

CPA 24-06

Housing Element
Data and Analysis

Municipalities City/County	2023	2025	2030	2035	2040	2045	2050
Jupiter Island	786	790	831	856	875	891	906
Ocean Breeze Park	608	619	643	662	677	690	701
Sewalls Point	2,038	2,074	2,154	2,220	2,269	2,311	2,350
Village of Indiantown	6,664	6,781	7,043	7,260	7,419	7,558	7,685
Stuart	19,264	19,601	20,359	20,986	21,447	21,849	22,216
Unincorporated	133,487	135,835	141,072	145,416	148,613	151,400	153,941
Total County	162,847	165,700	172,100	177,400	181,300	184,700	187,800

Source: Bureau of Economic and Business Research (BEBR), Volume 57, Bulletin 198, January 2024.

Physical Housing Characteristics for Occupied Housing Units		
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	S2504	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2022	
DATASET:	ACSST1Y2022	
PRODUCT:	ACS 1-Year Estimates Subject Tables	
UNIVERSE:	None	
MLA:	U.S. Census Bureau. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2504, 2022, https://data.census.gov/table/ACSST1Y2022.S2504?q=martin county, fl housing stock&moe=true . Accessed on February 22, 2024.	
FTP URL:	None	
API URL:	https://api.census.gov/data/2022/acs/acs1/subject	
USER SELECTIONS		
GEOS	Martin County, Florida	
TOPICS	Housing	
EXCLUDED COLUMNS	None	
APPLIED FILTERS	None	
APPLIED SORTS	None	
PIVOT & GROUPING		
PIVOT COLUMNS	None	
PIVOT MODE	Off	
ROW GROUPS	None	

Table: ACSST1Y2022.S2504

VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSST1Y2022.S2504?q=martin%20county,%20fl%20housing%20stock&moe=true
TABLE NOTES	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties. Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section. Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables. The 2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

Table: ACSST1Y2022.S2504

	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available. median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.
COLUMN NOTES	None

	Martin County, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	66,871	±2,417	66,871	±2,417	54,479	±2,516	54,479	±2,516	12,392	±1,890	12,392	±1,890
UNITS IN STRUCTURE												
1, detached	39,889	±2,318	59.7%	±3.1	37,498	±2,279	68.8%	±3.4	2,391	±857	19.3%	±6.4
1, attached	5,844	±1,180	8.7%	±1.7	4,741	±1,016	8.7%	±1.8	1,103	±620	8.9%	±4.8
2 apartments	1,187	±714	1.8%	±1.1	224	±170	0.4%	±0.3	963	±671	7.8%	±5.1
3 or 4 apartments	3,255	±961	4.9%	±1.4	1,635	±698	3.0%	±1.3	1,620	±715	13.1%	±5.7
5 to 9 apartments	3,904	±1,157	5.8%	±1.7	2,117	±772	3.9%	±1.4	1,787	±1,093	14.4%	±8.2
10 or more apartments	6,866	±1,383	10.3%	±2.0	3,874	±1,002	7.1%	±1.8	2,992	±1,117	24.1%	±8.7
Mobile home or other type of housing	5,926	±1,277	8.9%	±1.9	4,390	±1,136	8.1%	±2.1	1,536	±902	12.4%	±7.1
YEAR STRUCTURE BUILT												
2020 or later	1,185	±456	1.8%	±0.7	1,017	±409	1.9%	±0.7	168	±154	1.4%	±1.3
2010 to 2019	3,209	±871	4.8%	±1.3	2,480	±742	4.6%	±1.3	729	±414	5.9%	±3.4
2000 to 2009	11,925	±1,592	17.8%	±2.4	9,910	±1,370	18.2%	±2.6	2,015	±730	16.3%	±5.9
1980 to 1999	28,877	±2,576	43.2%	±3.4	23,685	±2,375	43.5%	±3.7	5,192	±1,398	41.9%	±8.7
1960 to 1979	17,046	±2,156	25.5%	±3.0	13,807	±1,978	25.3%	±3.2	3,239	±1,231	26.1%	±8.8
1940 to 1959	3,523	±1,034	5.3%	±1.6	2,871	±1,030	5.3%	±1.9	652	±477	5.3%	±3.8
1939 or earlier	1,106	±580	1.7%	±0.9	709	±472	1.3%	±0.9	397	±324	3.2%	±2.6
ROOMS												
1 room	974	±703	1.5%	±1.1	0	±239	0.0%	±0.4	974	±703	7.9%	±5.5
2 or 3 rooms	4,654	±1,128	7.0%	±1.7	2,530	±885	4.6%	±1.6	2,124	±756	17.1%	±6.0
4 or 5 rooms	25,003	±2,492	37.4%	±3.1	19,229	±2,176	35.3%	±3.1	5,774	±1,677	46.6%	±9.2
6 or 7 rooms	22,596	±2,007	33.8%	±3.1	19,375	±1,908	35.6%	±3.3	3,221	±936	26.0%	±7.7
8 or more rooms	13,644	±1,780	20.4%	±2.4	13,345	±1,775	24.5%	±3.2	299	±284	2.4%	±2.3
BEDROOMS												
No bedroom	974	±703	1.5%	±1.1	0	±239	0.0%	±0.4	974	±703	7.9%	±5.5
1 bedroom	2,947	±971	4.4%	±1.5	1,598	±757	2.9%	±1.4	1,349	±648	10.9%	±5.5
2 or 3 bedrooms	51,120	±2,428	76.4%	±2.5	41,820	±2,606	76.8%	±3.0	9,300	±1,955	75.0%	±8.5
4 or more bedrooms	11,830	±1,581	17.7%	±2.2	11,061	±1,493	20.3%	±2.7	769	±480	6.2%	±4.0
COMPLETE FACILITIES												
With complete plumbing facilities	66,822	±2,417	99.9%	±0.1	54,479	±2,516	100.0%	±0.4	12,343	±1,886	99.6%	±0.5
With complete kitchen facilities	66,377	±2,405	99.3%	±0.5	54,371	±2,490	99.8%	±0.3	12,006	±1,867	96.9%	±2.5
VEHICLES AVAILABLE												
No vehicle available	2,380	±877	3.6%	±1.3	1,647	±813	3.0%	±1.5	733	±446	5.9%	±3.5
1 vehicle available	25,515	±2,255	38.2%	±3.0	19,271	±1,861	35.4%	±3.0	6,244	±1,672	50.4%	±9.4
2 vehicles available	27,328	±2,345	40.9%	±3.2	22,913	±2,183	42.1%	±3.6	4,415	±1,026	35.6%	±8.0
3 or more vehicles available	11,648	±1,626	17.4%	±2.3	10,648	±1,486	19.5%	±2.6	1,000	±560	8.1%	±4.4
TELEPHONE SERVICE AVAILABLE												
With telephone service	66,392	±2,410	99.3%	±0.5	54,060	±2,493	99.2%	±0.6	12,332	±1,892	99.5%	±0.7
HOUSE HEATING FUEL												
Utility gas	2,151	±863	3.2%	±1.3	N	N	N	N	N	N	N	N
Bottled, tank, or LP gas	536	±357	0.8%	±0.5	N	N	N	N	N	N	N	N
Electricity	61,893	±2,275	92.6%	±1.7	N	N	N	N	N	N	N	N
Fuel oil, kerosene, etc.	0	±239	0.0%	±0.4	N	N	N	N	N	N	N	N
Coal or coke	0	±239	0.0%	±0.4	N	N	N	N	N	N	N	N
All other fuels	403	±254	0.6%	±0.4	N	N	N	N	N	N	N	N
No fuel used	1,888	±835	2.8%	±1.2	N	N	N	N	N	N	N	N

Martin County

Florida's 32nd most populous county
with 0.7% of Florida's population



Population

Census Population	Martin County	Florida
1980 Census	64,014	9,746,961
1990 Census	100,900	12,938,071
2000 Census	126,731	15,982,824
2010 Census	146,318	18,801,332
2020 Census	158,431	21,538,187
% change 2010-2020	8.3%	14.6%
Age		
% Under 18 years of age	16.5%	19.5%
% Aged 65 and over	31.4%	21.2%
% Median age	53.3	43.0
Race (alone) & Ethnicity		
% Not Hispanic-White	75.2%	51.5%
% Not Hispanic-Black or African American	4.6%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.1%	0.2%
% Not Hispanic-Asian	1.4%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.3%	0.6%
% Not Hispanic-Two or More Races	3.0%	3.7%
% Hispanic or Latino (of any race)	15.3%	26.5%

Real Gross Domestic Product

Real GDP (Thousands of Chained 2017 Dollars)	Martin County	Florida
2017 GDP	7,438,578	1,014,866,863
Percent of the State	0.7%	
2018 GDP	7,744,419	1,050,433,812
Percent of the State	0.7%	
2019 GDP	7,752,528	1,079,271,045
Percent of the State	0.7%	
2020 GDP	8,370,060	1,068,377,540
Percent of the State	0.8%	
2021 GDP	8,291,578	1,164,778,182
Percent of the State	0.7%	
2022 GDP	8,801,544	1,218,430,197
Percent of the State	0.7%	

