioned above (wages and salaries, other labor income, and proprietors' income). Property income and transfer payments are classified as "unearned" income.

Data in this section deal primarily with total personal income and its components. The first part examines the impact of inflation on purchasing power. The second part analyzes total personal income in the aggregate and by component, to determine present levels and to identify future trends. The third part evaluates per capita personal income and median family income in order to assess incomes on a societal scale. The fourth part looks at earned personal income on a place-of-work basis (by economic sectors). The final section briefly surveys trends and present levels of effective buying income (the spendable portion of personal income).

Inflation and the Cost of Living

Inflation is the force that results in an increase over time in the price of goods and services, thus reducing the purchasing power of income. To determine the real value of income, the inflation factor must be eliminated. This section uses two income measures, total growth and real growth, to exclude the effects of inflation. Total growth refers to the growth, over time, of actual or nominal dollar levels of each indicator. Real growth discloses an indicator's productive growth. The real growth measure discounts inflation over time.

Inflation is measured by a number of different indicators. One of the most common is the Consumer Price Index (CPI) prepared by the U. S. Department of Labor. The CPI is defined as a measure of the average change ("inflation") over time in the prices paid by urban consumers for a market basket of consumer goods and services. Eight major groups of expenditures are included in the CPI. These are food and beverages, housing, apparel, transportation, medical care, recreation, education and communication, and other goods and services.

The CPI data included here (Table 31 and Figure 6) are for all urban consumers and cover about 87% of the total U. S. population. Based on that data, the cost of goods and services increased 343.8% in the period from 1970 to 2000, due solely to inflationary pressures. In other words, $3.44 was required in 2000 to purchase an item that cost $1.00 in 1970.

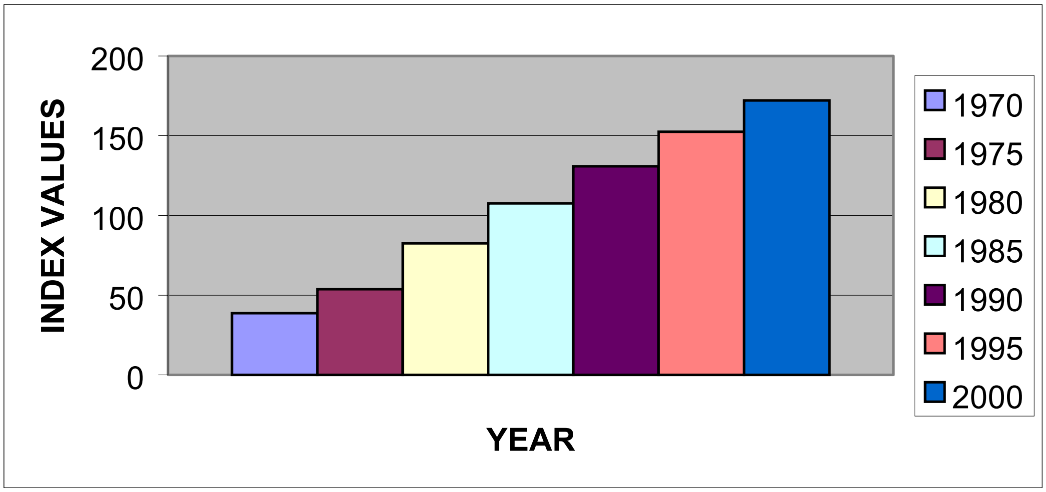
TABLE 31
CONSUMER PRICE INDEX AND INFLATION

Year	Consumer Price Index	Inflation (Percent Change)	Year	Consumer Price Index	Inflation (Percent Change)
1970	38.8	5.7%	1986	109.6	1.9%
1971	40.5	4.4%	1987	113.6	3.6%
1972	41.8	3.2%	1988	118.3	4.1%
1973	44.4	6.2%	1989	124.0	4.8%
1974	49.3	11.0%	1990	130.7	5.4%
1975	53.8	9.1%	1991	136.2	4.2%
1976	56.9	5.8%	1992	140.3	3.0%
1977	60.6	6.5%	1993	144.5	3.0%
1978	65.2	7.6%	1994	148.2	2.6%
1979	72.6	11.3%	1995	152.4	2.8%
1980	82.4	13.5%	1996	156.9	3.0%
1981	90.9	10.3%	1997	160.5	2.3%
1982	96.5	6.2%	1998	163.0	1.6%
1983	99.6	3.2%	1999	166.6	2.2%
1984	103.9	4.3%	2000	172.2	3.4%
1985	107.6	3.6%			

Note: Data is for all urban consumers, all items, U. S. city average, not seasonally adjusted. Base period is 1982-1984. 1982-84 = 100.

Source: U.S. Department of Labor, Bureau of Labor Statistics, website (http://stats.bls.gov/datahome.htm), accessed June 2001.

FIGURE 6
CONSUMER PRICE INDEX, 1970-2000



Source: Derived from Table 31.

Of course, the actual rise in price varies according to the commodity being purchased and the geographic location. Additionally, the CPI is only a general indicator. It serves, however, as a useful tool to assess real economic growth through time by enabling the user to adjust for inflation.

The Florida Price Level Index is another indicator. It reflects the cost of purchasing goods and services in each county relative to the average cost of those purchases for the state. The FPLI compares costs at one point in time, not the change in prices over a period of time. Thus, it is not a measure of inflation. It was created by the Legislature to assist in the distribution of state funds to local school districts. FDLI is prepared annually by the Florida Department of Education (Office of Education Planning, Budgeting, and Management). Under the Florida Price Level Index, the average price level for the state is 100. An index number greater than 100 indicates an average cost of living that is greater that that of the state as a whole. A number less than 100 indicates that the cost of living is less than that of the whole state. In effect, the Florida Price Level Index measures the relative strength of an area's purchasing power, compared to the rest of the state.

In 2000, Collier County was the most expensive county in the Region in which to live and Charlotte County was the least expensive (Table 32). For every $1.00 spent in the state in 2000, consumers spent about $1.02 in Collier County and about $0.96 in Charlotte County for the same goods and services.

TABLE 32 FLORIDA PRICE LEVEL INDEX							
	1995	2000	Categories for 2000				
County	Index	Index	Food	Health Care	Housing	Personal Goods and Services	Transportation
Charlotte	96.68	95.94	99.38	100.72	92.25	98.14	97.05
Collier	103.68	101.77	99.43	103.21	102.68	101.56	101.81
Glades	97.83	96.03	96.10	99.97	93.04	97.90	99.44
Hendry	95.02	96.79	99.52	95.88	90.87	98.96	105.26
Lee	99.68	98.34	99.48	101.89	97.57	99.04	97.14
Sarasota	104.71	100.20	101.38	94.55	101.51	101.35	96.96

Source: Table I, "2000 Florida Price Level Index," Table II, "Florida Price Level Index: 1995 to 2000," and Table III, "Population Weighted Category Indices." Florida Department of Education, website (www.firn.edu/doe/.bin00047/fplifnl.pdf), accessed June 28, 2001.

Personal Income and Its Components

Total personal income consists of all earned income (wages and salaries, other labor income, and proprietors' income), property income (rents, dividends, and interest) and transfer payments. Looked at another way, personal income is total income less deductions for Social Security.

In terms of dollar amounts without adjustment for inflation, the Region's total personal income has significantly increased (Table 33). Between 1980 and 1999, total personal income increased 451.1% in nominal terms. This is more than the state (324.5%) or the nation (235.2%).

TABLE 33 TOTAL PERSONAL INCOME ($000,000)								
						% Change		
County	1980	1985	1990	1995	1999	1980-90	1990-99	1980-99
Charlotte	576.4	1,114.2	2,046.4	2,654.5	3,336.6	255.0%	63.0%	478.9%
Collier	1,088.1	2,136.6	4,308.0	6,627.6	9,287.7	295.9%	115.6%	753.5%
Glades	33.5	61.4	99.1	124.4	164.3	195.5%	65.9%	390.3%
Hendry	197.5	289.9	429.4	570.2	732.4	117.4%	70.6%	270.8%
Lee	2,144.2	3,985.1	6,963.3	9,113.4	11,159.6	224.7%	60.3%	420.4%
Sarasota	2,604.2	4,677.2	7,857.2	9,513.4	11,935.0	201.7%	51.9%	358.3%
Region	6,644.0	12,264.3	21,703.4	28,603.5	36,615.6	226.7%	68.7%	451.1%
State	98,881.8	166,919.3	258,479.0	333,525.4	419,800.5	161.4%	62.4%	324.5%
Nation	2,323,900.0	3,515,000.0	4,903,200.0	6,200,900.0	7,789,600.0	111.0%	58.9%	235.2%

Note: Computed by place of residence. Personal contribution for social insurance has been removed and an adjustment for residence has been included, both calculated by the Bureau of Economic Analysis.

Source: Florida data from Table CA1-3, "Personal Income, Florida," Regional Accounts Data, Local Area Personal Income. National data from Table 2.1, "Personal Income and Its Disposition," National Income and Product Account Tables. Both from U. S. Department of Commerce, Bureau of Economic Analysis, website (http://www.bea.doc.gov/bea/regional/data/htm), accessed June 28, 2001 and July 5, 2001

Per capita income figures may speak to the overall wealth of an area. An analysis of the components of personal income, however, reveals much about the economic nature of a region. Table 34 provides a breakdown of personal income for the Region in 1999. Only 34.4% of the Region's personal income was derived from wages and salaries as compared to 48.2% for the state. Personal income in the Region relies more on transfer payments and property income than in the state as a whole. Property income (dividends, interest, and rent) makes up 39.9% of personal income in the Region versus 25.3% for the state as a whole. Transfer payments comprise 15.0% of personal income in the Region, but only 14.6% of the state's personal income. Again, the data reflect-Southwest Florida's popularity as a retirement destination.

TABLE 34
COMPONENTS OF PERSONAL INCOME, 1999 (Millions of Dollars)

	Earned Income*								Unearned Income**			
	Wage and Salaries		**Other Labor Income**		**Proprietors' Income Farm**		**Proprietors' Income Nonfarm**		**Dividends, Interest, Rent Income**		**Transfer Payments**	
County	**($)**	**%**	**($)**	**%**	**($)**	**%**	**($)**	**%**	**($)**	**%**	**($)**	**%**
Charlotte	909.7	27.3%	108.8	3.3%	181.8	5.5%	20.0	11.0%	1,316.2	39.6%	809.6	24.3%
Collier	2,948.7	31.6%	300.7	3.2%	845.1	9.1%	125.8	14.9%	4,317.5	46.3%	916.1	9.8%
Glades	27.9	21.6%	4.2	3.3%	26.8	20.8%	19.2	71.4%	41.0	31.8%	29.0	22.5%
Hendry	302.7	41.6%	38.6	5.3%	184.5	25.3%	151.1	81.9%	95.3	13.1%	107.1	14.7%
Lee	4,495.7	38.2%	532.8	4.5%	703.5	6.0%	40.9	5.8%	4,077.2	34.6%	1,959.2	16.6%
Sarasota	4,221.8	34.6%	425.8	3.5%	674.9	5.5%	11.3	1.7%	5,098.3	41.7%	1,791.6	14.7%
Region	12,906.4	34.4%	1,411.0	3.8%	2,616.6	7.0%	368.2	14.1%	14,945.4	39.9%	5,612.6	15.0%
State	209,968.8	48.2%	25,206.9	5.8%	26,040.1	6.0%	2,525.3	9.7%	110,285.6	25.3%	63,739.7	14.6%
Nation	4,468,923.0	55.0%	496,591.0	6.1%	665,067.0	8.2%	26,912.0	4.0%	1,476,316.0	18.2%	1,016,203.0	12.5%

* By place of work.
** By place of residence
Source: Table CA05, "Personal Income by Major Source and Earnings by Industry," Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website http://www.bea.doc.gov/bea/regional/reis.action.cfm, accessed July 11, 2001.

Earned Income

Earned income is the sum of wages and salaries, other labor income, and proprietors' income. In 1999, earned income in the Region totaled $16,934.0 million, or 46.2% of total personal income (Table 35).

TABLE 35
EARNED INCOME ($000)

County	1980	1985	1990	1995	1999
Charlotte	$232,338	$380,278	$713,192	$928,112	$1,200,308
Collier	$573,283	$1,011,788	$1,969,357	$2,831,510	$4,094,557
Glades	$23,780	$31,490	$41,567	$42,048	$58,974
Hendry	$156,091	$213,352	$297,057	$398,984	$525,731
Lee	$1,124,810	$1,982,706	$3,394,844	$4,480,911	$5,731,940
Sarasota	$1,170,889	$1,931,421	$3,040,394	$3,987,270	$5,322,489
Region	$3,281,191	$5,551,035	$9,456,411	$12,668,835	$16,933,999
% of Total Personal Income*	49.4%	45.3%	43.6%	44.3%	46.2%
% Annual Increase	-----	13.8%	14.1%	6.8%	6.7%
Earned Income (1980 $s)*	$3,281,191	$4,250,978	$5,961,808	$6,849,816	$8,375,519
%Real Annual Growth in Regional Earned Income	-----	5.9%	8.0%	3.0%	4.5%

Note: Earned income is earnings by place of work.
Source: Table CA05, "Personal Income by Major Source and Earnings by Industry, " from Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website, accessed July 16, 2001. U.S. Department of Labor, Bureau of Labor Statistics, website (http://stats.bls.gov/datahome.htm), accessed June 2001.

From 1980 to 1999, earned income in the Region increased 416.1%. Adjusting for inflation, the 1980 to 1999 increase in real dollars was 155.3%. When accounting for population growth as well as inflation, the per capita real earned income for the Region increased by 29.7%.

It can be concluded, then, that the Region's increase in earned income (Table 35) has not kept pace with the increase in total personal income (Table 33). Per capita earned income in the Region was $5,691 in 1980. By 1999, this figure had increased 29.7%, to $7,379 (in 1980 dollars). Per capita total personal income in 1980 and 1999 was $11,524 and $15,956, respectively. This is a 38.5% increase in 1980 dollars.

Further, earned income declined as a percentage of total personal income between 1980 and 1999 from 49.4% in 1980 to 46.2% in 1999. Consequently, the source of the increase in the average real per capita personal income Table 33 must be found elsewhere.

Property Income

Property income is the total income from tangible and intangible property. It includes dividend, interest, and rent income. In the Region (Table 36), property income totaled $14,945 million in 1999, accounting for 40.8% of total personal income (by place of residence).

TABLE 36 PROPERTY INCOME ($millions)					
County	**1980**	**1985**	**1990**	**1995**	**1999**
Charlotte	$229.644	$500.755	$916.028	$1,040.703	$1,316.165
Collier	$440.566	$966.277	$2,073.535	$3,231.754	$4,317.457
Glades	$6.370	$13.042	$25.627	$31.110	$40.980
Hendry	$23.022	$41.728	$74.194	$77.811	$95.347
Lee	$725.763	$1,466.955	$2,697.669	$3,304.902	$4,077.162
Sarasota	$1,152.996	$2,163.975	$3,791.678	$4,084.178	$5,098.301
Region	$2,578.361	$5,152.732	$9,578.731	$11,770.458	$14,945.412
Total Regional Personal Income by Place of Residence	$6,643.968	$12,264.329	$21,703.384	$28,603.515	$36,615.639
% of Total Regional Personal Income	38.8%	42.0%	44.1%	41.2%	40.8%
% Annual Growth in Property Income in the Region	-----	20.0%	17.2%	4.6%	6.7%

Note: Property income consists of dividend, interest, and rent income, all reported as a single category by BEA.

Source: Table CA05, "Personal Income by Major Source and Earnings by Industry," Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website http://www.bea.doc.gov/bea/regional/reis.action.cfm, accessed July 11, 2001. CPI from U.S. Department of Labor, Bureau of Labor Statistics, website (http://stats.bls.gov/datahome.htm), accessed June 2001.

For the period 1980 to 1999, property income increased 479.6%. Discounting the effects of inflation, this was a real increase of 430.2%. Factoring in the Region's population growth during this period (96.9%), individual real property income increased 169.3%.

Property income increased as a share of total personal income from 38.8% in 1980 to 40.8% in 1999. Thus, property income has increased faster than total personal income. This supports a direct correlation between personal income and the number of retirees in the Region.

Transfer Payment Income

Income from transfer payments stems largely from Social Security, Aid to Families with Dependent Children, unemployment insurance, retirement benefits, and veterans' benefits payments. Table 37 presents the Region's annual transfer payment income for the period 1980 to 1999. Transfer payments in this period increased 461.2%.

TABLE 37
TRANSFER PAYMENTS ($000,000)

County	1980	1985	1990	1995	1999
Charlotte	$120.515	$229.383	$411.264	$686.047	$809.585
Collier	$114.083	$228.243	$417.215	$730.191	$916.087
Glades	$5.310	$8.974	$12.955	$23.729	$28.995
Hendry	$16.738	$29.493	$51.760	$93.469	$107.135
Lee	$332.211	$634.382	$1,061.961	$1,659.081	$1,959.231
Sarasota	$411.327	$729.890	$1,113.442	$1,559.135	$1,791.602
Region	$1,000.184	$1,860.365	$3,068.597	$4,751.652	$5,612.635
Total Regional Personal Income by Place of Residence	$6,643.968	$12,264.329	$21,703.384	$28,603.515	$36,615.639
% of Total Regional Personal Income	15.1%	15.2%	14.1%	16.6%	15.3%
% Annual Growth in Transfer Payments in the Region	-----	17.2%	13.0%	11.0%	4.5%

Source: Table CA05, "Personal Income by Major Source and Earnings by Industry," Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website http://www.bea.doc.gov/bea/regional/reis.action.cfm, accessed July 11, 2001. CPI from U.S. Department of Labor, Bureau of Labor Statistics, website (http://stats.bls.gov/datahome.htm), accessed June 2001.

