

**Chapter II
FUTURE LAND USE ELEMENT
SUPPORT DOCUMENT**

Evaluation and Appraisal Amendments 2017

The years following the last plan update in 2008 saw the on-set of the “Great Recession” and collapse of the national housing market. The impact of this was reflected locally by a loss of population and sharp reduction in new home construction. These losses have only begun to reverse themselves in the past few years. During this time, the Town continued to invest in improvements to its parks, museums and services. The Town also used the opportunity to update its Land Use and Development Code to implement policy updates from the 2008 Comprehensive Plan.

Also during this time, the Town adopted four amendments to its Future Land Use Map, as shown in the table below. Two of those amendments were accompanied by text amendments limiting development entitlements below the theoretical maximum that would otherwise be allowed by the comprehensive plan.

FUTURE LAND USE AMENDMENTS SINCE 2008

Ordinance No.	Location	Acres	From	To	Net Change
2015-01	N. side of Inlet Harbor Rd., west of S. Peninsula Drive	3.69 total	Conservation and Low-Density SFR	Low-Density SFR (limited by text amend.)	-2.24 ac Cons., +9 s.f. units
2012-01	4928 S. Peninsula Drive	3.14	Low-Density SFR	Public/Institutional	-10 s.f. units (theoretical max.)
2011-13	West of S. Peninsula Dr., between Inlet Harbor Road and Calumet Avenue	3.05 totals	Conservation and Low-Density SFR	Low-Density SFR (limited by text amendment.)	-2.45 ac Cons., +5 s.f. units
2010-07	Northeast of the intersection of Harbour Village Boulevard and Peninsula Drive	2.75	Planned Unit Development	General Retail Commercial	+2.75 acres General Retail Commercial, 0 acres residential
Total		12.63			-4.69 ac Cons

					+ 2.75 General Retail Commercial +4.69 ac LDR +4 s.f. units
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Source: Planning & Development Dept., 2016

20 **Existing Land Use Inventory**

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22 As shown in the table below, most of the developable upland land area of the Town has
 23 already been developed, with only 11.9% remaining. Since the last plan update in 2008,
 24 approximately 20 vacant acres have been developed as single-family residential. Other
 25 changes were the result of the future land use amendments in the table above.

EXISTING LAND USE, 2016

Land Use	2007 Acres	Change 2008-2016	2016 Acres	2016 % of Total Land Area	2016 % of Developable Land Area
Residential, Single-family	295	+20 ac from Undeveloped -3 ac to P/I Net = +17 ac	312	11.3%	36.5%
Residential, Multi-family	91		91	3.3%	10.6%
Commercial	26		26	0.9%	3.0%
Public/Institutional	26	+3 ac from SFR	29	1.0%	3.4%
Open Space and Recreation	147		147	5.3%	17.2%
Streets	149		149	5.3%	17.4%
Developed Land	734		754	27.3%	88.1%
Vacant, Undeveloped Land	116	-20 ac to SFR +5 ac from Cons Net = -15 ac	101	3.7%	11.9%
Total Developable Land	850		855	31%	100%
Undevelopable Land (Conservation and marshes/spoil islands)	1,910	-5 ac to Undeveloped	1,905	69%	--
Total Land Area (water areas excluded)	2,760		2,760	100%	--