Population by Housing Type

	Martin County	Florida
Household Population	153,679	21,073,604
Household Population per Occupied Housing Unit	2.24	2.47
Group Quarters Population	4,752	464,583

Population Estimates

	Martin County	Florida
2021 Estimate	159,053	21,898,945
% change 2020-2021	0.4%	1.7%
2022 Estimate	161,655	22,276,132
% change 2020-2022	2.0%	3.4%
2023 Estimate	162,847	22,634,867
% change 2020-2023	2.8%	5.1%
Based on 2022 Estimate		
2025	165,941	23,218,811
2030	172,110	24,588,452
2035	177,154	25,675,568
2040	181,166	26,537,878
2045	184,605	27,270,041
2050	187,839	27,953,598

Housing

Housing Counts	Martin County	Florida
Housing units, 2020 Census	81,371	9,865,350
Occupied	68,750	8,529,067
Vacant	12,621	1,336,283

Building Permits

Units Permitted	Martin County	Florida
2000	1,384	155,269
2010	199	38,679
2020	544	164,074
2021	942	213,494
2022	1,334	211,962

Population Characteristics

	Martin County	Florida
Language Spoken at home (% of total persons aged 5 and over)		
Speak only English	86.2%	70.1%
Speak a language other than English	13.8%	29.9%
Speak English "very well"	8.9%	18.1%
Place of birth		
Foreign born	10.4%	21.1%
Veteran status		
Civilian population 18 and over	9.7%	7.9%

Density

Persons per square mile	Martin County	Florida
2000	228.1	296.4
2010	269.2	350.6
2020	291.3	401.4
2023	299.5	421.9

Households and Family Households

	Martin County	Florida
Households		
Total households, 2000 Census	55,288	6,338,075
Family households, 2000 Census	36,194	4,210,760
% with own children under 18	32.8%	42.3%
Total households, 2010 Census	63,899	7,420,802
Family households, 2010 Census	40,148	4,835,475
% with own children under 18	32.1%	40.0%
Average Household Size, 2010 Census	2.23	2.48
Average Family Size, 2010 Census	2.75	3.01
Total households, 2020 Census	68,750	8,529,067
Family households, 2020 Census	42,972	5,571,482
% with own children under 18	29.1%	36.0%

Migration

Residence 1 Year Ago	Martin County	Florida
Persons aged 1 and over		
Same house	89.0%	85.6%
Different house in the U.S.	10.4%	13.5%
Same county in Florida	4.2%	7.4%
Different county in Florida	3.6%	3.1%
Different county in another state	2.6%	3.0%
Abroad	0.6%	0.9%

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
Census counts may be corrected for Census Count Question Resolution (CQR).

Employment and Labor Force

Establishments

2022

	Martin County	Florida
All industries	7,244	851,793
Natural Resource & Mining	72	5,563
Construction	875	80,911
Manufacturing	256	24,106
Trade, Transportation and Utilities	1,262	150,714
Information	91	17,691
Financial Activities	766	92,973
Professional & Business Services	1,682	215,872
Education & Health Services	761	95,774
Leisure and Hospitality	583	64,512
Other Services	698	58,508
Government	55	5,903

Establishments

% of All Industries, 2022

	Martin County	Florida
All industries	7,244	851,793
Natural Resource & Mining	1.0%	0.7%
Construction	12.1%	9.5%
Manufacturing	3.5%	2.8%
Trade, Transportation and Utilities	17.4%	17.7%
Information	1.3%	2.1%
Financial Activities	10.6%	10.9%
Professional & Business Services	23.2%	25.3%
Education & Health Services	10.5%	11.2%
Leisure and Hospitality	8.0%	7.6%
Other Services	9.6%	6.9%
Government	0.8%	0.7%

Average Annual Employment

% of All Industries, 2022

	Martin County	Florida
All industries	73,059	9,359,143
Natural Resource & Mining	0.6%	0.8%
Construction	9.0%	6.4%
Manufacturing	4.7%	4.4%
Trade, Transportation and Utilities	18.8%	20.5%
Information	0.9%	1.7%
Financial Activities	4.3%	7.0%
Professional & Business Services	14.9%	16.9%
Education & Health Services	20.9%	14.8%
Leisure and Hospitality	14.0%	13.2%
Other Services	3.9%	3.0%
Government	7.9%	11.2%

Industries may not add to the total due to confidentiality and unclassified.

Average Annual Wage

2022

	Martin County	Florida
All industries	\$54,801	\$63,770
Natural Resource & Mining	\$41,531	\$43,504
Construction	\$57,067	\$63,021
Manufacturing	\$63,969	\$74,590
Trade, Transportation and Utilities	\$50,916	\$56,618
Information	\$80,443	\$109,068
Financial Activities	\$102,388	\$97,914
Professional & Business Services	\$56,842	\$79,380
Education & Health Services	\$59,487	\$62,057
Leisure and Hospitality	\$31,011	\$33,766
Other Services	\$46,719	\$47,178
Government	\$57,993	\$64,666

Labor Force as Percent of Population

Aged 18 and Older

	Martin County	Florida
2000	55.1%	64.2%
2010	54.8%	61.8%
2020	52.5%	58.7%
2021	54.9%	59.3%
2022	55.5%	60.1%
2023 preliminary	56.4%	61.1%

Unemployment Rate

	Martin County	Florida
2000	4.2%	3.8%
2010	10.4%	10.8%
2020	6.4%	8.1%
2021	3.6%	4.6%
2022	2.7%	2.9%
2023 preliminary	2.8%	2.8%

Income and Financial Health

Personal Income (\$000s)

	Martin County	Florida
2000	\$5,512,229	\$471,588,082
2010	\$8,051,912	\$730,690,145
% change 2000-2010	46.1%	54.9%
2020	\$15,495,382	\$1,221,121,559
% change 2010-2020	92.4%	67.1%
2021	\$16,605,201	\$1,376,879,460
% change 2020-2021	7.2%	12.8%
2022	\$17,875,112	\$1,441,598,918
% change 2021-2022	7.6%	4.7%

Per Capita Personal Income

	Martin County	Florida
2000	\$43,301	\$29,387
2010	\$54,836	\$38,778
% change 2000-2010	26.6%	32.0%
2020	\$97,665	\$56,561
% change 2010-2020	78.1%	45.9%
2021	\$103,621	\$63,078
% change 2020-2021	6.1%	11.5%
2022	\$110,336	\$64,806
% change 2021-2022	6.5%	2.7%

Earnings by Place of Work (\$000s)

	Martin County	Florida
2000	\$2,160,664	\$308,751,767
2010	\$3,288,228	\$439,036,383
% change 2000-2010	52.2%	42.2%
2020	\$4,999,929	\$683,698,267
% change 2010-2020	52.1%	55.7%
2021	\$5,483,965	\$768,399,192
% change 2020-2021	9.7%	12.4%
2022	\$6,099,714	\$844,048,879
% change 2021-2022	11.2%	9.8%

Median Income

	Martin County	Florida
Median Household Income	\$77,894	\$67,917
Median Family Income	\$96,881	\$81,514

Percent in Poverty, 2022

	Martin County	Florida
All ages in poverty	10.1%	12.7%
Under age 18 in poverty	15.4%	17.3%
Related children age 5-17 in families in poverty	14.1%	16.1%

Workers Aged 16 and Over

	Martin County	Florida
Place of Work in Florida		
Worked outside county of residence	32.5%	17.3%
Travel Time to Work		
Mean travel time to work (minutes)	27.1	27.9

Personal Bankruptcy Filing Rate
(per 1,000 population)

	Martin County	Florida
12-Month Period Ending September 30, 2022	0.69	1.14
12-Month Period Ending September 30, 2023	0.82	1.16
State Rank	37	NA

