



## BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

<b>PLACEMENT:</b> Departmental		<b>PRESET:</b>
<b>AGENDA ITEM DATES:</b>		
MEETING DATE:10/23/2007 COMPLETE BY:9/26/2007		COUNTY ATTORNEY:10/1/2007 DCA AND ACA:10/8/2007
<b>TITLE:</b> <b>RESIDENTIAL VACANT LAND INVENTORY</b>		
<b>REQUESTED BY:</b> Nicki van Vonno, AICP, Growth Management Director	<b>Growth Management:</b> Nicki van Vonno, AICP, Director	<b>PREPARED BY:</b> Cesar A. Perez, Ph.D., Economic Specialist
<b>DOCUMENT(S) REQUIRING ACTION:</b>		
<b>QUASI-JUDICIAL:</b> NO		

### **EXECUTIVE SUMMARY:**

The inventory of residential vacant land within the primary urban service district will be presented.

### **APPROVAL:**

COUNTY ADMINISTRATOR  
ASSISTANT COUNTY ADMINISTRATOR  
COUNTY ATTORNEY

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**TITLE**

RESIDENTIAL VACANT LAND INVENTORY

**BACKGROUND / RELATED STRATEGIC GOAL**

The Comprehensive Growth Management Plan (CGMP) addresses future residential land capacity in the Future Land Use Element (FLUE).

Section 4.4.I of the FLUE establishes the following goal:

*“Goal (residential land use). Martin County shall provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.”*

This item reports on the latest update to the county’s residential vacant land inventory and capacity analysis.

**ISSUES**

The inventory is divided into two parts: a count of the available vacant residential acreage and an evaluation of the capacity of that acreage to accommodate expected future population.

Part I: Residential Acreage

The FLUE also has the following goal:

*“4.4.G. Goal (encourage urban development in urban service areas). Martin County shall regulate urban sprawl tendencies by directing growth in a timely and efficient manner to those areas where urban public facilities and services are available, or are programmed to be available, at the levels of service adopted in this Growth Management Plan.”*

With this in mind the residential acreage inventory is focused on lands inside the USD. For information purpose, acreages outside the USD are provided at the end of the report.

For purposes of this inventory the vacant residential acreage is defined as:

Residential land inside the primary and secondary service boundaries, designated vacant by the appraiser's office, which is not part of an approved, currently tracked development, plus any agricultural land.

This is land that is still available for development applications.

The process used to determine the inventory:

1. The basic data is from the appraiser's office as of September 2006. The vacant residential DOR code 100 was isolated as well as agricultural DOR codes. An adjustment was made to account for acres that the appraiser's office considered "developed miscellaneous residential". These acres were reviewed and those that did not have an actual residence were added to the vacant inventory.
2. The basic vacant residential data includes all lots of record that the appraiser considers vacant. This means for residential developments that are still not built out, the data includes those lots of record that are part of the development but that do not yet have a residence.
3. The County maintains a list of projects that are in current development. These projects were mapped over the vacant land (DOR code 100) map, and for those that overlap, the vacant lots that are part of projects in the list of developments are removed from the vacant inventory. Units in approved projects that are not yet built are considered in part II of the inventory.
4. Vacant parcels were also overlaid on an aerial photograph layer and examined to eliminate anything that had been designated vacant but which from the aerials was seen to be under construction.
5. The agricultural DOR codes (not the same as agricultural land use) within the USD include industrial land use designations. These were removed, as well as any projects under development that still had agricultural DOR designation for purposes of taxes. The remaining vacant land includes rural and other densities and was incorporated into the density numbers.
6. The resulting vacant lands are then separated into CRA and non-CRA areas.

Vacant Non-CRA USD Acreage		
Future Land Use Designation	Undeveloped Acreage	Wetland Acreage
Rural Density 0.5 UPA	3155	1094
Estate Density 1 UPA	7	0
Estate Density 2 UPA	417	66
Low Density 5 UPA	571	12
Medium Density 8 UPA	79	79
Mobile Home 8 UPA	18	0
COR 10 UPA	130	9
High Density 10 UPA	15	0
Total	4393	1259

Vacant CRA USD Acreage		
CRA	Non-Residential Land	Residential Land
Golden Gate	82	16
Hobe Sound	46	81
Indiantown	572	1805
Jensen Beach	46	0
Palm City	70	39
Port Salerno	108	84
Rio	116	30
Totals	1041	2055

For CRAs, the inventory also added non-residential lands inside the Mixed-Used Overlay because of the availability of that land for residential development.

## Part II: Maximum Possible Units

The possible maximum units in the non-CRA USD are estimated following the method in the CGMP section 4.2.A.8 and associated with Figure 4-10. Vacant acreage is first multiplied by the corresponding maximum allowed density. Because some of the land will be taken up by non-residential uses such as roads, utilities, schools and parks, the result is adjusted down by removing 8.5% to account for such uses.

In areas designated as wetlands, the CGMP allows a maximum of 50% of the associated density to be transferred to uplands. To account for this the total undeveloped acreage was divided into uplands and wetlands. To obtain the estimate on maximum possible units the upland acreage was multiplied by the appropriate maximum densities and the wetland acreage was multiplied by 50% of the appropriate maximum density.

