



BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

PLACEMENT: Departmental		PRESET:
AGENDA ITEM DATES:		
MEETING DATE:3/3/2009 COMPLETE BY:2/4/2009		COUNTY ATTORNEY:2/9/2009 DCA AND ACA:2/16/2009
TITLE: UPDATE ON TARGETED BUSINESS INVENTORY		
REQUESTED BY: Duncan Ballantyne, County Administrator	Growth Management: Nicki van Vonno, AICP Director	PREPARED BY: Nicki van Vonno, AICP Director
DOCUMENT(S) REQUIRING ACTION:		
QUASI-JUDICIAL: NO		

EXECUTIVE SUMMARY:

Staff is working with the Business Development Board on updating the inventory of commercial and industrial lands. The screening was done based on the following parameters; minimum lot size of 5 acres, correct zoning for the land use designation (i.e., does it have Category A zoning?), road concurrency, and water/sewer availability. A presentation of the inventory will be presented. Staff will also move to the next level of the screening, which will be environmental constricts.

APPROVAL:

COUNTY ADMINISTRATOR
ASSISTANT COUNTY ADMINISTRATOR

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

TITLE

UPDATE ON TARGETED BUSINESS INVENTORY

BACKGROUND/RELATED STRATEGIC GOAL

As part of the Board of County Commissioners Strategic Objectives for Economic Development, Martin County staff are working with the Business Development Board to update and refine the County inventory of sites that may be suitable for targeted businesses. The ultimate goal is to develop a Continuum of Sites for business opportunities with a focus on establishing certified sites that have been prescreened to meet targeted business criteria, that have necessary infrastructure available or in place, with the correct land use and zoning and are designated for expedited processing with development and building permit approvals within 30 days.

The Commercial and Industrial Inventory was completed in 2005. This study was recently updated by GIS staff. In addition, Staff has added a layer of economic development zones to the data base. (SBA hub zones for example).

In order to refine the site list, parameters were established to further refine the site inventory: These site parameters were:

- Sites with a Future Land Use Designation of Commercial and Industrial;
- sites of 5 acres or more;
- Site that have a Category "A" Zoning District that is compatible with the Future Land Use Designation;
- Sites that are served by or adjacent to water and sewer services;
- Sites that are not located on road segments that have concurrency constraints.

Staff has also refined the inventory to identify all sites meeting the above criteria that are 1 to 4.99 acres in size. Both inventories have been reviewed with the Business Development Board Executive Director. Next, further refinement of the Site inventory will be reviewed performed including a physical site survey, of selected site to determine its suitability for marketing. Environmental analysis on selected sites will also occur.

The presentation will illustrate the survey findings to date.

ISSUES

While the County inventory seems to indicate that the County has ample ready parcels for targeted business development, the analysis reveals that many of the sites do not meet the basic parameters reviewed to date.

209 sites have the correct Category "A" zoning district.

Only 66 are over five acres.

Only 59 are served by or are adjacent to water and sewer services.

Approximately 23 sites have been eliminated because of potential road concurrency issues.

This leaves 36 sites that may be marketable for targeted businesses. These sites will now be screened for environmental constraints.

RECOMMENDED ACTION

RECOMMENDATION

Staff recommends that the County Commission invite willing property owners to participate in rezoning their properties to a suitable commercial or industrial designation.

ALTERNATIVE RECOMMENDATIONS

Direct staff to further refine the inventory, as the Board may deem appropriate.

FISCAL IMPACT

RECOMMENDATION

Staff time, advertizing costs; elimination of any rezoning fees for the applications.

Funding Source	County Funds	Non-County Funds	Authorization
Subtotal			

Project Total	
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ALTERNATIVE RECOMMENDATIONS

Staff time.

BCC MEETING DATE: March 3, 2009
AGENDA ITEM: 8C1

**MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM**

TO: Honorable Members of the Board of County Commissioners
DATE: February 24, 2009

VIA: Duncan Ballantyne
County Administrator

FROM: Nicki van Vonno, AICP
Growth Management Director

REF: 80469d54

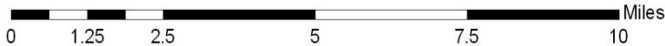
SUBJECT: UPDATE ON TARGETED BUSINESS INVENTORY

Attached is a copy of the power point that will be presented at the March 3, 2009 meeting.