NonBusiness Chapter 7 & Chapter 13

Reported County Government Revenues and Expenditures

Revenue 2020-21	Martin County	Florida*	Expenditures 2020-21	Martin County	Florida*
Total - All Revenue Account Codes (\$000s)	\$541,658.4	\$81,512,347.2	Total - All Expenditure Account Codes (\$000s)	\$515,091.47	\$77,064,319.71
Per Capita \$	\$3,405.52	\$3,903.45	Per Capita \$	\$3,238.49	\$3,690.44
% of Total	100.0%	100.0%	% of Total	100.0%	100.0%
Taxes (\$000s)	\$230,675.0	\$28,700,395.9	General Government Services** (\$000s)	\$130,258.08	\$30,930,327.83
Per Capita \$	\$1,450.30	\$1,374.40	Per Capita \$	\$818.96	\$1,481.19
% of Total	42.6%	35.2%	% of Total	25.3%	40.1%
Permits, Fee, and Special Assessments (\$000s)	\$23,783.0	\$3,079,751.7	Public Safety (\$000s)	\$164,768.51	\$13,640,661.35
Per Capita \$	\$149.53	\$147.48	Per Capita \$	\$1,035.93	\$653.22
% of Total	4.4%	3.8%	% of Total	32.0%	17.7%
Intergovernmental Revenues (\$000s)	\$76,825.3	\$9,164,789.4	Physical Environment (\$000s)	\$79,893.35	\$5,265,524.83
Per Capita \$	\$483.02	\$438.88	Per Capita \$	\$502.31	\$252.15
% of Total	14.2%	11.2%	% of Total	15.5%	6.8%
Charges for Services (\$000s)	\$132,523.3	\$23,760,013.8	Transportation (\$000s)	\$38,201.38	\$5,650,946.87
Per Capita \$	\$833.20	\$1,137.82	Per Capita \$	\$240.18	\$270.61
% of Total	24.5%	29.1%	% of Total	7.4%	7.3%
Judgments, Fines, and Forfeits (\$000s)	\$2,063.6	\$338,738.4	Economic Environment (\$000s)	\$12,981.14	\$1,975,239.15
Per Capita \$	\$12.97	\$16.22	Per Capita \$	\$81.62	\$94.59
% of Total	0.4%	0.4%	% of Total	2.5%	2.6%
Miscellaneous Revenues (\$000s)	\$16,484.3	\$4,467,076.4	Human Services (\$000s)	\$6,867.78	\$4,694,300.07
Per Capita \$	\$103.64	\$213.92	Per Capita \$	\$43.18	\$224.80
% of Total	3.0%	5.5%	% of Total	1.3%	6.1%
Other Sources (\$000s)	\$59,303.9	\$12,001,581.6	Culture / Recreation (\$000s)	\$28,894.10	\$1,794,823.73
Per Capita \$	\$372.86	\$574.73	Per Capita \$	\$181.66	\$85.95
% of Total	10.9%	14.7%	% of Total	5.6%	2.3%
			Other Uses and Non-Operating (\$000s)	\$42,982.57	\$10,103,703.21
			Per Capita \$	\$270.24	\$483.84
			% of Total	8.3%	13.1%
			Court-Related Expenditures (\$000s)	\$10,244.57	\$3,008,792.67
			Per Capita \$	\$64.41	\$144.08
			% of Total	2.0%	3.9%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

Quality of Life

Crime	Martin County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	1,321.8	2,158.0
Admissions to prison FY 2022-23	211	27,209
Admissions to prison per 100,000 population FY 2022-23	129.6	120.2

State Infrastructure

Transportation	Martin County	Florida
State Highway		
Centerline Miles	159.9	12,123.4
Lane Miles	603.0	45,337.5
State Bridges		
Number	75	7,079

State Facilities

Buildings/Facilities (min. 300 Square Feet)		
Number	154	9,426
Square Footage	699,518	65,539,144

Conservation Land (land acres only)

State-Owned (includes partially-owned)	86,886	5,689,323
% of Total Conservation Land (CL)	92.2%	54.9%
% of Total Area Land	25.1%	16.6%
% of Florida State-Owned CL	1.5%	

Health Insurance Status

Percent Insured by Age Group	Martin County	Florida
Under 65 years	84.3%	84.9%
Under 19 years	90.1%	92.7%
18 to 64 years	82.4%	82.2%

State and Local Taxation

2023	Martin County	
	County-Wide	Not County-Wide*
County	6.6017	2.6347
School	5.9430	
Municipal		1.1634
Special Districts	0.6207	

*MSTU included in Not County-Wide "County" category

Education

Public Education Schools	Martin County	Florida
Traditional Setting (2023-24)	School District	
Total (state total includes special districts)	29	3,787
Elementary	14	1,877
Middle	5	565
Senior High	7	729
Combination	3	616

Educational attainment

Persons aged 25 and older	Martin County	Florida
% HS graduate or higher	92.4%	89.3%
% bachelor's degree or higher	35.1%	32.3%

Other County Profiles

Criminal Justice County Profiles
School District Profiles

Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>



January 2024

Assessed Value, 2022	Source: Florida Department of Revenue, Name-Address-Legal File
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[illegible]

					\$150,00 0 to \$174,99	3194	84	995	34	0										
					\$175,00 0 to \$199,99	3490	39	557	44	0										
					\$200,00 0 to \$249,99	6446	22	982	198	0										
					\$250,00 0 to \$299,99	5324	15	609	331	0										
					\$300,00 0 to \$399,99	7105	7	783	158	0										
					\$400,00 0 to \$499,99	3912	2	406	57	6										
					\$500,00 0 to \$599,99	2031	0	130	28	6										
					\$600,00 0 to \$699,99	1131	0	58	7	3										
					\$700,00 0 to \$799,99	695	0	56	4	0										
					\$800,00 0 to \$899,99	449	0	31	3	2										
					\$900,00 0 to \$999,99	354	1	25	2	2										
					\$1,000,0 00 or	1771	1	119	1	17										
						43931	2921	10667	913	36		58468								

Year
Structure
Built,
2018-
2022 5-
Year
Estimates

Geograph y Martin County	2010 or After	2000- 2009	1990- 1999	1980- 1989	1970- 1979	1960- 1969	1950- 1959	1940- 1949	1939 or Earlier	Total	2010 or After (%)	2000- 1999 (%)	1990- 1999 (%)	1980- 1989 (%)	1970- 1979 (%)	1960- 1969 (%)	1959 or Earlier (%)
	4349	12237	12954	24691	17730	4590	3144	502	1396	81593	5.3	15	15.9	30.3	21.7	5.6	6.2

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Housing Units by Type, 2018-2022 5-Year Estimates

Geography	Single Family (1 att./detach.)	Margin of Error (+/-)	Multi- family (2 or more)	Mobile Home	Other	Total
Martin County	51201	1220	22816	7447	129	81593

Source:

U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Households by Tenure, 2018-2022 5-Year Estimates

Geography	Owner	Renter	Total
Martin County	53652	13072	66724

Source:

U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Substandard Housing, 2018-2022 5-Year Estimates

Geography	(1.01 or More Persons per Room)	% of Occupied Units Overcrowded	No Fuel Used	% of Occupied Units without Fuel	Lacking Complete Kitchen Facilities	% of Occupied Units without Complete Kitchen Facilities	Lacking Complete Plumbing Facilities
Martin County	699	1	1421	2.1	1042	1.3	425

Source:

U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Units without
Complete
Plumbing
Facilities

0.5

Renter Households, Cost Burden by Income, 2022 Estimate (Summary)

Housing Cost Burden

Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	208	210	1751
30.01-50% AMI	421	877	1151
50.01-80% AMI	1211	1561	297
80.01-100% AMI	1110	478	35
Greater than 100% AMI	3664	487	61

Source:
 Estimates and
 projections by
 Shimberg Center for
 Housing Studies,
 based on U.S.
 Department of
 Housing
 Development,
 Comprehensive
 Housing Affordability
 Strategy (CHAS)
 dataset and
 population
 projections by the
 Bureau of Economic
 and Business
 Research, University
 of Florida

Owner-Occupied Households, Cost Burden by Income, 2022 Estimate (Summary)

Geography	Household Income	Housing Cost Burden		
		30% or less	30.1-50%	More than 50%
Martin County	30% AMI or less	723	520	2417
Martin County	30.01-50% AMI	2778	1596	1550
Martin County	50.01-80% AMI	5718	1395	812
Martin County	80.01-100% AMI	3905	1195	358
Martin County	Greater than 100% AMI	29349	1795	661

Source:

Estimates and
projections by
Shimberg Center
for Housing
Studies, based on
U.S. Department of
Housing
Development,
Comprehensive
Housing
Affordability
Strategy (CHAS)
dataset and
population
projections by the
Bureau of
Economic and
Business Research,
University of
Florida

Households by Tenure & Income (% AMI), 2010-2050 Estimates and Projections (Detail)

Geography	Year	Tenure	Income	Households
Martin County	2010	Owner occupied	greater than 100% of AMI	28144
Martin County	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5260
Martin County	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7008
Martin County	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	4852
Martin County	2010	Owner occupied	less than or equal to 30% of AMI	3241
Martin County	2020	Owner occupied	greater than 100% of AMI	30889
Martin County	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5754
Martin County	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7685
Martin County	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5302
Martin County	2020	Owner occupied	less than or equal to 30% of AMI	3550
Martin County	2022	Owner occupied	greater than 100% of AMI	31805
Martin County	2022	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5924
Martin County	2022	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7925
Martin County	2022	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5458
Martin County	2022	Owner occupied	less than or equal to 30% of AMI	3660
Martin County	2025	Owner occupied	greater than 100% of AMI	32910
Martin County	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6127
Martin County	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8206
Martin County	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5643
Martin County	2025	Owner occupied	less than or equal to 30% of AMI	3791
Martin County	2030	Owner occupied	greater than 100% of AMI	34543
Martin County	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6425
Martin County	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8627
Martin County	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5918
Martin County	2030	Owner occupied	less than or equal to 30% of AMI	3985
Martin County	2035	Owner occupied	greater than 100% of AMI	35737
Martin County	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6652
Martin County	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8946
Martin County	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	6123
Martin County	2035	Owner occupied	less than or equal to 30% of AMI	4130

