



Professional Planning Services

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## Comprehensive Plan Technical Memorandum #2

**Date:** November 30, 2018

**To:** Comprehensive Plan Review Committee members

**From:** Bonnie C. Landry, AICP

**RE:** Village of Indiantown Comprehensive Plan: Summary of Population and Demographics

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### INTRODUCTION

*The information in this memorandum reflects data collected by the U.S. Census Bureau and the Bureau of Economic and Business Research (BEER) through the College of Liberal Arts & Sciences University of Florida. The statistics listed in this memorandum are specific to the municipality of the Village of Indiantown, Florida.*

### Purpose

The Comprehensive Plan provides the principles, guidelines, standards and strategies for orderly and balanced future economic, social, physical, environmental and fiscal development of the area that reflects community commitments to implement the plan and its elements. It contains goals, objectives and policies that establish a meaningful and predictable standard for the use and development of land. These goals, objectives and policies also serve as a guideline for the development of a detailed land development and use regulation (LDR).

Florida Statute 163.31777 requires data that includes the amount of land required to accommodate anticipated growth, projected permanent and seasonal population, character of undeveloped land and the availability of water supplies, public facilities and services.

### GOALS AND OBJECTIVES

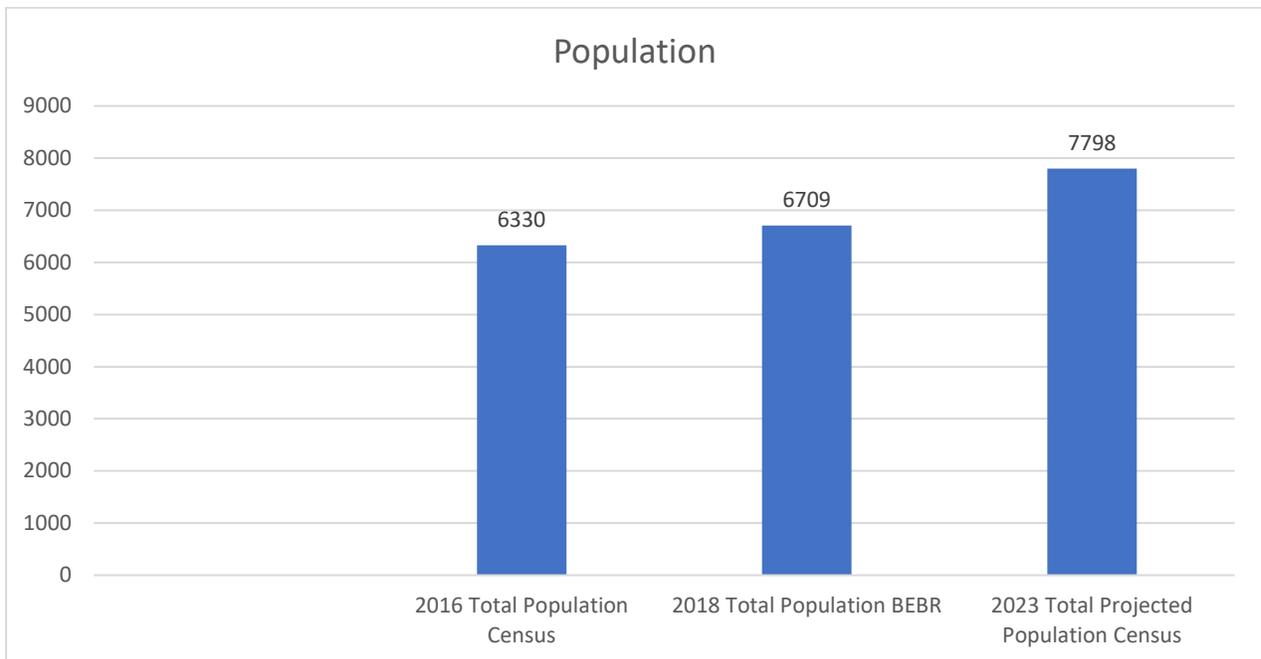
The Village Charter provides the Martin County Comprehensive plan as it existed on December 31, 2017 shall serve as the initial (transitional) comprehensive plan until the Village adopts its own comprehensive plan. Any changes made by Martin County after that date are not changed to the Village's governing

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document. The Village or an applicant can propose a change to the Transitional Comprehensive Plan prior to the adoption of the Village’s permanent Comprehensive Plan.

