Residential Capacity Analysis

Martin County

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Metro Forecasting Models

MFM

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Prepared by Metro Forecasting Models

INTRODUCTION

This analysis considers population projections, future demand, and future supply in order to assure that projected population needs will be met.

Objective 4.1D of the Martin County Comprehensive Growth Management Plan (CGMP) requires the County "*to collect and monitor development and population data to ensure sufficient land to address projected population needs.*"

This analysis will be combined with the Residential Capacity and Vacant Land Analysis to compare the supply of potential units to the calculated demand for two planning periods. The language in Policy 4.1D.5 contains the following requirement:

> *The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3. and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.*

Therefore, the residential demand for a ten-year and fifteen-year planning period will be compared to the amount of land available to accommodate that demand.

The residential capacity analysis consists of three parts:

1) Population projections - these are calculated in accordance with Policy 4.1D.2. The estimates and projections are primarily based on the 2020 United States Census and the Bureau of Economic and Business Research (BEBR) annual report on population for the State of Florida Office of Economic and Demographic Research (EDR).

2) Determination of future demand for residential units for the two planning periods. Calculations of demand are derived from formulas provided in Policy 4.1D.3.

3) Determining the supply of residential units. Consistent with Policy 4.1D.5: *the Residential Capacity and Vacant Land Analysis provides a calculation of the available residential development options that can accommodate the demand from the projected population*. The potential number of units available will be compared to the projected demand.

Definitions from Chapter 2 of the Comprehensive Growth Management Plan

Housing units in actual use: Equals the number of residential housing units occupied by permanent residents as classified by the US Census, plus the number of vacant seasonal housing units. Housing units in actual use equals the occupied housing units plus vacant seasonal housing units.

Peak population (housing): The number of residents living in residential housing units for more than six months of the year, and the number of occupants of residential housing who spend less than six months in Martin County equals peak population (housing). This is calculated by adding permanent population (housing) and the seasonal population (housing) to determine the total demand for residential housing units.

Permanent population (housing): The number of residents living in the unincorporated area in residential housing units for more than six months of the year.

Seasonal population (housing): The number of residents living in residential housing units who spend less than six months in Martin County. The seasonal population in terms of the demand for residential housing units is calculated by multiplying the persons per household, unincorporated area, by the "vacant seasonal housing units" as classified by the US Census and defined in this chapter.

Vacant seasonal housing units: The decennial Census count for residential housing units that are occupied, but for less than six months of the year. This definition excludes the following vacant categories used by the U.S. Census: For Rent; Rented, not occupied; For sale only; Sold, not occupied; For migrant workers.

Demand Methodology

The methodology for calculating residential demand can be found in Policy 4.1D.3, as shown below:

> Future housing demand projections shall be based on all of the following:
>
> (1) The demand for future residential housing units in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.
>
> (2) Occupied housing units (HO) are classified by the Census as those residential housing units in use by the permanent population. Vacant seasonal housing units (HS) are classified by the Census as those residential housing units that are seasonally occupied by residents who spend less than 6 months of the year in Martin County.
>
> (3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU). Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).
>
> HU = HO + HS
>
> (4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.

(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in Chapter 2, by the permanent population (housing) identified in the last decennial Census.

Projected permanent population (housing) / Permanent population (housing) in the last decennial Census = percentage increase in demand.

(6) This percentage increase in demand multiplied by the housing units in actual use (HU) in the most recent census year equals the projected housing unit need in the future period.

Percentage increase in demand x HU = projected housing unit demand.

(7) Future residential housing needs shall be updated every five years.

(8) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.

DEMAND CALCUATIONS

This section illustrates the formulas in Policy 4.1D.3. Below is a summary of residential housing units derived from the 2020 decennial Census and the Martin County Property Appraiser. The information in the table provides for the Occupied Housing Units (HO) and the Vacant Seasonal Housing Units (HS) to be combined to arrive at the Housing units in use (HU) for the unincorporated area within the Urban Service District.