Transfer payment income totaled $5,613 million in 1999, accounting for 15.3% of total personal income in the Region. Discounting the effects of inflation, this was a real increase of 413.3%. The per capita real transfer payment income in 1980 was $1,735 and $4,523 in 1999. This is an increase of 160.7%. Transfer payments, as a share of total personal income, increased from 15.1% in 1980 to 15.3% in 1999.

Per Capita and Median Family Income

Between 1960 and 1999, the Region experienced substantial increases in population and income. Per capita income in the Region increased 1598.6% between 1960 and 1999 (Table 38). Removing the effects of inflation, this was an increase of 201.8%, or 6.1% annually.

TABLE 38
INCOME CHARACTERISTICS (1960-1999)

	Median Family Income					Per Capita Income				
County	**1960**	**1970**	**1980**	**1990**	**1999**	**1960**	**1970**	**1980**	**1990**	**1999**
Charlotte	$3,918	$6,255	$12,700	$29,522	NA	$1,398	$3,153	$9,632	$14,431	$24,356
Collier	$4,673	$9,136	$18,700	$38,428	NA	$2,174	$4,710	$12,238	$21,386	$44,862
Glades	$3,625	$6,165	$12,600	$23,175	NA	$1,540	$2,823	$5,833	$10,719	$18,905
Hendry	$4,127	$7,042	$14,500	$26,635	NA	$2,838	$4,797	$10,240	$10,035	$24,858
Lee	$4,286	$7,878	$15,700	$32,310	NA	$1,705	$3,543	$10,119	$15,623	$27,861
Sarasota	$4,688	$7,739	$16,100	$35,322	NA	$2,218	$4,496	$12,362	$18,441	$38,934
Region	$4,220	$7,369	$15,050	$30,899	NA	$1,979	$3,920	$10,071	$15,106	$33,615
State	N/A	$6,476	$21,023	$32,212	NA	$1,968	$3,698	$9,919	$14,698	$27,781

Sources: Median family income data for 1990 from Table 148, "Income in 1989 of Households, Families, and Persons: 1990," 1990 Census of Population: Social and Economic Characteristics, Florida, Section 1 (1990 CP-2-11). Per capita income data for counties and state for 1970, 1980, 1990, and 1999 from Table CA05, "Personal Income by Major Source and Earnings by Industry," from Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website, accessed July 16, 2001.

Median family income increased 632.2% from 1960 to 1990. That is an annual increase of 21.1%. Adjusted for inflation, the Region saw median family income increase of 65.8% in real terms between 1960 and 1990. This is an annual increase of 2.2%.

The slower annual rate of increase for median family income, as compared to per capita income, may be due in part to a decline in family size. The Region has consistently exceeded the state's per capita income figures for the years listed. These excesses, albeit small ones, can be attributed to Collier, Lee, and Sarasota Counties.

A comparison of per capita incomes among the Region's six counties is shown in Figure 7. Figure 8 compares the average per capita incomes of the Region and state. Both graphs show a rapid increase in per capita income beginning in 1970 and continuing through 1990.

FIGURE 7
COUNTY PER CAPITA INCOMES
1960-1999

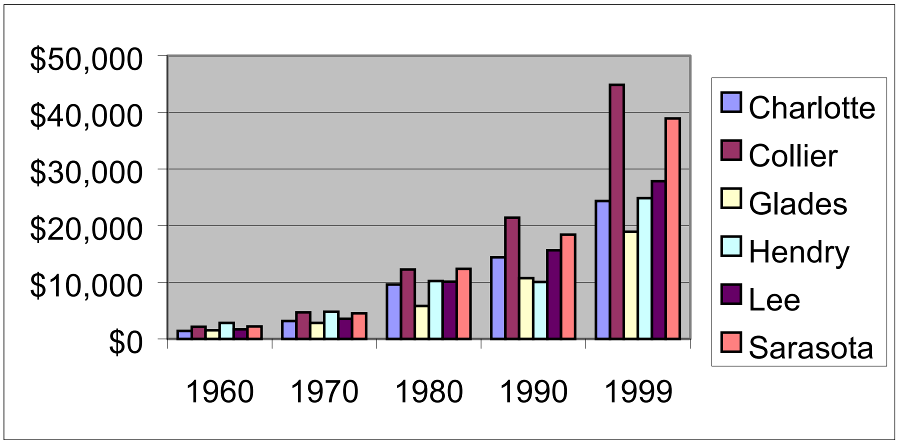
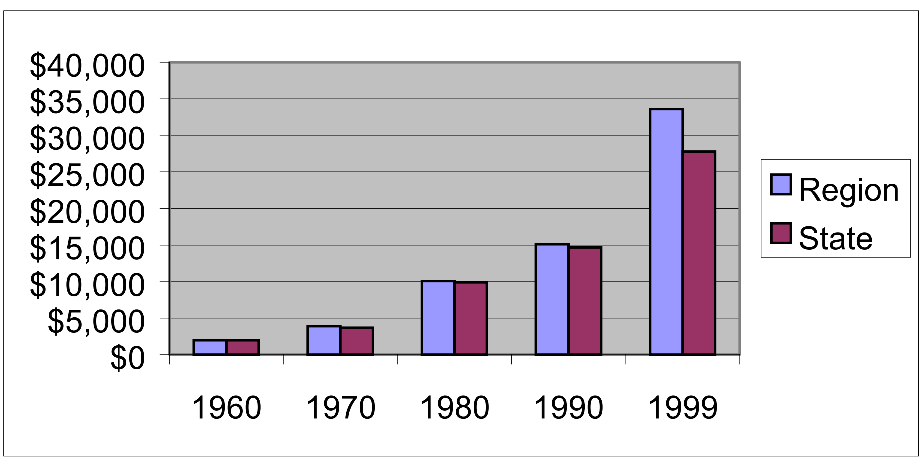


FIGURE 8
STATE AND REGIONAL PER CAPITA INCOMES
1960-1999



Sources: Derived from Table 38.

Earned Wage and Salary Income by Economic Sector

Eight different employment sectors contribute to the economy of the Region. (A ninth sector, government, is discussed elswhere in this document.) Table 39 presents earnings, i.e., average wage and salary income, by nonfarm sector (excluding government). Table 40 displays these earnings as a percentage of total earnings for all industries. The economy of the Region is dependent on four sectors: services; wholesale and retail trade; finance, insurance and real estate; and construction. These four sectors accounted for 87.7% of earnings in 1999. Within the Region, the coastal counties reflect this same pattern. The economies of Glades and Hendry Counties, however, differ somewhat from the rest of the Region. In addition to the services sectors, Glades County is dependent on the agricultural services and transportation/communication/utilities sectors. Hendry County is more reliant on agricultural services, along with manufacturing, wholesale and retail trade and services.

TABLE 39
EARNINGS BY PRIVATE, NONFARM INDUSTRY, 1999 ($000)

Economic Sector	Charlotte	Collier	Glades	Hendry	Lee	Sarasota	Region[3]
Agricultural Serv./Forestry /Fishing	(D)	$114,857	$4,240	$70,074	$73,304	(D)	$262,475
Mining	(D)	$8,185	(D)	(D)	$10,421	(D)	$18,606
Construction	$119,275	$472,311	$2,121	$14,164	$623,178	$417,272	$1,648,321
Manufacturing	$37,429	$113,030	(D)	$53,436	$243,621	$328,535	$776,051
Trans./Comm./Utilities	$46,769	$121,482	(D)	(D)	$311,296	$152,413	$631,960
Wholesale and Retail Trade	$224,142	$648,145	$4,206	$50,789	$1,137,598	$875,661	$2,940,541
FIRE[1]	$80,596	$599,110	$711	$7,416	$559,850	$609,159	$1,856,842
Services	$453,250	$1,446,711	$7,703	$41,537	$1,662,916	$2,363,297	$5,975,414
Total[2]	$983,231	$3,523,831	$24,574	$253,100	$4,622,184	$4,814,655	$14,221,575

1-- FIRE is finance, insurance, and real estate

2-- Total is total private, nonfarm earnings. While data for some sectors are not shown in the county columns due to disclosure restrictions, the total for each column (county, region, and state) includes "D" data. ("D" means that data are not shown to avoid disclosure of confidential information.)

3-- "D" data (i. e., nondisclosed data) are not included in the regional totals for the individual sectors (rows). Thus, the regional totals for agricultural serv./forestry/fishing, mining, manufacturing, and trans.comm./utilities are not complete.

Source: Table CA05, "Personal Income by Major Source and Earnings by Industry," Regional Accounts Data, Local Area Personal Income, U. S. Department of Commerce, Bureau of Economic Analysis, website http://www.bea.doc.gov/bea/regional/reis.action.cfm, accessed July 11, 2001.

TABLE 40 PRIVATE NONFARM EARNINGS BY SECTOR AS PERCENTAGE OF TOTAL, 1999							
Economic Sector	**Charlotte**	**Collier**	**Glades**	**Hendry**	**Lee**	**Sarasota**	**Region**
Agricultural Serv./Forestry /Fishing	NA	3.3%	17.3%	27.7%	1.6%	NA	1.8%
Mining	NA	0.2%	NA	NA	0.2%	NA	0.1%
Construction	12.1%	13.4%	8.6%	5.6%	13.5%	8.7%	11.6%
Manufacturing	3.8%	3.2%	NA	21.1%	5.3%	6.8%	5.5%
Trans./Comm./Utilities	4.8%	3.4%	NA	NA	6.7%	3.2%	4.4%
Wholesale and Retail Trade	22.8%	18.4%	17.1%	20.1%	24.6%	18.2%	20.7%
FIRE	8.2%	17.0%	2.9%	2.9%	12.1%	12.7%	13.1%
Services	46.1%	41.1%	31.3%	16.4%	36.0%	49.1%	42.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Due to nondisclosure of data, some cells (marked "NA") cannot be calculated. The total for each column for the counties, however, includes all data and does total 100%. The regional sector totals for agricultural, serv/ forestry/ fishing, mining, manufacturing, and trans.comm./utilities are not complete due to nondisclosed data.
Source: Derived from Table 39 above.

Effective Buying Income

One measure of purchasing power or disposable income is effective buying income (EBI). First introduced by Sales and Marketing Management magazine, EBI represents personal income after deductions are made for income taxes. Table 41 shows 1992 and 1997 EBI figures for each county in the Region. The Region's EBI increased 7.1% from 1992 to 1997. Within the Region, Collier County reported the highest EBI for both years while Glades County posted the lowest. Sarasota County EBI posted the highest gain for this time period, at 31.2% while Hendry County EBI declined 2.5%.

TABLE 41 EFFECTIVE BUYING INCOME SOUTHWEST FLORIDA (in dollars)			
County	**1992 Median Household E.B.I.**	**1997 Median Household E.B.I.**	**1992-1997 % Change**
Charlotte	26,090	28,000	7.3
Collier	35,105	38,931	1.1
Glades	22,835	23,090	1.1
Hendry	25,011	24,396	-2.5
Lee	29,783	31,040	4.2
Sarasota	25,316	33,346	31.2
Region	27,357	29,800	7.1

Source: "Survey of Buying Power," Sales and Marketing Management, 1992, 1993, 1997.

➢ LABOR FORCE AND EMPLOYMENT

Labor Force

The Region's labor force increased 124.8%, from 224,912 persons to 505,509 persons, during the period 1980 to 2000 (Table 42). The population of Southwest Florida grew 109.3% during the same time period. Thus, the labor force grew at a faster rate than the population. There are variations, however, within that span of years. For example, the labor force as a part of total population was 39.0% in 1980, 44.9% in 1990, and 41.9% in 2000.

TABLE 42
CIVILAN LABOR FORCE AND CHARACTERISTICS, SELECTED YEARS

		Labor Force			% Change	
County		**1980**	**1990**	**2000**	**1980-90**	**1990-00**	**1980-00**
Charlotte							
	Labor Force	18,854	41,441	50,634	119.8%	22.2%	168.6%
	% of Total Population	32.3%	37.3%	35.8%			
Collier							
	Labor Force	36,088	72,944	100,050	102.1%	37.2%	177.2%
	% of Total Population	42.0%	48.0%	39.8%			
Glades							
	Labor Force	2,273	3,207	3,713	41.1%	15.8%	63.4%
	% of Total Population	37.9%	42.2%	35.1%			
Hendry							
	Labor Force	7,932	12,845	15,125	61.9%	17.8%	90.7%
	% of Total Population	42.6%	49.8%	41.8%			
Lee							
	Labor Force	82,039	154,303	181,961	88.1%	17.9%	121.8%
	% of Total Population	40.0%	46.0%	41.3%			
Sarasota							
	Labor Force	77,726	123,463	154,026	58.8%	24.8%	98.2%
	% of Total Population	38.4%	44.4%	47.3%			
Region							
	Labor Force	224,912	408,203	505,509	81.5%	23.8%	124.8%
	% of Total Population	39.0%	44.9%	41.9%			
State							
	Labor Force	4,271,000	6,468,000	7,490,000	51.4%	15.8%	75.4%
	% of Total Population	43.8%	50.0%	46.9%			

Sources: Labor force data from Florida Research and Economic Database website (http://fred.labormarketinfo.com/default.asp). 1980 population data from Table 62, "General Characteristics: 1980." 1990 population data from Table DP-1, "General population and Housing Characteristics: 1990," U. S. Census. 2000 population data from Table DP-1, "Profile of General Demographic Characteristics: 2000," U. S. Census.

Despite the fact that the Region's growth in the labor force exceeded the state's growth in the period from 1980 to 2000, the Region continued to trail the state in labor participation rates. This can be attributed to the fact that retirees, a relatively high proportion of the population in Southwest Florida, generally do not participate in the labor market.

Unemployment

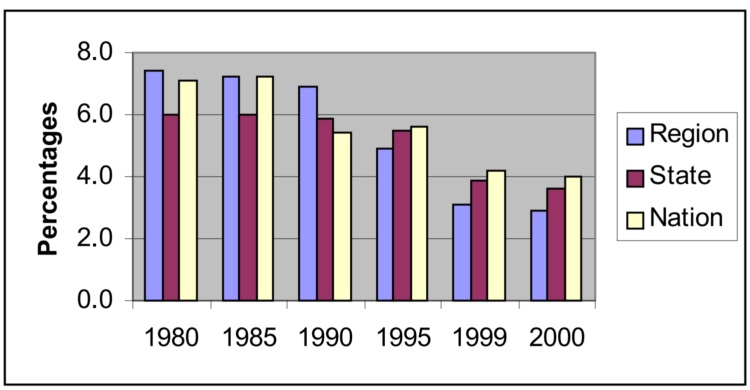
Southwest Florida's unemployment rates reflect state and national trends as well as local economic activities. In 2000, the average unemployment rate for the Region was 2.9% (Table 43). This was below both the state and national rates. Within the Region, Hendry and Glades Counties experienced the highest unemployment rates (11.1% and 6.6%, respectively). Sarasota County enjoyed the lowest rate, 2.1%. Figure 9 shows changes in the unemployment rates of the Region, state, and nation.

TABLE 43
UNEMPLOYMENT RATE

County	1980	1985	1990	1995	1999	2000
Charlotte	4.6	5.0	5.4	4.7	3.2	2.7
Collier	7.8	7.6	5.5	6.9	3.8	3.5
Glades	13.0	8.7	9.0	9.6	7.4	6.6
Hendry	8.7	12.8	12.8	15.2	12.2	11.1
Lee	5.4	4.8	4.4	4.2	2.6	2.6
Sarasota	4.8	4.2	4.1	3.4	2.1	2.1
Region	7.4	7.2	6.9	4.9	3.1	2.9
State	6.0	6.0	5.9	5.5	3.9	3.6
Nation	7.1	7.2	5.4	5.6	4.2	4.0

Source: Florida Research & Economic Database.

Figure 9
Unemployment Rates
1980-1999



Source: Derived from Table 43.

Employment by Economic Sector

From 1990 to 1999, 84,185 jobs were created in the Region (Table 44). This is an increase of 23.9%, or an annual increase of 2.4%.

The fastest growing sector in the period 1990 to 1999 was the services sector, which increased 47.0%, and the trade sector, which increased 20.7%. The dramatic increase in employment rates in these sectors is due to increased tourist spending and a fundamental shift of the U.S. economy toward a service-based economy. Figure 10 illustrates increases in the Region's employment by economic sectors.