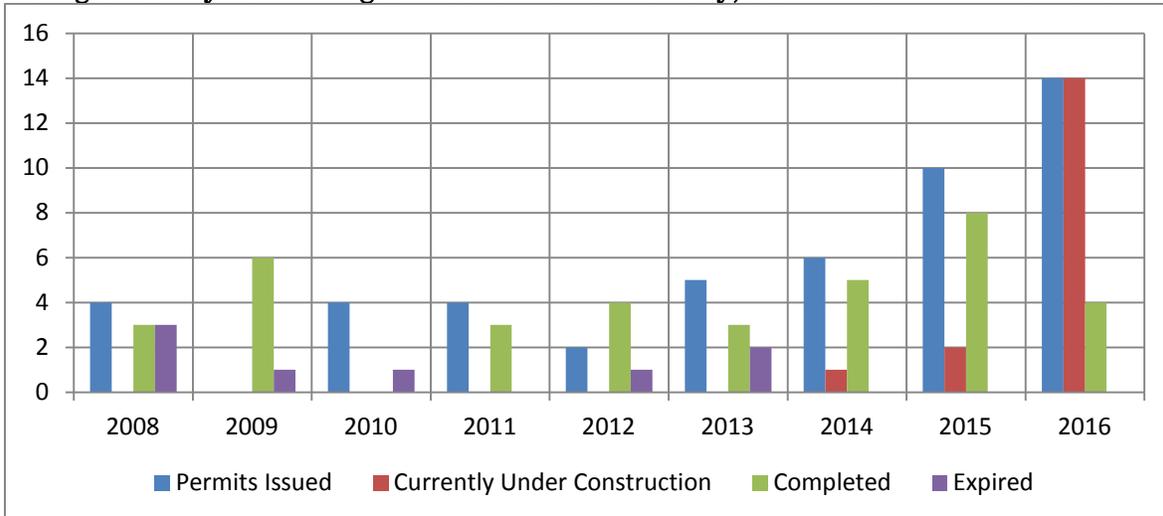
Source: Planning & Development Department, 2016

26 **Development Activity**

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28 From January 2008 through the middle of June 2016, the Town has issued permits for 49
29 new single-family dwelling units, a product of the “Great Recession” and weakened housing
30 market. An additional eight single-family home permits were also issued but subsequently
31 expired. The Town approved one development order for a seven-unit townhouse project in
32 2010, but this was essentially an extension of an earlier 2004 project that was partially
33 completed and later expired. Three of the units had been constructed previously, but no
34 additional units have been built since. No other permits or development orders for new
35 multi-family, commercial, or public/institutional projects have been issued since 2008.

36
37 The average permit issuance rate for new single-family homes has been approximately six
38 per year, which includes zero dwelling unit permits in 2009 and only two in 2012.
39 Beginning in 2013, however, the permit issuance rate began to accelerate, with ten issued
40 in 2015 and fourteen units already issued through the middle of June 2016. If the issuance
41 of permits continues at the same rate for the remainder of the year, Ponce Inlet will issue
42 28 new permits for single-family houses for the year, and if averaged from the year 2013
43 through the first half of 2016, permits are issued at a rate of 8.75 units per year. However,
44 the rate of single-family development the Town is currently experiencing is well beyond the
45 norm. Staff is using the data from 2008 through all of projected 2016 to determine the
46 anticipated rate of development going forward, as this encapsulates both the lows of the
47 housing slump and what appears to now be a building boom. Thus over this nine year time-
48 frame, it is expected 63 new dwelling unit permits will have been issued- an average rate of
49 seven per year. This rate is what staff will use for Ponce Inlet’s anticipated rate of growth
50 going forward.

Single-Family Permitting and Construction Activity, Jan. 2008 thru mid-Jun. 2016



Source: Ponce Inlet Planning & Development Dept., 2016

51 **Future Development**

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53 The prospects for future development are described below.

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55 | Single-Family Development

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57 According to the Town’s 2008 Comprehensive Plan update, there were 300 vacant
58 properties remaining for future single-family development, including fourteen lots
59 designated for conservation. An additional eleven multi-family properties along Atlantic
60 Avenue were also available for single-family development, based on their limited size and
61 development potential¹. Since 2008, the Town has issued permits for 43 single-family
62 homes on the single-family lands, and another six single-family permits on the multi-family
63 properties. The Town has also approved two future land use amendments and re-zonings
64 that would allow the creation of an additional thirteen single-family lots. Based on this
65 analysis, there are 275 existing and future vacant single-family lots remaining in Ponce
66 Inlet for single-family development.

67
68 | Future Multi-Family Development

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70 There is a potential for approximately 110 new multi-family units at build-out of the Town.
71 These additional units are derived from:

- 72 • Existing vacant multi-family zoned property along the oceanfront: 12 townhome and
73 duplex units on nine separate properties (based on available size and lot widths);
- 74 • The +/-2.4 acre multi-family site at the southerly terminus of Front Street: 34 multi-
75 family units, developed at an estimated density of 14.3 units acre (limited due to site
76 constraints, height limits and other factors); and
- 77 • Potential multi-family units in the Riverfront Commercial areas if developed under
78 Planned Waterfront Development (PWD): 64 units, developed at 2.9 units/acre.

