

# FUTURE LAND USE ELEMENT

## Data, Inventory and Analysis

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## INTRODUCTION

This Future Land Use Element for the Town of Sewall's Point will describe the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. The plan will provide an approximate acreage and the general range of density or intensity for uses as well as an estimated gross land area included in each existing land use category. The Town of Sewall's Point is comprised of 1042 parcels representing approximately 815 acres of land excluding rights of ways. The parcels are primarily residential uses with a small corridor of commercial land uses. There are currently 748 acres of residential land; 13 acres of commercial land, 8 acres of recreational land, 2 acres of conservation land and 44 acres of institutional land.

## PLANNING HORIZONS

Florida Statute 163.3177 requires that each comprehensive plan include at least two planning horizons: one for at least 5 years and one for at least 10 years. The two Planning Horizons established for the Town of Sewall's Point Comprehensive Plan are FY2027 for the short-term planning period and FY2045 for the long-term planning period.

## PURPOSE

The purpose and intent of the Future Land Use (FLU) Element is to designate the proposed future general distribution, location, and extent of the uses for residential uses, commercial uses, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The FLU Element is an important component for the Town's planning because it defines the location of uses and intensities which will indicate where infrastructure and services are needed.

## SUMMARY OF FUTURE LAND USE ELEMENT

The Future Land Use Element is the centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements. The FLU Data, Inventory and Analysis (DIA) is informed by the citizens, their vision for the Town and provides a roadmap to realize this vision. The goals, objectives, and policies of all the elements will mirror and support this vision.

"Future land use" is different from "zoning." Future land use designations establish general ranges of uses that are permitted in each district, while zoning districts include a specific list of permitted uses. Future land use designations also establish a range of densities (amount of residential development per acre) and intensities (amount of non-residential development per acre) for each land use category. However, this does not guarantee that the maximum amount of development allowed within the district will be achievable on a specific site.

The Future Land Use element will establish the long-term end toward which land use programs and activities will be ultimately directed. The proposed distribution, location, and extent of the various categories of land use will be shown on a future land use map which will be supplemented by supporting goals, policies, and measurable objectives.

## STATUTORY REQUIREMENTS

Florida Statutes (Statute 163.3177) require the Future Land Use Element will be based upon data including studies and surveys. The University of Florida Shimberg Center and the US Census are industry standards for comprehensive plan data sets. Both were used as data sources for the Town of Sewall's Point Comprehensive Plan. Data sources analyzed include but are not limited to:

- U.S. Census American Census Survey
- University of Florida- Bureau of Economic and Business Research (BEER)
- Office of Economic and Demographic Research.

In evaluating the data from all sources, this data report and map series will provide estimates of:

- The amount of land required to accommodate anticipated growth.
- The projected permanent and seasonal population of the area.
- The character of undeveloped land.
- The availability of water supplies, public facilities, and services.
- The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- The discouragement of urban sprawl.
- The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

## COMMUNITY VISIONING WORKSHOPS

An important consideration with data collection is public input. To that end, staff conducted a series of public meetings at the Town of Sewall's Point Town Hall utilizing live polling equipment which showed real-time results and graphs throughout the meeting. Participants were given the opportunity to answer twenty-two-questions related to their views on the Town and its future. The public workshops were streamed live, and available on the Town's website shortly after the meeting. An electronic version of the same twenty-two questions was made available on the Town's website as well as in paper form at Town Hall. The survey was also distributed by the Town Manager via emails. In effort to reach even more residents, paper copies of the poll were printed and mailed to each resident with the Town's newsletter. This proved to produce the most response. A total of 104 polls were completed (84 paper copies, 7 online polls, and 13 live polls completed at the Town's Workshops.) The participants' responses indicated their general love of the Town and its "hometown feel" which was described as "a place where I know my neighbor and "a place with shared values".