Unincorporated Housing Units by USDCODE and Occupancy

USDCODE	2020 Housing	Occupied Units (HO)	Seasonal Units (HS)	Total Units (HU)
1	63,438	53,733	6,161	59,895
2	550	497	26	524
3	0	0	0	0
Total	63,988	54,231	6,187	**60,418**

Conclusion for Policy 4.1D.3(3) and (4):
Occupied housing units (HO) + Vacant seasonal housing units (HS) = Housing units in use (HU)

54,231 + 6,187 = 60,418 as per Policy 4.1D.3(3)

The next formula found in Policy 4.1D.3(5) requires population data. The table below shows population data from the 2020 decennial U.S. Census and BEBR (Medium) population projections for 2030 and 2035. The table calculates projected growth rates by dividing future BEBR populations by the 2020 Census population.

Martin County Projected Growth

Year	2020(C)	2030(BEBR-Med)	2035(BEBR-Med)
Population	158,431	172,100	177,200
% Change since 2020 Census (C)		8.63%	11.85%

The percentage of increased demand is used in the formula found in Policy 4.1D.3 (6). The percentage of increased demand is multiplied by Housing units in use (HU) to arrive at the projected housing demand for the planning period.

Projected Housing Unit Demand by Horizon Year

	2020 HU	% Increase	Projected HU Demand
10-Year Horizon	60,418	8.63%	5,213
15-Year Horizon	60,418	11.85%	7,158

Distribution of Housing Unit Demand

Policy 4.1D.4 states:

> *Policy 4.1D.4. Distribution of housing unit demand.*
> *(1) The percentage of residential housing demand that will be met outside the urban service districts shall be based on the average number of certificates of occupancy for the preceding five years. The number of Certificates of Occupancy outside the urban service districts shall be divided by the total number of Certificates of Occupancy for the unincorporated area to determine the appropriate percentage.*
>
> *(2) The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.*

The table below lists the number of housing units constructed by year and Urban Service District. Policy 4.1D.4 requires the allocation of residential demand to be based on the 5-year average distribution.

Historic Distribution of New Housing by Location

USD	2018	2019	2020	2021	2022	Total	Average	%
Eastern Primary	252	339	269	318	184	1362	272	77.43%
Eastern Secondary	20	49	34	62	64	229	46	13.02%
Outside	38	39	27	29	34	167	33	9.49%
Western Primary	0	0	0	0	0	0	0	0.00%
Western Secondary	0	0	1	0	0	1	0	0.06%
Total	310	427	331	409	282	1759	352	100.00%

Source: Martin County Property Appraiser 2023 Parcel Data

Policy 4.1D.4 requires the allocation of residential demand to be based on the 5-year average distribution. The table below shows the allocation of residential demand by USD for both 2030 and 2035.

Allocation of Residential Demand by USD

USD	5-Year % Ave	2030 Demand	2035 Demand
Eastern Primary	77.43%	4,036	5,542
Eastern Secondary	13.02%	679	932
Outside	9.49%	495	680
Western Primary	0.00%	-	-
Western Secondary	0.06%	3	4
Total	100%	5,213	7,158

Policy 4.1D.5 Residential Supply to Meet Demand

Martin County's Policy 4.ID.5 very precisely outlines the parameters to be measured for the supply of housing units.

The units needed (demand) in the 10 year period and the units needed in the 15 year period must be compared to the supply of vacant land and vacant units to determine if there is residential capacity in the urban service districts. The policy is broken down into five parts, and therefore the methodology in this analysis is broken down into five parts.

> Policy 4.1D.5 Residential capacity analysis. Martin County shall produce a residential capacity analysis every five years. Residential capacity defines the available residential development options within the Primary and Secondary Urban Service Districts that can meet the demand for population growth consistent with the Future Land Use Map.

Residential supply shall consist of:

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

(2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:
   (a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.
   (b) Vacant single family or duplex lots of record platted after 1982.

(3) Potential for residential development in Mixed Use Overlays.

(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use.

(5) The eastern Urban Service District and the Western Urban Service District shall be considered separately.