Martin County	2040 Owner occupied	greater than 100% of AMI	36559
Martin County	2040 Owner occupied	greater than 30% but less than or equal to 50% of AMI	6808
Martin County	2040 Owner occupied	greater than 50% but less than or equal to 80% of AMI	9171
Martin County	2040 Owner occupied	greater than 80% but less than or equal to 100% of AMI	6264
Martin County	2040 Owner occupied	less than or equal to 30% of AMI	4236
Martin County	2045 Owner occupied	greater than 100% of AMI	37188
Martin County	2045 Owner occupied	greater than 30% but less than or equal to 50% of AMI	6929
Martin County	2045 Owner occupied	greater than 50% but less than or equal to 80% of AMI	9339
Martin County	2045 Owner occupied	greater than 80% but less than or equal to 100% of AMI	6370
Martin County	2045 Owner occupied	less than or equal to 30% of AMI	4312
Martin County	2050 Owner occupied	greater than 100% of AMI	37859
Martin County	2050 Owner occupied	greater than 30% but less than or equal to 50% of AMI	7052
Martin County	2050 Owner occupied	greater than 50% but less than or equal to 80% of AMI	9514
Martin County	2050 Owner occupied	greater than 80% but less than or equal to 100% of AMI	6481
Martin County	2050 Owner occupied	less than or equal to 30% of AMI	4389
Martin County	2010 Renter occupied	greater than 100% of AMI	3791
Martin County	2010 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2213
Martin County	2010 Renter occupied	greater than 50% but less than or equal to 80% of AMI	2794
Martin County	2010 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1452
Martin County	2010 Renter occupied	less than or equal to 30% of AMI	1970
Martin County	2020 Renter occupied	greater than 100% of AMI	4040
Martin County	2020 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2340
Martin County	2020 Renter occupied	greater than 50% but less than or equal to 80% of AMI	2938
Martin County	2020 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1548
Martin County	2020 Renter occupied	less than or equal to 30% of AMI	2072
Martin County	2022 Renter occupied	greater than 100% of AMI	4212
Martin County	2022 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2449
Martin County	2022 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3069
Martin County	2022 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1623
Martin County	2022 Renter occupied	less than or equal to 30% of AMI	2169

Martin County	2025 Renter occupied	greater than 100% of AMI	4339
Martin County	2025 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2523
Martin County	2025 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3155
Martin County	2025 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1677
Martin County	2025 Renter occupied	less than or equal to 30% of AMI	2237
Martin County	2030 Renter occupied	greater than 100% of AMI	4492
Martin County	2030 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2615
Martin County	2030 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3259
Martin County	2030 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1743
Martin County	2030 Renter occupied	less than or equal to 30% of AMI	2321
Martin County	2035 Renter occupied	greater than 100% of AMI	4652
Martin County	2035 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2711
Martin County	2035 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3371
Martin County	2035 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1813
Martin County	2035 Renter occupied	less than or equal to 30% of AMI	2409
Martin County	2040 Renter occupied	greater than 100% of AMI	4795
Martin County	2040 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2797
Martin County	2040 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3466
Martin County	2040 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1876
Martin County	2040 Renter occupied	less than or equal to 30% of AMI	2487
Martin County	2045 Renter occupied	greater than 100% of AMI	4939
Martin County	2045 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2879
Martin County	2045 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3563
Martin County	2045 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1940
Martin County	2045 Renter occupied	less than or equal to 30% of AMI	2559
Martin County	2050 Renter occupied	greater than 100% of AMI	5075
Martin County	2050 Renter occupied	greater than 30% but less than or equal to 50% of AMI	2962
Martin County	2050 Renter occupied	greater than 50% but less than or equal to 80% of AMI	3654
Martin County	2050 Renter occupied	greater than 80% but less than or equal to 100% of AMI	1999
Martin County	2050 Renter occupied	less than or equal to 30% of AMI	2631

Source:

Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Gross Rent, 2018-2022 5-Year Estimates

Geography	\$200- \$299	\$300- \$499	\$500- \$749	\$750- \$999	\$1,000- \$1,499	\$1,500- \$1,999	\$2,000- \$2,499	\$2,500- \$2,999	\$3,000- \$3,499	\$3,500 or More	No Cash Rent	Total
Martin County	135	385	610	1527	4318	3090	1159	309	273	377	875	13072

Notes: Includes contract rent and utilities.

Source:

U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Owner Costs 2018-2022 5-Year Estimates (with a Mortgage)

Geography	\$400- \$499	\$500- \$599	\$600- \$699	\$700- \$799	\$800- \$899	\$900- \$999	\$1,000- \$1,249	\$1,250- \$1,499	\$1,500- \$1,999	\$2,000- \$2,499	\$2,500- \$2,999	\$3,000- \$3,499	\$3,500- \$3,999	>\$4,000	Total
Martin County	125	147	269	593	612	755	2200	3097	4986	3683	3128	2296	1030	1863	24896

Notes: Monthly owner costs including mortgage (if any), taxes, insurance, utilities, and association fees.

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Assisted Living Facility and Nursing Homes						
Name	Type	Street Address	City	Zip	Phone Number	Licensed Beds
ADDINGTON PLACE STUART	Assisted Living Facility	3400 SE ASTER LN	STUART	34994	(772) 223-0883	104
BROOKDALE JENSEN BEACH	Assisted Living Facility	1700 NE INDIAN RIVER DR	JENSEN BEACH	34957-5853	(772) 225-1355	165
BROOKDALE STUART	Assisted Living Facility	3401 SE ASTER LANE	STUART	34994	(772) 287-6001	55
DISCOVERY VILLAGE AT STUART	Assisted Living Facility	2625 SE COVE RD	STUART	34997	(772) 266-2500	135
GRAND OAKS OF JENSEN BEACH	Assisted Living Facility	125 NW JENSEN BEACH BLVD	JENSEN BEACH	34957	(772) 286-1844	66
GRAND OAKS OF PALM CITY LLC	Assisted Living Facility	3550 SW CORPORATE PKWY	PALM CITY	34990	(772) 529-6000	88
HARBORCHASE OF STUART	Assisted Living Facility	650 NW FORK RD	STUART	34994	(772) 261-2320	176
MCP STUART LODGE OPCO, LLC	Assisted Living Facility	1301 SE PALM BEACH RD	STUART	34994	(772) 463-7133	126
RESIDENCE OF STUART, INC (THE)	Assisted Living Facility	1048 NW FORK RD	STUART	34994-7603	(772) 692-2577	12
SHERIDAN AT HOBE SOUND, THE	Assisted Living Facility	5785 SE PINEHURST TRL	HOBE SOUND	33455	(772) 212-4740	144
SODALIS STUART	Assisted Living Facility	860 SE CENTRAL PARKWAY	STUART	34994	(772) 287-9909	100
SYMPHONY AT STUART	Assisted Living Facility	4900 SE WILLOUGHBY BLVD	STUART	34997	(772) 618-1565	112
THE CABANA AT JENSEN DUNES	Assisted Living Facility	1537 NE CEDAR ST	JENSEN BEACH	34957	(772) 332-1000	140
THE SENIOR LIVING CENTER AT MARTIN COUNTY	Assisted Living Facility	9555 SE FEDERAL HIGHWAY	HOBE SOUND	33455	(772) 546-5800	48
WATER'S EDGE ASSISTED LIVING	Assisted Living Facility	1500 SW CAPRI ST BLDG 1600	PALM CITY	34990-4518	(772) 223-6120	20
MARTIN COAST CENTER FOR REHABILITATION AND HEALTHCARE	Nursing Home	9555 SE FEDERAL HWY	HOBE SOUND	33455	(772) 546-5800	120
PALM CITY NURSING AND REHAB CENTER	Nursing Home	2505 SW MARTIN HWY	PALM CITY	34990	(772) 288-0060	120
SEABRANCH HEALTH AND REHABILITATION CENTER	Nursing Home	4801 SE COVE RD	STUART	34997-1602	(772) 286-9440	120
SOLARIS HEALTHCARE PARKWAY	Nursing Home	800 SE CENTRAL PKWY	STUART	34994	(772) 287-9912	177
STUART REHABILITATION AND HEALTHCARE	Nursing Home	1500 SE PALM BEACH RD	STUART	34994	(772) 283-5887	120
WATER'S EDGE HEALTH AND REHABILITATION	Nursing Home	1500 SW CAPRI ST	PALM CITY	34990	(772) 223-5863	56