Below is a summarized list of needs expressed at the public workshops:

- Sidewalks needing improvement
- Bike lanes and roadways needing improvement
- Desire for reinvesting and maintaining existing infrastructure
- Accessory Dwelling Units were not a priority, but some would like for Multi-Generational Housing
- Desire continued Protection of Wetlands
- Town Regulations are adequate
- Environmental Regulations from the State and Federal Regulatory Agencies are adequate
- A majority of those polled did not feel the Town was properly prepared for Sea Level Rise and Flood

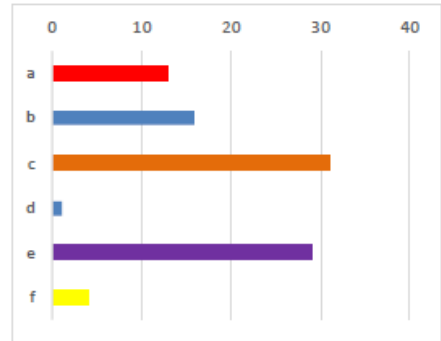
Results of the polling is embedded in the body of the DIAs for each element depending upon the topic and how it relates to each component of the plan.

**GRAPH FLU 1-1 PUBLIC WORKSHOP HOMETOWN FEEL POLL**

12/29/21

In the January 2020 public involvement process one thing identified as a positive was "hometown feel." Which of these best fits your description of "hometown feel?"

a	A place where I belong.	13
b	A place where the community is cohesive	16
c	A place where I know my neighbor	31
d	A place with a shared history	1
e	A place with shared values	29
f	Community Events	4
		<b>94</b>

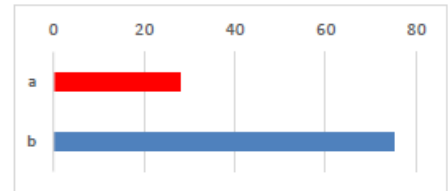


**GRAPH FLU 1-2 PUBLIC WORKSHOP RESIDENCE POLL**

12/29/21

Where do you live?

a	North Sewall's Point	28
b	South Sewall's Point	75
		<b>103</b>



**PROJECTED PERMANENT AND SEASONAL POPULATION OF THE AREA**

Per Chapter 163, F.S., the Comprehensive Plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those provided by the University of Florida's (UF) Bureau of Economic and Business Research (BEBR) or generated by the local government based upon a professionally acceptable methodology. Additionally, the plan must be based on at least the minimum amount of land required to accommodate the medium projections of the BEBR.

Population projections for the Town of Sewall's Point are from UF Shimberg Center Data Clearinghouse which provides the BEBR statistics. The Shimberg Center for Housing Studies was established at UF in 1988 to promote safe, decent and affordable housing and related community development throughout the state of Florida. This data source is an industry standard for Florida Comprehensive plans. The projections used for this data set are based upon the medium BEBR projections released in April 2020 for Martin County. The population projected in 2020 for the Town of Sewall's Point is 2,202 residents.

TABLE FLU 1-1 PERMANENT + INSTITUTIONAL RESIDENTS, 2010-2040

2010	2019	2020	2025	2030	2035	2040
1,996	2,090	2,202	2,285	2,353	2,428	2,496

*Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida*

**POPULATION ESTIMATES FOR 2045**

In April 2021, BEBR published Volume 54, Bulletin 189 with Projections of Florida Population by County, 2025-2045. Because this is County data rather than municipalities, the projection for the Town of Sewall’s Point can be made based upon the percentage of increase projected on the county population. The report projected Martin County’s population to increase from 188,700 to 193,300 which represents an increase of 4,600 residents or 2.4%. Therefore, based upon the 2040 population projection for the Town of Sewall’s Point and increasing this by 2.4%, the estimated population for the Town of Sewall’s Point for 2045 is 2,556.

**LAND NEEDED TO ACCOMMODATE FUTURE GROWTH OR BUILDOUT**

The Future Land Use Map (FLUM) will lay out the locations for new houses, retail, and office uses. Buildout scenario represents the Town of Sewall’s Point in its future developed state based upon existing conditions, land uses, and jurisdictional boundary. The buildout data signifies all non-government development and includes existing structures. This is not about deciphering what should or should not happen with the land. It is reviewing the available data and predicting the most likely scenario from a planning perspective.