Vacant Commerical Land

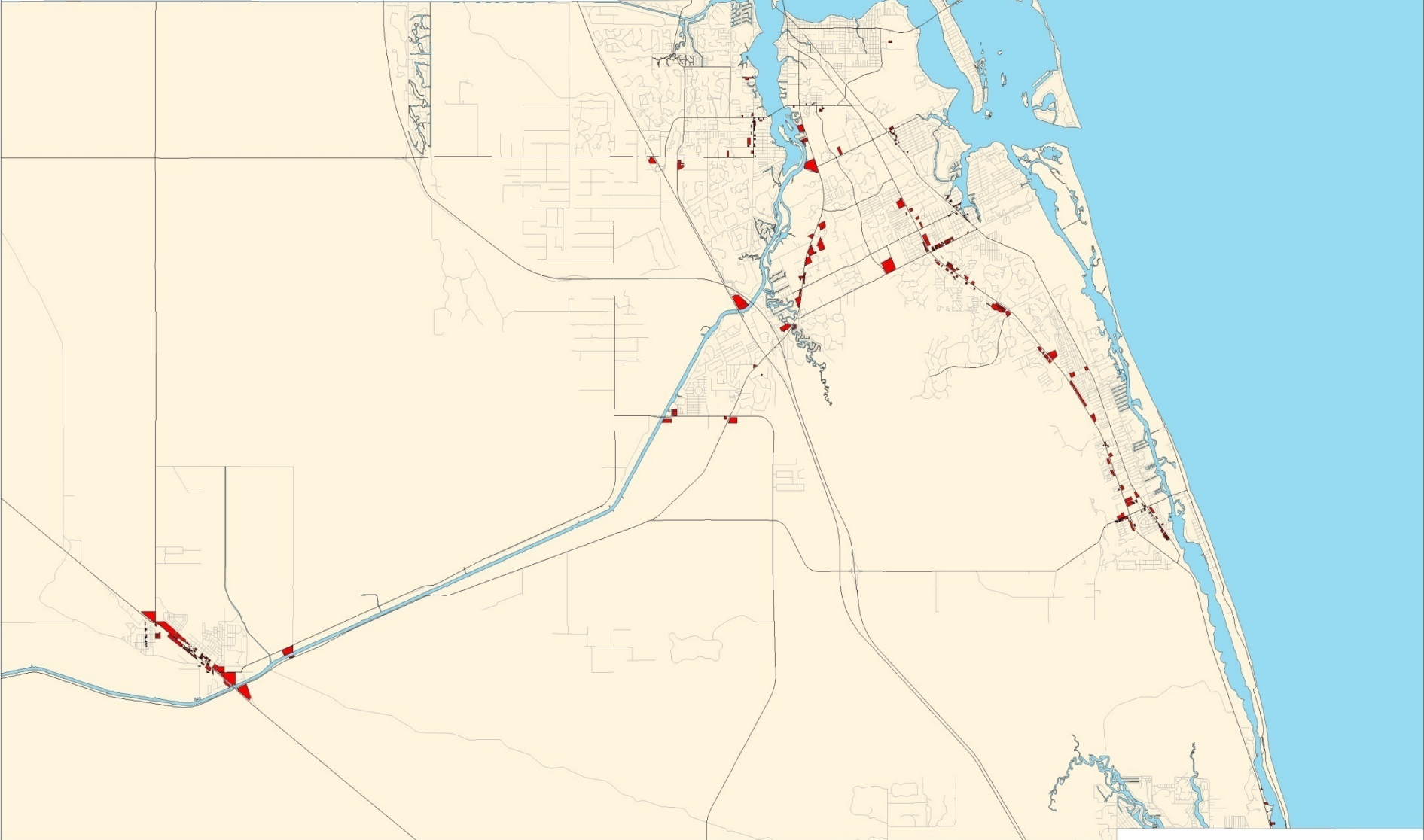
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Legend