Condominium Developments List, 2024

Property Name	Property Project Number	Street Address	City	County	Zip Code	Units
Beachwood Villas	PR1S004040	Amelia Island Plan	Amelia Island	Martin	32034	40
Heritage Enclave	PR76624	6104-6128 SE Portofino Circle	Hobe Sound	Martin	33455	20
Loblolly Bay	PR1P013402	8000 SE Little Harbor Dr	Hobe Sound	Martin	33455-3899	27
Pine Croft	PR1P014976	8100 SE Croft Cir	Hobe Sound	Martin	33455-6327	114
Seawatch At Loblolly Bay	PR1S020821	7950 SE Dock St	Hobe Sound	Martin	33445	6
Tranquility	PR70321	Bridge Rd & SE Flora Rd	Hobe Sound	Martin	33455	82
Villas of Hobe Sound	PR1P002818	9001 S.e. Dharlys St.	Hobe Sound	Martin	33455	152
Maritimes, The	PR1S008973	2051 NE Ocean Blvd.	Hutchinson Island	Martin	33494	53
Southern Isle	PR1S021966	3003 S.e. Island Point Lane	Hutchinson Island	Martin	33496	16
Two Thousand One Sailfish Point Blvd	PR1S000830	2001 SE Sailfish Pnt Blvd	Hutchinson Island	Martin	33494	64
Beach Club Colony	PR1S019353	200 North Elmar Drive	Jensen Beach	Martin	34957-2552	18
Beacon 21 Condo	PR1S012626	1551 NE 13th Ter	Jensen Beach	Martin	34957-5638	16
Beacon 21 Condo B	PR1S012627	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo C	PR1S012628	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo D	PR1S012629	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo Dolphin Village	PR1S009940	1421 NE 14th Court	Jensen Beach	Martin	34957	52
Beacon 21 Condo F	PR1S012630	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo G	PR1S012631	150o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo H	PR1S012632	1551 NE 13th Ter	Jensen Beach	Martin	34957-5638	16
Beacon 21 Condo Manatee Village	PR1P022173	1662 NE Dixie Hwy	Jensen Beach	Martin	34957	8
Beacon 21 Condo Phases J,k,l,m	PR1S001638	1212,1236,1258 NE 14th Ct.	Jensen Beach	Martin	33457	32
Beacon 21 Condo Sailfish Village	PR1S009941	1662 NE Dixie Hwy	Jensen Beach	Martin	34957-6350	52
Dune (the)	PR1S006120	4651-4751 N.e. Ocean Blvd.	Jensen Beach	Martin	33457	31
Empress Condo The	PR1S007429	9600 S A1a	Jensen Beach	Martin	34957	117
Fairway Villasminium	PR1S001812	1530 NE Amy Ave	Jensen Beach	Martin	34957	16
Fairwinds Cove (dolphins Bay)	PR1X016050	3434 NE Causeway Blvd	Jensen Beach	Martin	34957-4219	0
Fairwinds Cove III-6	PR1M009248	3392 NE Causeway Blvd	Jensen Beach	Martin	34957-4245	16
Fairwinds Cove III-7	PR1M009249	3382 NE Causeway Blvd	Jensen Beach	Martin	34957-4244	16
Fairwinds Cove of Hutchson Island	PR1S010324	3434 NE 42nd St	Jensen Beach	Martin	34957-4219	80
Green Turtle Cove Condo Hutchinson Island	PR1S011248	3792 NE Ocean Blvd	Jensen Beach	Martin	34957-4316	80
Hutchinson Island Club	PR1S011275	10410 A1a	Jensen Beach	Martin	34957	92
Indian River Villas	PR75533	1867 NE Media Av	Jensen Beach	Martin	34957	6
Jensen Beach Club	PR1P014535	4470 NE Ocean Blvd	Jensen Beach	Martin	34957-4308	24
Miramar	PR1S010992	10000 S Ocean Blvd	Jensen Beach	Martin	34957-2446	63
Outrigger Harbour	PR72874	1405 Indian River Drive	Jensen Beach	Martin	34957	20
Palm Circle Park	PR1X017283	1375 NE Dixie Hwy	Jensen Beach	Martin	34957-6252	55
Portofino At Jensen Beach	PR71805	3984 Goldenrod Rd	Jensen Beach	Martin	34597	384
Resort Villas Condo 2	PR1S001804	Suite 103 Bessemer Bldg.	Jensen Beach	Martin	33457	40
River Club of Martin County Ph 1	PR1M009650	1600 NE Dixie Hwy	Jensen Beach	Martin	34957-6360	52
River Club of Martin County Ph 2	PR1M009651	1006 NE Dixie Hwy	Jensen Beach	Martin	34957-6229	136

River Vista	PR1S019163	1950 NE Indian River Dr	Jensen Beach	Martin	34957-5822	0
Savannas Club	PR1S011529	2027 NE Collins Circle	Jensen Beach	Martin	34957	113
Seaside of Stuart	PR1S018440	3541 NE Ocean Blvd	Jensen Beach	Martin	34957-4310	0
Venture Out At Indian River	PR1S017227	10701 S Ocean Dr	Jensen Beach	Martin	34957	138
Venture Out of St Lucie	PR1S016685	Rural Route 02	Jensen Beach	Martin	34957-9802	176
Villa Del Sol	PR1S005274	11000 S Ocean Dr	Jensen Beach	Martin	34957	72
Jupiter Hills Village II	PR1U019579	11830,11860,11890 SE Hills Cl	Jupiter	Martin	33469	15
Admiralty Condo, The	PR1S020333	1650 Southwest Chapman Way	Palm City	Martin	34990	49
Bay Haven	PR1S006133	St. Lucie Shores Dr. & 35th	Palm City	Martin	33490	5
Bayhead Village	PR1U000669	2500-2580 Seagrass Drive	Palm City	Martin	33490	40
Carriage Hill of Cutter Sound	PR1U021886	2381 SW Carriage Hill Terrace	Palm City	Martin	34990	0
Clubhouse Court	PR1U014954	3930,3931 SW Greenwood Way	Palm City	Martin	33490	48
Fox Club	PR1U014133	10664 SW Whooping Crane	Palm City	Martin	34990	48
Links At Palm Cove Condo The	PR69395	2371 SW Carriage Hill Terrace Pl	Palm City	Martin	34990	8
Palmetto Village	PR1U000667	13402-13480 Harbour Ridge	Palm City	Martin	33490	40
Piper's Landing Garden Apt Area # 9	PR1S011174	Mapp Road	Palm City	Martin	34990	16
Sawgrass Villas	PR69403	Sawgrass Villas Dr	Palm City	Martin	34490	50
Fisherman's Landing	PR1S001596	Se Binnacle Way	Port Salerno	Martin	34992-9999	9
Port Manatee	PR1S016230	Horseshore Pt Rd	Port Salerno	Martin	34992-9999	0
2800 Se Dune Drive	PR1P000829	2800 SE Dune Drive	Sailfish Point	Martin	33494	43
Anglers Cove	PR1S017306	1456 NE Ocean Boulevard	Stuart	Martin	34966	64
Banyan House (st. Lucie River)	PR1P011178	1600 SE St. Lucie Blvd	Stuart	Martin	34996-4213	64
Bayview At Indian River Plantation	PR1P022937	5700-5800 N.e. Island Cove Way	Stuart	Martin	34996	36
Beachwalk At Indian River Plantation	PR1G022405	579 NE Plantation Rd	Stuart	Martin	34996	56
Beachwood Villas	PR1S013947	2355 NE Ocean Blvd Po Box 19	Stuart	Martin	34995-0019	80
Beacon 21 Condo 3	PR1S003124	1662 NE Dixie Highway Po Box 689	Stuart	Martin	34995-0689	16
Buttonwood	PR1U006777	1701 NE Ocean Blvd	Stuart	Martin	34996-2928	18
Carribean Key	PR69636	3125 SE Indian St	Stuart	Martin	34996	10
Casa Del Sur South Condo Unit	PR76589	2800 SE Fairway W	Stuart	Martin	34997	4
Casa Del Sur South Condo Unit B	PR76590	2800 SE Fairway W	Stuart	Martin	34997	5
Cedar Pointe Village #1	PR1M017279	2929 S.e. Ocean Blvd. #1	Stuart	Martin	34996-2752	26
Cedar Pointe Village #2	PR1M016729	2929 S.e. Ocean Blvd. #2	Stuart	Martin	34996-2752	28
Cedar Pointe Village #3	PR1M016212	2929 S.e. Ocean Blvd. #3	Stuart	Martin	34996-2752	30
Cedar Pointe Village #4	PR1M015655	2929 S.e. Ocean Blvd. #4	Stuart	Martin	34996-2752	30
Cedar Pointe Village #5	PR1M019130	2929 S.e. Ocean Blvd. #5	Stuart	Martin	34996-2752	26
Cedar Pointe Village #6	PR1S015279	2929 SE Ocean Blvd #6	Stuart	Martin	34996-2752	150
Cedar Pointe Village #7	PR1X015274	2929 SE Ocean Blvd #7	Stuart	Martin	34996-2752	140
Cedar Pointe Village #8	PR1S016406	2929 SE Ocean Blvd #8	Stuart	Martin	34996-2752	190
Charleston On The Green	PR1P000602	Sect.r-4 Heritage Ridge	Stuart	Martin	33494	56
Circle Bay Yacht Club I	PR1S003911	1950 Palm Beach Rd	Stuart	Martin	34994-3962	88
Circle Bay Yacht Club II	PR1P003919	1950 Palm City Rd	Stuart	Martin	34994-4305	30
Circle Bay Yacht Club III	PR1P003920	1950 Palm City Rd	Stuart	Martin	34994-4305	21
Civitas Place	PR71815	101 SE Ocean Blvd	Stuart	Martin	34994	5