TABLE FLU 1-2 VACANT LAND USE INVENTORY

Land Use Type	Total Acreage	Vacant Acreage
Residential	748 acres	55 acres
Commercial	13 acres	0 acres
Industrial	0 acres	0 acres
Agricultural	0 acres	0 acres

Source: Martin County Property Appraiser 2021 and BCLA

## CHARACTER OF UNDEVELOPED LAND

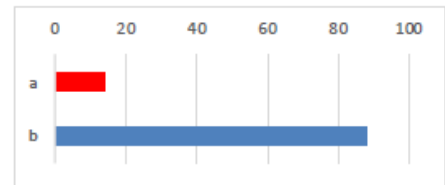
It is important to note that vacant land reported by the Martin County Property Appraiser is only updated once per year. Developed land is not shown as such until a Certificate of Occupancy has been issued. Therefore, lots that have been cleared and/or are in the development process are not reflected in vacant land reported. The Town of Sewall's Point staff reported numerous lots were either under construction or in the process of obtaining a building permit at the time of the drafting of this report. When considering current conditions, there is virtually no vacant land that could be considered to house future populations. Residential land is essentially built out. Commercial land is fully built out. Although there was some discussion of pursuing annexation of land by Commissioners, the public who participated in the public workshop did not seem to be interested in adding land to the Town.

## GRAPH FLU 1-3 PUBLIC WORKSHOP BOUNDARY POLL

12/29/21

I believe the Town should increase the size of the Town boundary.

a	True	14
b	False	88
		102



## TABLE FLU 1-3 VACANT LAND AND FUTURE POPULATION CAPACITY

Future Land Use	Maximum Residential	Vacant Land Acreage	Maximum Number of Dwelling Units	Average Household Size	Accommodated Population
Residential Estate Density	2.5	0 acres	0	2.43	0

Source: Martin County Property Appraiser and BCLA

## TABLE FLU 1-4 PROJECTED POPULATION INCREASE

Year	2020	2025	2030	2035	2040	2045
Population	2,202	2,285	2,353	2,428	2,496	2,556
Population Increase	N/A	83	68	75	68	60
<b>Total Population Increase: 354</b>						

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida. Population increases prepared by BCLA

Tables **FLU 1-3** and **FLU 1-4** compare available vacant residential land for development and estimate how many residents this can accommodate. Based upon this analysis, the Town of Sewall's Point has essentially achieved build out and does not have the vacant land needed to accommodate projected population growth in a ten-year period and over the long-term planning timeframe (2045).

## HOUSING UNITS AND HOUSEHOLD SIZE

The average household size in Sewall's Point is 2.43 residents according to the U.S. Census American Survey (2019). There are approximately 939 housing units in the Town of Sewall's Point per the Shimberg Center, most of which are already developed or in the process of being developed.

## AVAILABILITY OF WATER SUPPLIES, PUBLIC FACILITIES AND SERVICES

The Town of Sewall's Point residents and business owners have access to drinking water and sewer services through Martin County Utilities. The Utilities currently treats on average 9 million gallons of water a day from 35 surficial and 4 Floridan wells. The Martin County water system is interconnected between the Tropical Farms and North County water plants. Water treated at these plants is a combination of lime softening and reverse osmosis. The treatment process for both water, wastewater, and irrigation quality (reuse) water meets all of the requirements established by the federal, state, and local regulatory agencies. Additional information about water and sewer capacity can be found in the data analysis for the Infrastructure and Water Resources element.

## REDEVELOPMENT NEEDS

Florida Law also requires as part of the Future Land Use Element, that the plan include the need for redevelopment including the renewal of blighted areas and the elimination of nonconforming uses. After review of the demographics of the Town of Sewall's Point, there are no areas within the Town boundary which meet the definition of blight. Therefore, the Town of Sewall's Point is not a good candidate for establishing a Community Redevelopment Area.