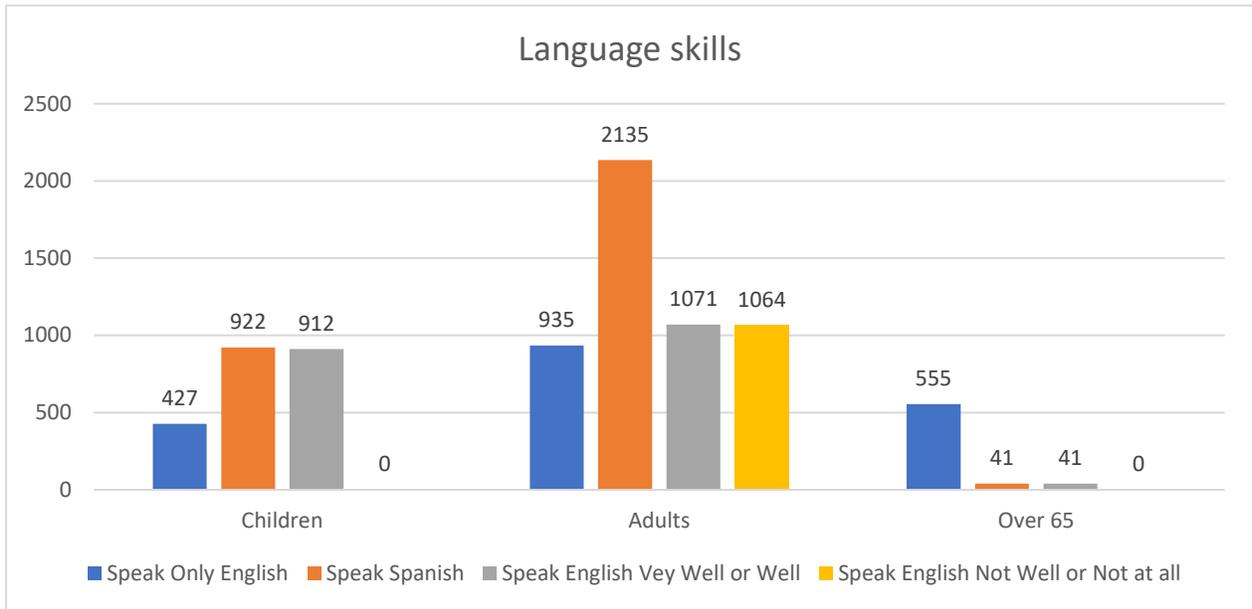
### SUMMARY OF POPULATION AND DEMOGRAPHIC

The graphic displayed below demonstrates the comparison of the total population in 2016 as calculated by the US Census Bureau, the 2018 total population as confirmed by the Bureau of Economic and Business Research and the 2023 total population as projected by the US Census Bureau. As described below, six thousand three hundred and thirty (6,330) people resided within the Village of Indiantown boundaries during 2016. In 2018, the total population grew slightly to six thousand seven hundred and nine (6,709). The population is projected by the US Census Bureau to increase by almost eleven hundred (1,100) people to seven thousand seven hundred and ninety-eight (7,798) people.



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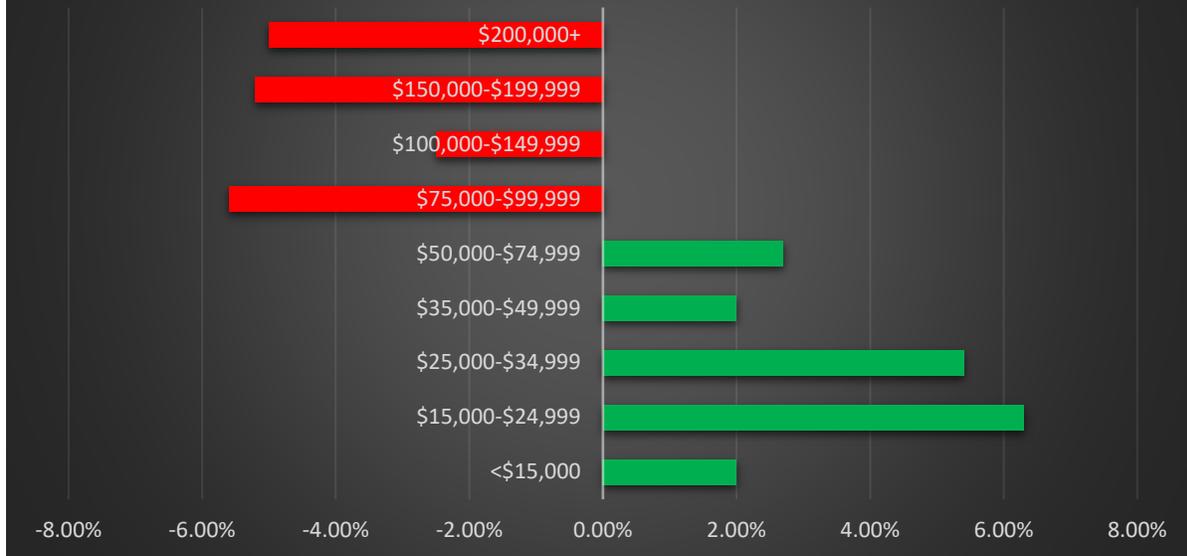
The following graphic demonstrates the facts concerning language spoken in the Village of Indiantown. Around twenty percent (20%) of adults residing in the Village of Indiantown do not speak English very well or at all and much of the younger generation of residents are bilingual and identify with speaking English very well.



