MEMORANDUM

TO: The Honorable Jess R. Santamaria, District 6 Commissioner, and the members of the Board of County Commissioners

FROM: Lorenzo Aghemo, Planning Director
Planning Division, PZB

DATE: February 10, 2014

RE: **Palm Beach County Residential Permit & Dwelling Unit Data**

ITEM: Pursuant to your request, attached is the latest residential permit and dwelling unit data. This information was last provided to the Board as part of the presentations for the April 2011 Evaluation and Appraisal (EA) Workshop.

BACKGROUND: The Planning, Zoning, and Building (PZB) Department keeps track of all residential and non-residential building permits issued by unincorporated County and the municipalities. This information is posted on the PZB website quarterly and annually. The dwelling unit data is from the annually updated 'Existing Land Use' database that the Planning Division maintains to keep track of all parcels in the County (based upon Property Appraiser data) including acreages, future land use designations, zoning, approvals, dwelling units built, and dwelling unit potential, as well as other attributes. The Division utilizes this data as a base for the preparation of the Population Allocation Model which is published every other year.

CURRENT DATA: Three types of information are provided in the attached.

- **Permit Activity.** At the time of the EA Workshop, the County had recently undergone a rapid reduction in residential permits and construction. However, as shown in the attached tables and charts, the County is currently experiencing an increase in activity as shown on Pages 1 - 2.

- **Built Dwelling Unit Data.** The attached tables provide the dwelling units built by tier and for various year ranges, and by year for the last 40+ years, as shown on Pages 3 through 10.

- **Potential Dwelling Unit Data.** The table and charts starting on Page 11 show the built, un-built, and potential dwelling unit data by tier. Un-built units are further divided into 'Vacant' or 'Approved', depending on each unit's status.

DISPOSITION: If you have any questions or would like additional information please contact me at 233-5467.

cc: Robert Weisman, County Administrator   Jon MacGillis, Zoning Director
      Verdenia Baker, Deputy County Administrator   Patrick Rutter, Chief Planner
      George Webb, County Engineer   Patricia Behn, Principal Planner
      Rebecca D. Caldwell, PZB Executive Director   Betty Yiu, Senior Planner
      Robert Banks, Chief Land Use County Attorney   Lisa Amara, Senior Planner

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Palm Beach County Residential Permit & Dwelling Unit Data
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Table 1: Palm Beach County Residential Building Permits 2000-2013

Year	Total	Incorporated	Single Family	Multi-Family	Unincorporated	Single Family	Multi-Family
2000	9,978	5,358	3,239	2,119	4,620	2,562	2,058
2001	10,091	6,521	3,589	2,932	3,570	3,725	845
2002	11,834	8,624	5,183	3,441	3,210	2,712	498
2003	14,737	10,756	6,347	4,409	3,981	3,639	342
2004	14,652	9,656	5,954	3,702	4,996	4,089	907
2005	12,408	7,845	4,623	3,222	4,563	3,746	817
2006	6,927	3,654	1,958	1,696	3,273	2,234	1,039
2007	2,953	1,549	849	700	1,394	1,138	256
2008	1,435	845	680	165	590	482	108
2009	1,364	703	469	234	661	614	47
2010	1,520	686	498	188	834	717	117
2011	2,316	1,095	1,064	31	1,221	763	458
2012	4,244	2,970	1,030	1,940	1,274	1,022	252
2013	5,051	3,313	1,354	1,959	1,738	1,241	497