Specifically, FSS 163.340(8) states "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted.

## DISCOURAGEMENT OF URBAN SPRAWL

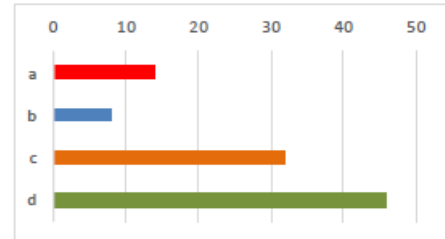
Florida law requires that all comprehensive plans discourage urban sprawl. The Town of Sewall's Point has essentially reached "build-out," so that growth would only occur through an extension of the municipal boundary. The Town will prevent the risk of urban sprawl by establishing standards for annexations.

### GRAPH FLU 1-4 PUBLIC WORKSHOP QUALITY OF SEWALL'S POINT POLL

12/29/21

What is your favorite quality of Sewall's Point?

a	Beautiful views	14
b	Access to water activities (fishing/boating)	8
c	Tree canopies and other landscape	32
d	Safe neighborhood	46
		100

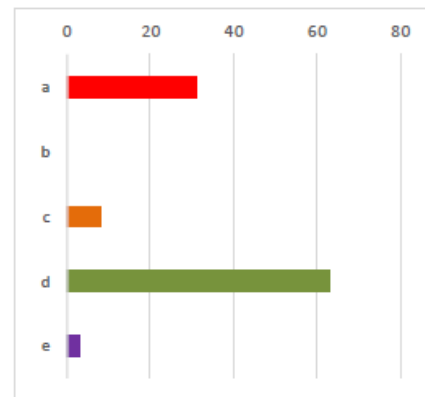


### GRAPH FLU 1-5 PUBLIC WORKSHOP ACCESSORY DWELLING UNITS POLL

12/29/21

Which statement best fits your view about Accessory Dwelling Units? (Small, self-contained residential units added to a single-family lot, stand-alone structure or in a space above an existing detached garage)

a	I would encourage this use because it supports Multi-generational housing (elder care or extended family)	31
b	I would encourage this use because it could provide more affordable rental units to the Town.	0
c	Both a) and b)	8
d	I would not encourage Accessory Dwelling Units.	63
e	No opinion.	3
		105



## NEED FOR JOBS AND ECONOMIC DEVELOPMENT

Florida Statute requires Comprehensive Plans address the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy. According to the 2019 American Community Survey from the US Census Bureau, the Town of Sewall's Point has an employment rate of 50.7% with female median earnings for fulltime, year-round workers at \$67,708 and male median earnings for fulltime, year-round workers at \$113,235. The median household income is \$140,625 which is more than double that of the United States average. The residents achieved higher educational attainment than the United States average with 61.4% holding a Bachelor's degrees compared with the US average of 33.1%. Based upon this data, the Town is stable with its resident income and employment status.

TABLE FLU 1-5 RESIDENT PROFILE COMPARED WITH U.S. MEDIANS

	Town of Sewall's Point	United States
<b>Median Household Income</b>	\$140,625	\$65,712
<b>Employment Rate</b>	50.7%	60.2%
<b>Language other than English Spoken at Home</b>	8.8%	21.6%
<b>Poverty Rate</b>	4.3%	12.3%
<b>Educational Attainment</b>	61.4% Bachelor's Degree or higher	33.1% Bachelor's Degree or higher
<b>Median Age</b>	58.2	38.1

Source: 2019 American Community Survey

The Town has a very small section of non-residential, but it is strategically located between North and South Sewall's Point providing retail, office and restaurants in walking distance to many of the homes. The non-residential land is fully built out. Therefore, the only opportunity for additional commercial would be through annexation. The vacant residential is not located in an area that would be suitable for a transition to commercial.

