



Martin County Commercial and Industrial Land Analysis

June 6, 2023

Introduction/Contact Information

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



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Agenda

- Introductions
 - Purpose of Analysis
 - Developed Commercial Acreage
 - Vacant Commercial Acreage
 - Future Commercial Needs
 - Developed Industrial Acreage
 - Vacant Industrial Acreage
 - Future Industrial Needs
 - Summary
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Purpose

- Update of available data as required by the Plan policy.
- Starting Point – Inventory was created from the Martin County Property Appraiser parcel data.
- Parcel data was analyzed spatially and through aerial photos.



Developed Commercial Land

- In January 2023, there were 17.85 million commercial square feet.
- Although Stuart's population is only 10% of the county, it has 39% of all commercial space.

Table 1 - Developed Commercial Land by Location

Area/Location	Developed Acres	% Commercial
City Of Stuart	752	38.8%
Golden Gate CRA	22	1.1%
Hobe Sound CRA	90	4.6%
Indiantown	34	1.7%
Jensen Beach CRA	11	0.6%
Ocean Breeze	12	0.6%
Old Palm City CRA	37	1.9%
Port Salerno CRA	13	0.7%
Rio CRA	17	0.9%
Sewall's Point	12	0.6%
Unincorporated	940	48.5%
Total	1,939	100.0%

Commercial Development

Parameters for inventory:

- Future Land Use Designation of Commercial or Industrial
- Served or adjacent to water and sewer services
- NOT located on road segments that have concurrency constraints



Vacant Commercial Land

- The unincorporated areas of Martin County comprise 57% of the total vacant commercial acreage.

Table 3 - Martin County Vacant Commercial Land

Area/Location	Gross Acres	Upland Acres	Potential Residential Acres	Commercial Use Acres
Unincorporated Martin County*	536	504	43	462
Unincorporated Martin County CRA*	179	176	88	88
Indiantown	409	409	139	270
Stuart	139	135	0	135
Total	1,263	1,224	270	954

*The unincorporated lands are Category A Zoning.

- Parcels with Category C zoning were assumed to be developed as commercial only. Therefore, no adjustment for residential acreage was included.

Table 4 - Martin County Vacant Commercial Land (Category C Zoning)

Area/Location	Gross Acres	Upland Acres	Potential Residential Acres	Commercial Use Acres
Unincorporated Martin County	109	106	0	106
Total	109	106	0	106

Vacant Commercial Parcels >5 Acres

Recognizing that commercial development comes in many shapes and sizes, special analysis was conducted to determine the number of parcels that are greater than 5 acres in size and can accommodate larger and more complex projects.

Table 5 - Martin County Vacant Commercial Parcels >5 Acres

Area/Location	Parcels	Gross Acres
Unincorporated Martin County	24	475
Unincorporated Martin County CRA	6	48
Indiantown	15	343
Stuart	8	95
Total	53	960

Future Commercial Acreage

- BEBR 2022 Bulletin 192 forecasts a population growth rate of 10% over the next 15 years.
- If the projected need for additional commercial acreage is based on population growth, then an additional 208 commercial acres may be needed in 2037.
- Martin County currently has 954 vacant commercial acres.
- There is a surplus of 746 commercial acres.

Table 8 - Future Commercial Acreage

Analysis Steps		Data Source
1. 2022 Permanent Population	159,053	BEBR 2022 Bulletin 192
2. 2037 Permanent Population	176,100	BEBR 2022 Bulletin 192
3. Ratio of growth	1.1072	Row 2 divided by Row 1
4. Developed Commercial Acreage	1,939	GIS parcel analysis
5. Acreage needed in 2037	2,147	Row 5 = Row 4 x Row 3
6. Additional areage required for 15 year population increase	208	Row 6 = Row 5 - Row 4
7. Total commercial vacant acreage on FLUM	954	
8. (Deficit)/Surplus	746	Row 8 = Row 7 - Row 6

Developed Industrial Land

- Martin County has developed nearly 1.2 million square feet of industrial space since 2020.
- Stuart, with only 10% of the population, has 11% of the industrial space
- Indiantown already has 22% of the industrial space.

Table 2 - Developed Industrial Land by Location

Area/Location	Developed Acres	% Industrial
City Of Stuart	164	11.0%
Golden Gate CRA	21	1.4%
Hobe Sound CRA	21	1.4%
Indiantown	315	21.1%
Old Palm City CRA	27	1.8%
Port Salerno CRA	16	1.1%
Rio CRA	20	1.3%
Unincorporated	907	60.8%
Total	1491	100.0%

Vacant Industrial Land

Table 6 - Martin County Vacant Industrial Land

Area/Location	Gross Acres	Upland Acres
Unincorporated Martin County	1,605	1,542
Unincorporated Martin County CRA	5	5
Indiantown	1,976	1,623
Stuart	15	13
Total	3,600	3,182

Vacant Industrial Parcels > 5 Acres

- As with the commercial vacant land analysis, parcels greater than 5 acres were analyzed separately.

Table 7 - Martin County Vacant Industrial Parcels >5 Acres

Area/Location	Parcels	Gross Acres
Unincorporated Martin County	28	1,511
Unincorporated Martin County CRA	0	0
Indiantown	19	1,803
Stuart	1	9
Total	48	3,323

Future Industrial Acreage

- BEBR 2022 Bulletin 192 forecasts a population growth rate of 10% over the next 15 years.
- If the need for additional industrial acreage is not based on population growth but on other factors, an additional 160 industrial acres may be needed in 2037.
- Martin County currently has 3,182 vacant industrial acres.
- There is a surplus of 3,022 industrial acres.

Table 9 - Future Industrial Acreage

Analysis Steps		Data Source
1. 2022 Permanent Population	159,053	BEBR 2022 Bulletin 192
2. 2037 Permanent Population	176,100	BEBR 2022 Bulletin 192
3. Ratio of growth	1.1072	Row 2 divided by Row 1
4. Developed Industrial Acreage	1,491	GIS parcel analysis
5. Acreage needed in 2037	1,651	Row 5 = Row 4 x Row 3
6. Additional areage required for 15 year population increase	160	Row 6 = Row 5 - Row 4
7. Total industrial vacant acreage on FLUM	3,182	
8. (Deficit)/Surplus	3,022	Row 8 = Row 7 - Row 6

Conclusions

- As Martin County continues to grow, accurate and reliable forecasts for development demand, population growth, and commercial/industrial demand are crucial.
- This study shows there are ample vacant lands for both commercial and industrial uses to satisfy Martin County's needs for at least the next 15 years.



QUESTIONS?

PLEASE CONTACT US FOR
MORE INFORMATION.

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