Furthermore, the average household income of the Village of Indiantown residents was compared to the average household income of the entirety of Martin County. Overall, residents of the Village of Indiantown a higher percentage of low income and a lower percentage of upper income residents. Specifically, more than eleven (11.2%) percent of households in the Village of Indiantown average less than \$15,000 per year, this is two percent (2%) more than the County average. More than sixty seven percent (67.4) of residents in the Village average between \$15,000 and \$74,000 annual household income. This deviates from the County average by over sixteen percent (16.4%). Twenty one percent (21%) of the households in the Village register between \$75,000 and \$200,000+ annual household income, which deviates from the County average by more than eighteen percent (18.3%).

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## Indiantown income compared with Martin County



### Population by Ratio of Income to Poverty Level

POPULATION BY RATIO OF INCOME TO POVERTY LEVEL	2012 - 2016	
	ACS Estimate	Percent
Total	6,307	100.0%
Under .50	528	8.4%
.50 to .99	1,527	24.2%
1.00 to 1.24	471	7.5%
1.25 to 1.49	301	4.8%
1.50 to 1.84	734	11.6%
1.85 to 1.99	356	5.6%
2.00 and over	2,390	37.9%

The graphic shown above demonstrates the facts concerning population by ratio of income to poverty level in the Village of Indiantown.

Seventy one percent of households in the Village of Indiantown live at or above the poverty level. On average, 11.8% households live below the poverty level in MC, whereas in Indiantown, almost 29% of households live below the national poverty level. Of the twenty nine percent of households in the Village of Indiantown that live below the poverty level, 9.8% are married-couple families and 14.7% are single-parent households.

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Below are the Federal poverty guidelines which establish the thresholds for poverty by household size.

### Households by Poverty Status

Persons in Household	48 Contiguous States and D.C. Poverty Guidelines (Annual)							
	100%	133%	138%	150%	200%	250%	300%	400%
1	\$12,140	\$16,146	\$16,753	\$18,210	\$24,280	\$30,350	\$36,420	\$48,560
2	\$16,460	\$21,892	\$22,715	\$24,690	\$32,920	\$41,150	\$49,380	\$65,840
3	\$20,780	\$27,637	\$28,676	\$31,170	\$41,560	\$51,950	\$62,340	\$83,120
4	\$25,100	\$33,383	\$34,638	\$37,650	\$50,200	\$62,750	\$75,300	\$100,400
5	\$29,420	\$39,129	\$40,600	\$44,130	\$58,840	\$73,550	\$88,260	\$117,680
6	\$33,740	\$44,874	\$46,561	\$50,610	\$67,480	\$84,350	\$101,220	\$134,960
7	\$38,060	\$50,620	\$52,523	\$57,090	\$76,120	\$95,150	\$114,180	\$152,240
8	\$42,380	\$56,365	\$58,484	\$63,570	\$84,760	\$105,950	\$127,140	\$169,520

Add \$4,320 for each person over 8

### Gross Rent as a percentage of household income:

As shown in the table below, thirty six percent (36%) of residents in the Village of Indiantown spend more than fifty percent (50%) of their income on rent each month. Additionally, thirty four percent (34%) of the population spend between 20 and 35 (20%-35%) percent of their monthly income on rent.

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS		
<10% of Income	16	2.7%
10-14.9% of Income	5	0.8%
15-19.9% of Income	41	6.8%
20-24.9% of Income	70	11.7%
25-29.9% of Income	62	10.4%
30-34.9% of Income	71	11.9%
35-39.9% of Income	26	4.3%
40-49.9% of Income	64	10.7%
50+% of Income	216	36.1%
Gross Rent % Inc Not Computed	28	4.7%

Based upon the standards established by the US Census Bureau, Village residents are considered “severely housing-cost burdened”. This is a standard published in 2006 by Mary Schwartz and Ellen Wilson of the US Census Bureau “Who Can Afford to Live in a Home?” (report included as an appendix). The report states that residents should spend no more than 30 percent of their monthly gross income on housing. For renters, the 30 percent would include utilities; and for home owners, it would include other costs such as mortgage interest, property taxes and maintenance.

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The 30 percent standard has been in place [since 1981](#): Those who spend more than 30 percent of their income on housing have historically been said to be "cost burdened." Those who spend 50 percent or more are considered "severely cost burdened."

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