Source : Incorporated Palm Beach County Planning Division, PZ&B; Unincorporated Palm Beach County Building Division
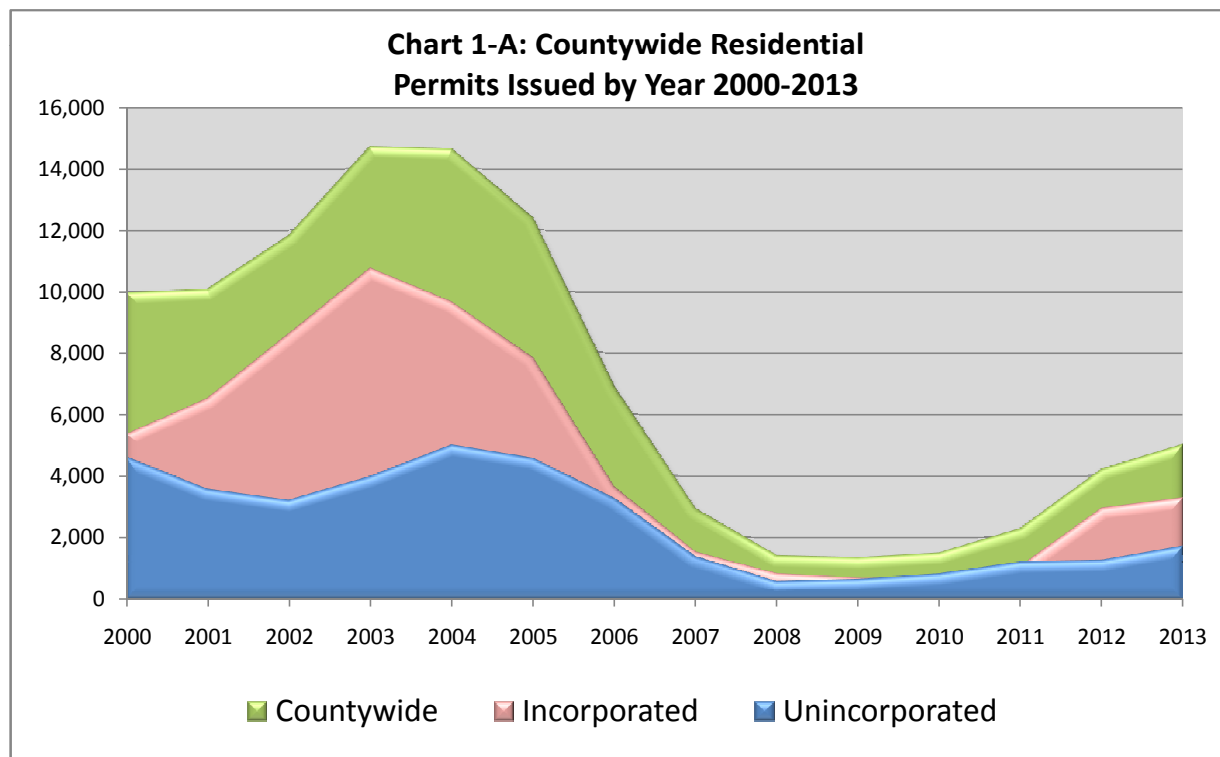