TABLE 44
NON-AGRICULTURAL EMPLOYMENT BY ECONOMIC SECTOR

Year	Total	M	C	T/C/U	Trade	F/I/R	S	G
Charlotte								
1970	4,951	161	411	241	1,226	872	1,140	900
1980	14,456	380	3,160	596	3,595	1,935	3,120	1,670
1990	26,919	921	2,645	923	8,517	1,818	8,120	3,975
1999	34,822	1,154	2,580	894	10,565	1,755	12,624	5,250
Collier								
1970	10,318	345	2,112	395	2,647	1,536	1,763	1,520
1980	27,981	1,104	4,223	1,049	8,539	2,549	6,673	3,844
1990	60,674	2,361	7,661	1,854	16,952	5,044	19,900	6,902
1999	88,270	2,861	10,684	2,268	24,774	5,818	32,385	9,510
Glades								
1970	578	200	9	40	60	9	40	220
1980	567	9	60	75	90	18	27	288
1990	574	28	N/A	N/A	120	N/A	85	341
1999	794	N/A	38	N/A	134	20	219	383
Hendry								
1970	2,092	397	40	61	456	58	460	620
1980	3,953	657	166	163	1,095	237	299	1,336
1990	5,043	N/A	372	216	1,355	276	837	1,987
1999	6,675	N/A	268	330	2,192	240	1,239	2,406
Lee								
1970	24,233	1,695	3,530	1,785	7,596	2,502	3,005	4,120
1980	64,777	3,517	8,371	3,805	19,717	5,882	12,762	10,723
1990	121,830	5,830	12,531	5,570	36,957	9,132	32,154	19,656
1999	153,729	6,908	15,168	7,271	45,136	9,199	44,347	25,700
Sarasota								
1970	31,674	3,412	4,002	1,660	9,540	2,231	5,969	4,860
1980	69,354	6,137	7,662	3,062	20,621	5,872	16,154	9,846
1990	114,102	8,931	9,272	3,667	34,139	8,121	36,425	13,547
1999	129,710	8,175	9,283	3,524	35,528	8,612	52,553	12,035

TABLE 44 Cont.
NON-AGRICULTURAL EMPLOYMENT BY ECONOMIC SECTOR

Year	Total	M	C	T/C/U	Trade	F/I/R	S	G
Region								
1970	73,846	6,210	10,104	4,182	21,525	7,208	12,377	12,240
1980	181,088	11,804	23,642	8,750	53,657	16,493	39,035	27,707
1990	329,142	18,071	32,481	12,230	98,040	24,391	97,521	46,408
1999	414,000	19,098	38,021	14,287	118,327	25,644	143,393	55,284
Florida (Number of employees in thousands)								
1970	2,167	332	167	153	575	129	412	399
1980	3,473	454	265	209	926	251	760	608
1990	5,247	520	323	268	1,448	366	1,487	835
1999	6,629	488	367	341	1,713	439	2,331	951
United States (Number of employees in thousands)								
1970	70,257	19,367	3,588	4,515	15,040	3,645	11,548	12,554
1980	89,378	20,285	4,346	5,146	20,310	5,160	17,890	16,241
1990	108,694	19,076	5,120	5,777	25,774	6,709	27,934	18,304
1999	128,080	18,432	6,273	6,792	29,791	7,632	39,000	20,160
% Change - Region								
1970-1980	145.2	90.1	134.0	109.2	149.3	128.8	215.4	126.4
1980-1990	81.8	53.1	37.4	39.8	82.7	47.9	149.8	67.5
1990-1999	25.8	5.7	17.1	16.8	20.7	5.1	47.0	19.1
% Change - State								
1970-1980	60.3	36.7	58.7	36.6	61.0	94.6	84.5	52.4
1980-1990	51.1	14.5	21.9	28.2	56.4	45.8	95.7	37.3
1990-1999	26.3	-6.2	13.6	27.2	18.3	19.9	56.8	13.9
% Change - Nation								
1970-1980	27.2	4.7	21.1	14.0	35.0	41.6	54.9	29.4
1980-1990	21.6	-6.0	17.8	12.3	26.9	30.0	56.1	12.7
1990-1999	17.8	-3.4	22.5	17.6	15.6	13.8	39.6	10.1

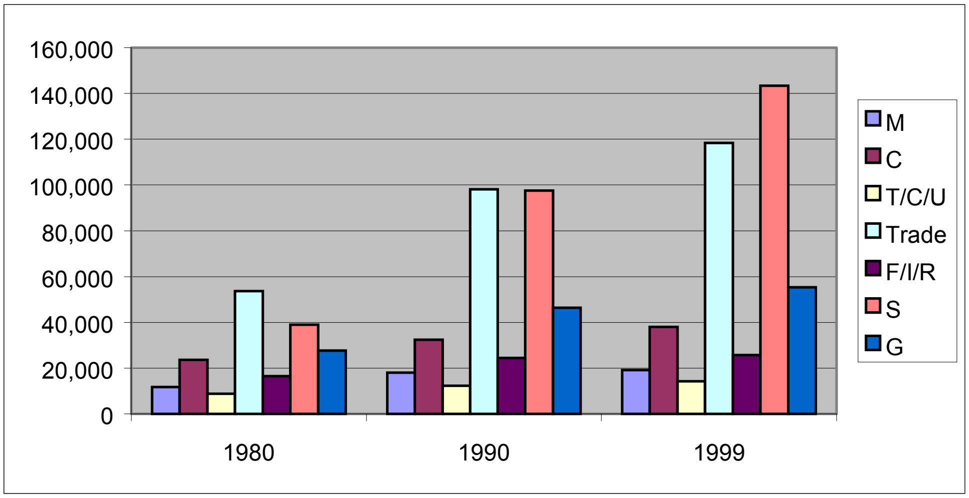
Note: The number shown for each industry is the monthly average for that industry in the year cited. Due nondisclosure, averaging, rounding, etc. of data within an industry column, subtotals may be different from the totals. Nondisclosed data (noted by "NA") is not included in the row totals for each industry for the region.

Sector Abbreviations:

Total — Total Non-Agricultural Wage and Salary Employees
M — Manufacturing
C — Construction
T/C/U — Transportation, Communication, Utilities (including electric, gas and sanitary services, etc.)
Trade — Wholesale and Retail Trade
F/I/R — Finance, Insurance, and Real Estate
S — Services
G — Government (including court systems, county offices, police, fire, etc.)

Source: Statistical Abstract of the United States, 1993, Table No. 660, 663 & 690 & 2000 Table 683. Florida Statistical Abstract, 1998, Table 6.05. Source: Data for 1990 and 1999 for counties and state from (Florida) Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, in cooperation with the U. S. Department of Labor, Bureau of Labor Statistics. Website (http://www2.myflorida.com/awi/lms/es202/htm), accessed August 6, 2001.

FIGURE 10
REGIONAL NON-AGRICULTURE
EMPLOYMENT BY ECONOMIC SECTOR
1980-1999



Source: Derived from Table 43.

The predominance of employment sectors differs significantly within the Region, state, and nation. This can be shown through the use of the location quotient. The location quotient (LQ) measures the relative predominance of an economic sector in one particular economy by comparing it to the economy of another area. With respect to Southwest Florida, the LQ was calculated twice to measure the Region's economy against the state's and the nation's. The location quotients are calculated as follows:

$$LQ = \frac{\text{Regional Employment in Sector/Total Regional Employment}}{\text{State Employment in Sector/Total State Employment}}$$

$$LQ = \frac{\text{Regional Employment in Sector/Total Regional Employment}}{\text{National Employment in Sector/Total National Employment}}$$

The results are presented in Table 45. An LQ equal to one indicates that the industry has the same share of total regional employment as it has of total state (or national) employment. An LQ greater than one indicates that sector has a greater share of total regional employment than of total state (or national) employment. An LQ less than one means the sector has a lower share of total regional employment than of total state (or national) employment.

The location quotient figures indicate that the manufacturing and transportation /communication /utilities sectors are less dominant in the regional economy than in the state or national economies (both in 1990 and in 1999). The construction sector had greater representation in the regional economy than in the state in 1990 and 1999. When compared to the nation, construction declined in the region from 1990 to 1999. In comparison to the state, however, construction continues to play a larger role in the region than in the state.

TABLE 45
1990, 1999 SECTOR SHARES OF TOTAL NON-AGRICULTURAL EMPLOYMENT COVERED BY UNEMPLOYMENT COMPENSATION*

Region's Location Quotient When Regional Employment is Compared with **State** Employment

	% of Employment in Region		% of Employment in State		Location Quotient	
Sector	**1990**	**1999**	**1990**	**1999**	**1990**	**1999**
Construction	9.9	9.2	6.2	5.5	1.6	1.7
Manufacturing	5.5	4.6	9.9	7.4	0.6	0.6
Trans./Comm./Utilities	3.7	3.5	5.1	5.1	0.7	0.7
Trade	29.8	28.6	27.6	25.8	1.1	1.1
Finance/Insurance/Real Estate	7.4	6.2	7.0	6.6	1.1	1.0
Services	29.6	34.6	28.3	35.4	1.1	1.0
Government	14.1	13.4	15.9	14.3	0.9	0.9

Region's Location Quotient When Regional Employment is Compared with **National** Employment

	% of Employment in Region		% of Employment in State		Location Quotient	
Sector	**1990**	**1999**	**1990**	**1999**	**1990**	**1999**
Construction	5.5	4.6	4.7	4.9	1.2	0.9
Manufacturing	9.9	9.2	17.6	14.4	0.6	0.6
Trans./Comm./Utilities	3.7	3.5	5.3	5.3	0.7	0.7
Trade	29.8	28.6	23.7	23.3	1.3	1.2
Finance/Insurance/Real Estate	7.4	6.2	6.2	6.0	1.2	1.0
Services	29.6	34.6	25.7	30.4	1.2	1.1
Government	14.1	13.4	16.8	15.7	0.8	0.8

* Mining and agricultural employment are not included.
Source: Calculated from Table 44

Employment by Occupation

Categorizing the employment of an area by occupation is useful because occupations reflect the skills of the labor force. Twelve major occupation groups encompassing some 400 professions are defined by the U.S. Bureau of the Census.

As in the case of employment within economic sectors, employment within occupation groups increased significantly from 1980 to 1990 (Table 46). The greatest increases were in the protective service, professional, and executive categories, which registered over 95% growth in employment. Only the private household service category decreased during this period.

In 1990, sales, administrative, and professional occupations comprised almost one-half of the working labor force. Other primary occupations included precision production, executive, and service other than private or protective. Machine operators, assemblers and inspectors represented only 2.9% of the Region's work force, reflecting the absence of a strong manufacturing base.

TABLE 46 REGIONAL EMPLOYEMENT BY MAJOR OCCUPATION GROUP 1980 AND 1990					
	Total In Listed Occup.	Percent of Total	Total In Listed Occup.	Percent of Total	Percent Change
Occupation Group	**1980**	**1980**	**1990**	**1990**	**1980-1990**
Professional, Technicians and Related Support	27,294	12.7	54,462	14.4	99.5
Executive, Administrative and Managerial	24,305	11.3	47,431	12.5	95.1
Sales Occupation	31,549	14.6	59,037	15.6	87.1
Administrative Support including clerical	32,791	15.2	55,131	14.5	68.1
Precision Production, Craft and Repair	32,095	14.9	48,564	12.8	51.3
Machine Operators, Assemblers, and Inspectors	7,356	3.4	10,877	2.9	47.9
Transportation and Material Moving Occupations	8,302	3.8	14,145	3.7	70.4
Handlers, Equipment Cleaners, Helpers & Laborers	9,459	4.4	14,627	3.9	54.6
Farming, Forestry and Fishing	9,943	4.6	15,054	4.0	51.4
Private Household Service	1,946	0.9	1,645	0.4	-15.5
Protective Service	3,154	1.5	6,604	1.7	109.4
Service other than Private or Protective	27,489	12.7	49,252	13.0	79.2
Employed, 16 years old and over	215,683	100.0	379,393	100.0	75.9

Note: Breakdown may not match that shown in previous reports due to a change in Census classifications.

Sources: 1980 data from U. S. Census of Population, General Social and Economic Characteristics, Florida, Table 176, "Labor Force Characteristics for Counties: 1980," U. S. Census. 1990 data from 1990 Census of Population, Social and Economic Characteristics, Florida, Table 145, "Occupation of Employed Persons: 1990," U. S. Census.

➢ MAJOR ECONOMIC SECTORS

An analysis of the individual sectors that make up the regional economy is necessary to understand the characteristics that shape the economy of the Region. The eight major employment sectors described in this section are agriculture; construction; manufacturing; transportation, communications, and utilities; retail and wholesale trade; finance, insurance, and real estate; services; and government.

Agriculture, Farming, Forestry, Fishing, and Mining (SIC 01-14)

Agriculture, including farming, forestry, and fishing, was the primary economic activity of Southwest Florida in the late nineteenth and early twentieth centuries. Agriculture remains a major land use in the Region, but has less economic significance. This is due primarily to the growth of other economic sectors and the urbanization of the Region. Other factors have also played a role, such as changing market demands, natural catastrophes, increasing prices for raw land, and the loss of productivity due to over-farming.

The Region's prolonged growing season encourages the farming of sugarcane, citrus, flowers, and a broad range of produce. Ranching is also favored by the area's climate. Much of the farming requires extensive use of water, which has made large capital investments for irrigation systems necessary. Such expenses, coupled with other risks, have caused some farmlands to be abandoned or sold for urban development.

The forestry industry in Southwest Florida first developed around the extensive resources of the freshwater wetland cypress forests. This activity has decreased due to the intensity of initial logging, which reduced the renewable stock, and the drainage of much of the wetlands. These two factors have largely prevented the regeneration of broad expanses of cypress forests.

The large fishing industry in the Region is dependent upon the productivity of Southwest Florida's coastal waters. This natural productivity is sensitive to the many changes accompanying other types of economic development, particularly those that destroy wetland-estuarine areas essential to marine life food chains. In certain areas of the Region, the fishing industry and land development are in competition for the use of the same natural resources.

Agriculture remains the primary economic activity in the two inland counties of Glades and Hendry. The condition of farming, forestry, and fishing in the Region is discussed below.

Farming

Farming is an important activity in Florida. Although the state is not ordinarily thought of as an agricultural state, it ranks ninth in the United States in value of agricultural products sold, totaling over $6.81 billion in 1998. (Florida Statistical Abstract 2000, Table 9.42.)

There were 1,859 farms in the Region in 1997 (Table 47). These farms encompassed an estimated 1,810,329 acres. Since 1949, however, the amount of land devoted to farming has decreased from 2.4 million acres to 1.8 million acres in 1997.

The distribution of agricultural lands devoted to crops, woodlands, and livestock raising has also undergone considerable change. During this forty-eight year period, the number of commercial farms in the Region increased from 1,202 to 1,839, a 54.6% increase, but with variations throughout the years.

TABLE 47
FARMING ACREAGE IN SOUTHWEST FLORIDA, SELECTED YEARS

	Number of Farms	Total Farm Acreage	Cropland	Woodlands	Livestock Raising and Other
Charlotte					
1949	113	406,624	2,776	291,293	184,555
1982	139	217,117	38,103	70,191	108,823
1987	197	214,364	23,925	69,183	121,256
1992	214	227,202	35,622	24,646	166,934
1997	209	290,340	44,577	95,813	149,950

TABLE 47(cont.) FARMING ACREAGE IN SOUTHWEST FLORIDA, SELECTED YEARS					
	Number of Farms	Total Farm Acreage	Cropland	Woodlands	Livestock Raising and Other
Collier					
1949	193	466,874	11,308	141,786	313,779
1982	197	281,304	51,931	81,964	197,409
1987	224	332,177	59,871	82,368	189,920
1992	254	301,977	97,628	72,485	141,864
1997	235	277,279	69,212	52,707	155,360
Glades					
1949	85	530,775	21,426	36,733	472,615
1982	171	489,619	31,287	(D)	(D)
1987	194	222,232	32,420	63,588	(D)
1992	206	369,965	43,236	28,477	298,252
1997	188	380,377	41,361	5,984	333,032
Hendry					
1949	148	636,396	36,891	293,579	305,926
1982	298	538,640	(D)	(D)	366,306
1987	396	545,111	141,185	46,060	357,866
1992	389	529,835	195,139	63,679	271,017
1997	403	604,677	204,996	104,758	294,923
Lee					
1949	395	177,252	23,704	127,100	26,448
1982	349	118,552	27,850	17,175	73,527
1987	415	132,665	32,689	20,066	79,910
1992	517	106,721	29,990	12,477	64,254
1997	509	129,001	34,155	12,738	82,108
Sarasota					
1949	268	173,575	26,654	115,329	31,592
1982	317	206,976	11,904	35,799	159,273
1987	352	166,766	13,492	42,117	111,157
1992	328	151,242	25,290	11,743	114,209
1997	315	128,655	18,781	21,704	88,170
Region					
1949	1,202	2,391,496	122,760	1,005,820	1,334,915
1982	1,471	1,852,208	161,075	205,129	905,338
1987	1,778	1,613,315	303,582	323,382	860,109
1992	1,908	1,686,942	416,905	213,507	1,056,530
1997	1,859	1,810,329	413,082	293,704	1,103,543

(D): Data not disclosed.

Source: Florida Statistical Abstract, BEBR, 1990 and 1998, Tables 9.36 and 9.37; Florida Statistical Abstract 2000, Table 9.36, "Farms: Land in Farms by Use in the State and Counties of Florida, 1997; U.S. Census of Agriculture, 1992, Table 6; U.S. Department of Agriculture, 1997 Census of Agriculture, 1997, Table 6.

Although the number of farms increased, the average size of farms decreased from nearly 1,990 acres in 1949 to 974 acres in 1997 (Table 47). (Average farm size was derived by dividing total farm acreage by the number of farms.) Farm size varied widely among the Region's six counties. In 1997, the smallest farms were in Lee County (253 acres) while the largest farms were in Glades County (2,023 acres).

Citrus fruit is a major agricultural commodity in Southwest Florida. Between 1987 and 1997, Southwest Florida's orange harvest, for example, increased 228%, while Florida's citrus harvest increased only 94% during the same period (Table 48). This indicates that citrus production in Florida is shifting to Southwest Florida. Fear of hard freezes, the threat of citrus canker, competition from foreign citrus growers, and escalating land values will continue to impact citrus production in Southwest Florida.