NOTE: Chapter 2017-195, Laws of Florida, authorized the creation of the Village of Indiantown, pending a vote of the qualified electors residing within the corporate limits of the Village. On November 9, 2017 the residents voted to incorporate into the Village of Indiantown. The current methodology in the CGMP requires an analysis for the western urban service district, which is included in this report. The Village is not included in the supply due to its incorporation.

Vacant land

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

The table below shows the potential units in the Primary Urban Service District (PUSD) calculation based on available parcels. This excludes potential units in the CRAs, which are considered in Part (3) Below.

Potential Units in Primary USD (excludes pre/post lots and known projects)							
Future Land Use	Total Acres	Probable Wetlands	Probable Uplands	Allowable Density	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
COMM/OFF/RES	84.0	1.4	82.6	10	825.8	7.2	833
COMM. WATERFRONT	26.3	13.9	12.4	10	123.9	69.7	194
ESTATE DENSITY 2UPA	137.2	16.6	120.5	2	241.1	16.6	258
HIGH DENSITY	47.6	1.0	46.6	10	466.2	5.0	471
MEDIUM DENSITY	16.1	0.4	15.7	8	125.6	1.5	127
LOW DENSITY	76.7	18.9	57.8	5	289.1	47.2	336
MOBILE HOME	7.3	0.1	7.2	8	57.5	0.5	58
Total	395.2	52.4	342.8		2,129.1	147.8	2,277

The table below shows the potential units in the Secondary Urban Service District (SUSD) calculation based on available parcels.

Potential Units in Secondary USD (excludes pre/post lots and known projects)							
Future Land Use	Total Acres	Probable Wetlands	Probable Uplands	Allowable Density	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
RURAL DENSITY	1,155.1	443.9	711.2	0.5	355.6	111.0	467

(1a) Vacant property with valid approved projects allowing residential development. For the purpose of this calculation, only the project's residential entitlements are included.

Summary of Approved Residential Units by USD		
Approved Project	Primary	Secondary
Banyan Bay Ph 3	72	
Cottages at Coconut Cay	20	
Cove Royale Revised	120	
Crystal Cove	15	
Floridian Golf Club Revised Master & Phasing Plan 5th PUD ADM & Phase 3 FSP	21	
Highpointe Ph1		284
In CRA Sago Bluff fka Hillcrest Bluff	10	
Hunter Lake	20	
Kanner 5601 LLC nka Kanner Lake	65	
Kanner Oaks	28	
Newfield (FKA Pineland Prairie)	4,200	
Paradise Lake	12	
Pine Ridge	56	
Port Cove PUD	29	
Preserve at Park Trace	114	
Rio Marine Village	192	
Sabal Pointe (fka Jensen Beach Dunes)	68	
Showcase Ph 1	79	
Showcase Ph 2	88	
Sunset Trail Estates	28	
The Altis	4	
The Oaks	24	
The Preserve at Rio Marine Village	145	
The Reserve at Jensen Beach	197	
Tradewinds of Hobe Sound	177	
West Jensen PUD Parcels 6.1-6.4	169	
Willoughby Townhomes	117	
Total	6,070	284

The table below summarizes the potential units in the Primary and Secondary Urban Service Districts (USD's).

Summary of Eastern Primary and Secondary Units		
Urban Services District	Primary USD	Secondary USD
Units on Vacant Lands @ Max Density	2,277	467
Approved Projects with Units	6,070	284
Sub Totals	8,347	751
Total Units	9,098	

(2) Single family and duplex platted lot evaluation within the Eastern USD.

The table below summarizes the vacant lots of record as of 1982 developed prior to the County's tracking of development approvals, by USD.

Vacant Lots Developed Pre 1982	
Urban Services District	Lots
Lots in Primary	510
Lots in Secondary	0
Total	510

The table below summarizes the vacant lots of record developed after 1982 by USD.

Vacant Lots Developed Post 1982	
Urban Services District	Lots
Lots in Primary	284
Lots in Secondary	108
Total	392

There are a total of 794 vacant platted lots in the Eastern Primary USD and 108 vacant platted lots in the Eastern Secondary USD.

(3) Potential for residential development in the Mixed Use overlays. All Mixed Use overlays are within the CRAs of the unincorporated county.