## COVID-19 PANDEMIC

In early 2020, Coronavirus (Covid-19), an infectious disease caused by a newly discovered coronavirus, caused nationwide unemployment due to the temporary closing of businesses. Service and travel industries such as gyms, hotels, restaurants and airlines were most affected due to social distancing restrictions. The Town of Sewall's Point's demographics and resident income sources made its residents less vulnerable to the outcomes of the pandemic such as foreclosures and loss of income. According to Zillow, there are no foreclosures reported in the Town of Sewall's Point. And based upon the mean income and the working data, it is understood that some of the income is derived from investments rather than wages and salaries. Only 51.6% of residents 16-64 reported that they work full time year-round. The population 65 and older is 35.6% making these residents at or near retirement. It is also interesting to note that of those working residents, 16.7% reported that they work from home, so some of the residents were already social distancing before offices closed.

TABLE FLU 1-6 WORKING POPULATION OF RESIDENTS AGED 16-64

Town of Sewall's Point	Total	Percent
Population 16 to 64 years	1,047	100%
Workers 16 to 64 years who worked full-time, year-round	542	64.3%
Mean usual hours worked for workers	37.8	
Median age of workers 16 to 64 years	51.6	

Source: 2019 American Community Survey

### NEED TO MODIFY LAND USES AND DEVELOPMENT PATTERNS WITHIN ANTIQUATED SUBDIVISIONS

Florida Statute 163 requires that Comprehensive Plans address the need to modify land uses and development patterns particularly with antiquated subdivisions. The current land patterns have been established over the past 60 years and are well planned. There is no recommendation to modify the land use patterns in the Town of Sewall's Point.

### HISTORIC RESOURCES

No Florida or nationally registered historical sites exist in the Town currently. However, bordered by the former Frances Langford Estate, approximately 4.5 miles westerly there is an upland site called Mount Pisgah, which is termed an archeological site of undetermined significance by the State of Florida. There are three residential properties that are eligible to apply for the National Register of Historic Places. These are detailed in the Housing Element. As required, the Comprehensive Plan will include specific objectives and policies related to undiscovered or unregistered historical or archeological resources on both public and private land in the Housing Element.

### STRATEGIC PLANNING

Strategic Planning is an essential tool for ensuring the stability of any entity, including local government. A strategic plan is the expression of priorities that navigate the future and ensure a focus on the goals expressed throughout the process. With the Town of Sewall's Point, it is especially important due to its limited staff and resources so that those resources are strategically focused on the Commission's goals and priorities. To that end, in 2020, the Town Manager facilitated a Workshop with the Town Commission and public to determine priorities.

The informal community polling was conducted with the following categories:

- 10-year Charter Review
- Financial Stability
- Environmental Stewardship
- Mobility/Transportation
- Public Safety
- Social

TABLE FLU 1-7 PUBLIC RANKING RESULTS

High Level Ranking	Rank
Financial	1.7
Public Safety	2.4
Environmental Stewardship	2.6
Mobility	3.3
10 Year Charter Review	4.4
Social	4.5

Source: TOSP Ranking Review PowerPoint 2/11/20

The above table shows the ranking of priorities based on the public’s views. The financial category ranked the highest with an average 1.7 focusing on low milage rates, reserve policy, lines of credit, business tax, pursuit of grants and dedicated millage rates.

The next two categories that were ranked as a close second priority were Public Safety and Environmental Stewardship. This demonstrates that the public has an investment in keeping their families safe (police/fire protection, building codes, speed limits and hurricane preparedness) while also preserving the beauty of the Town (septic systems, native plants, commercial recycling, seagrass restoration, and oyster planting). Ranked third was the Mobility category which focused on repaving roads, improving the condition of South Sewall’s Point Road, and adding sidewalks. The fourth priority among the public was the 10 Year Charter Review, ranking at 4.4 and ranking at 4.5 was the Social priority of the Town (playground, hometown feel, movies at the park, special events and process review, and pocket parks.)