Chart 1-A: Countywide Residential Permits Issued by Year 2000-2013
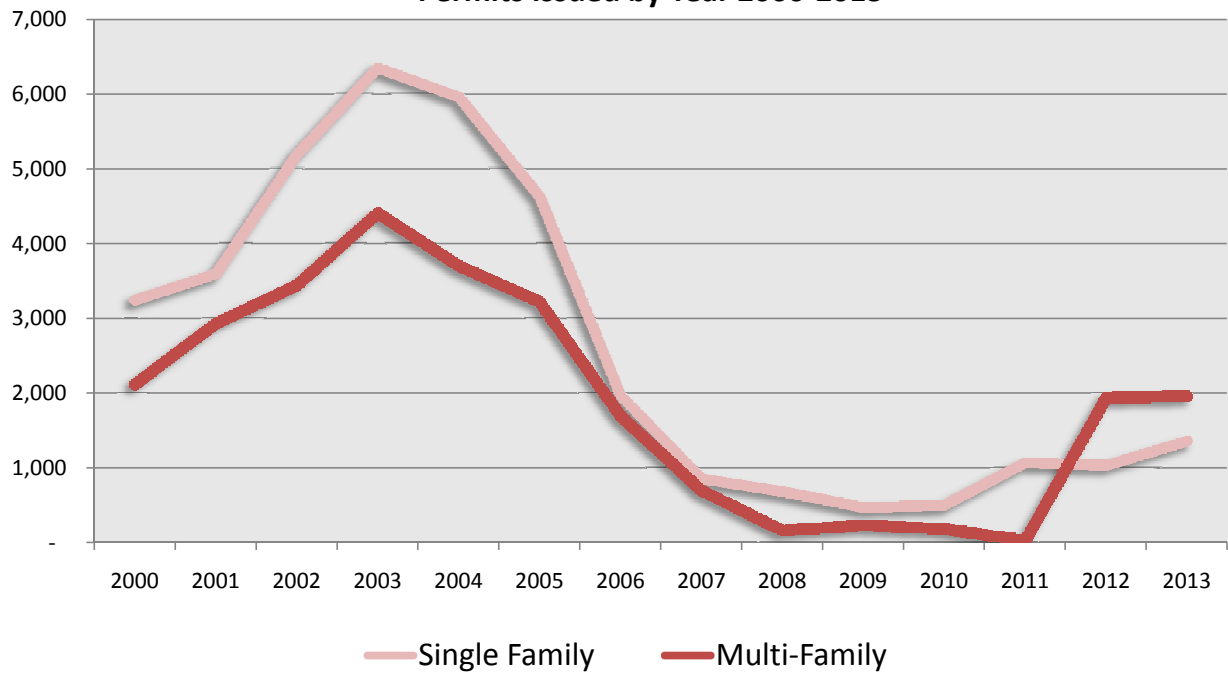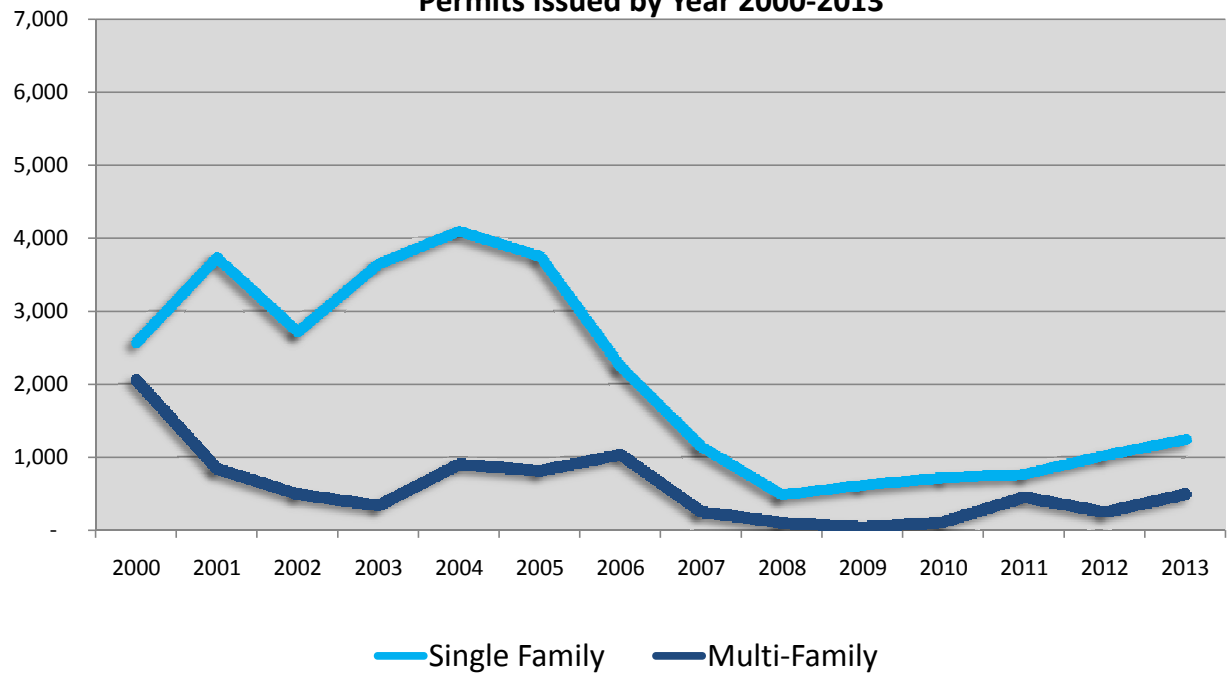
Chart 1-B: Incorporated Residential Permits Issued by Year 2000-2013