-  Vacant Commercial Land
-  Major Roads
-  Roads

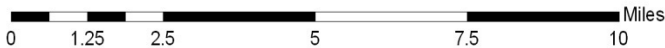
539 Parcels








Vacant Commercial Land Category A Zoning and Compatible Land Use

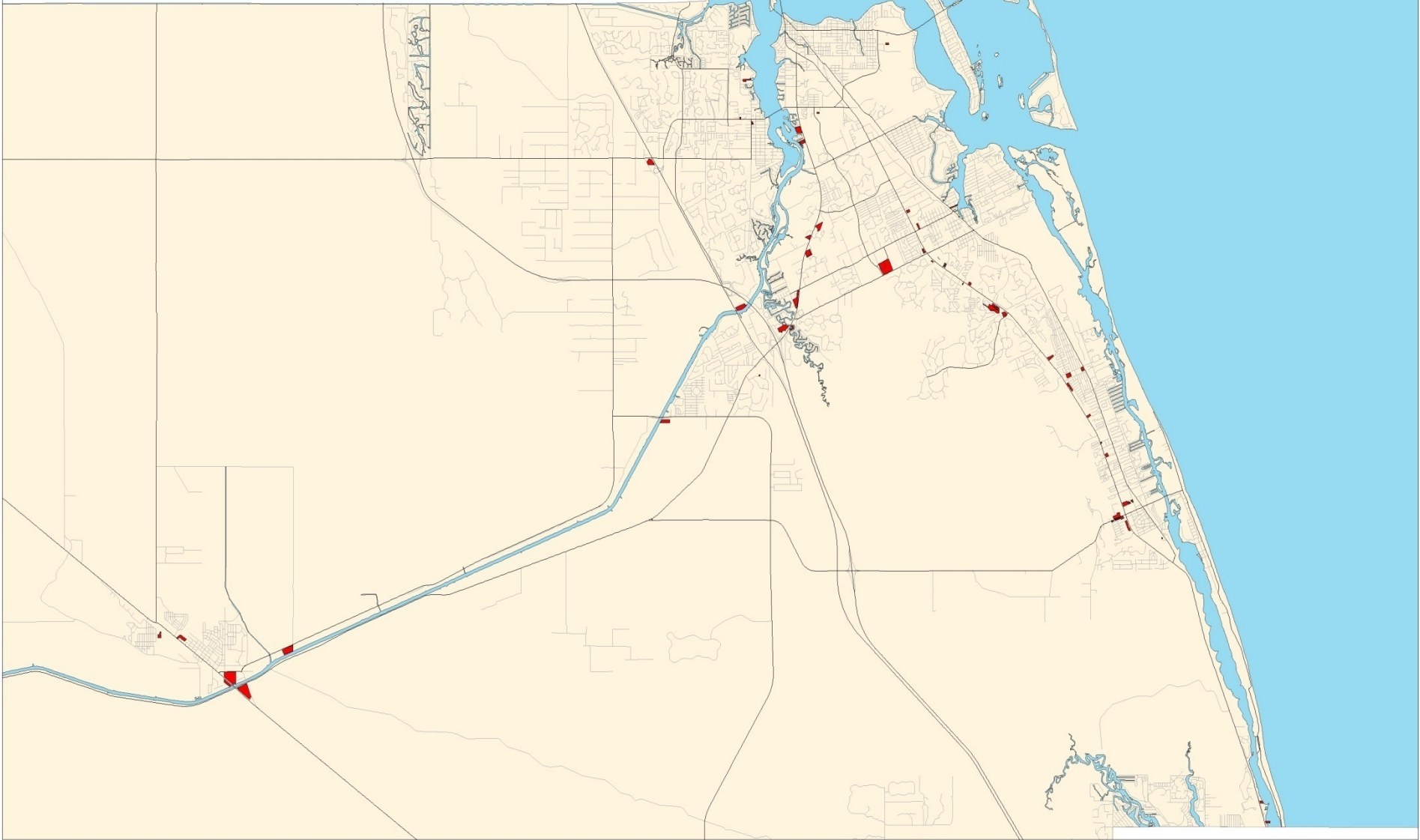
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Legend

-  Vacant Land with Category A Zoning and Compatible Land Use
-  Major Roads
-  Roads