TABLE 48
SOUTHWEST FLORIDA CITRUS HARVEST AND ACREAGE
1987, 1992 & 1997

	Pounds Harvested (in 000's)								
	Oranges			Grapefruit			Total Acres		
County	**1987**	**1992**	**1997**	**1987**	**1992**	**1997**	**1987**	**1992**	**1997**
Charlotte	106,156	242,721	446,262	7,938	50,186	72,457	7,274	(D)	23,487
Collier	144,901	402,264	886,334	28,584	40,517	127,485	11,299	30,448	34,861
Glades	140,591	196,607	302,971	(D)	6,913	10,351	(D)	(D)	(D)
Hendry	917,374	1,750,977	2,730,962	197,849	275,786	338,743	57,974	(D)	114,600
Lee	106,040	97,930	307,882	18,552	30,123	55,615	5,642	8,342	13,786
Sarasota	20,523	43,735	43,707	4,958	12,877	(D)	1,873	3,264	2,376
Region	1,435,585	2,734,234	4,718,118	257,881	416,402	604,651	84,062	42,054	189,110
State	10,467,824	12,273,120	20,314,139	3,633,686	3,290,952	4,892,929	734,803	887,904	959,364
Region as % of State	13.7%	22.3%	23.2%	7.1%	12.7%	12.4%	11.4%	4.7%	19.7%

Source: U.S. Census of Agriculture, 1987, Table 28; U.S. Census of Agriculture, 1992, Table 31; U.S. Department of Agriculture, Census of Agriculture, 1997, Table 31.

Sugarcane production is another important agricultural activity in the Region (Table 49). In Southwest Florida, sugarcane is grown only in Glades and Hendry Counties. The Region's production of sugarcane for sugar in 1987 accounted for 1,113,505 tons or 7.9% of the state's total production. By 1997, however, the Region's share of sugarcane production had increased to 15.8% of the state production. Part of this increase is due to a reduction in statewide production over the last five years. The future of sugarcane production in the Region is uncertain as sugar prices continue to drop.

TABLE 49 SOUTHWEST FLORIDA SUGARCANE PRODUCTION, 1987, 1992 & 1997						
	Harvested Acres			Production In Tons		
County	**1987**	**1992**	**1997**	**1987**	**1992**	**1997**
Glades	8,187	15,773	15,333	265,824	529,94	518,268
Hendry	24,660	54,755	55,026	847,681	1,878,990	2,069,704
Region	32,847	70,528	70,359	1,113,505	2,408,934	2,587,972
State	418,759	445,999	436,597	14,146,123	16,718,840	16,313,361

Includes sugarcane produced for seed and sugar.
Source: U.S. Census of Agriculture, 1992, Table 27; U.S. Department of Agriculture, Census of Agriculture, 1997, Table 27.

Vegetable production is likewise crucial to the agricultural economy of Southwest Florida (Table 50). As a percentage of total agricultural land in the Region, vegetable acreage is small: 2.8% in 1987 and 2.1% in 1997. As a percentage of total cropland in the state devoted to vegetable production, the Region accounted for a significant 17.2% in 1987 and 16.8% in 1997. However, the overall acreage in vegetable production declined since 1987, despite a slight increase in the 1992 Census.

TABLE 50 SOUTHWEST FLORIDA VEGETABLE* PRODUCTION, 1987, 1992 & 1997						
	Farms			Acres		
County	**1987**	**1992**	**1997**	**1987**	**1992**	**1997**
Charlotte	5	11	6	790	1,335	1,201
Collier	51	43	16	25,964	30,404	17,010
Glades	3	7	(D)	(D)	722	(D)
Hendry	37	25	28	7,567	5,801	9,646
Lee	34	27	24	9,730	8,750	6,907
Sarasota	25	21	10	1,706	1,261	1,485
Region	155	134	87	45,757**	48,273	38,249**
State	2,053	1,988	1,500	265,331	271,534	226,366

(D) Data withheld for confidentiality purposes.
* Includes sweet corn, tomatoes, melons and others.
**Total does not include Glades County 1987 and 1997 acreage due to data withheld for confidentiality purposes.
Source: U.S. Census of Agriculture, 1992, Table 29; U.S. Department of Agriculture, Census of Agriculture, 1997, Table 29.

Cattle production in Southwest Florida agricultural economy has declined slightly since 1987 (Table 51). The number of cattle in the Region decreased 12.2% between 1987 and 1997. Rangeland acreage, however, increased 29.8% during the same time period. The Region's share of the state's cattle and rangeland acreage in 1987 and 1997 increased from 16.8% to 24.1%, indicating that the Southwest Florida cattle industry is still very important to the state.

TABLE 51
SOUTHWEST FLORIDA CATTLE STOCK AND RANGELAND, 1987, 1992 & 1997

	Pasture/Rangeland* Acreage			Number of Cattle and Calves		
County	**1987**	**1992**	**1997**	**1987**	**1992**	**1997**
Charlotte	116,908	160,603	132,020	26,767	26,513	25,159
Collier	171,518	114,537	121,921	35,630	27,393	9,990
Glades	(D)	287,709	304,328	57,092	57,072	67,693
Hendry	289,297	222,952	262,555	103,759	92,100	91,875
Lee	73,996	58,212	74,827	15,743	11,801	12,358
Sarasota	103,906	110,626	85,501	25,894	29,099	25,651
Region	755,625**	954,639	981,152	264,975	243,978	232,726
State	4,495,653	4,456,686	4,069,927	1,879,124	1,783,968	1,808,900

* All pastureland and rangeland other than cropland and pastured woodland.
** Total does not include Glades County 1987 acreage due to data withheld for confidentiality purposes.
(D) Data withheld for confidentiality purposes.
Source: U.S. Census of Agriculture, 1992, Tables 6 and 14; U.S. Department of Agriculture, Census of Agriculture, 1997, Table 6 and 14.

Fishing Industry

The fishing industry has historically been both a commercial and recreational boon to Southwest Florida. Some of the earliest communities in the Region began as fishing villages. Sport fishing has been (and still is) touted by several communities as a substantial area attraction.

An important determinant of fishing industry activity is the market for fish in general, and for certain species of fish in particular. A good market price, for example, encourages increased fishing and a greater demand for species with a high price. As a result, fishing harvests may vary from year to year.

As seen in Table 52, the majority of fishing licenses granted in 1998 in the Region were for restricted species and saltwater products.

In that same year, landings of marine species in Southwest Florida totaled 17.9 million pounds, a 31.8% decrease from 1975 (Table 53). Factors that cause declines in fishing include the destruction of fishing resources, either from over-fishing or destruction of species; competition by other areas or nations for fishing resources; and the cost of operating fishing craft.

TABLE 52 FISHERY RESOURCE LICENSES, 1998					
Type	**Charlotte**	**Collier**	**Lee**	**Sarasota**	**Region**
Crab, Blue	118	135	243	86	582
Crab, Stone	71	131	178	79	459
Crawfish/Lobsters	15	35	77	15	142
Marine Life	4	7	11	10	32
Purse seine	2	7	1	6	16
Restricted species	175	216	464	124	979
Retail dealers	52	46	101	43	242
Saltwater products	229	272	623	183	1,307
Wholesale dealers	10	19	57	15	101
Other permits	4	7	24	2	37
TOTAL	680	875	1,179	563	3,897

Source: Department of Environmental Protection, Florida Marine Research Institute, 1998 figures.

Over-fishing can result from intense competition between commercial and sports fishermen, while destruction of species can result from either water degradation, such as red tides, or the destruction of feeding areas. Reports have also been made about traditional international fishing areas being closed by the actions of other nations. Similarly, reports have been made regarding the cost and effects of modernizing the fishing industry. Modernization has either driven out or made less competitive those fishermen who could not afford the transition.

Declines in fishing have also affected other sectors of the economy, such as manufacturing and wholesale and retail trade. The manufacturing sector includes the seafood processing industry while the trade sector includes wholesale and retail sales of seafood.

TABLE 53 SUMMARY OF MARINE LANDINGS - SELECTED YEARS								
Year	**Food Fish (000 Lbs.)**	**Food Fish $0**	**Invertebrates (000 Lbs.)**	**Invertebrates $0**	**Shrimp (000 Lbs.)**	**Shrimp $0**	**Total (000 Lbs.)**	**Total $0**
Charlotte								
1975	2,939	N/A	283	N/A	172	N/A	3,394	N/A
1978	2,419	N/A	784	N/A	140	N/A	3,343	N/A
1983	4,260	1,392	338	194	96	233	4,694	1,819
1989	3,368	2,223	512	859	67	125	3,946	3,207
1992	2,393	1,339	668	337	80	231	3,141	1,908
1998	1,097	N/A	1,375	N/A	62	N/A	2,534	N/A
Collier								
1975	3,911	N/A	1,055	N/A	1	N/A	4,967	N/A
1978	2,402	N/A	1,329	N/A	0	0	3,731	1,976
1983	1,787	1,161	816	2,325	0	0	2,603	3,486
1989	4,679	3,088	1,448	2,432	0	0	6,126	5,520
1992	2,193	2,030	1,986	7,481	8	40	4,188	9,551
1998	1,548	N/A	1,951	N/A	110	N/A	3,498	N/A

TABLE 53 (cont.) SUMMARY OF MARINE LANDINGS - SELECTED YEARS								
Year	Food Fish (000 Lbs.)	Food Fish $0	Invertebrates (000 Lbs.)	Invertebrates $0	Shrimp (000 Lbs.)	Shrimp $0	Total (000 Lbs.)	Total $0
Lee								
1975	11,860	N/A	102	N/A	5,169	N/A	17,131	N/A
1978	10,358	N/A	166	N/A	5,169	N/A	15,693	12,304
1983	10,184	6,711	832	709	3,491	9,994	14,507	17,414
1989	7,340	4,844	1,529	2,568	2,481	4,615	11,349	12,027
1992	6,559	4,220	1,496	1,313	1,955	5,932	10,010	11,464
1998	3,160	N/A	2,650	N/A	6,219	N/A	12,158	N/A
Sarasota								
1975	544	N/A	157	N/A	0	0	701	N/A
1978	122	N/A	0	0	0	0	122	0
1983	306	191	21	74	12	38	339	303
1989	1,469	970	56	93	0	1	1,525	1,064
1992	453	425	57	90	7	35	517	550
1998	89	N/A	96	N/A	0	N/A	185	N/A
Region								
1975	19,254	N/A	1,597	N/A	5,342	N/A	26,193	N/A
1978	15,301	N/A	2,279	N/A	5,309	N/A	22,889	14,280
1983	16,537	9,455	2,007	3,302	3,599	10,265	22,143	23,022
1989	16,855	11,124	3,544	5,953	2,549	4,741	22,947	21,818
1992	11,598	8,014	4,207	9,221	2,050	6,238	17,855	23,473
1998	5,894	N/A	6,072	N/A	6,391	N/A	18,375	N/A
% of State								
1975	19.3	N/A	5.2	N/A	16.7	N/A	16.1	N/A
1978	16.6	N/A	7.3	N/A	15.3	N/A	14.5	15.5
1983	16.3	15.5	5.4	8.3	10.8	15.9	12.9	13.9
1989	18.5	18.5	9.9	9.9	10.6	10.6	15.2	13.2
1992	10.4	10.0	13.2	17.2	10.1	13.7	10.8	12.8
1998	10.5	N/A	16.5	N/A	19.7	N/A	14.4	N/A

* Total may not equal sum of breakdown due to rounding.

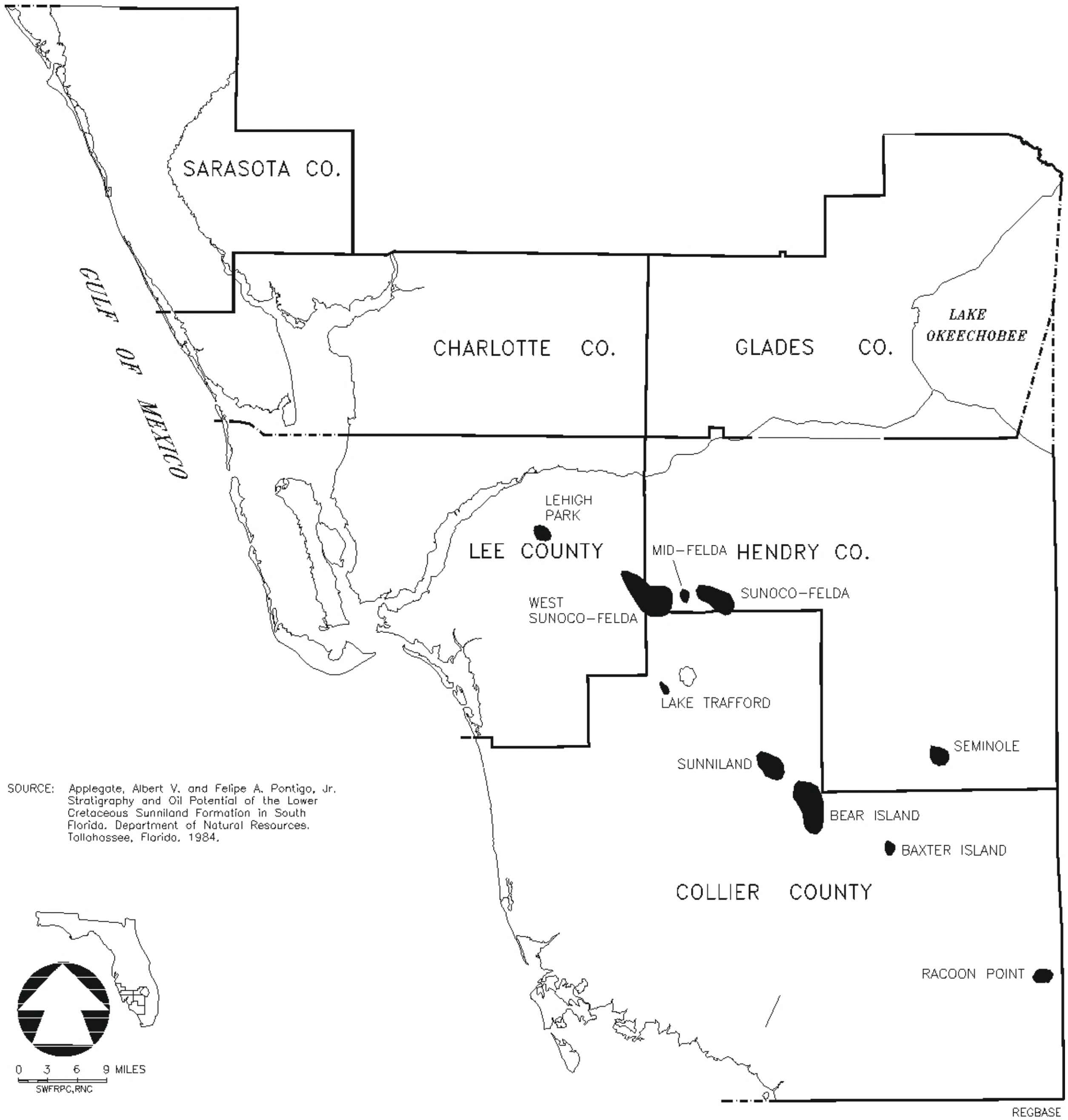
Source: National Marine Fisheries Service, unpublished data for selected years; Department of Environmental Protection, Florida Marine Research Institute, 1992 figures.

Mineral Production

Oil and Gas Production

Only two areas in Florida have measurable oil and gas production. One is the Jay Field in Florida's Panhandle and the other is in Southwest Florida in an area at the junction of Collier, Hendry, and Lee Counties (Map 4). Southwest Florida produced 1.2 million barrels of oil and 173,353,000 cubic feet of gas in 1993 (Table 54).

MAP 4 - OIL-PRODUCING FIELDS



OIL-PRODUCING FIELDS
SOUTHWEST FLORIDA REGION

TABLE 54
OIL AND GAS PRODUCTION
SOUTHWEST FLORIDA, 1971-2000

Year	Number of Producing Wells	Oil Barrels in Thousands	Gas Thousand Cubic Feet
1971	65	4,657	335,149
1975	74	4,835	380,726
1980	80	4,406	328,894
1985	70	2,795	210,190
1990	40	1,426	113,392
1993	88	1,217	173,353
1999	60	1,128	126,899
2000	57	1,045	113,189

Source: Florida Department of Environmental Protection, Florida, Geological Survey, Oil and Gas Section, "Florida Oil and Gas Monthly Production Report."

The oil produced in this area is shipped by pipeline to Port Everglades on the east cost of Florida. The natural gas, when produced in sufficient quantities, is used as a power source at the sites of oil production. There are eleven designated fields in this area with approximately 85 producing wells.

Some sources suggest a high probability that oil exists in the Gulf of Mexico west of Collier County. In light of environmental concerns over the ability to manage cleanup operations after coastal oil spills, however, the political and public consensus has been against further oil exploration and drilling operations along the Southwest Florida coastline. A recent federal moratorium on offshore lease sales in Southwest Florida waters has prevented any new offshore petroleum drilling operations. The issue of offshore drilling is likely to continue to be a controversial one for the foreseeable future.

The importance of the Region's current oil and gas production in relation to the energy situation in the country is minimal. The oil produced in these fields would not make the Region self-sufficient in fuels. This production does represent, however, the only significant source of exportable energy resources within the Region.

Significant Minerals

Mineral resources within the Region include sands, shells, marls, and clays (used in construction); differing grades of phosphatic sands and clays, limestones (crushed stone), and fullers earth; and peats and petroleum and natural gas deposits. There are also suspected offshore petroleum and natural gas reserves in the Gulf. Other exploitable mineral resources in the Region are limited or unknown.

Table 55 lists the principal mineral resources produced in Southwest Florida. The continued growth and diversification of the mineral industry in Southwest Florida will depend on the utilization of its non-metallic mineral resources.