Single Family   Multi-Family

Chart 1-C: Unincorporated Residential Permits Issued by Year 2000-2013

Single Family   Multi-Family

Table 2: Palm Beach County Units By Year Built and By Tier

Countywide

Range	Built Units	Ag Reserve	Exurban	Glades RSA	Rural	U/S	U/S-Glades
Pre 1950	18,070		1	66	20	16,958	1,025
1950-1969	87,428	52	1	186	95	83,264	3,830
1970-1989	328,730	180	3,668	428	3,810	316,607	4,037
1990-2009	218,374	3,278	11,066	99	2,963	198,784	2,184
2010	1,836	455	9		15	1,341	16
2011	1,988	529	8		17	1,428	6
2012	3,356	911	59		28	2,354	4
Total Countywide	659,782	5,405	14,812	779	6,948	620,736	11,102

Unincorporated

Range	Built Units	Ag Reserve	Exurban	Glades RSA	Rural	U/S	U/S-Glades
Pre 1950	1,467		1	66	1	1,244	155
1950-1969	19,253	52	1	186	26	18,764	224
1970-1989	157,085	180	3,668	423	3,075	149,068	671
1990-2009	99,790	3,278	11,066	9	2,461	82,424	552
2010	691	455	9		8	219	
2011	797	529	8		14	245	1
2012	1,586	911	59		26	590	
Total Unincorporated	280,669	5,405	14,812	684	5,611	252,554	1,603

Incorporated

Range	Built Units			Glades RSA	Rural	U/S	U/S-Glades
Pre 1950	16,603				19	15,714	870
1950-1969	68,175				69	64,500	3,606
1970-1989	171,645			5	735	167,539	3,366
1990-2009	118,584			90	502	116,360	1,632
2010	1,145				7	1,122	16
2011	1,191				3	1,183	5
2012	1,770				2	1,764	4
Total Incorporated	379,113	-	-	95	1,337	368,182	9,499

Source: Built figures from Exlu13, built through April 1, 2013, with 2013 units excluded, from Unit-Data-2014

Note: RSA=Rural Service Area; U/S=Urban/Suburban

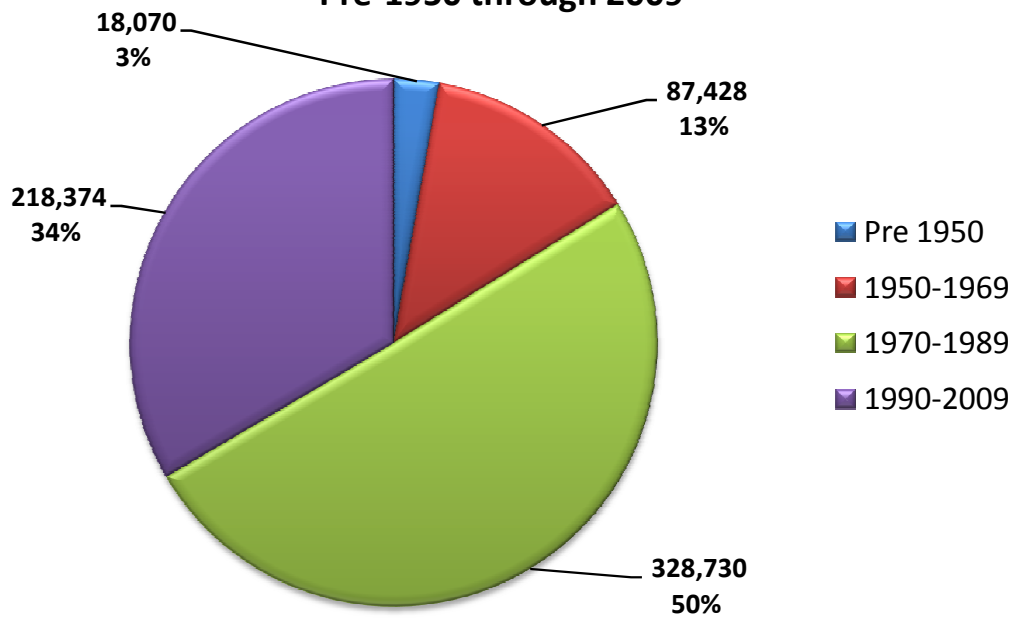**Chart 2: Countywide Units By Year Built Pre-1950 through 2009**