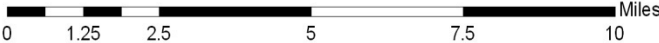
117 Parcels





Vacant Commercial Land Greater than 5 Acres

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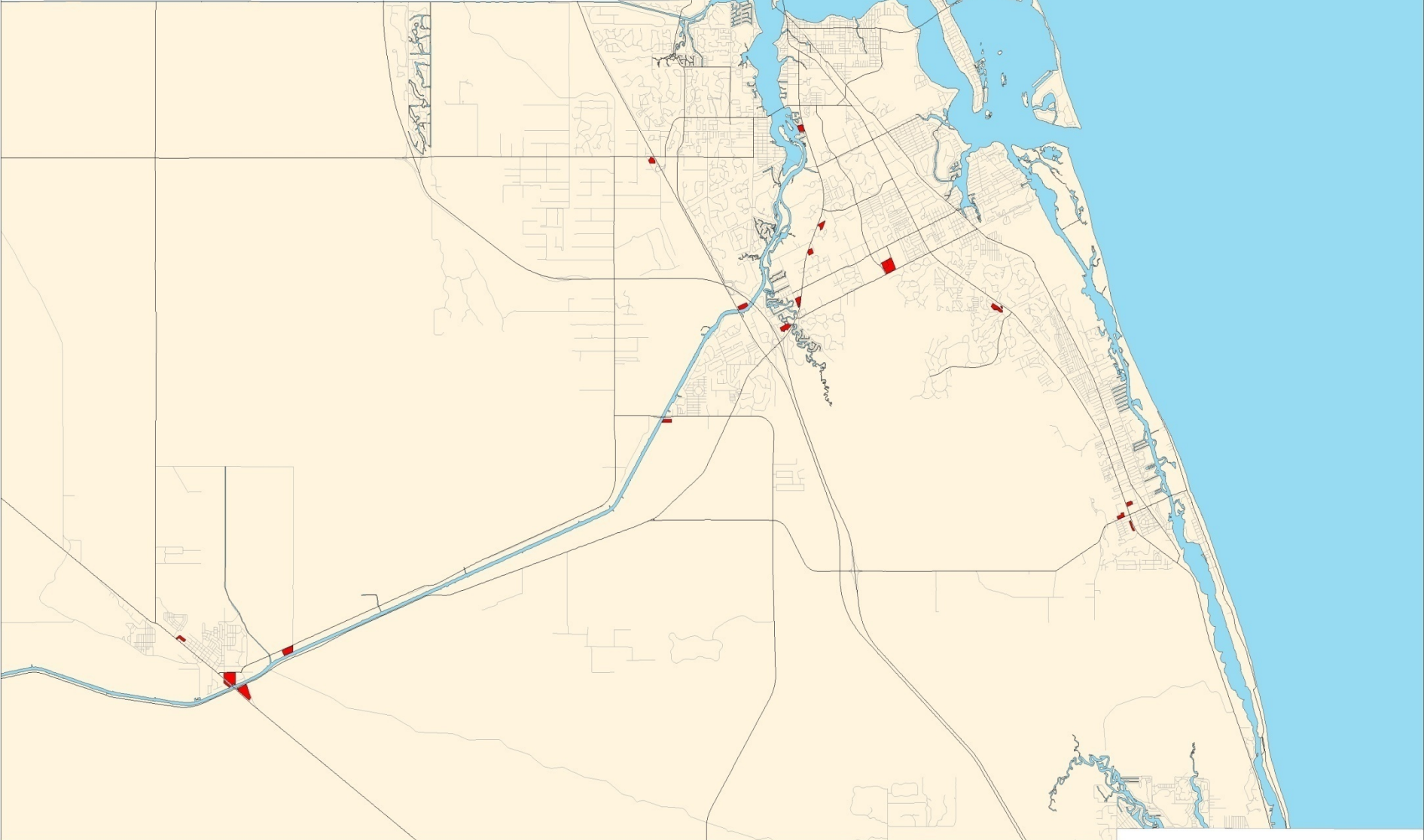
Legend