TABLE 55 PRINCIPAL MINERALS PRODUCED IN SOUTHWEST FLORIDA, 1998	
County	**Principal mineral resources**
Charlotte	Crushed stone, sand and gravel
Collier	Oil and gas, Crushed stone
Glades	Crushed stone, sand and gravel
Hendry	Crushed stone, sand and gravel, oil and gas
Lee	Oil and gas, Crushed stone
Sarasota	Sand and gravel, Crushed stone

Source: The Mineral Industry of Florida, 1998, USGS.
http://minerals.usgs.gov/minerals/pubs/state/fl.html

Contract Construction (SIC Codes 15-17)

The contract construction sector encompasses the building of residential and commercial structures. In addition, this sector meets the demand for second homes, overall boosting the economy and compensating for the small manufacturing sector. In the past, the contract construction sector has grown the most rapidly of all eight economic sectors in the Region in terms of total number and percent of persons employed. It is, however, the sector most adversely affected by slowdowns in overall economic activity.

The number of firms engaged in construction totaled 4,426 in 1999 (Table 56). Lee County had the greatest percentage (35.7%) of these firms followed by Sarasota with 29.3% and Collier with 24.9%. Those three counties had the majority of construction firms in the Region (89.9% or 3,977). Together, those firms employed 34,996 persons (92.3% of all persons engaged in construction).

TABLE 56
CONTRACT CONSTRUCTION FIRMS AND EMPLOYMENT, 1999
(NAICS Codes 23)

					Number of Firms by Number of Employees					
County	**Total Firms**	**County Firms as % of Regional Total**	**Total Employees**	**County Employees as % of Regional Total**	**1-4**	**5-9**	**10-19**	**20-49**	**50-99**	**100+**
Charlotte	395	8.9%	2,644	7.0%	253	73	40	23	5	1
Collier	1,101	24.9%	10,143	26.8%	669	194	119	80	26	13
Glades	15	0.3%	98	0.3%	8	4	2	1	0	0
Hendry	39	0.9%	159	0.4%	29	6	3	1	0	0
Lee	1,578	35.7%	15,753	41.6%	965	243	185	123	44	18
Sarasota	1,298	29.3%	9,100	24.0%	883	215	107	62	21	10
Region	4,426	100.0%	37,897	100.0%	2,807	735	456	290	96	42

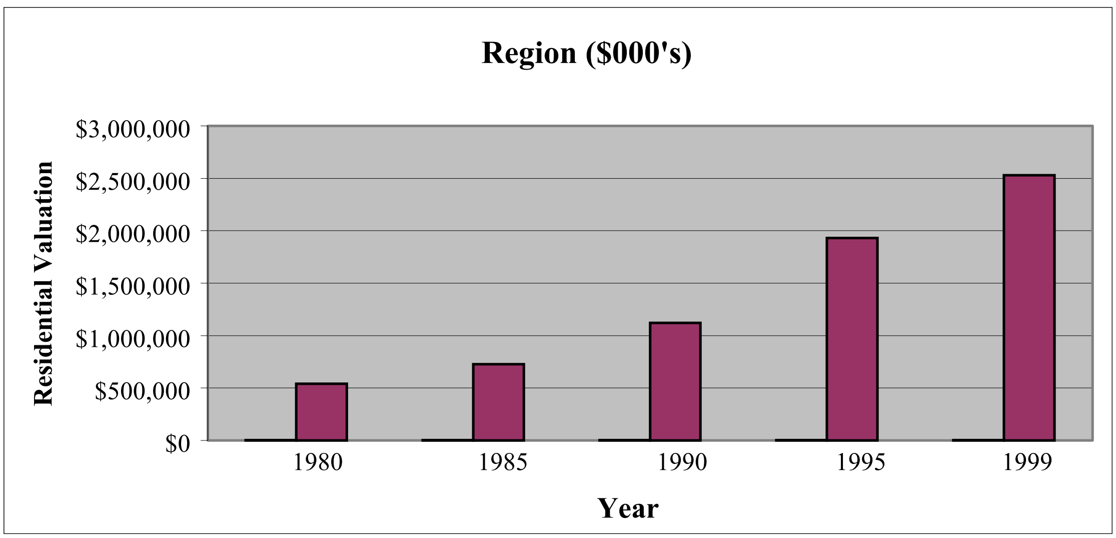
Note: The data under former SIC codes for contract construction (15, 16, and 17) are now reported under NAICS code 23 for construction. (SIC is Standard Industrial Code. NAICS is North American Industry Classification System.) For additional information, see the following website: http://www.census.gov/epcd/www/naics.html.\

Source: U. S. Census Bureau, County Business Patterns 1999, Florida, Table 6, "Counties--Employees, Payroll, and Establishments by Industry: 1999." Website (http://www.census.gov/prod/www/abs/cbptotal.html) accessed August 13, 2001.

The activity of the contract construction sector, more than any other sector, reflects the impact of population growth. Construction activity can be measured by the actual increase in the number of housing units, if available, or by the number of building permits issued.

The value of building permits, as presented in Figure 11, indicates the importance of the construction sector by itself as well as its impact other sectors of the economy. For example, the estimated $2.5 billion in expenditures on construction in 1999 is comprised of the following: wages and salaries paid to construction workers, the goods and services of the manufacturing and trade sectors necessary for construction, and the financial/insurance/real estate activities which are part of the marketing of buildings.

FIGURE 11
VALUES OF RESIDENTIAL BUILDING



Note: Building permits do not represent actual construction, only the intent to construct. Also, this does not reflect the value of permits for additions and alterations, which represents the differences between the percentages shown and the countywide total of 100%.
Source: Florida Statistical Abstract, 1986, Table 11.16; 1992, 1996, and 2000 Table 11.15. Building Permit Activity in Florida.

Directly related to this, but not part of building permit values, are land values and transactions. As the economic activity generated by construction spreads throughout the Region, the multiplier effect of the construction industry on practically every other sector becomes apparent.

Housing Stock

As expected, the large population growth in the Region has produced a rapidly growing housing market. From 1970 to 2000, the Region's housing stock added more than 500,000 units, reaching slightly more than 670,000 units (Table 57).

Table 58 indicates growth in housing units in the Region from 1970 to 2000. Housing unit growth averaged 2.9% per year in the Region during the 1990s. While this is a decline from the growth rates seen the 1970s and 1980s, it is still higher than the growth rate of the state overall. In the Region, Collier County had the greatest percentage of growth for the period of 1970-2000 (722.2%).

TABLE 57
HOUSING UNITS 1970-2000

					Changes					
County	**1970**	**1980**	**1990**	**2000**	**1970-80**	**1980-90**	**1990-00**	**1970-90**	**1970-00**	**1980-00**
Charlotte	13,752	34,798	64,641	79,758	153.0%	85.8%	23.4%	370.0%	480.0%	129.2%
Collier	17,580	50,743	94,165	144,536	188.6%	85.6%	53.5%	435.6%	722.2%	184.8%
Glades	1,443	3,475	4,624	5,790	140.8%	33.1%	25.2%	220.4%	301.2%	66.6%
Hendry	3,985	7,032	9,945	12,294	76.5%	41.4%	23.6%	149.6%	208.5%	74.8%
Lee	43,511	111,013	189,051	245,405	155.1%	70.3%	29.8%	334.5%	464.0%	121.1%
Sarasota	56,242	113,355	157,055	182,467	101.5%	38.6%	16.2%	179.2%	224.4%	61.0%
Region	136,513	320,416	519,481	670,250	134.7%	62.1%	29.0%	280.5%	391.0%	109.2%
State	2,526,536	4,378,691	6,100,262	7,302,907	73.3%	39.3%	19.7%	141.4%	189.0%	66.8%

Source: U.S. Census, 1980, General Housing Characteristics, Florida, Table 46; U.S. Census, 1990, General Housing Characteristics, Florida, Tables 13 and 49.

Additional source: 2000 data from U. S. Census Bureau, Census 2000 Housing Units, website (http://quickfacts.census.gov/cgi-bin/hunits/counts.pl) accessed August 15, 2001.

As Table 58 indicates, an increasing percentage of housing units are built for seasonal use, often by retirees who spend just part of the year in Southwest Florida. From 1980 to 1990, the Region experienced a 14.6% decrease in the number of year-round housing units (Table 59). During this same time period, the state's inventory of year-round units fell only 4.4%.

TABLE 58
SEASONAL AND YEAR-ROUND HOUSING UNITS, 1980-1990

	Vacant, Seasonal & Migratory*				Year-round				All Housing Units		**Change**
	1980		**1990**		**1980**		**1990**		**1980**	**1990**	**1980-**
County	**Total**	**Percent**	**Total**	**Percent**	**Total**	**Percent**	**Total**	**Percent**	**Total**	**Total**	**1990**
Charlotte	902	2.6%	10,869	16.8%	33,896	97.4%	53,772	83.2%	34,798	64,641	85.8%
Collier	1,016	2.0%	22,989	24.4%	49,727	98.0%	71,176	75.6%	50,743	94,165	85.6%
Glades	1,065	30.6%	1,372	29.7%	2,410	69.4%	3,252	70.3%	3,475	4,624	33.1%
Hendry	304	4.3%	552	5.6%	6,728	95.7%	9,393	94.4%	7,032	9,945	41.4%
Lee	2,415	2.2%	31,478	16.7%	108,598	97.8%	157,573	83.3%	111,013	189,051	70.3%
Sarasota	1,153	1.0%	19,728	12.6%	112,202	99.0%	137,327	87.4%	113,355	157,055	38.6%
Region	6,855	2.1%	86,988	16.7%	313,561	97.9%	432,493	83.3%	320,416	519,481	62.1%
State	108,300	2.5%	421,003	6.9%	4,270,391	97.5%	5,679,259	93.1%	4,378,691	6,100,262	39.3%

* Vacant units intended for seasonal occupancy or held for migratory labor.

Sources: U.S. Census, 1980, General Housing Characteristics, Florida, Table 46; U.S. Census, 1990, General Housing Characteristics, Florida, Tables 13 and 49.

Housing Types

A majority of the Region's housing stock continues to be traditional single-family units. In 1980, single-family units accounted for 62.9% of total year-round units in the Region (Table 59). By 1990, however, that figure dropped to 50.1%, a decrease of 12.8 percentage points. By contrast, multi-family units, as a percentage of total units, increased from 21.7% in 1980 to 33.7% in 1990. The Region's share of mobile homes has remained roughly the same since the 1980's.

TABLE 59
TYPES OF DWELLINGS, 1980* AND 1990 (1)

		Single Family		Multi Family		Mobile		Total Units		Other (2)
County		**1980**	**1990**	**1980**	**1990**	**1980**	**1990**	**1980**	**1990**	**1990**
Charlotte	Total	24,353	41,659	3,228	12,273	6,315	10,395	33,896	64,641	314
	Percent	71.8%	64.4%	9.5%	19.0%	18.7%	16.1%	100.0%	100.0%	0.5%
Collier	Total	27,020	36,747	16,356	46,626	6,351	10,151	49,727	94,165	641
	Percent	54.3%	39.0%	32.9%	49.5%	12.8%	10.8%	100.0%	100.0%	0.7%
Glades	Total	1,370	1,670	132	258	908	2,691	2,410	4,644	25
	Percent	56.8%	36.0%	5.5%	5.6%	37.7%	57.9%	100.0%	100.0%	0.5%
Hendry	Total	4,078	4,868	634	1,133	2,016	4,072	6,728	10,127	54
	Percent	60.6%	48.1%	9.4%	11.2%	30.0%	40.2%	100.0%	100.0%	0.5%
Lee	Total	65,587	90,606	24,410	64,280	18,601	32,745	108,598	189,051	1,420
	Percent	60.4%	47.9%	22.5%	34.0%	17.1%	17.3%	100.0%	100.0%	0.8%
Sarasota	Total	74,675	84,598	23,347	50,319	14,180	20,827	112,202	157,055	1,311
	Percent	66.6%	53.9%	20.8%	32.0%	12.6%	13.3%	100.0%	100.0%	0.8%
Region	Total	197,083	260,148	68,107	174,889	48,371	80,881	313,561	519,683	3,765
	Percent	62.9%	50.1%	21.7%	33.7%	15.4%	15.6%	100.0%	100.0%	0.7%
State	Total	2,797,611	3,032,769	1,061,341	2,246,445	411,439	762,855	4,270,391	6,100,262	58,193
	Percent	65.5%	49.7%	24.9%	36.8%	9.6%	12.5%	100.0%	100.0%	1.0%

*Year-round housing units.
1 All housing units.
2 "Other" includes housing units that do not fit the previous categories. Examples are houseboats, railroad cars, campers, and vans.
Source: U.S. Census, 1980 & 1990, General Housing Characteristics, Florida, Tables 5 &46 and Tables 13 & 49.

This trend in increasing multi-family homes, which is reflected in state housing figures as well, can be attributed to the seasonal/retirement nature of the Region. Multi-family units (condominiums and apartments) are easier to maintain than single-family homes and are often located along scenic amenities such as golf courses or the coastline.

Figure 12 graphically portrays the variety of housing types found in all counties in the Region, using data from the 1980 and 1990 U.S. Censuses.

FIGURE 12
VARIETY OF HOUSING TYPES BY COUNTY

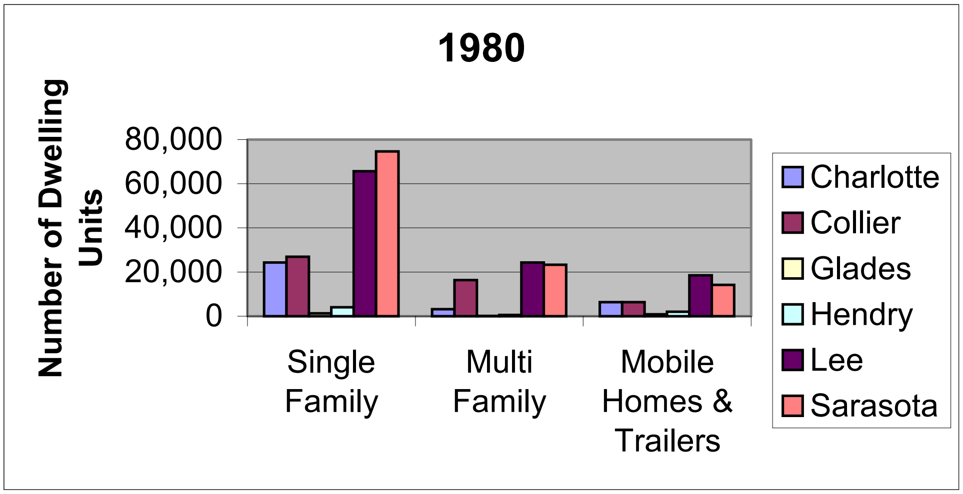
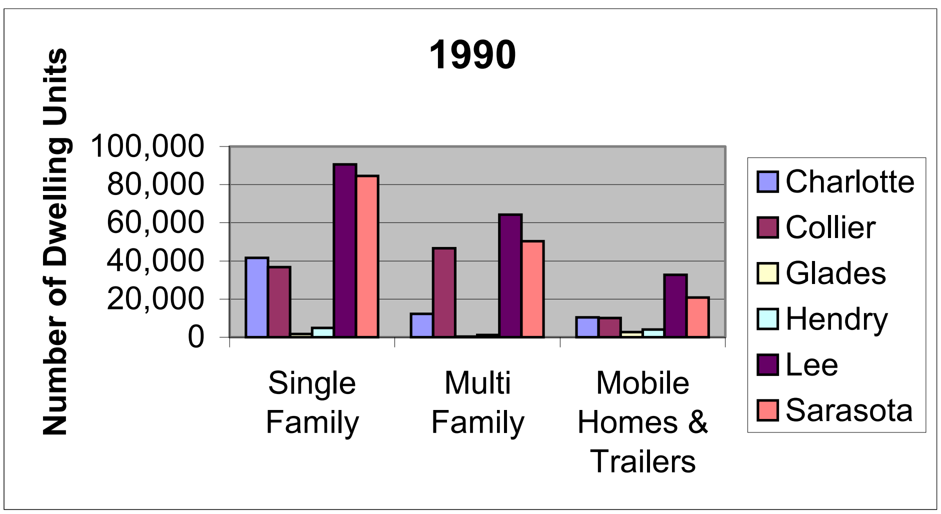


FIGURE 12 (cont.)
VARIETY OF HOUSING TYPES BY COUNTY



Manufacturing (SIC Codes 20-39)

This sector has traditionally been considered the most important segment of an area's economy in determining the future growth of employment and income. Manufacturing jobs, typically high-wage, can boost the disposable income of a given area. The product of manufacturing activity is often exported. As a result, this export or "basic" economic activity generates a flow of monies into the community from outside. A second effect, the "multiplier effect," is to create a demand for additional local employment to service these export or manufacturing jobs. Thus, due to high pay and the economic multiplier effect, the manufacturing sector is a desirable segment of the economy and is actively promoted by localities.

Table 60 examines growth in manufacturing for 1985 to 1999. Manufacturing activity in the Region as measured by employment increased by 3.0% between 1985 and 1996. Statewide, manufacturing decreased 15.8% during that period. Within the Region, Collier County showed the largest increase in the number of manufacturers (74.0%) and in the number of manufacturing employees (59.4%). Sarasota County accounted for both the largest number of manufacturers (395) and manufacturing employees (8,359) in 1999. Those manufacturing employees in Sarasota County were 46.8% of all manufacturing employment within the Region in 1999.