18,070
3%

87,428
13%

218,374
34%

328,730
50%

Pre 1950
1950-1969
1970-1989
1990-2009

Table 3: Countywide Dwelling Units by Year Built

Year Built	Built Units	Ag Reserve	Exurban	Glades RSA	Rural	U/S	U/S-Glades
1970	10,465		2	1	23	10,152	287
1971	9,673	2		1	17	9,450	203
1972	11,745	9		167	30	11,360	179
1973	12,478	10		1	69	12,287	111
1974	15,733			102	86	15,431	114
1975	6,900		2	1	90	6,480	327
1976	8,600	3	36	11	114	8,079	357
1977	9,958	4	93	5	184	9,344	328
1978	19,095	3	203	117	226	18,342	204
1979	19,421	12	196	5	253	18,808	147
1980	28,235	15	131	7	221	27,554	307
1981	21,184	11	169	2	239	20,700	63
1982	12,218	8	128	3	195	11,610	274
1983	21,146	6	230	2	218	20,576	114
1984	20,174	16	378	1	203	19,283	293
1985	24,391	8	346		244	23,631	162
1986	19,315	11	397		284	18,531	92
1987	21,870	25	415	1	357	21,010	62
1988	18,784	17	457		415	17,846	49
1989	17,345	20	485	1	342	16,133	364
1990	13,432	16	519		266	12,442	189
1991	9,991	8	446		163	8,949	425
1992	8,493	8	477		126	7,719	163
1993	8,683	14	595		132	7,794	148
1994	11,482	8	715		176	10,478	105
1995	9,665	17	907	4	166	8,526	45
1996	11,431	14	807		173	10,373	64
1997	10,893	23	771		165	9,843	91
1998	10,983	16	609		138	10,051	169
1999	11,578	29	562	1	156	10,800	30
2000	12,653	64	574	1	185	11,390	439
2001	15,889	109	683		164	14,915	18
2002	13,556	239	792	90	219	12,196	20
2003	16,952	258	784		196	15,659	55
2004	14,133	212	588	1	146	13,139	47
2005	12,685	579	458		124	11,446	78
2006	12,983	843	410	1	142	11,549	38
2007	6,137	488	254	1	78	5,287	29
2008	4,482	187	88		33	4,154	20
2009	2,273	146	27		15	2,074	11
2010	1,836	455	9		15	1,341	16
2011	1,988	529	8		17	1,428	6
2012	3,356	911	59		28	2,354	4

Source: Built figures from Exlu13, built through April 1, 2013, with 2013 units excluded, from Unit-Data-2014