Vacant Land Greater than 5 Acres

Major Roads

Roads

31 Parcels





Vacant Commercial Land with Water, Sewer, and No Road Concurrency Problems*

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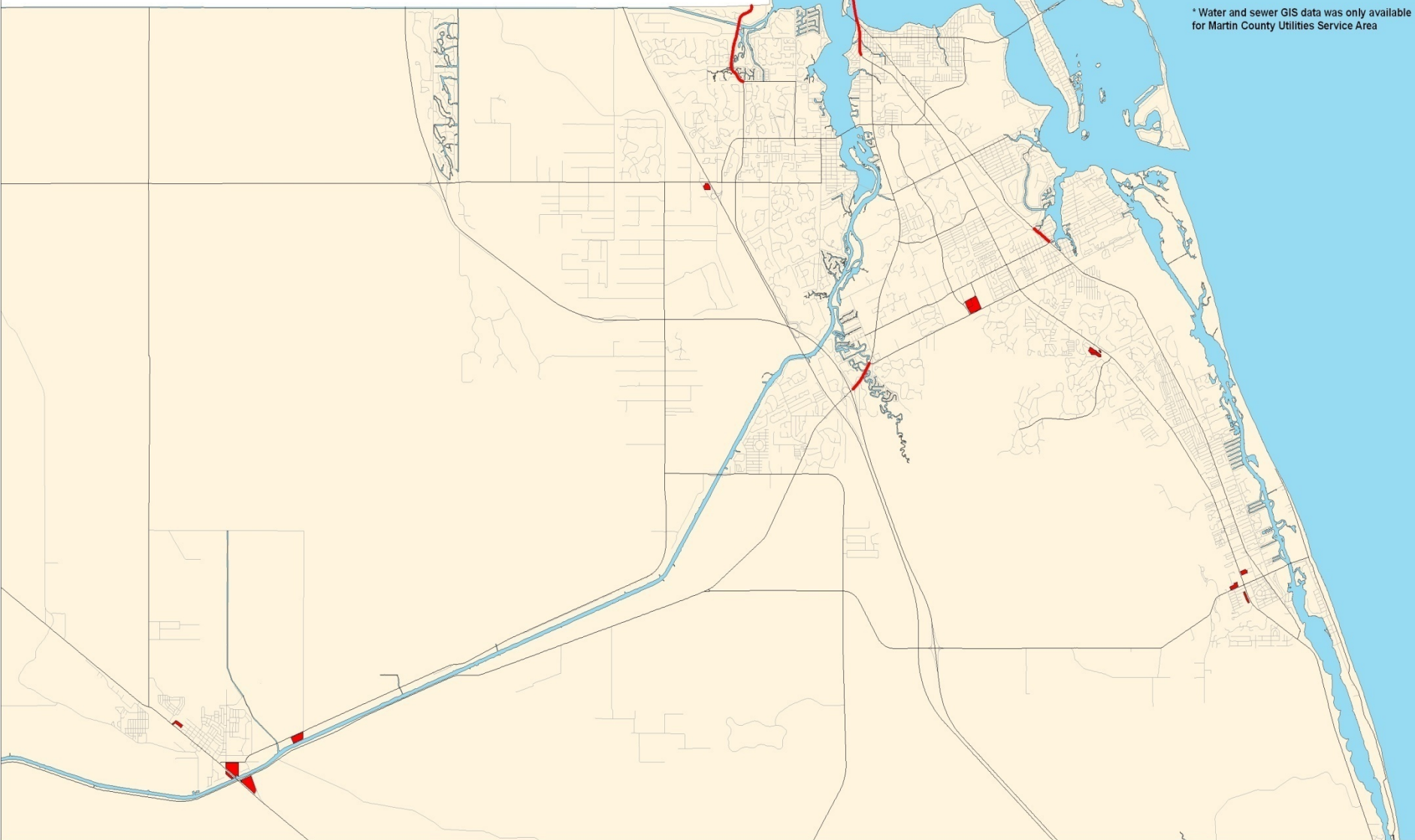


Legend

- Vacant Land
- Roads with a failing LOS
- Major Roads
- Roads

15 Parcels

* Water and sewer GIS data was only available for Martin County Utilities Service Area