TABLE 60
MANUFACTURING ACTIVITY, 1985-1999

	Establishments					Total Employees				
County	**1985**	**1988**	**1991**	**1996**	**1999**	**1985**	**1988**	**1991**	**1996**	**1999**
Charlotte	54	67	68	77	71	494	694	575	813	677
Collier	123	150	183	217	214	1,733	1,814	2,499	2,619	2,762
Glades	5	6	6	4	3	127	167	60	78	76
Hendry	17	13	15	26	20	771	1,032	900	1,033	713
Lee	267	296	333	382	383	4,439	6,014	6,028	6,211	5,293
Sarasota	411	441	402	385	395	9,801	12,021	8,836	9,395	8,359
Region	877	973	1,007	1,091	1,086	17,365	21,742	18,898	20,149	17,880
State	14,477	13,733	15,508	16,936	15,601	499,207	454,400	490,477	483,161	420,214

Note: The source has specific employment numbers in some cases and ranges in other cases. First, the source provides the total number of employees in each industry. In 1996, Charlotte County had 813 employees in manufacturing. For Glades County in 1996, the source lists a range of 20 to 99 employees. Second, the source provides information about the number of establishments by employment-size class. For Glades County in 1996, there were 2 establishments with 1 to 4 employees, 1 with 5 to 9 employees, and 1 with 50 to 99 employees. That would yield a low of 57 (2X1+1X5+1X50) and a high of 116 (2X4+1X9+1X99). Thus, combining the information, Glades County had from 57 to 99 manufacturing employees in 1996. That is listed in the table above as an estimate of 78 (an average of the low 57 and high 99, or 78). The same process was used to estimate the number of employees for Glades County in 1999.

Source: 1996 data from U. S. Census Bureau, County Business Patterns 1996, Florida, Table 1a, "The State--Establishments, Employees, and Payroll, by Major Group: 1996 and 1995," and Table 2, "Counties--Employees, Payroll, and Establishments, by Industry: 1996." 1999 data from U. S. Census Bureau, County Business Patterns 1999, Florida, Table 1, "The State--Establishments, Employees, and Payroll by Major Group: 1999 and 1998," and Table 6, "Counties--Employees, Payroll, and Establishments by Industry: 1999." Website (http://www.census.gov/prod/www/abs/cbptotal.html) accessed August 13, 2001

Manufacturing employment in the Region can be divided into categories, each with its own NAICS code. Table 61 lists these types of manufacturing companies in Southwest Florida.

TABLE 61
MANUFACTURING FIRMS IN SOUTHWEST FLORIDA, 1999

NAICS Code[1]	Classification: 1999	Number of Estab.	Number of Employees*
311	Food Mfg.	17	447
312	Beverage and Tobacco Product Mfg.	0	0
313	Textile Mills	0	0
314	Textile Product Mills	26	129
315	Apparel Manufacturing	0	0
316	Leather and Allied Product Mfg.	0	0
321	Wood Product Mfg.	14	407
322	Paper Mfg.	0	0
323	Printing and Related Support Activities	149	1,135
324	Petroleum and Coal Products Mfg.	0	0
325	Chemical Mfg.	21	449
326	Plastics and Rubber Products Mfg.	45	1,983
327	Nonmetallic Mineral Product Mfg.	91	1,851
331	Primary Metal Mfg.	7	111
332	Fabricated Metal Product Mfg.	130	2,788
333	Machinery Mfg.	58	972
334	Computer and Electronic Product Mfg.	38	1,753
335	Electrical Equipment, Appliance, and	16	486
336	Transportation Equipment Mfg.	41	577
337	Furniture and Related Product Mfg.	78	1,224
339	Miscellaneous Mfg.	112	1,270
	Totals[2]	1,086	17,804

*Averages based on employment-size class ranges provided.

1--The 1996 data uses the Standard Industrial Classification (SIC) codes, while the 1999 data uses the North American Industry Classification System (NAICS) codes. Due to differences in the systems of classification, the data may not be totally comparable. The NAICS codes will replace all SIC codes in the near future. For additional information, see the NAICS website at http://www.census.gov/epcd/www/naics.html.

2--The totals shown in the total row are larger than the totals of the data shown in the columns due to nondisclosure of data. All nondisclosed data are included in the totals.

Source: 1999 data from U. S. Census Bureau, County Business Patterns 1999, Florida, Table 6, "Counties--Employees, Payroll, and Establishments by Industry: 1999." Website (http://www.census.gov/prod/www/abs/cbptotal.html) accessed August 13, 2001.

Table 62 shows the top 13 manufacturers, by employment, within the Region. Two of these firms are involved in agricultural production, while five are newspaper-publishing entities.

TABLE 62
TOP SOUTHWEST FLORIDA MANUFACTURERS
AS MEASURED BY EMPLOYMENT, 1998

Company	County	Product	Employment
Gargiulo Inc.	Collier	Potatoes and tomatoes	800
News-Press Publishing Corp.	Lee	Newspaper publishing	670
Hi-Stat Manufacturing Co., Inc.	Sarasota	Motor Vehicle Parts & Accessories	650
Heat Pumps Unlimited, Inc.	Lee	Heat Pumps	600
Sarasota Herald Tribune	Sarasota	Newspaper publishing	600
Eaton Corp.	Sarasota	Aerospace relays & switches	500
U.S. Sugar	Hendry	Sugar cane & citrus juices	500
Bausch & Lomb, Inc.	Sarasota	Contact lenses	400
Scripps, EW Co.	Naples	Newspaper publishing	350
Suncoast Media	Charlotte	Newspaper publishing	280
Breeze Corp.	Lee	Newspaper publishing	215
Krehling Industries	Collier	Ready mix concrete	150
Naples Lumber & Supply	Collier	Structural wood	120

Source: Florida Chamber of Commerce, 1999 Directory of Florida Industries.

Transportation, Communications and Utilities (SIC Codes 40-49)

The transportation/communications/utilities (T/C/U) sector of the Region's economy is the second least developed sector when compared to state employment for the same sector (Table 45). In 1999, the T/C/U sector in the Region accounted for 3.5% of all non-agricultural employment. The state's T/C/U sector comprised 5.1% of total non-agricultural employment (Table 45).

Regional employment and the number of establishments in the T/C/U sector for the year 1999 are presented in Table 63.

TABLE 63
EMPLOYMENT IN TRANSPORTATION, COMMUNICATIONS AND UTILITIES, 1999

	Transportation		Communications		Utilities		Totals	
County	**Employees**	**Estab.**	**Employees**	**Estab.**	**Employees**	**Estab.**	**Employees**	**Estab.**
Charlotte	351	64	113	10	295	14	894	93
Collier	1,338	205	501	28	429	23	2,268	256
Glades	---	---	---	---	---	---	---	---
Hendry	54	3	46	3	91	4	330	27
Lee	3,579	334	2,867	73	825	29	7,271	436
Sarasota	1,602	219	1,292	50	631	23	3,524	292
Region	6,924	825	4,819	164	2,271	93	14,287	1,104

Note: Glades County data are withheld due to nondisclosure. Also, Charlotte County and Hendry County have some data withheld due to nondisclosure. For the three subcategories (transportation, etc.), the regional totals do not include nondisclosed data. The overall totals (right-hand columns) for the entire T/C/U group for each county--except Glades County--include all data.

Source: (Florida) Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, in cooperation with the U. S. Department of Labor, Bureau of Labor Statistics. Website (http://www2.myflorida.com/awi/lms/es202/htm), accessed August 6, 2001

Transportation

Southwest Florida's transportation facilities are diversified among water, rail, road, and air transportation facilities. These are concentrated mainly in the Region's coastal counties. (Please refer to Regional Transportation section, for an expanded discussion of the Region's transportation systems.)

Water transportation in the Region is composed of one port and two major waterways. The port facilities at Boca Grande are used mainly for the import of fuel oil and petroleum products. They will be closed by the year 2002 with the conversion of the FP&L Fort Myers plant to natural gas fuel. There are, however, several other water-dependent oil storage facilities, dockage areas for fishing fleets, and numerous public and private marinas and unregistered dockage areas.

The Region's two major waterways are the Intracoastal Waterway (West Coast Inland Navigation District) and the Okeechobee Waterway. Primarily used by recreational traffic, a portion of each waterway is used to carry petroleum products to the electrical generating plant east of Fort Myers. The volume of goods and passengers transported on the Intracoastal Waterway from the mouth of the Caloosahatchee River and to the east coast via the Okeechobee Waterway is presented in Table 64.

TABLE 64 WATERBORNE COMMERCE[1]				
	Intracoastal Waterway (Caloosahatchee River to Anclote River)		Okeechobee Waterway	
Year	**Tons[2]**	**Passengers[3]**	**Tons[2]**	**Passengers[3]**
1980	1,215,318	139,276	972,424	39,537
1990	769,000	NA	691,000	NA
1995	529,000	NA	430,000	NA
1997	645,000	NA	560,000	NA

1--This table is based on traffic for the entire length of the intracoastal waterway (160 miles) and the Okeechobee Waterway. Therefore, it includes effects of regions other than Southwest Florida.
2--These are short tons. That is, each ton equals 2,000 pounds
3--Passenger totals exclude ferry passengers.

Sources: "Waterborne Commerce of the United States, CY 1989, Part 2," Army Corps of Engineers, p. 51; and "MV-GC Region Freight Traffic Tables, Advanced Information, Part 2," CY 1990 and 1992, U. S. Army Corps of Engineers, p. 140 and 187, respectively. Data for 1995 and 1997 are from Waterborne Commerce of the United States, Calendar Year 1997, Part 2, Waterways and Harbors: Gulf Coast, Mississippi River System, and Antilles, pp. 102-104, U. S. Army Corps of Engineers.

Air transportation, prior to 1983, centered primarily around two major airports, Page Field (Fort Myers) and the Sarasota-Bradenton Airport. Substantial commercial, charter, and general aviation traffic, however, was handled by a number of smaller airports. In 1983, the Southwest Florida Regional Airport in Lee County replaced Page Field as a major airport in the area. It has become the dominant air facility of the six-county area. In May, 1993 the Southwest Florida Regional Airport became the Southwest Florida International Airport. Passenger, flight operations, and cargo statistics for the major airports in Southwest Florida are provided in Table 65. Included in Table 65 are statistics from the Southwest Florida International Airport, the Naples Airport, and the Sarasota Bradenton International Airport, the other commercial service airports in the Southwest Florida Region.

Projected growth of airport activity is expected to continue to be substantial. From 1985 to 2000, Southwest Florida International Airport experienced phenomenal growth in total passenger activity (206.0%). The Sarasota-Bradenton and Naples airports also witnessed considerable growth during that time at 26.5% and 52.7%, respectively, but with short cycles of decline.

TABLE 65 AIR TRANSPORTATION TRAFFIC, 1970-2000				
	Total Passengers(2)	Total Flight Operations(3)	Air Cargo Total (Lbs.)(4)	Air Mail (Lbs.)
Page Field/ SWF Int'l/Reg'l Airport(1)				
1970	N/A	113,453	1,007,760	176,120
1975	278,228	95,288	522,118	22,237
1980	1,129,056	139,075	3,642,477	209,600
1985	1,701,969	46,352	2,972,335	1,283,026
1990	3,734,067	72,524	12,068,173	4,986,031
1995	4,098,264	69,621	19,556,628	8,471,217
2000	5,207,212	77,042	31,676,009	3,166,270
Sarasota/Bradenton Airport				
1970	287,834	132,100	2,095,421	181,989
1975	585,498	133,595	2,824,850	45,611
1980	1,214,975	144,604	3,028,637	11,330
1985	1,222,446	157,931	2,701,261	840,000
1990	2,010,304	173,214	2,474,156	6,606
1995	1,537,336	143,617	1,716,028	2,045,582
2000				
Naples Airport				
1970	N/A	N/A	N/A	N/A
1975	N/A	N/A	N/A	N/A
1980	195,345	N/A	N/A	N/A
1985	75,259	80,680	N/A	N/A
1990	127,255	N/A	N/A	N/A
1995	175,536	N/A	N/A	N/A
2000				

(1) Prior to 1983, traffic statistics apply to Page Field; from 1983, Page Field figures are reflected only in the "Flight Operations" column.
(2) Includes enplanements and deplanements.
(3) Includes landings and take-offs.
(4) Includes Air Express which is freight with a guaranteed delivery date.
Source: Economic Views, SWFRPC, and Airport Manager's Office of each airport.

There are other smaller publicly owned airports in the Region. They are normally oriented towards general aviation, with some interest in compatible industrial development.

Rail transportation service is provided by Seminole Gulf railway serving Sarasota, Charlotte, Lee and Collier Counties on at least one of two lines, and by the South Central Florida Express, Inc. serving Glades and Hendry Counties.

Freight service is furnished, but passenger service is not available. Main rail lines extend southward from Tampa and from Central Florida and westward from Southeast Florida. Most of the original rail mileage in the Region, however, has been abandoned. Rail service to Boca Grande, Immokalee, Venice and the City of Naples has been discontinued. Primary products transported by the railroad include agricultural commodities. These agricultural products are grown primarily in the interior part of the Region and are exported to other areas of the state.

The main mode of transportation in Southwest Florida is the private automobile. In addition, the road network is used by commercial truck traffic, which distributes the vast majority of goods consumed in the Region. Other uses include mass transit, intercity bus traffic, service vehicles, and bicycles.

The Region's urban road system is badly congested, particularly during the winter months, when the tourist and seasonal population is at its peak. Inter-city and suburban traffic operates at better service levels and is normally satisfactory in the off-season. However, further improvements will be needed to reduce the congestion that is likely to worsen as the Region's population increases.

Communication

Communication in Southwest Florida was represented by print media (SIC 27) and a variety of telecommunications businesses (SIC 48). There are approximately 13 printing and publishing companies (SIC 271) and 158 communications businesses in Southwest Florida in 1999 (Table 66). One hundred and eight telephone-related businesses (SIC 481) comprised the majority of the communication business, with 32 television and radio stations (SIC 483) being the greatest part of the remainder.

TABLE 66
COMMUNICATION 1999*

	Printing		Communication		Telephone		Radio & TV Stations	
County	**Number of Businesses**	**Employment**	**Number of Businesses**	**Employment**	**Number of Businesses**	**Employment**	**Number of Businesses**	**Employment**
Charlotte	0	0	10	113	8	110	0	0
Collier	0	0	27	498	17	179	5	88
Glades	0	0	0	0	0	0	0	0
Hendry	0	0	3	46	0	0	0	0
Lee	7	826	79	2,869	47	1,818	19	687
Sarasota	6	720	52	1,294	36	681	8	143
Region	13	1,546	171	4,820	108	2,788	32	918

Note: Printing: SIC code 271 (newspaper printing and publishing). Communication: SIC code 48 (communication overall). Telephone: SIC code 481 (telephone communications). Radio & TV: SIC code 483 (radio and television broadcasting stations).

Sources: Table 14.36, "Newspaper Printing and Publishing: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999," Table 14.37, "Telecommunications: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999," and Table 14.38, "Radio and Television Broadcasting Stations and Cable and Other Pay Television Services: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999." Florida Statistical Abstract 2000.

Retail and Wholesale Trade

Total Gross Sales

An important indicator of the Region's overall economic state is gross sales, which reflects both taxable and nontaxable sales activities. As shown in Table 67, the Region's total gross sales increased by 9.0% per year the period of 1989 to 1999. Discounting the effects of inflation and population growth, real per capita gross sales in the Region increased 0.8% per year during 1989-1999. The state's real per capita gross sales increased 1.6% during the same period. Within the Region, Collier, Lee, and Sarasota Counties witnessed the largest increases in real per capita gross sales between 1989 and 1999.

TABLE 67
TOTAL GROSS SALES 1989, 1999 ($000s)

	Total Gross Sales (000$)		Nominal Change in Gross Sales		Per Capita Sales		Real 1999 Per Capita Sales	Real Per Capita Change	
County	**1989**	**1999**	**1989-99**	**Annual**	**1989**	**1999**	**(1989 $)**	**1989-99**	**Annual**
Charlotte	$1,248,957	$2,352,019	88.3%	8.8%	$12,589	$17,197	$12,799	1.7%	0.2%
Collier	$3,043,700	$6,975,459	129.2%	12.9%	$21,032	$31,752	$23,633	12.4%	1.2%
Glades	$43,764	$74,509	70.3%	7.0%	$5,636	$7,551	$5,620	-0.3%	0.0%
Hendry	$605,505	$989,301	63.4%	6.3%	$23,166	$32,381	$24,101	4.0%	0.4%
Lee	$5,809,780	$10,787,030	85.7%	8.6%	$17,903	$25,861	$19,248	7.5%	0.8%
Sarasota	$4,887,326	$8,496,915	73.9%	7.4%	$18,517	$26,467	$19,699	6.4%	0.6%
Region	$15,639,032	$29,675,233	89.8%	9.0%	$18,053	$26,145	$19,460	7.8%	0.8%
State	$289,076,440	$538,986,640	86.5%	8.6%	$22,589	$35,177	$26,182	15.9%	1.6%

Source: Florida Statistical Abstract, BEBR, 1990, 1993 and 1999; Table 16.82, "Gross and Taxable Sales: Sales Reported to the Department of Revenue in the State and Counties of Florida, 1998 and 1999." Florida Statistical Abstract 2000.

Wholesale Trade (SIC Codes 50-51)

There were 1,448 firms in the Region engaged in wholesale trade in 1991 (Table 68). By 19969 this section had grown to 2,104 firms, an increase of 45.3%. This is only slightly less than the increase of 46.0% seen in the state during the same period. Lee and Sarasota Counties serve as the Region's primary wholesale centers, comprising 69.1% of the Region's wholesale establishments in 1999.