Note: RSA=Rural Service Area; U/S=Urban/Suburban

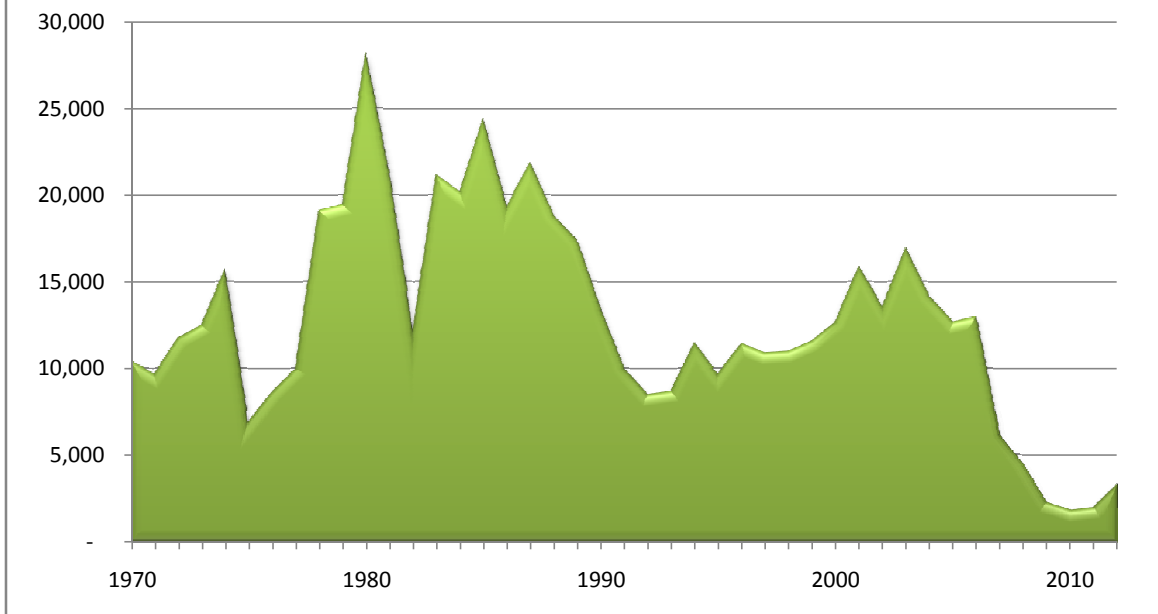# Chart 3: Countywide Units by Year Built 1970-2012

Table 4: Unincorporated Dwelling Units by Year Built

Year Built	Units	Ag Reserve	Exurban	Glades RSA	Rural	U/S	U/S-Glades
1970	2,932		2	1	3	2,728	198
1971	3,249	2		1	2	3,242	2
1972	4,805	9		167	3	4,623	3
1973	3,985	10		1	24	3,936	14
1974	8,191			102	39	8,041	9
1975	1,240		2	1	47	1,187	3
1976	3,945	3	36	11	71	3,819	5
1977	3,502	4	93		145	3,154	106
1978	9,445	3	203	117	169	8,944	9
1979	10,247	12	196	5	203	9,825	6
1980	16,601	15	131	7	180	16,174	94
1981	9,567	11	169	2	204	9,178	3
1982	4,630	8	128	3	168	4,320	3
1983	11,014	6	230	2	173	10,600	3
1984	10,243	16	378	1	173	9,473	202
1985	12,897	8	346		211	12,332	
1986	10,776	11	397		258	10,110	
1987	11,621	25	415	1	334	10,845	1
1988	9,443	17	457		369	8,600	
1989	8,752	20	485	1	299	7,937	10
1990	7,267	16	519		227	6,504	1
1991	5,725	8	446		138	5,133	
1992	4,406	8	477		115	3,805	1
1993	4,762	14	595		109	3,955	89
1994	7,145	8	715		156	6,261	5
1995	5,611	17	907	4	152	4,528	3
1996	5,210	14	807		146	4,240	3
1997	5,453	23	771		139	4,520	
1998	6,379	16	609		110	5,589	55
1999	5,452	29	562	1	124	4,735	1
2000	7,005	64	574	1	155	5,827	384
2001	6,979	109	683		126	6,060	1
2002	5,877	239	792		181	4,664	1
2003	4,232	258	784		156	3,033	1
2004	4,355	212	588	1	121	3,431	2
2005	4,424	579	458		103	3,283	1
2006	5,025	843	410	1	110	3,660	1
2007	2,423	488	254	1	61	1,617	2
2008	1,399	187	88		21	1,102	1
2009	661	146	27		11	477	
2010	691	455	9		8	219	
2011	797	529	8		14	245	1
2012	1,586	911	59		26	590	

Source: Built figures from Exlu13, built through April 1, 2013, with 2013 units excluded, from Unit-Data-2014