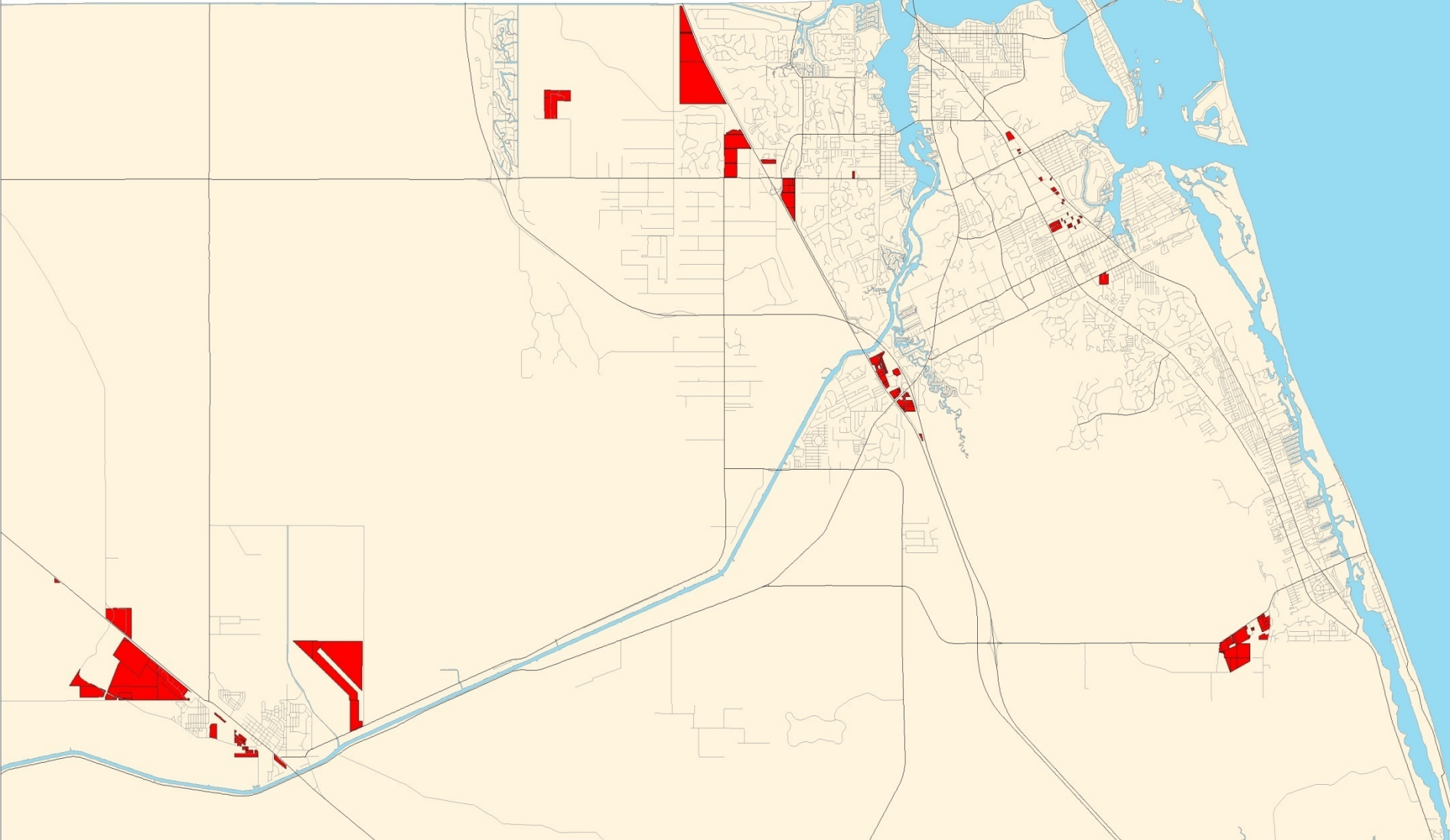


Vacant Industrial Land

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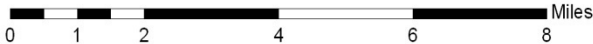
162 Parcels