TABLE 68 WHOLESALE TRADE (SIC CODES 50-51) 1991, 1996, 1999									
	Firms			Number of Employees			Annual Payroll ($000's)		
County	**1991**	**1996**	**1999**	**1991**	**1996**	**1999**	**1991**	**1996**	**1999****
Charlotte	82	118	144	397	522	710	$7,822	$12,509	$20,880
Collier	252	413	460	1,781	1,418	2,723	$39,950	$41,870	$95,436
Glades	3	6	4	10*	10*	30	(D)	(D)	$948
Hendry	24	17	42	175*	156	380	(D)	$3,692	$12,120
Lee	563	700	756	4,933	4,861	5,628	$112,503	$109,070	$182,388
Sarasota	524	613	698	3,640	3,679	4,067	$84,047	$100,977	$134,940
Region	1,448	1,867	2,104	10,936	10,646	13,538	244,322	268,118	$446,712
State	27,479	34,934	40,106	280,872	317,359	364,383	$7,253,466	$9,933,729	$14,962,896

* Average based on employment-size class data provided.
** The source for the 1999 data provides monthly payroll amounts. That information has been converted to annual data for this table.
(D) Data withheld to avoid disclosure of information about individual firms.
Source: U.S. Department of Commerce, County Business Patterns, Florida, 1991, 1996. 1999 data from Table 16.44, "Wholesale Trade: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999." Florida Statistical Abstract 2000.

Retail Trade (SIC Codes 52-59)

The Region's retail needs were fulfilled by 6,873 retail firms in 1999 (Table 69). This is a decrease over 1991. Regional retail employment, however, increased 13.1% during the 1991-1999 period. The retail trade payroll figure in the Region increased from $1,082.9 million in 1991 to $1,903.6 million in 1999. This is an increase of 75.8%.

TABLE 69 RETAIL TRADE (SIC CODES 52-59) 1991, 1996, 1999									
	Firms			Number of Employees			Annual Payroll ($000's)		
County	**1991**	**1996**	**1999**	**1991**	**1996**	**1999**	**1991**	**1996**	**1999***
Charlotte	669	679	620	8,630	9,964	9,833	$89,134	$123,257	$158,412
Collier	1,484	1,691	1,634	17,178	21,994	21,994	$210,410	$317,082	$425,544
Glades	20	16	19	103	231	133	$822	$1,873	$1,524
Hendry	153	112	131	1,425	1,387	1,788	$13,757	$16,640	$25,980
Lee	2,516	2,519	2,375	33,593	36,117	39,396	$399,197	$511,943	$719,256
Sarasota	2,431	2,304	2,094	31,672	29,702	31,561	$369,575	$433,148	$572,928
Region	7,273	7,321	6,873	92,601	99,395	104,705	$1,082,895	$1,403,943	$1,903,644
State	89,601	90,524	81,519	1,162,683	1,236,621	1,348,272	$14,234,771	$16,505,640	$24,014,532

* The source for the 1999 data provides monthly payroll amounts. That information has been converted to annual data for this table.
Source: 1999 data from Table 16.45, "Retail Trade: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1998 and 1999." Florida Statistical Abstract 2000. U.S. Department of Commerce, County Business Patterns, Florida, 1991, 1996.

Nominal retail sales in the Region totaled $17.5billion in 1999 (Table 70). Nominal per capita retail sales were $15,417 in the Region, versus $14,792 in the state as a whole. In real terms, retail sales in Southwest Florida increased 4.2% per year from 1989 to 1999. For that period, the real change per year in retail sales per capita was 0.8% in the Region and 1.5% in the state as a whole

TABLE 70
TAXABLE RETAIL SALES 1989-1999 ($000s)

	Retail Sales		Per Capita Sales		Annual % Change 1989-99 Real Change in	
County	**1989**	**1999** [1]	**1989**	**1999** [1]	**Retail Sales** [2]	**Per Capita Sales** [2]
Charlotte	764,313	1,440,452	7,704	$10,532	4.0%	0.2%
Collier	1,861,079	4,378,454	12,860	$19,931	7.5%	1.5%
Glades	21,873	18,943	2,817	$1,920	-3.6%	-4.9%
Hendry	150,720	250,510	5,766	$8,199	2.4%	0.6%
Lee	3,582,772	6,686,466	11,040	$16,030	3.9%	0.8%
Sarasota	2,802,280	4,724,114	10,617	$14,715	2.5%	0.3%
Region	9,183,037	17,498,939	10,600	$15,417	4.2%	0.8%
State	122,788,168	226,636,112	9,595	$14,792	3.7%	1.5%

1--These are the nominal 1999 figures.
2--This compares the "deflated" or real 1999 figures to the 1989 figures.
Source: Retail sales data from Table 16.82, "Gross and Taxable Sales: Sales Reported to the Department of Revenue in the State and Counties of Florida, 1998 and 1999." Florida Statistical Abstract 2000. 1999 population data for Florida and counties from Florida Statistical Abstract 2000, Table 1.25, "Counties and Cities: Census Counts, April 1, 1990, and Population Estimates, April 1, 1999, in the State, Counties, and Municipalities of Florida." Florida Statistical Abstract, BEBR, 1990, 1993; Table 16.82.

Finance, Insurance and Real Estate (F/I/R) (SIC Codes 60-67)

This sector of the Region's economy is one of the most active, with impacts extending far beyond its capacity as an employer. Employment in the sector reached 25,644 persons in 1999, comprising 6.2% of the Region's total non-agricultural employment (Table 44 above).

Finance

The finance subsector supplies funds for many capital investments in the Region. Activities and trends of this sector can be discerned through an examination of commercial banks. In 1999, there were 109 commercial banks in the Region (Table 71). In the period from 1988 to 1999, total deposits increased 120.6% to $18.6 billion. (In constant 1988 dollars, commercial bank deposits increased a real 56.6% to $132.0 billion.)

TABLE 71
ACTIVITY OF COMMERCIAL BANKS IN SOUTHWEST FLORIDA
(FDIC Insured)
(Amount of deposits in thousands of dollars)

County	Number of Banks 1988	Number of Banks 1999	Total Deposits 1988	Total Deposits 1999[1]	% Change of Deposits[2]	Per Capita Value Deposits 1988	Per Capita Value Deposits 1999[1]	% Change of Per Capita Value[2]
Charlotte	9	15	$725,787	$1,884,586	84.4%	$7,767	$13,779	26.0%
Collier	13	28	$1,480,654	$4,102,784	96.8%	$11,017	$18,676	20.4%
Glades	1	2	$12,180	$17,057	-0.6%	$1,626	$1,729	-24.5%
Hendry	3	5	$134,559	$282,656	49.2%	$5,286	$9,252	24.3%
Lee	17	27	$2,639,450	$5,628,240	51.4%	$8,583	$13,493	11.6%
Sarasota	15	32	$3,434,524	$6,673,553	38.0%	$13,329	$20,787	10.7%
Region	58	109	$8,427,154	$18,588,876	56.6%	$10,203	$16,377	14.0%
State[3]	403	333	$92,847,096	$200,783,393	53.6%	$7,477	$13,104	24.5%

1--These are the nominal 1999 figures.
2--This compares the "deflated" or real 1999 figures to the 1989 figures.
3--The number of banks listed for the state in 1997 in the current SRPP table is correct. The significant decrease in the number of banks from 1988 probably reflects consolidations and mergers by banks, especially in recent years. This region, however, seems to have been less affected.
Source: Table 17.09, "Banking Activity: Number of FDIC-insured Commercial and Savings Banks and Banking Offices and Amount of Deposits in the State and Counties of Florida, June 30, 1999," Florida Statistical Abstract 2000. 1999 population data from Florida Statistical Abstract 2000, Table 1.25, "Counties and Cities: Census Counts, April 1, 1990, and Population Estimates, April 1, 1999, in the State, Counties, and Municipalities of Florida." Florida Statistical Abstract, BEBR, 1990, Tables 17.09 and 17.25; 1993, Table 17.09

In 1999, the nominal value of deposits per capita in the Region was $16,377. This was 25.0% higher than the state per capita figure of $13,104. The real per capita deposits in 1988 constant dollars for the Region and state in 1999 were $11,630 and $9,305, respectively.

Insurance

The insurance subsector includes insurance carriers and agents that provide insurance for life, fire, health, and casualty. Table 72 presents a breakdown of activity in the insurance subsector at the county, regional, and state levels.

The insurance subsector represents a very small portion of total economic activity in the Region. The Region employed 7.0% of the insurance agents/brokers in the state and accounted for 7.1% of the state's insurance agent/broker payroll in 1996. The insurance subsector is the smallest employer within the Region's F/I/R sector.

TABLE 72 INSURANCE AGENTS AND BROKERS (SIC CODE 64), 1991, 1999						
	Firms		Number of Employees*		AnnualPayroll ($000's)	
County	**1991**	**1999**	**1991**	**1999**	**1991**	**1999**
Charlotte	38	42	139	152	$2,477	$3,720
Collier	79	124	444	655	$11,609	$26,940
Glades	2	(D)	10*	(D)	(D)	(D)
Hendry	14	10	60*	(D)	(D)	$756
Lee	197	207	929	897	$23,419	$33,768
Sarasota	181	199	726	1,635	$18,758	$65,436
Region	511	582	2,308	3,339	$56,263	$130,620
State	6,628	7,759	72,510	48,547	$991,587	$1,923,540

*Average based on employment-size class data provided.
(D) Data withheld to avoid disclosure of information about individual firms.
Source: Table 17.44, "Insurance Agents, Brokers, and Service: Average Monthly Private Reporting Units, Employment, and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999," Florida Statistical Abstract 2000. U.S. Department of Commerce, County Business Patterns, Florida, 1991.

Real Estate

The greatest number of firms in the finance/insurance/real estate sector is found in the real estate subsector. Table 73 indicates that 1,857 real estate firms existed in the Region in 1999. This is an decrease of 3.3% from a total of 1,921 in 1991.

Real estate employment in the Region in 1999 was 9,731 or 8.1% of total state employment within this sector. The Region accounted for 8.5% of the annual payroll for real estate in 1999.

TABLE 73 REAL ESTATE (SIC CODE 65), 1991, 1999						
	Firms		Employees*		Annual Payroll ($000s)	
County	**1991**	**1999**	**1991**	**1999**	**1991**	**1999**
Charlotte	152	132	1,188	845	$12,527	$15,612
Collier	538	569	2,350	2,525	$43,223	$88,536
Glades	4	(D)	60	(D)	(D)	(D)
Hendry	19	20	264	53	$1,640	$720
Lee	647	623	4,659	4,323	$84,881	$124,704
Sarasota	561	513	2,730	1,985	$43,506	$61,872
Region	1,921	1,857	11,251	9,731	$185,777	$291,444
State	17,482	17,985	104,906	119,544	$1,826,009	$3,428,028

*Average based on employment-size class data provided.
(D) Data withheld to avoid disclosure of information about individual firms.
Source: U.S. Department of Commerce, County Business Patterns, Florida, 1991. 1999 data from Table 17.45, "Real Estate: Average Monthly Private Reporting Units, Employment and Payroll Covered by Unemployment Compensation Law in the State and Counties of Florida, 1999," Florida Statistical Abstract 2000.

Services (SIC Codes 70-89)

The services sector employs the largest number of people in the Region. This sector is comprised of business activities that provide services rather than sell material goods. Included in this sector are lodging, personal services (e.g., dry cleaners), business services, repair shops, health services, legal services and amusement/recreation services.

In 1999, there were 13,221 service establishments in Southwest Florida (Table 74). Sarasota claimed the greatest number with 4,697 or 35.5% of the Region's service establishments, followed by Lee County with 4,055 firms or 30.7%. Within this sector, the service industries employing the most people are business services; health services; engineering, accounting, research and management services; and amusement and recreation services (Tables 75 and 76).

TABLE 74
SERVICES (SIC CODES 70-89)

	Firms		Employees		Annual Payroll ($000's)	
County	**1991**	**1999**	**1991**	**1999**	**1991**	**1999**
Charlotte	782	1,069	8,135	12,624	$161,385	$309,722
Collier	1,914	3,216	22,468	32,385	$417,960	$957,118
Glades	17	32	45	219	$460	$2,938
Hendry	137	152	919	1,239	$14,027	$22,495
Lee	3,257	4,055	34,471	44,374	$743,153	$1,155,635
Sarasota	3,653	4,697	41,647	52,552	$813,585	$1,420,208
Region	9,760	13,221	107,685	143,393	$2,150,570	$3,868,116
State	129,712	167,747	1,632,975	2,352,756	$33,559,394	$65,231,388

Source: 1999 data from (Florida) Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, in cooperation with the U. S. Department of Labor, Bureau of Labor Statistics. Website (http://www2.myflorida.com/awi/lms/es202/htm), accessed August 6, 2001.
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TABLE 75								
SERVICE FIRMS (SIC CODES 70-89)								
SIC Code	**Description**	**Charlotte**	**Collier**	**Glades**	**Hendry**	**Lee**	**Sarasota**	**Region***
70	Hotels & Other Lodging Places	25	69	9	11	127	79	320
72	Personal Services	87	244	---	9	285	331	956
73	Business Services	174	613	---	12	813	876	2,488
75	Automotive Repair, Services, & Parking	82	165	---	18	306	255	826
76	Misc. Repair Services	18	114	---	---	142	104	378
78	Motion Pictures	12	22	---	---	44	41	119
79	Amusement & Recreation Services	46	142	---	3	178	183	552
80	Health Services	277	458	---	23	717	970	2,445
81	Legal Services	44	213	---	7	247	339	850
82	Educational Services	11	28	---	---	42	65	146
83	Social Services	55	94	---	19	150	145	463
84	Museums, Art Galleries, etc.	---	6	---	---	3	9	18
86	Membership Organizations	63	215	---	9	203	191	681
87	Engineer., Account., Research, Mgmt., etc.	127	559	4	19	609	722	2,040
88	Private Households	33	259	---	10	181	349	832
89	Miscellaneous Services	---	13	---	---	14	32	59
	Total**	1,069	3,216	32	152	4,055	4,697	13,221

* The "Region" column is the sum of the number listed in this table for each county for each service category. The "Region" column is not a complete total because the data in this table do not include non-disclosed data. The "Total" cell in the "Region" column is the total of the numbers in the "Total" row. It is not the total of the "Region" column.

** The "Total" row is the total number listed for each county for all services (SIC Codes 70-89) in the ES-202 Program source. The "Total" row is not a total of the columns in this table. The data in the columns in this table do not include unassigned industries and non-disclosed data. The "Total" cell in the "Region" column is the total of the numbers in the "Total" row.

Sources: Data for SIC Codes 76, 78, 80, 81, 83, 84, 86, 88, and 89 (Florida) Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, in cooperation with the U. S. Department of Labor, Bureau of Labor Statistics. Website (http://www2.myflorida.com/awi/lms/es202/htm), accessed August 6, 2001. Data for "Total" row also from that source.

TABLE 76								
SERVICE EMPLOYMENT (SIC CODES 70-89)								
SIC Code	Description	Charlotte	Collier	Glades	Hendry	Lee	Sarasota	Region*
70	Hotels & Other Lodging Places	399	4,220	31	111	2,847	2,021	9,629
72	Personal Services	421	1,256	---	27	1,627	1,749	5,080
73	Business Services	2,705	5,901	---	97	10,389	27,176	46,268
75	Automotive Repair, Services, & Parking	287	729	---	38	2,184	1,277	4,515
76	Misc. Repair Services	53	406	---	---	496	360	1,315
78	Motion Pictures	67	211	---	---	461	408	1,147
79	Amusement & Recreation Services	707	3,921	---	11	2,750	4,159	11,548
80	Health Services	5,844	8,111	---	421	10,748	17,025	42,149
81	Legal Services	249	1,038	---	19	1,305	1,648	4,259
82	Educational Services	102	725	---	---	715	982	2,524
83	Social Services	651	1,571	---	242	4,973	3,435	10,872
84	Museums, Art Galleries, etc.	---	61	---	---	22	146	229
86	Membership Organizations	350	1,630	---	47	1,203	1,921	5,151
87	Engineer., Account., Research, Mgmt., etc.	670	2,048	27	64	4,320	4,794	11,923
88	Private Households	50	417	---	9	274	585	---
89	Miscellaneous Services	---	64	---	---	43	60	167
	Total**	12,624	32,385	219	1,239	44,374	52,552	143,393

* The "Region" column is the sum of the number listed in this table for each county for each service category. The "Region" column is not a complete total because the data in this table do not include non-disclosed data. The "Total" cell in the "Region" column is the total of the numbers in the "Total" row. It is not the total of the "Region" column.

** The "Total" row is the total number listed for each county for all services (SIC Codes 70-89) in the ES-202 Program source. The "Total" row is not a total of the columns in this table. The data in the columns in this table do not include unassigned industries and non-disclosed data. The "Total" cell in the "Region" column is the total of the numbers in the "Total" row.

Sources: Data for SIC Codes 76, 78, 80, 81, 84, 86, 88, and 89 (Florida) Agency for Workforce Innovation, Office of Workforce Information Services, Labor Market Statistics, ES-202 Program, in cooperation with the U. S. Department of Labor, Bureau of Labor Statistics. Website (http://www2.myflorida.com/awi/lms/es202/htm), accessed August 6, 2001. Data for "Total" row also from that source.

Government (SIC Codes 90-97)

Governmental agencies affect nearly all segments of the economy either directly or indirectly. The economic impacts of local government agencies are provided mainly through employment, while the major impacts of state and federal governments are through financial payments to individuals and capital expenditures. The impacts of these three levels of government on the economy are discussed below.