CAPITAL IMPROVEMENTS PLANNING WITH TREASURE COAST REGIONAL PLANNING COUNCIL

In response to the strategic planning and the topped rank priority of Financial Stability, the Town Manager collaborated with the Treasure Coast Regional Planning Council (TCRPC) to begin to look at the overall budget and begin the process for developing a Capital Improvements Budget to prioritize funding over the next 10 years. (This data will be detailed in the Capital Improvements Element DIA.) Beginning in March 2021, the TOSP developed a Capital Improvement Plan through a series of public meetings facilitated by TCRPC. The result of this exercise is a living document to which the Town can review and revise on a regular basis as needs shift. It was an important step to ensure long-term financial stability of the Town as well and having the funds for regular maintenance of existing facilities as well as planning for new infrastructure. During the process, the Town recognized the need for building a “war chest” for larger projects that are candidates for federal and state grants. The grants generally require a local match so this portion of the budget will position the Town to receive this funding source.

An additional exercise conducted in January 2020 was the “Dollar Game.” The purpose of this exercise was to get feedback from the residents about their priorities for the Town’s tax dollars. Each participant was given a finite amount of “play money” which they deposited into different “banks” to demonstrate where they wanted their taxes invested. These results gave the Town Commission an idea of the residents’ priorities for the Town budget. The table below shows these results:

**TABLE FLU 1-8 PUBLIC “DOLLAR GAME” RANKING RESULTS**

High Level Ranking	Rank
Environmental Stewardship	37
Public Safety	29
Financial	22
Social	5
10 Year Charter Review	4
Mobility	3

Source: TOSP Ranking Review PowerPoint 2/11/20

Environmental Stewardship was the top priority among the public during this exercise, demonstrating the public’s preference to invest tax dollars to protect and preserve the Town’s natural habitats.

Public Safety was the second priority for the residents, mirroring the same ranking for the public’s polling in the previous exercise.

The financial category ranked as a third priority during the “Dollar Game” exercise, in contrast with the first exercise where it was the top priority. This is consistent with the priority of low millage rates, a reserve policy, lines of credit, business tax, pursuit of grants and dedicated millage rates.

The bottom three categories trailed significantly from the top three. The fourth priority was social aspects; the fifth priority was the 10 Year Charter Review; and the sixth priority was mobility. When comparing the initial exercise with the Dollar Game, the residents top three priorities bottom 3 remain the same.

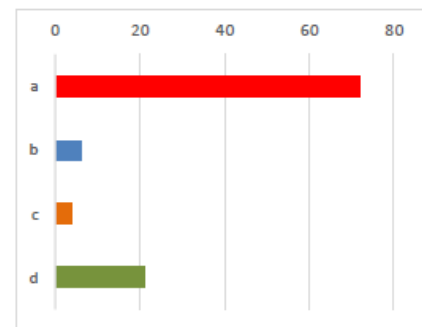
**ADDITIONAL INFORMATION FROM PUBLIC WORKSHOPS**

**GRAPH FLU 1- 6 PUBLIC WORKSHOP SMART GROWTH POLL**

12/29/21

Smart Growth is defined as the development that supports economic growth, strong communities and environmental health. Please choose the smart growth strategy that you could most support.

a	Reinvesting and maintaining existing infrastructure.	72
b	Neighborhoods with homes near shops, offices, schools, houses of worship, parks and other amenities providing alternative to automobile travel.	6
c	Provide a range of different housing types to make it possible for residents to “age in place” (senior citizens can stay in their neighborhoods, young people can afford their first home and families at all stages in between can find a safe, attractive home that they can afford.)	4
d	None of these.	21
		<b>103</b>

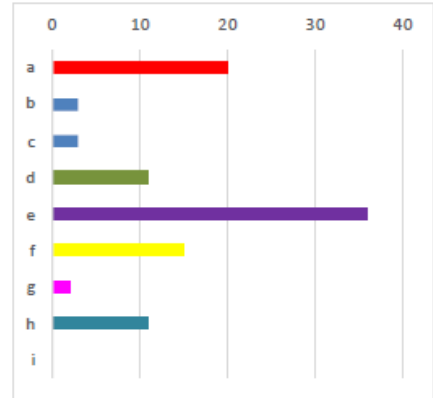


GRAPH FLU 1-7 PUBLIC WORKSHOP LEGACY POLL

12/29/21

What would you describe as the most important Legacy of Sewall’s Point?