Note: RSA=Rural Service Area; U/S=Urban/Suburban

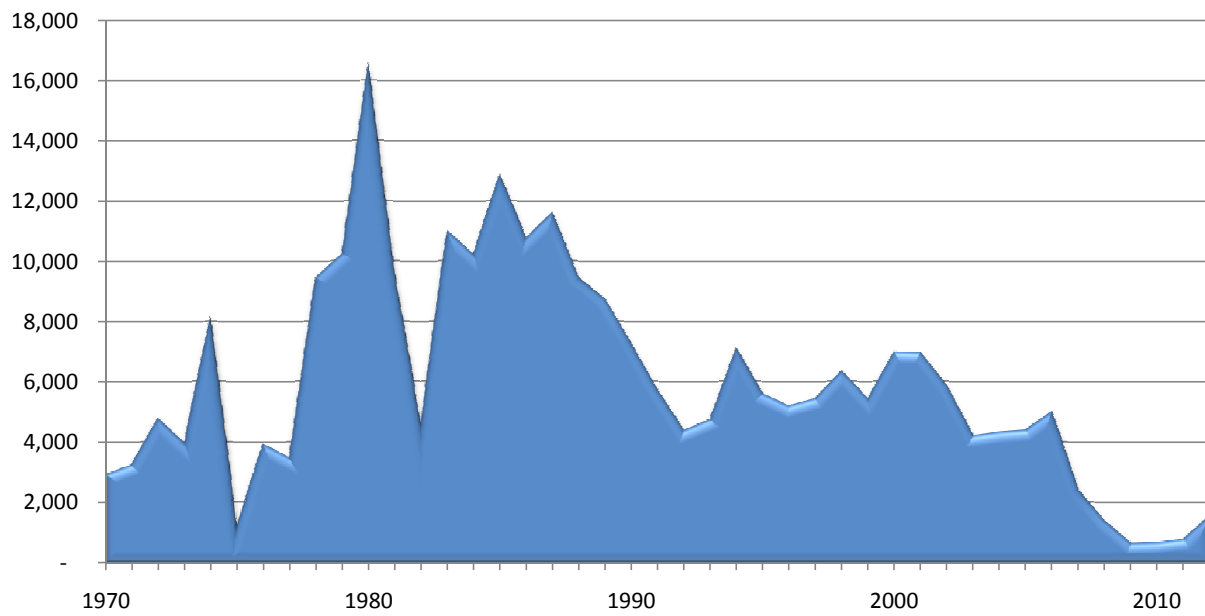# Chart 4: Unincorporated Units by Year Built 1970-2012

Table 5: Incorporated Dwelling Units by Year Built

Year Built	Built	Glades RSA	Rural	U/S	U/S-Glades
1970	7,533		20	7,424	89
1971	6,424		15	6,208	201
1972	6,940		27	6,737	176
1973	8,493		45	8,351	97
1974	7,542		47	7,390	105
1975	5,660		43	5,293	324
1976	4,655		43	4,260	352
1977	6,456	5	39	6,190	222
1978	9,650		57	9,398	195
1979	9,174		50	8,983	141
1980	11,634		41	11,380	213
1981	11,617		35	11,522	60
1982	7,588		27	7,290	271
1983	10,132		45	9,976	111
1984	9,931		30	9,810	91
1985	11,494		33	11,299	162
1986	8,539		26	8,421	92
1987	10,249		23	10,165	61
1988	9,341		46	9,246	49
1989	8,593		43	8,196	354
1990	6,165		39	5,938	188
1991	4,266		25	3,816	425
1992	4,087		11	3,914	162
1993	3,921		23	3,839	59
1994	4,337		20	4,217	100
1995	4,054		14	3,998	42
1996	6,221		27	6,133	61
1997	5,440		26	5,323	91
1998	4,604		28	4,462	114
1999	6,126		32	6,065	29
2000	5,648		30	5,563	55
2001	8,910		38	8,855	17
2002	7,679	90	38	7,532	19
2003	12,720		40	12,626	54
2004	9,778		25	9,708	45
2005	8,261		21	8,163	77
2006	7,958		32	7,889	37
2007	3,714		17	3,670	27
2008	3,083		12	3,052	19
2009	1,612		4	1,597	11
2010	1,145		7	1,122	16
2011	1,191		3	1,183	5
2012	1,770		2	1,764	4