Federal Government Transfer Payments

The most significant effect of federal activities upon the regional economy, aside from establishing the currency of the nation, is the redistribution of income through taxes (outflows) and payments (inflows). Outflows include income taxes and Social Security taxes. Inflows to individuals are in the form of transfer payments and housing assistance. Inflows to organizations are through grant programs.

Transfer payments, discussed above in the income section, constitute a substantial portion of regional income. One category of transfer payments includes Social Security (Old Age, Survivors, Disability, and Health Insurance). Within Southwest Florida, there were 321,411 recipients in 1998, (29.1% of the population). These payments totaled $244,792,000 for the last month of 1998. Table 77 presents information by county on the number of recipients and the amount of payments.

The number of these beneficiaries in the Region increased by 147.1% from 1975 to 1998. During this period, total payments increased by 860.9%. Discounting the effects of inflation, real payments per beneficiary increased 28.1% since 1975 or from $57 to $73 per month in 1975 dollar values.

TABLE 77
SOCIAL SECURITY
(Month of December, 1975, 1979, 1988, 1998)

County	Total Number of Beneficiaries	Monthly Payments ($000s)	Retired Workers	Monthly Payments ($000s)	Disabled	Monthly Payments ($000s)	Other	Monthly Payments ($000s)
Charlotte								
1975	14,196	$2,834	9,726	$2,118	736	$185	3,734	$531
1979	19,790	$5,606	13,699	$4,181	1,163	$426	4,928	$999
1988	32,000	$16,376	23,966	$12,985	1,385	$843	6,655	$2,548
1998	49,396	$36,785	37,115	$29,147	3,100	$2,505	9,180	$5,135
Collier								
1975	13,314	$2,601	8,035	$1,802	748	$176	4,531	$623
1979	19,159	$5,408	11,929	$3,780	1,158	$400	6,072	$1,228
1988	32,215	$17,261	22,355	$13,059	1,285	$732	8,575	$3,470
1998	52,833	$42,084	38,280	$32,668	2,685	$2,142	11,870	$7,275
Glades								
1975	555	$96	330	$63	49	$11	176	$22
1979	717	$185	421	$119	63	$21	233	$45
1988	835	$394	550	$283	60	$33	225	$78
1998	1,767	$1,225	1,200	$888	190	$146	380	$195
Hendry								
1975	1,981	$321	905	$177	186	$41	890	$104
1979	2,378	$571	1,133	$326	234	$72	1,011	$173
1988	3,200	$1,461	1,875	$970	260	$133	1,065	$358
1998	4,765	$3,101	2,775	$2,073	530	$358	1,460	$668
Lee								
1975	40,801	$7,848	26,045	$5,579	2,536	$609	12,220	$1,660
1979	55,964	$15,485	36,685	$11,062	3,739	$1,313	15,540	$3,110
1988	84,660	$43,127	60,645	$33,100	4,170	$2,430	19,845	$7,597
1998	110,604	$82,923	79,780	$63,871	7,735	$5,988	23,090	$13,608
Sarasota								
1975	59,232	$11,776	39,139	$8,553	2,476	$606	17,617	$2,617
1979	74,093	$21,012	49,759	$15,289	3,560	$1,264	20,774	$4,459
1988	97,575	$50,971	71,210	$39,616	3,360	$1,952	23,005	$9,403
1998	102,046	$78,674	75,545	$61,534	5,440	$4,252	21,065	$12,888
Region								
1975	130,079	$25,476	84,180	$18,292	6,731	$1,628	39,168	$5,557
1979	172,101	$48,267	113,626	$34,757	9,917	$3,496	48,558	$10,014
1988	250,485	$129,590	180,601	$100,013	10,520	$6,123	59,370	$23,454
1998	321,411	$244,792	234,695	$190,181	19,680	$15,391	67,045	$39,229

Source: Florida Statistical Abstract, BEBR, 1976, 1980, 1990, Table 7.12. Table 7.12, "Social Security: Number of Beneficiaries and Amount of Benefits in Current-payment Status by Type of Beneficiary in the State and Counties of Florida, December 1998," Florida Statistical Abstract 2000.

State Government Revenues and Expenditures

The primary influence of state government on the economy of Southwest Florida is felt through the collection and distribution of taxes. Of course, this excludes regulatory and administrative powers and capital improvement projects.

Four major state taxes are collected within the counties: sales and use, licenses (primarily motor vehicle), pari-mutuel wagering, and documentary stamp and surtax. These totaled approximately $1,115.7 million in fiscal year 1997-1998 with sales and use taxes comprising 86.1% of the total (Table 78). Just as the Region's population comprised 7.5% of the state's population in 1998, the amount of taxes collected in the Region also equaled 7.3% of the state total.

TABLE 78
STATE GOVERNMENT TAX COLLECTIONS
FISCAL YEAR 1998-99 ($000)

County	Total	Sales & Use Tax	Motor Vehicle Licenses	Pari-Mutuel Wagering Taxes	Documentary Stamp Tax
Charlotte	$91,921,758	$88,127,258	$3,794,500	$0	N/A
Collier	$267,780,001	$260,523,721	$7,256,280	$0	N/A
Glades	$1,534,687	$1,346,434	$188,253	$0	N/A
Hendry	$17,278,922	$15,906,596	$1,372,326	$0	N/A
Lee	$410,071,761	$369,339,423	$11,889,120	$1,843,218	N/A
Sarasota	$294,661,891	$284,980,993	$9,200,442	$480,456	N/A
Region	$1,083,249,020	$1,020,224,425	$33,700,921	$2,323,674	N/A
State	$14,377,426,679	$13,858,158,449	$460,626,292	$58,641,938	N/A

Source: Table 23.45, "State Government Finance: Tax Collections by or within Counties by Type of Tax Collected in the State and Counties of Florida, Fiscal Year 1998-99," Florida Statistical Abstract 2000. 1998 population data from Table 1.25, "Counties and Cities: Census Counts, April 1, 1990, and Population Estimates, April 1, 1998, in the State, Counties, and Municipalities of Florida," Florida Statistical Abstract 1999.

A portion of the taxes collected from the counties was returned through several state programs. In fiscal year 1996-1997, approximately $119 million was distributed through three programs (Table 79). The one-half cent sales tax provided the largest source of returned revenue, followed by revenue sharing, and the 2-cent gas and special fuel tax.

TABLE 79 DISTRIBUTION OF TAXES BY MAJOR SOURCE FISCAL YEAR 1998-99 ($000)							
		1/2 Cent Sales Tax			Revenue Sharing		
County	**Total**	**Counties**	**Cities**	**Emergency & Supplemental**	**County**	**Municipal**	**County Tax on Motor Fuel**
Charlotte	$13,370	$7,345	$728	$0	$4,336	$208	$753
Collier	$33,294	$20,063	$3,579	$0	$7,673	$685	$1,293
Glades	$954	$102	$19	$240	$233	$40	$319
Hendry	$2,977	$1,066	$393	$0	$802	$219	$498
Lee	$52,939	$24,936	$10,762	$0	$12,310	$3,220	$1,711
Sarasota	$39,179	$19,570	$6,342	$0	$10,080	$1,989	$1,199
Region	$142,713	$73,082	$21,823	$240	$35,434	$6,361	$5,773
State	$1,860,733	$773,718	$385,646	$6,500	$419,620	$205,139	$70,111

Source: Table 23.48, "State Funds to Local Government: Distribution of Shared Taxes by the Florida Department of Revenue to County and City Governments by Major Source in the State and Counties of Florida, Fiscal Year 1998-99," Florida Statistical Abstract 2000.

The state also distributes funds through programs to assist families with dependent children, the blind, and the disabled (Table 80). These monies are largely federally funded but are distributed by both federal and state agencies, such as the Florida Department of Health. For 1998, the state and federal government distributed more than $550 million in public assistance in Florida. Consequently, the state and federal governments, through their roles as collectors and distributors of tax money, have considerable influence upon economic activity.

TABLE 80 PUBLIC ASSISTANCE, FISCAL YEAR 1998-99						
	Aid to Families with Dependent Children		Food Stamps		Public Assistance Supplemental Security Income	
County	**Average Monthly Families Served**	**Average Monthly Expenditures**	**Recipients**	**Benefits in Food Stamps**	**Beneficiaries**	**Payments**
Charlotte	235	$51,161	3,561	$256,000	1,433	$482,000
Collier	481	$108,566	6445	$474,000	1,923	$669,000
Glades[1]	0	$0	0	$0	108	$41,000
Hendry	379	$89,356	3,755	$300,000	695	$253,000
Lee	1,120	$248,837	12,790	$906,000	5,812	$2,057,000
Sarasota	564	$123,569	6,582	$464,000	3,216	$1,037,000
Region	2,779	$621,489	33,133	$2,400,000	13,187	$4,539,000
State	89,889	$20,768,154	912,351	$68,275,000	366,966	$134,978,000

[1]Glades County AFDC and Food Stamps are handled through the Hendry County office.

Sources: Table 7.18, "Public Assistance: Average Monthly Aid to Families with Dependent Children (AFDC) Cases by Type of Recipient and Average Monthly Payments for All Cases in the State, Department of Health Districts, and Counties of Florida, Fiscal Year 1998-99," Florida Statistical Abstract 2000. Table 7.19, "Public Assistance: Recipients of Supplemental Security Income and Amount of Payments in the State and Counties of Florida, December 1999," Florida Statistical Abstract 2000. Table 7.22, "Food Stamps: Recipients and Benefits in the State and Counties of Florida, December 1999," Florida Statistical Abstract 2000.

Local Government Revenues and Expenditures

The three types of local government entities that have the most influence on the economy are county agencies, city governments, and school districts. Both counties and cities provide a wide range of services, while school districts are primarily limited to the provision of educational services.

The revenues for services provided by local agencies come from such diverse sources as fines, fees, revenues from federal and state governments, and local taxes. Excluding local taxes, federal and state revenues are the largest source of income for the Region's local governments.

Table 81 provides an estimate of federal state and local funds received for educational purposes during fiscal year 1997-1998. Per capita student funding in the region ranges from a low of $6,448 in Charlotte County to a high of $7,639 in Collier County. All of these are above the state average of $6,338.

The receipt of funds by a county school district through the Florida Education Finance Program (under the General Revenue category) is partly based upon a county's ability to generate its own revenue. This ability is a function of both the value of taxable land within the county as well as the number of students. If this value is relatively high on a per student basis (determined by dividing the total taxable value by the number of students), the county will receive relatively less state funding than a community with a low tax base. This occurs in Glades and Hendry Counties which receive a considerably larger portion of their total budget from state sources than do the other counties in the region.

TABLE 81
PUBLIC ELEMENTARY AND SECONDARY SCHOOLS
REVENUE ($000s) BY MAJOR SOURCE, 1997-98

			Federal Sources		State Sources		Local Sources	
County	**Total**	**Revenue per FTE Student**	**Amount**	**% of Total**	**Amount**	**% of Total**	**Amount**	**% of Total**
Charlotte	$107,852	$6,448	$6,351	5.9%	$37,356	34.6%	$64,146	59.5%
Collier	$241,904	$7,639	$18,390	7.6%	$44,116	18.2%	$179,398	74.2%
Glades	$7,385	$6,667	$742	10.0%	$3,489	47.2%	$3,154	42.7%
Hendry	$56,140	$7,502	$6,074	10.8%	$37,474	66.8%	$12,593	22.4%
Lee	$369,448	$6,674	$26,940	7.3%	$123,728	33.5%	$218,779	59.2%
Sarasota	$266,379	$7,363	$12,705	4.8%	$63,012	23.7%	$190,662	71.6%
Region	$1,049,108	$42,293	$71,202	6.8%	$309,175	29.5%	$668,732	63.7%
State	$15,314,451	$6,338	$1,145,240	7.5%	$7,746,017	50.6%	$6,423,194	41.9%

Source: Table 20.63, "Elementary and Secondary Schools: All Funds Revenue by Major Source in the State and Counties of Florida, 1997-98," Florida Statistical Abstract 2000.

Revenues of local governments (excluding school districts) in the Region totaled $1,730.5 million in fiscal year 1996-1997 (Table 82). Per capita revenues among the Region's counties varied from a low of $1,124 in Hendry County to a high of $1,853 in Lee County.

TABLE 82 COUNTY REVENUES BY SOURCE, FISCAL YEAR 1996-97*								
County	Total Revenues	Taxes & Impact Fees	Federal Grants	State & Other Gov'ts.	Charges for Services	Fines and Forfeits	Other Sources & Transfers	Per Capita Revenues
Charlotte	$198,594	$77,560	$1,072	$16,339	$67,629	$795	$35,199	$1,512
Collier	$325,575	$117,972	$2,267	$33,288	$87,662	$3,911	$80,475	$1,628
Glades	$12,697	$4,240	$588	$2,250	$1,081	$460	$4,077	$1,316
Hendry	$34,074	$13,368	$501	$4,525	$5,018	$438	$10,225	$1,124
Lee	$730,419	$176,689	$9,290	$70,818	$234,811	$2,505	$236,305	$1,853
Sarasota	$429,158	$179,555	$4,277	$37,454	$113,643	$2,786	$91,444	$1,380
Region	$1,730,517	$569,384	$17,995	$164,674	$509,844	$10,895	$457,725	$1,607
Florida	$21,912,409	$6,635,148	$656,600	$1,795,524	$6,268,576	$149,625	$6,406,936	$1,489

*Revenue numbers are in thousands of dollars, except per capita revenues.
Source: Table 23.83, "County Finance: Revenue by Source of County Governments in Florida, Fiscal Year 1996-97," Florida Statistical Abstract 2000.

The value of property in the Region is an important factor for determining revenues, as it serves as the basis for property taxation. The value of property, the operating millage and total ad valorem taxes by county are shown in Table 83.

TABLE 83 PROPERTY VALUATIONS OF REAL PROPERTY, 1998 ($000s)					
County	Taxable Value	Total Operating Millage (County-wide)	Total Debt Millage (County-wide)	Total Ad Valorem Taxes Levide in the County[1]	Per Capita Ad Valorem Taxes Levide
Charlotte	6,581,130,232	4.599	0.000	113,422,352	849
Collier	21,342,594,299	3.551	0.000	317,220,059	1,510
Glades	368,545,224	10	0.000	7,348,302	744
Hendry	1,211,775,691	10	0.000	28,891,270	951
Lee	23,354,417,246	5.328	0.000	482,538,215	1,190
Sarasota	20,354,551,176	3.982	0.098	318,961,343	1,009
Region	73,213,013,868	N/A	N/A	1,268,381,542	1,147
Florida	631,788,107,048	N/A	N/A	13,636,899,385	909

[1]Includes taxes levied by school districts, cities, special districts, and water management.
Source: Local Government Financial Information Handbook, September 1999.

The per capita ad valorem taxes levied were calculated by dividing the total ad valorem taxes levied by the population. Although both Glades and Hendry Counties have the highest property taxes (both at 10.0 mils), the per capita taxes their residents payed were among the lowest in the region. Charlotte County also had low per capita ad valorem taxes, due in part to a lower tax rate.

Collier County with the lowest millage rate (3.551) had the highest per capita ad valorem taxes levied. This is due largely to the cost and value of real-estate in Naples and the surrounding unincorporated area.

Local government expenditures in Southwest Florida amounted to 1,721.2 million dollars in fiscal year 1996-97 (Table 84). The largest uses were debt service and other uses (27.6%) followed closely by public safety (19.6%). Per capita expenditures ranged from a low of $1,098 in Hendry County to a high of $1,948 in Lee County.

Differing needs and expenses among jurisdictions make generalizations on the cost of governmental services in the Region difficult. Many factors determine the cost and scope of public services. The ultimate decisions are made by elected officials, based upon their perceptions of the public's desires and the needs of the area.

TABLE 84
LOCAL GOVERNMENTS EXPENDITURES, FISCAL YEAR 1996-97*

County	Total Expenditures	General Government	Public Safety	Physical & Economic, Environment	Transportation	Human Services, Cultural, & Recreation	Debt Service & Other Uses	Per Capita Expenditures
Charlotte	199,237	36,190	42,366	39,059	17,677	14,127	49,817	1,517
Collier	295,794	49,139	72,963	54,427	26,954	24,228	68,083	1,479
Glades	12,440	2,462	3,234	1,083	1,469	416	3,777	1,289
Hendry	33,277	5,964	8,364	3,330	3,577	1,530	10,513	1,098
Lee	768,140	131,971	116,655	70,691	156,939	48,863	243,021	1,948
Sarasota	412,320	63,719	93,625	75,591	44,052	35,368	99,963	1,326
Region	1,721,208	289,445	337,207	244,181	250,668	124,532	475,174	1,599
Florida	20,591,540	2,764,046	3,852,665	3,445,248	2,481,868	2,476,422	5,571,291	1,400

*Expenditures are in thousands of dollars, except per capita expenditures.
Source: Table 23.84, "County Finance: Expenditure by Function of County Governments in Florida, Fiscal Year 1996-97," Florida Statistical Abstract 2000.

Summary

Federal sources and State sources both contribute to the function of the local economy. These contributions result from financial assistance provided to individuals and funds provided to local governments. Local government, however, is the level of government that is most directly related to the local economy. The contributions of local governments to the Southwest Florida economy result mainly from the provision of services to the community. The revenues received by the local governments in order to provide these services come from state and federal sources, and from the local powers to assess fees, charges, and taxes. Local governments have experienced increased costs in the provision of these services. This has been due to population growth and the expansion of services. Based on the experience of local governments elsewhere in the state, these costs will probably continue to increase.

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