Vacant Industrial Land Category A Zoning and Compatible Landuse

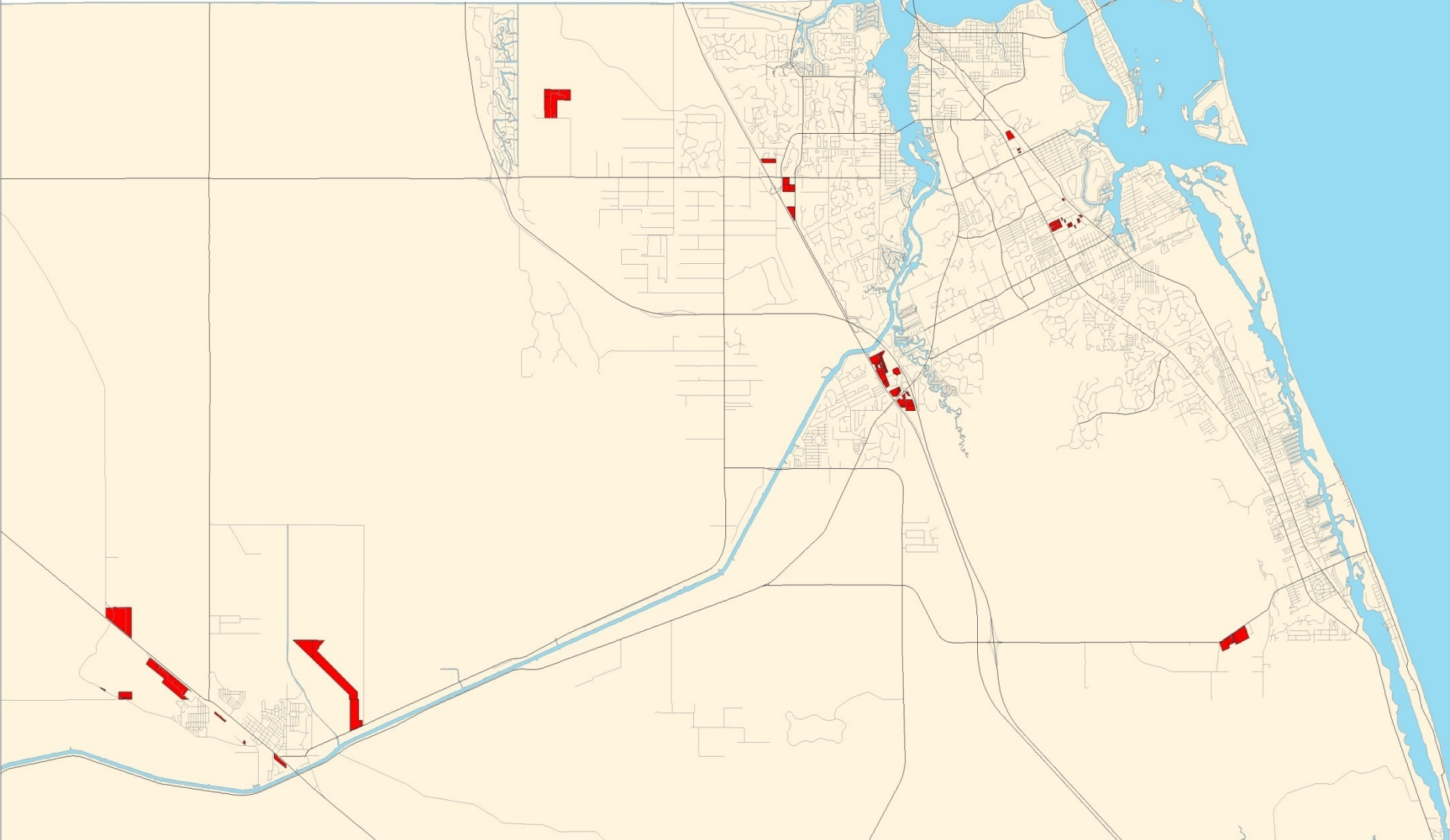
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Legend