The total is then the sum of the maximum capacity on the upland acres and the maximum allowed transfer capacity from wetlands.

Acres and Units inside the USD but outside the Community Redevelopment Areas Development Potential at Maximum Density Allowed by CGMP					
Future Land Use Designation	Total Acres Undeveloped	Wetland Acres in Total Undeveloped	Undeveloped Upland Acres Adjusted (a)	Wetland Acres Adjusted (a)	Max # Units Adjusted (b)
Rural Density 0.5 UPA	3155	1094	1886	1001	1193
Estate Density 1 UPA	7	0	6	0	6
Estate Density 2 UPA	417	66	322	60	704
Low Density 5 UPA	571	12	511	11	2585
Medium Density 8 UPA	79	79	0	72	293
Mobile Home 8 UPA	18	0	16	0	130
COR 10 UPA	130	9	111	8	1147
High Density 10 UPA	15	0	14	0	141
<b>Total</b>	<b>4393</b>	<b>1259</b>	<b>4019</b>	<b>1152</b>	<b>6199</b>

(a) After separating wetlands and uplands and taking out 8.5% for undeveloped residential acres that will be used for nonresidential uses such as roads, utilities, schools and parks

(b) Assumes 50% density transfer from wet acreage

The possible maximum units in the CRA USD are estimated as follows:

Inside Mixed Use overlay:

All land (developed and undeveloped) estimated at 11.25 units per acre

Outside Mixed Use overlay:

Vacant nonresidential estimated at 11.25 units per acre

Vacant residential estimated at land use map densities

Units Inside Community Redevelopment Areas Development Potential at Maximum Density Allowed by CGMP			
CRA	Units within MU Area	Units from Vacant Residential Outside MU	Units from Vacant Non- Residential Outside MU
Golden Gate	918	131	0
Hobe Sound	518	498	464
Indiantown	6,434	7,930	295
Jensen Beach	522	0	0
Palm City	792	220	72
Port Salerno	1,220	640	24
Rio	1,304	130	0
Totals	11,708	9,550	856

To obtain the total available units we add the possible units outside the CRAs to the units in the CRA mixed-used areas and in the CRAs but outside the mixed-used areas. The total available units in the USD are  $6,199 + 11,708 + 9,550 + 856 = 28,313$ .

Also, as mentioned earlier, acreage inside already approved developments, but still not built out, is not included in these calculations. In estimating available units for future population they must be included. Based on County records, as of January 2007 there were about 6,000 units left to build in approved developments. This brings to 34,313 the "available" units for future population.

The CRAs account for 22,114 of these units.

#### Expected population and required units

The Bureau of Economic and Business Research (BEBR) provides medium permanent population projections for Martin County to 2030. These projections are allocated to the jurisdictions and to unincorporated Martin County. The current projections for unincorporated Martin County imply an increase in population of 46,581 people between 2007 and 2030. Converted to residential units at 2.22 persons per household (BEBR's most recent estimate of persons per household) this implies a need of 20,982 units.

The capacity analysis currently in the CGMP uses peak population rather than permanent, though the Goal does not specify what anticipated population should be used. For comparison purposes, based on our most recent projection of peak population, the population increase between 2007 and 2030 would be 54,916 implying a need for 24,737 units.

#### Vacant land available outside the USD

Though the focus was on the USD, staff also researched vacant residential land outside the USD. This was done by determining for both agricultural and agricultural-ranchette the acreage with homestead exemption and the acreage without homestead exemption. Acreage without homestead exemption is considered vacant. The calculation of maximum possible units assumes one (1) unit per twenty (20) acres for Agricultural lands and one (1) unit per five (5) acres for Agricultural-Ranchette land.

The data is as of December 2006, the most recent update to the exemption information provided by Martin County's Appraiser's Office.

The following table summarizes the information:

Outside USD				
Future Land Use Designation	Acres Undeveloped	Max # Units	Undeveloped Acre Adjusted (a)	Max # Units Adjusted
Agricultural	154,282	7,714	141,168	7,058
Agricultural - Ranchette	22,642	4,528	20,717	4,143
Total	176,924	12,242	161,885	11,202

(a) After taking out 8.5% for undeveloped residential acres that will be used for nonresidential uses such as roads, utilities, schools and parks

### Part III: Other issues

- In order to account for the use of land for roads, utilities, schools and parks, the CGMP assumes that 8.5% of the land will be consumed for these purposes.
- Maximum units' calculations for CRAs assume 11.25 units, which is 75% of the allowed maximum of 15 units per acre. This accounts for the CRA rule that restricts the residential part of a mixed-use project to no more than 75% of the total square footage.

### **RECOMMENDED ACTION**

#### **RECOMMENDATION**

Review and approve the report as the updated data.

#### **ALTERNATIVE RECOMMENDATIONS**

Review, direct changes, and continue item.

Do not approve the report.

### **FISCAL IMPACT**

#### **RECOMMENDATION**

None

#### **ALTERNATIVE RECOMMENDATIONS**

Staff time