The table below summarizes the potential units in the Martin County Unincorporated CRAs which are all located in the Primary Urban Service District (USD). The "Mixed Use" overlays were replaced by the Future Land Use designations shown below.

MC Unincorporated CRAs Summary	Total Acres	Probable Wetlands	Probable Uplands	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
CRA Center						
Core	27.1	0.1	27.0	387.0	0.4	387
Corridor	14.2	0.4	13.8	186.3	3.0	189
General	59.7	2.0	57.7	723.9	15.1	739
Railroad Corridor	1.1	0.0	1.1	11.4	0.0	11
CRA Neighborhood						
Multifamily	69.7	2.7	66.8	535.3	12.2	548
Mobile Home	5.8	1.2	4.6	36.6	4.6	41
Detached	120.5	8.1	112.4	660.3	21.3	682
Detached Limited	2.4	0.0	2.4	12.0	0.0	12
Detached Estate	2.3	0.0	2.3	2.3	0.0	2
Waterfront	0.9	0.0	0.9	9.1	0.0	9
Industrial	1.9	0.0	1.9	19.0	0.0	19
Total	305.6	14.5	290.9	2583.2	56.6	2640

(4) Excess vacant housing units not in use by permanent or seasonal residents. By definition, excess vacant housing is a vacancy rate higher than 3% of the housing units in actual use (HU).

Housing Units in Use (HU) by USD				
USD CODE	2020 Housing Units	Occupied Units (HO)	Seasonal Units (HS)	Total Units (HU)
1	63,438	53,733	6,161	59,895
2	550	497	26	524
3	0	0	0	0
Total	63,988	54,231	6,187	60,418

Vacant Housing Units not in Seasonal Use = 2020 Housing Units - HU = 3,570

Excess Vacant Residential Units	
	Units
Vacant Housing Units NOT in Seasonal Use	3,570
3% of Housing Units in Use (HU)	1,813
Vacant Housing Units less 3% HU	1,757

Therefore there are 1,757excess vacant units. The 1,757 excess vacant units are allocated by location. In accordance with Policy 4.1D.4, these units are assigned to the Primary, Secondary or are assigned outside the Urban Service Districts based on the allocation Certificates of Occupancy calculated previously and applied to the table below.

Allocation of Excess Vacant Units by USD		
Urban Services District	% Allocation	Excess Vacant Units
Eastern Primary	77.43%	1,361
Eastern Secondary	13.02%	229
Outside	9.49%	167
Total	100%	1,757

Summary of Supply of Potential Units (as of March 2023)

Below is a table summarizing sections (1) though (4) of Policy 4.1D.5 with the source of the units and which Eastern USD they are located.

Summary of Potential Units		
Supply of Units in Urban Service District from Policy 4.1D.5	**Supply of Units in Primary USD**	**Supply of Units in Secondary USD**
VacantLand	2,277	467
Pre-1982 Lots	510	-
Post-1982 Lots	284	108
CRAs	2,640	-
Excess Vacancy	1,361	229
Approved/Undeveloped	6,070	284
Total	13,142	1,088

Comparison of Residential demand versus Supply of Potential Units

The language in Policy 4.1D.5 contains the following requirement:

> *The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3. and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.*

Therefore the residential demand for a ten-year and fifteen-year planning period will be compared to the amount of land available to accommodate that demand.

Demand versus Supply Analysis for Planning Period 2020-2030			
Eastern USDs	2030 Demand	Unit Supply	Percent of Need in the 10-year Planning Period
Eastern Primary	4,036	13,142	326%
Eastern Secondary	679	1,088	160%
Total	4,715	14,230	302%

Demand versus Supply Analysis for Planning Period 2020-2035			
Eastern USDs	2035 Demand	Unit Supply	Percent of Need in the 15-year Planning Period
Eastern Primary	5,542	13,142	237%
Eastern Secondary	932	1,088	117%
Total	6,474	14,230	220%

Based on the available potential and permitted housing units in this analysis, there is sufficient supply of vacant land and undeveloped approved projects to meet the needs for the 10-year and 15-year planning horizon years.