- Major Roads
- Roads
- Vacant Industrial Land

92 Parcels





Vacant Industrial Land Greater than 5 Acres

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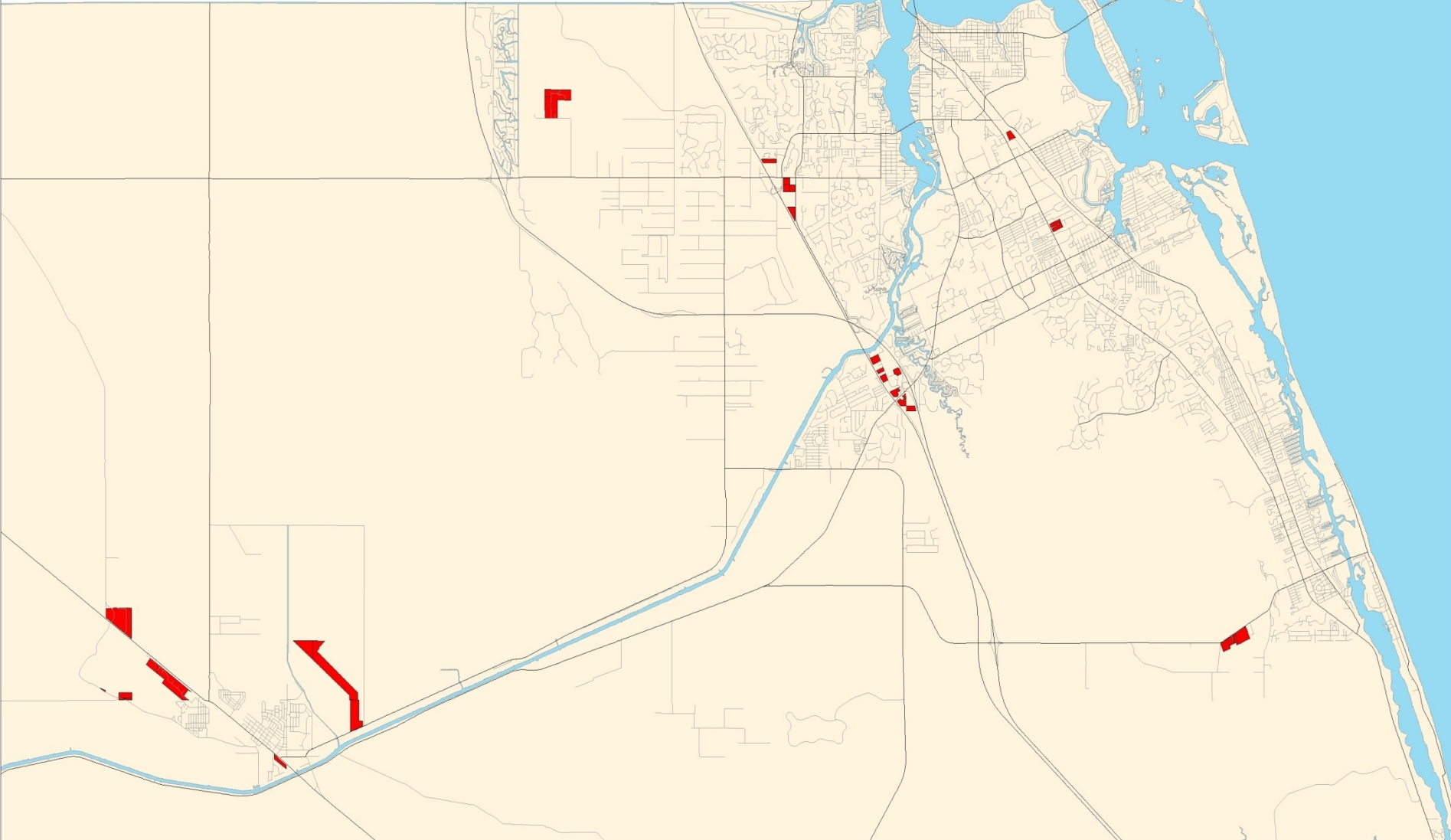
0 1 2 4 6 8 Miles



Legend

- Major Roads
- Roads
- Vacant Industrial Land

35 Parcels





Vacant Industrial Land with Water, Sewer, and No Road Concurrency Problems*

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0 1 2 4 6 8 Miles



Legend

-  Roads with a Failing LOS
-  Major Roads
-  Roads
-  Vacant Industrial Land

20 Parcels

* Water and sewer GIS data was only available for Martin County Utilities Service Area