79 All told, the Town has enough vacant land to support an additional 385 single-family and
80 multi-family residential units.

81
82 | Future non-residential development and redevelopment

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84 According to the 2008 Plan update, there are 2.75 acres of vacant undeveloped land
85 designated for General Retail Commercial use. Another 22.3 acres is designated as
86 Riverfront Commercial, 7.1 acres of which is vacant, with the remaining 15.2 acres expected
87 to be redeveloped at some point in the future with a combination of residential and water-
88 dependent and water-enhanced uses. At 35% lot coverage/FAR, the vacant land together
89 and both categories could theoretically yield up to 150,173 square feet of gross leasable
90 commercial floor space. However, the actual amount will likely be less, especially in the

¹ NOTE: single-family residential uses are allowed on individual platted lots on property designated for multi-family by the Town’s zoning regulations. This has occurred chiefly on existing platted lots that were originally intended for single-family development and later designated for multi-family uses, but which have not yet been assembled into larger multi-family development sites that meet the minimum lot size requirements for that use.

91 Riverfront Commercial lands, given existing site constraints, development requirements,
92 and the maximum size limit of 5,000 square feet per individual building. In practice,
93 buildings with coverage of 25% or less are more likely in locations with suburban-style
94 development requirements such as those in Ponce Inlet, accounting for land needed for
95 stormwater retention, landscaping, parking, and setback/buffer widths between different
96 land uses. At 25% coverage, the remaining 9.85 acres of vacant commercial land would yield
97 approximately 107,267 square feet.

98
99 Since the last plan update, no development or redevelopment has occurred in the areas
100 designated for General Retail Commercial or Riverfront Commercial. The Riverfront
101 Commercial areas continue to be supported by the Town’s Working Waterfront program. If
102 it occurs, their redevelopment will continue to be guided by the policies in the
103 comprehensive plan and LUDC development requirements. No changes are proposed to
104 those policies or requirements in this current plan update.

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106 | Short-term (Five-Year) Scenario

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108 As noted above, the Town has issued only 49 permits for new single-family dwelling units
109 since 2008. Although the issuance rate for new homes is accelerating, the Town has still not
110 issued any permits for new multi-family, commercial or institutional structures, other than
111 the extension for the seven-unit townhome project noted above. With housing trends
112 fluctuating as much as they have, it is difficult to predict future rates or build-out with any
113 certainty. However, based on the recent development history, the Town is anticipated to
114 average seven new single-family residences a year going forward to determine an estimated
115 “build out” year. This takes into consideration potential recessions and declines in the
116 housing market. At this rate, permits for 35 new dwelling units will be issued over the next
117 five years after the conclusion of the 2016 calendar year. These will be for single-family
118 dwellings, but may also include some of the duplex and townhome units along South
119 Atlantic Avenue mentioned above. No new non-residential development or redevelopment is
120 proposed during this time.

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122 | Long-term (Build-out) Scenario

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124 The concept of build-out has been incorporated into the Comprehensive Plan in recognition
125 of the town's limited availability of buildable vacant land. It also respects the constraints
126 imposed by the need for safety and evacuation when a hurricane might threaten, the need
127 for the adequate delivery of services, and for natural resource protection. There is little or
128 no opportunity to annex abutting developable, unincorporated properties to the north of the
129 Town, and the Town Council has expressed no desire to do so. Most of the undeveloped
130 lands within the current municipal boundaries are not eligible for further subdivision, and
131 have only limited development potential. For purposes of this update, build-out is the
132 Town’s long-term planning scenario.

133
134 The 2008 Plan anticipated that build-out of the Town would occur as soon as the year 2016
135 but “more realistically” by 2026. However, at the current permit issuance rate, build-out of
136 all 275 single-family properties could be expected to occur in approximately 39 years.
137 Multifamily projects are typically built either all at once or in successive phases, with
138 multiple units being constructed at one time. Development of the remaining multifamily
139 properties is likely to occur in the years before the last vacant single-family property is

140 developed. Commercial and institutional structures typically follow residential construction
141 unless part of a larger mixed-use development. At these modest rates, complete build-out of
142 the Town is not likely to happen until the year 2055. Given these trends, no changes to the
143 Future Land Use Map are needed or proposed to accommodate anticipated growth over the
144 short- and long-term planning periods.