a	Healthy environment	20
b	Sustainable economy	3
c	Clean and safe drinking water	3
d	Access to quality life amenities	11
e	Safe and prepared community	36
f	Sense of place	15
g	Equity and social justice	2
h	Quality, responsive town services	11
i	Mobility and connectivity options	0
		<b>101</b>



FUTURE LAND USE ANALYSIS

This element describes the general distribution, location, and extent of the uses of land including residential, commercial, recreational, conservation, public facilities, and other categories of the public and private uses of land. In summary:

- The Town consists primarily of established single family residential homes.
- Two (2) percent of the land is built out commercial uses.
- The population growth rate is approximately 2% per year
- The average size household is 2.43
- The median household income is more than \$140,000 per year which is well above the U.S. median
- The majority of residents polled did not wish to extend the Town’s boundary.
- More than half of the residents polled did not support accessory dwelling units; however, 30 percent of those polled supported this housing to accommodate multi-generational families.

## DEFINITIONS AND ACRONYMS

BEBR	Bureau of Economic and Business Research
CR	County Road
CRA	Community Redevelopment Area
DIA	Data, Inventory and Analysis
F.A.C.	Florida Administrative Code
FLU	Future Land Use
FLUM	Future Land Use Map
F.S.	Florida Statutes
GIS	Geographic Information System
NWI	National Wetlands Inventory
SR	State Road
TCRPC	Treasure Coast Regional Planning Council
VMT	Vehicle Miles Traveled

**American Community Survey (ACS)** – Demographic data from the U.S. Census Bureau.

**Census-Designated Place (CDP)** - Concentration of population in a particular area defined by the U.S. Census Bureau for statistical purposes only. The boundaries of a CDP have no legal status; therefore, they may not always correspond with the local understanding of the area or community with the same name.

**Bureau of Economic and Business Research (BEBR)**- Founded in 1930, BEBR produces Florida’s official state and local population estimates and projections. These estimates are used for distributing state revenue-sharing dollars to cities and counties in Florida and for budgeting, planning and policy analysis by state and local government agencies, businesses, researchers, the media and members of the general public.

**Capital Improvements Plan (CIP)** - A capital improvement plan, or capital improvement program, is a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

**Charter** – Broad governing document for municipal governments (cities, towns, villages and charter counties); adopted by the people and amended by the people through referendum. It is derived from the French word for “contract.” Every city in FL has a charter; only a few of the counties have charters.

**Environmental Stewardship** - The responsible use and protection of the natural environment through conservation and sustainable practices to enhance ecosystem resilience and human well-being.

**Florida Housing Data Clearinghouse** – Provides public access to data about housing needs and supplies, subsidized rental housing, and household demographics in Florida communities.

**Future Land Use (FLU) Element** - The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan's elements.

**Infrastructure** – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the Town.

**Redevelopment** – Renovation of a blighted area.

**Seasonal Population** - Part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors.

**Shimberg Center for Housing Studies**- A University of Florida initiative that was established in 1988 to promote safe decent and affordable housing and related community development throughout the state of Florida. The Center provides the Data Clearinghouse that has become the standard for Comprehensive Plan data.

**Smart Growth** - Smart growth, or livable communities, is largely an incentive- and policy-based movement that has emerged in the 1990s. It is aimed at encouraging wiser infrastructure investments, protecting open space, and widening reinvestment opportunities in central cities.

**Urban Sprawl** – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.

**Zillow** - Real estate and rental marketplace providing data and connecting consumers with local professionals. Zillow's living database includes more than 110 million U.S. homes - including homes for sale, homes for rent and homes not currently on the market, as well as estimated home values. Zillow launched in 2006 and is headquartered in Seattle.