



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 23-0813

DEPT-5

Meeting Date: 6/6/2023

PLACEMENT: Departmental

TITLE:

COMMERCIAL AND INDUSTRIAL LAND USE ANALYSIS

EXECUTIVE SUMMARY:

The 2023 draft report updates the inventory of commercial and industrial lands in Martin County.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Samantha Lovelady, AICP
Title: Principal Planner

REQUESTED BY: Paul Schilling, Growth Management Department Director

PRESET: **2:00 PM**

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Goal 4.10 and Goal 4.11 of the Martin County Comprehensive Growth Management Plan (CGMP) require the County to “provide for adequate and appropriate sites” for commercial and industrial land uses to serve the needs of the County’s anticipated residents and visitors.

In addition to the goals cited above, Policy 4.7C.4 states:

Policy 4.7C.4. Inventory of commercial and industrial lands. Martin County shall continue to refine its inventory of commercial and industrial lands in accordance with the policies cited in Policy 15.3D1.

The attached report provides updated information to implement Goals 4.10. and 4.11., and Policy 4.7C.4., quoted above. The 2016 report, attached, only included unincorporated areas of Martin County and at that time Indiantown was not incorporated. As stated in the attached report, “the incorporated areas are included in the analysis to provide a wholistic overview of where the developed and vacant commercial and industrial lands exist.”

The report can be used by the Board of County Commissioners when determining the need for more commercial and industrial land.

The attached 2023 report may also be used as data and analysis for the upcoming Evaluation and

Appraisal Report (EAR).

ISSUES:

The attached report is made up of three parts. Part I shows the amount of acreage developed as commercial and industrial uses. Part II provides an inventory of vacant commercial and industrial parcels. Part III is an analysis of the need for commercial and industrial uses for the projected population.

The attached report was produced by Metro Forecasting Models (MFM), who specializes in forecasting future growth and the capacity of the land. David Farmer, from MFM, will present the 2023 Commercial and Industrial Land Analysis.

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, has identified and addressed legal risks, and has developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the 2023 Commercial and Industrial Land Analysis.

ALTERNATIVE RECOMMENDATIONS

Provide staff direction.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Resolution | | |
- ☒ Other: Commercial and Industrial Land Analysis

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