Conquistador I	PR1M018109	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador II	PR1M019027	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador III	PR1M015998	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Iv	PR1M016958	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Ix	PR1M002785	1800 SE St Lucie Blvd	Stuart	Martin	34996-4298	24
Conquistador V	PR1M017913	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Vi	PR1M002782	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Vii	PR1M002783	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Viii	PR1M002784	1800 SE St Lucie Blvd	Stuart	Martin	34996-4298	24
Conquistador X	PR1M002786	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Xi	PR1M004468	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Xii	PR1M004469	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Country Club Apts. of Mile Grant	PR1S005989	5111 Southeast Miles Rd	Stuart	Martin	33494	10
Court Yards The	PR1P013049	Se Jefferson St.	Stuart	Martin	33494	16
Courtyards At Willoughby	PR69169	1567 SE Market Place	Stuart	Martin	34997	72
Crestwood	PR1S013236	144 SE Crestwood Circle	Stuart	Martin	34993	36
De La Bahia	PR1S011346	2600 S Kanner Hwy	Stuart	Martin	34994-4640	300
De La Bahia Z	PR1S011345	2600 S Kanner Hwy	Stuart	Martin	34994-4640	3
Dunes Club	PR1S017627	245 NE Mcarthur Blvd	Stuart	Martin	34996-4464	0
Edgewater Villas A Condo.	PR1S006130	624 St Lucie Cresent	Stuart	Martin	33494	32
Esplanade At Downtown Stuart, A Mixed Use	PR69508	50 SE Ocean Blvd	Stuart	Martin	34994	5
Estates At Stuart The	PR71824	88 Southeast Hancock Street	Stuart	Martin	34994	237
Estuary At North River Shores Frmly:river Shores Plant	PR1P008080	2200 NW Britt Rd	Stuart	Martin	34994-9117	120
Fairway Apartments I, The	PR1M001122	6500 S.e. Mariner Sands Drive	Stuart	Martin	34997-8723	24
Fairway Apartments II	PR1M001123	6500 S.e. Mariner Sands Drive	Stuart	Martin	34997-8723	22
Fairway Palms	PR72485	6533 SE Federal Hwy	Stuart	Martin	34997	80
Fairway Villas I, The	PR1M001119	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	16
Fairway Villas II The	PR1M001120	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	16
Fairway Villas III	PR1M001121	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	14
Fairway Villas of Miles Grant Sec 1	PR1M014299	Se Miles Grant Rd.	Stuart	Martin	33494	19
Fairway Villas of Miles Grant Sec 2-a	PR1M014300	Se Miles Grant Rd.	Stuart	Martin	33494	14
Fairway Villas of Miles Grant Sec 2-b	PR1M014301	Se Miles Grant Rd.	Stuart	Martin	33494	13
Four Fifteen North River Drive	PR1S005650	415 North River Drive	Stuart	Martin	33494	10
Four Winds West	PR1P009825	Se Four Winds Dr	Stuart	Martin	34996-1352	39
Foxcross I	PR1M000262	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	28
Foxcross II	PR1M000263	5599 SE Mariner Sands Dr	Stuart	Martin	33494	24
Foxcross III	PR1M000264	5599 SE Mariner Sands Dr	Stuart	Martin	33494	20
French Quarter Villas	PR1U004708	1111 SE Federal Hwy Suite 100	Stuart	Martin	34994	4
Garden Villas In North River Shores	PR1P009725	740-816 NW 10th Terr	Stuart	Martin	33494	32
Garden Villas North Shores	PR1S017076	740 NW 10th Ter	Stuart	Martin	34994-9563	2
Half Mile Lake	PR1S015702	944 NW Spruce Ridge Rd	Stuart	Martin	33494	0
Hanson's Landing	PR1S008579	6081 S.e. Landings Way	Stuart	Martin	34997-1875	186
Harborage Yacht Condo No Eight	PR71145	215 NW Flagler Avenue	Stuart	Martin	34994	24

Harborage Yacht Condo No Five	PR71141	715 NW Flagler Avenue	Stuart	Martin	34994	9
Harborage Yacht Condo No Four	PR71140	775 NW Flagler Ave	Stuart	Martin	34994	9
Harborage Yacht Condo No Nine	PR71154	415 NW Flagler Avenue	Stuart	Martin	34994	3
Harborage Yacht Condo No One	PR71137	975 NW Flagler Avenue	Stuart	Martin	34994	21
Harborage Yacht Condo No Seven	PR71144	275 NW Flagler Avenue	Stuart	Martin	34994	18
Harborage Yacht Condo No Six	PR71142	675 NW Flagler Avenue	Stuart	Martin	34994	9
Harborage Yacht Condo No Three	PR71139	815 NW Flagler Avenue	Stuart	Martin	34994	18
Harborage Yacht Condo No Two	PR71138	875 NW Flagler Avenue	Stuart	Martin	34994	15
Hemingway At Stuart The	PR74329	1600 S Kanner Hwy	Stuart	Martin	34994	32
Hidden Harbour Estates	PR1S017270	4300 SE St Lucie Blvd	Stuart	Martin	34997-6836	0
Hutchinson House Condo Inc West	PR1S001885	1550 NE Ocean Blvd	Stuart	Martin	34996-1552	121
Imperial Apartments	PR1S003594	333 Martin Avenue	Stuart	Martin	34996-2654	44
Indian Pines Condo - 10, 17, 18 & 19	PR74936	3101 SE Aster Lane	Stuart	Martin	34994	32
Indian Pines Condo 11, 12, & 13	PR1S014727	3031-41-51 S.e. Aster Lane	Stuart	Martin	33494	24
Indian Pines Condo 14, 15, & 16	PR1S014728	3031-41-51 S.e. Aster Lane	Stuart	Martin	33494	24
Indian Pines Condo 4, 5, & 6	PR1S014726	3031-41-51 SE Aster Lane	Stuart	Martin	33494	26
Indian Pines Condo Eight	PR1S010356	3011 SE Aster Ln	Stuart	Martin	34994-5713	12
Indian Pines Condo Nine	PR1S010357	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo No. 1	PR1P010358	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo Seven	PR1S010355	3000 SE Aster Ln	Stuart	Martin	34994-5710	12
Indian Pines Condo Three	PR1P010360	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo Two	PR1P010359	3000 SE Aster Ln	Stuart	Martin	34994-5710	6
Islander Twelve	PR1S018218	1289 NE Ocean Blvd	Stuart	Martin	34996-1532	0
King Mountain	PR1S017522	1900 Palm City Rd	Stuart	Martin	34994-4399	0
Kingman Acres Condo Village I	PR1S006873	Monterey Rd.	Stuart	Martin	33494	60
Kingman Acres Condo Village IIa	PR1S006874	2240 Letha Ct	Stuart	Martin	34994-4559	32
Kingswood Condo Apt Bldg No. 57	PR1M023150	2950 SE Ocean Blvd #57	Stuart	Martin	34996-3542	6
Kingswood Condo Apt Bldg. 16,17,18,19, 20,21, & 37	PR1M009377	2950 SE Ocean Blvd 16	Stuart	Martin	34996-3542	42
Kingswood Condo Apt Bldg. 33,34,35,36, 54, & 55	PR1M009376	2950 SE Ocean Blvd 33	Stuart	Martin	34996-3542	36
Kingswood Condo Apt Bldg. 38, 39, 40	PR1M009373	2950 SE Ocean Blvd 38	Stuart	Martin	34996-3542	18
Kingswood Condo Apt Bldg. 41, 42	PR1M009374	2950 SE Ocean Blvd 41	Stuart	Martin	34996-3542	12
Kingswood Condo Apt Bldg. 43, 53	PR1M009375	2950 SE Ocean Blvd 43	Stuart	Martin	34996-3542	12
Kingswood Condo Apt Bldg. 56	PR1M009372	2950 SE Ocean Blvd 56	Stuart	Martin	34996-3542	6
Kingswood Condo Apt. Bldg. No. 109	PR1M021271	2950 S.e. Ocean Boulevard	Stuart	Martin	34996	16
Kingswood Condo Apt. Bldg. No. 110	PR1M021272	2950 S.e. Ocean Blvd.	Stuart	Martin	34996	16
Kingswood Condo Apt. Bldg. No. 112	PR1M020902	2950 SE Ocean Boulevard	Stuart	Martin	33494	16
Kingswood Condo Apt. Bldg. No. 115	PR1M020545	2950 SE Ocean Boulevard	Stuart	Martin	33494	8
Kingswood Condo Apt. Bldg. No. 117	PR1M020365	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 118	PR1M020546	2950 SE Ocean Boulevard	Stuart	Martin	33494	8
Kingswood Condo Apt. Bldg. No. 119	PR1M019626	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 120	PR1M020366	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 121	PR1M013708	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 122	PR1M020219	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8

Kingswood Condo Apt. Bldg. No. 124	PR1M013707	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 126	PR1M013705	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 127	PR1M003456	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 128	PR1M003455	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 129	PR1M003454	2950 SE Ocean Blvd #129	Stuart	Martin	34996-3542	10
Kingswood Condo Apt. Bldg. No. 131	PR1M022020	2950 S.e. Ocean Blvd. #131	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldgs 130 & 132-137	PR1M009378	2950 SE Ocean Blvd #bldgs	Stuart	Martin	34996-3542	56
Kingswood Condo Apts Bldg 1-15	PR1S009371	2950 SE Ocean Blvd 10	Stuart	Martin	34996-3571	106
Lakeside	PR1P001811	Hutchinson Island	Stuart	Martin	33494	33
Lexington Lakes	PR70085	1550 SE Wilshire Place	Stuart	Martin	34994	10
Little Ocean Club	PR1S018173	1457 NE Ocean Blvd	Stuart	Martin	34996-1538	0
Little Ocean Place	PR1S017635	1501 NE Ocean Blvd	Stuart	Martin	34996-1539	0
Mariner Cay I	PR1M002527	3901 SE St Lucie Blvd	Stuart	Martin	34997-6176	32
Mariner Cay II	PR1M002528	St Lucie Blvd	Stuart	Martin	33494	44
Mariner Cay III	PR1U003549	4085 SE Centerboard Ln	Stuart	Martin	34997	12
Mariner Sands Club Villas	PR1U006768	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8799	24
Mariner Village of Martin County	PR72333	Us 1 & Southeast Devenwood Way	Stuart	Martin	34997	104
Miles Grant Condo I	PR1S017492	Miles Grant Road S E	Stuart	Martin	33494	0
Miles Grant Condo II	PR1S003619	5111 SE Miles Grant Rd	Stuart	Martin	34997-1827	216
Montego Cove I	PR1M014646	Cove Road	Stuart	Martin	33497	12
Montego Cove II	PR1M014647	Cove Road	Stuart	Martin	33497	12
Montego Cove III	PR1M014648	Cove Road	Stuart	Martin	33497	12
Montego Cove Iv	PR1M014649	Cove Road	Stuart	Martin	33497	6
Montego Cove Ix	PR1M014654	Cove Road	Stuart	Martin	33497	6
Montego Cove V	PR1M014650	Cove Road	Stuart	Martin	33497	12
Montego Cove Vi	PR1M014651	Cove Road	Stuart	Martin	33497	12
Montego Cove Vii	PR1M014652	Cove Road	Stuart	Martin	33497	6
Montego Cove Viii A Condo.	PR1M014653	Cove Road	Stuart	Martin	33497	6
Montego Cove X.	PR1M014655	Cove Road	Stuart	Martin	33497	6
Montego Cove Xi	PR1M014656	Cove Road	Stuart	Martin	33497	19
Montego Cove Xii.	PR1M014657	Cove Road	Stuart	Martin	33497	12
Montego Cove Xiii	PR1M014658	Cove Road	Stuart	Martin	33497	13
Montego Cove Xiv.	PR1M014659	Cove Road	Stuart	Martin	33497	12
Montego Cove Xix	PR1M021032	Cove Road	Stuart	Martin	34997	12
Montego Cove Xv	PR1M019559	Cove Road	Stuart	Martin	33497	18
Montego Cove Xvi	PR1M019879	Cove Road	Stuart	Martin	33497	12
Montego Cove Xvii	PR1M020300	Cove Road	Stuart	Martin	34997	6
Montego Cove Xviii	PR1M020573	6120 SE Martinique Drive	Stuart	Martin	34997	6
Moorings of Manatee, The	PR1S009194	4889 SE Capstan Ave	Stuart	Martin	34997-1936	27
North Pointe Townhomes	PR1S008683	973 NW Spruce Ridge Dr	Stuart	Martin	34994-9569	5
North River Seven	PR75720	974 NW Spruce Ridge Drive	Stuart	Martin	34994	7
Ocean East Gardens	PR1S007722	2440 SE Ocean Blvd #b-205	Stuart	Martin	34996-3325	34
Ocean House At Indian River Plantation	PR1S021368	660 NE Ocean Blvd.	Stuart	Martin	34996	80

Ocean Isle	PR1P020425	2910 SE Dune Drive	Stuart	Martin	34996	16
Ocean Terrace	PR1P001808	2115 SE Ocean Blvd.	Stuart	Martin	34996	32
Ocean View Condo - Bldg	PR1S009609	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg B	PR1S009607	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg C	PR1S009608	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg D	PR1S009610	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	23
Ocean View Condo - Bldg E	PR1S009611	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	23
Osceola Place Condos	PR76228	47 SW Osceola Street Ste 301	Stuart	Martin	34994	12
Palm Beach Villas	PR1S004706	Stuart Yacht & Cc	Stuart	Martin	33494	4
Park Square Condo Five	PR1M021693	1701 Palm City Road	Stuart	Martin	34994	10
Park Square Condo Four	PR1M021306	1701 Palm City Road	Stuart	Martin	34994	8
Park Square Condo One	PR1M003775	1701 Palm City Rd	Stuart	Martin	34994-7245	22
Park Square Condo Three	PR1M020919	1701 Palm City Road	Stuart	Martin	34994	10
Park Square Condo Two	PR1M020203	1701 Palm City Rd	Stuart	Martin	34994-7245	30
Parkview Condo	PR1M014706	3282 SE Aster Ln	Stuart	Martin	34994-5502	12
Parkview Condo B	PR1M014707	3282 SE Aster Ln	Stuart	Martin	34994-5502	12
Parkview Condo C	PR1M019482	2363 SE Ocean Blvd	Stuart	Martin	34996-3309	10
Parkview Condo D	PR1M019733	1230 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo E	PR1M019998	1210 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo F	PR1M020245	1210 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo G	PR1M020918	1201 SE Parkview Place	Stuart	Martin	34994	14
Parkview Condo H	PR1M008649	1271 S.e. Parview Place	Stuart	Martin	33497	12
Parkview Condo I	PR1M008650	1291 SE Parkview Pl	Stuart	Martin	34994-5527	14
Pierpoint Yacht Club	PR1S005925	175 SE St Lucie Blvd	Stuart	Martin	34996-4765	230
Pine Ridge At Martin Downs Village I	PR1P012507	1800 SW Martin Downs Blvd	Stuart	Martin	33495	214
Pine Ridge At Martin Downs Village I-a	PR1P021866	1800 S.w. Martin Downs Blvd.	Stuart	Martin	33495	16
Piper's Landing Garden Apts Area 3	PR1S011173	Mapp Rd	Stuart	Martin	33494	16
Plantation Club Villas	PR1S001326	660 NE Ocean Blvd	Stuart	Martin	34996-1623	0
Plantation House	PR1S001813	375 NE Plantation Rd	Stuart	Martin	34996-4441	40
Poppleton Creek	PR1S005216	950 Colorado Ave	Stuart	Martin	34994-3709	212
Renar River Place/antigua, A Mixed Use	PR71183	Indian River Drive	Stuart	Martin	34957	12
Renar River Place/bermuda, A Mixed Use	PR71199	Indian River Drive	Stuart	Martin	34957	8
Resort Villas Condo I	PR1S001803	Suite's Point Bessemer	Stuart	Martin	33457	40
River Glen	PR72483	Glen Crest Way	Stuart	Martin	34997	8
River House Stuart	PR76758	43&55 SE Seminole St	Stuart	Martin	34994	20
River Village	PR1P001809	Indian River Plantation	Stuart	Martin	33494	16
Riverbend At Indian River Plantation	PR1S019774	660 NE Ocean Blvd	Stuart	Martin	34996-1623	91
Riverwood Indian River Plantation	PR1P001810	Edgewater Drive	Stuart	Martin	33494	60
Royale Oaks Towers	PR1X015972	630 East Ocean Boulevard	Stuart	Martin	34994-2339	18
Sailfish Cove	PR77111	37 SW Seminole St	Stuart	Martin	34994	30
Sandpebble Condo (phs I-x)	PR1P006216	2601 NE Ocean Blvd	Stuart	Martin	34996-1447	28
Sandpiper At Indian River Plantation	PR1S021727	409 N.e. Tradewind Lane	Stuart	Martin	34996	72
Schooner Oaks	PR1P014685	5361 S E Schooner Oaks Way	Stuart	Martin	33494	86

Seascape I	PR1S007515	5150 SE Seascape Way	Stuart	Martin	34997-2525	50
Seminole Bluff	PR76703	41 W Seminole St	Stuart	Martin	34994	
Shurwood Gardens	PR1S008917	200 SE Four Winds Dr	Stuart	Martin	34996-1356	32
Sierra Condo Apts	PR1V013066	1001 SE Monterey Rd	Stuart	Martin	34994-4522	137
South River Village Five	PR1P009006	641-911 SW South River D	Stuart	Martin	33497	14
South River Village Four	PR1P019741	360-570 SW South River Drive	Stuart	Martin	33497	14
South River Village One	PR1P009003	31-241 SW South River Dr	Stuart	Martin	33494	14
South River Village Three	PR1P009005	421-511 SW South River Dr	Stuart	Martin	33457	14
South River Village Two	PR1P009004	4300 S Kanner Hwy	Stuart	Martin	34997-3201	14
St Lucie Club & Apt Homes - Bldg	PR1S003652	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
St Lucie Club & Apt Homes - Bldg B	PR1S003653	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
St Lucie Club & Apt Homes - Bldg D	PR1S003655	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
Sterling Tower	PR69097	100 SW Albany Ave	Stuart	Martin	34994	3
Stuart Executive Court	PR1S005205	428 Akron Ave	Stuart	Martin	34994-2951	11
Sunset Cove	PR1V010169	625 N River Dr	Stuart	Martin	34994-8907	32
Suntide	PR1S005771	1357 NE Ocean Blvd	Stuart	Martin	34996-1534	80
Tara Condo Apt Bldgs A & B	PR1S022321	820 NW 11th Terrace	Stuart	Martin	34994	14
Tennis Villas Condo #1 Indian River Plantation	PR1M001805	Hutchinson Island #1	Stuart	Martin	34996-1764	24
Tennis Villas Condo #2 Indian River Plantation	PR1M001806	Hutchinson Island #2	Stuart	Martin	34996-1764	48
Tennis Villas Condo #3 Indian River Plantation	PR1M001807	Hutchinson Island #3	Stuart	Martin	34996-1764	20
Terrace Gardens	PR1U014495	700 N Fork Rd	Stuart	Martin	33494	52
Tierra Verde Condo #8	PR1M014080	Rt. 76 & Palm City Road	Stuart	Martin	33494	14
Tierra Verde Condo 1-7	PR1M017849	Rt. 76 & Palm City Road	Stuart	Martin	33494	0
Tierra Verde Condo 10	PR1M009296	Rt. 76 & Palm City Rd.	Stuart	Martin	33494	14
Tierra Verde Condo 9	PR1M009295	Rt. 76 & Palm City Rd.	Stuart	Martin	33494	14
Tiffany (the)	PR1S009271	939 NW 11th Ter	Stuart	Martin	34994-9546	12
Towne Park North	PR1P000071	801-809 Central Prkwy	Stuart	Martin	34994	16
Twin Lakes South Apt Bldg E-1	PR1M014692	6531 S.e. Federal Highway	Stuart	Martin	34997-8310	8
Twin Lakes South Condo Apt Q R S T & U	PR1M013091	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	72
Twin Lakes South Condo Apt. Bldg.	PR1M013082	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. B	PR1M013083	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. C	PR1M013084	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. D	PR1M013085	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. G	PR1M013086	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. J	PR1M013087	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes South Condo Apt. Bldg. M & L	PR1M013088	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes South Condo Apt. Bldg. N	PR1M013089	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. P	PR1M013090	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes Town Villas Bldg. E-2	PR1M020689	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-1	PR1M020690	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-2	PR1M020691	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-3	PR1M020692	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. H-1	PR1M020693	6531 S.e. Federal Highway	Stuart	Martin	34997	8

Twin Lakes Town Villas Bldg. H-2	PR1M020694	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. K-1	PR1M020695	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. K-2	PR1M020696	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Vilabella Central Park	PR71391	40 SE Central Parkway	Stuart	Martin	33317	132
Village Oaks	PR1S013029	350 Indian Grove Dr.	Stuart	Martin	33494	12
Village of 800 Place #4	PR1M010548	800 N.w. Fork Road #4	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 1	PR1M010553	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 10, The	PR1M010546	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 2, The	PR1M010550	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 3	PR1M010554	800 North Fork Road	Stuart	Martin	33494	13
Village of 800 Place Bldg 5	PR1M010552	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 6, The	PR1M010545	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 7, The	PR1M010547	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 8, The	PR1M010551	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 9, The	PR1M010549	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of Stuart (the)	PR1P002523	Aster St. And Indian St.	Stuart	Martin	33494	144
Vista Del Lago 01	PR1M012145	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 02	PR1M012147	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 03	PR1M012149	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 04	PR1M012151	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 05	PR1M012153	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 06	PR1M012155	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 07	PR1M012157	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 08	PR1M012159	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 09	PR1S012161	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 10	PR1M012163	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 11	PR1M012165	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 12	PR1M012167	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 14	PR1M012168	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 15	PR1M012169	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 16	PR1M012170	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 17	PR1M012171	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 18	PR1M012172	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 19	PR1M012173	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 20	PR1M012174	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 21	PR1M012175	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 22	PR1M012176	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 23	PR1M012177	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 24	PR1M012178	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 25	PR1M012179	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 26	PR1M012181	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 27	PR1M012180	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 28	PR1M012148	1225 NW 21st St	Stuart	Martin	34994-9356	14

Vista Del Lago 29	PR1M012150	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 30	PR1M012152	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 31	PR1M012154	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 32	PR1M012156	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 33	PR1M012158	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 34	PR1M012160	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 35	PR1M012162	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 36	PR1M012146	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 37	PR1M012166	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 38	PR1M012164	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Pines	PR1S017211	2600 SE Ocean Blvd	Stuart	Martin	34996-3480	0
Williamsburg At Heritage Ridge	PR1P000603	Sec. R-4 Heritage Ridge	Stuart	Martin	33490	128
Williamsburg Villas	PR75924	2912-2918 SE Fairway West	Stuart	Martin	34997	4
Willoughby Crescent	PR70032	870-980 SE Willoughby Trace	Stuart	Martin	34997	41
Windjammer Condo Apts	PR1S006876	1850 Palm City Road	Stuart	Martin	34994-7205	130
Woodmill Pond	PR74766	6724 SE Woodmill Pond Lane	Stuart	Martin	33025	50
Little Club Condo, The	PR1S008034	Country Club Dr	Tequesta	Martin	33469	450
Turtle Creek Apt Bldg No. 1	PR1M022671	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 10	PR1M022693	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 11	PR1M022694	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 12	PR1M022695	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 13	PR1M022696	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 14	PR1M022697	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 15	PR1M022698	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 16	PR1M022699	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 17	PR1M022700	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 18	PR1M022701	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 19	PR1M022703	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 2	PR1M022672	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 20	PR1M022704	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 23	PR1M022705	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 3	PR1M022686	Recreation Bldg Turtle Creek D	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 4	PR1M022687	Rec Bldg, Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 5	PR1M022688	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 6	PR1M022689	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 7	PR1M022690	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 8	PR1M022691	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 9	PR1M022692	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apts Bldgs 21,22,24 & 25	PR1M011669	Turtle Creek Dr	Tequesta	Martin	33458	24
Turtle Creek East	PR1P011583	10410 SE Terrapin Place	Tequesta	Martin	33469	54

Source:

Florida Department of Business and Professional Regulation.

Manufactured Housing Parks, 2024

Property Name	Property Project Number	Street Address	City	County	Zip Code	Lots
Angle In Mobile Court	PRMZ002710	10705 SE FEDERAL HWY	Hobe Sound	Martin	33455	60
Florida Evangelistic Association	PRMZ000330	PO BOX 1065	Hobe Sound	Martin	33475	70
Hobe Sound Mobile Home Park	PRMZ000511	11090 SE FEDERAL HWY	Hobe Sound	Martin	33455	127
Hobe Village Partners Llc	PRMZ000091	11411 SE FEDERAL HWY	Hobe Sound	Martin	33455	123
Twin Rivers Mobile Home Park	PRMZ000920	7770 SE FEDERAL HWY	Hobe Sound	Martin	33455	45
Indianwood Golf & Country Club	PRMZ001252	16336 INDIANWOOD CIR	Indiantown	Martin	34956	406
St Lucie Mobile Village	PRMZ001097	11500 SW KANNER HWY	Indiantown	Martin	34956	220
Blue Heron Mobile Home Park	PRMZ001343	4795 NE BLUE HERON LN	Jensen Beach	Martin	34957	30
Jensen Junior Llc And Jensen Junior II Llc	PRMY003455	2423 NE PALM AVE LOT 10	Jensen Beach	Martin	34957	16
Ocean Breeze Resort	PRMZ001071	3000 NE INDIAN RIVER DR	Jensen Beach	Martin	34957	489
Ocean View	PRMZ001604	2505 NE INDIAN RIVER DR	Jensen Beach	Martin	34957	71
Pinelake Village	PRMZ000699	2101 NE SAVANNA RD	Jensen Beach	Martin	34957	470
Tropical Acres	PRMZ001173	1901 NE SAVANNAH RD	Jensen Beach	Martin	34957	31
J & S Mobile Home Park	PRMY003041	9500 SW CONNORS HWY	Martin County	Martin	34974	23
Between Waters Mhp	PRMY002205	POST OFFICE BOX 3078	St. Lucie County	Martin	34958	24
Cora-win Cove	PRMZ000936	5400 SE JACK AVE	Stuart	Martin	34997	33
Holiday Mobile Home Park	PRMZ000540	1201 SE FEDERAL HWY #40	Stuart	Martin	34994	72
Natalie Estates Mhp	PRMZ001544	4800 SE FEDERAL HWY	Stuart	Martin	34997	19
Pinelake Gardens	PRMZ001786	6854 SE MORNINGSIDE DR	Stuart	Martin	34997	311
Pinelake Gardens Estates	PRMZ003226	6854 SE MORNINGSIDE DR	Stuart	Martin	34997	221
Ronny's Rv Ranch And Mobile Home Park	PRMZ001593	5545 S KANNER HWY	Stuart	Martin	34997	46
Royal Palm Mobile Home Estates	PRMZ000945	9190 SW ACKEL DR	Stuart	Martin	34997	104
Sunshine Mobile Manor	PRMZ001263	5000 SE FEDERAL HWY	Stuart	Martin	34997	174
Towering Pines Mhp	PRMY002829	1660 SW TOWERING PINES CIRCLE	Stuart	Martin	34997	26
J & S Mobile Home Park	PRMY003041	9500 SW CONNORS HWY	Martin County	Okeechobee	34974	23

Source:
Florida Department of Business and Professional Regulation.

Residential Capacity Analysis

Martin County

December 2023



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 CALCULATIONS

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)

$$54,231 + 6,187 = 60,418 \text{ as per Policy 4.1D.3(3)}$$

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 1,757 excess 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) through (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
Vacant Land	2,277	467
Pre-1982 Lots	510	-
Post-1982 Lots	284	108
CRA's	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.