Note: Built figures from Exlu13, built through April 1, 2013, with 2013 units excluded, from Unit-Data-2014

Note: RSA=Rural Service Area; U/S=Urban/Suburban

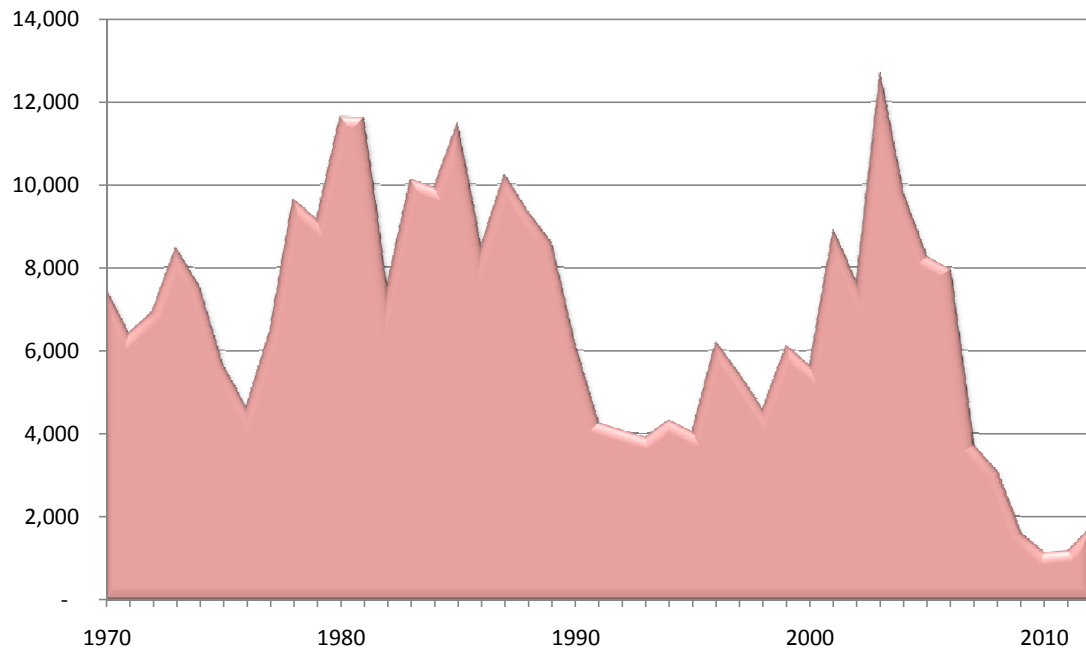## Chart 5: Incorporated Units by Year Built 1970-2012

Table 6: Palm Beach County Dwelling Unit Assessment

Countywide

Tier	Built Units	Maximum Potential	Total Unbuilt	Vacant Unbuilt	Approved Unbuilt
Ag Reserve	4,819	12,483	7,664	3,560	4,104
Exurban	14,778	17,826	3,048	3,048	-
Glades RSA	779	1,446	667	667	-
Rural	6,925	13,477	6,552	6,552	-
Urban/Suburban	619,262	677,323	58,061	33,221	24,840
Urban/Suburb-Glades	11,105	91,943	80,838	80,486	352
Total Countywide	**657,668**	**814,498**	**156,830**	**127,534**	**29,296**

Unincorporated

Tier	Built Units	Maximum Potential	Total Unbuilt	Vacant Unbuilt	Approved Unbuilt
Ag Reserve	4,819	12,483	7,664	3,560	4,104
Exurban	14,778	17,826	3,048	3,048	-
Glades RSA	684	751	67	67	-
Rural	5,590	10,988	5,398	5,398	-
Urban/Suburban	252,044	273,432	21,388	15,012	6,376
Urban/Suburb-Glades	1,600	75,261	73,661	73,565	96
Total Unincorporated	**279,515**	**390,741**	**111,226**	**100,650**	**10,576**

Incorporated

Tier	Built Units	Maximum Potential	Total Unbuilt	Vacant Unbuilt	Approved Unbuilt
Glades RSA	95	695	600	600	-
Rural	1,335	2,489	1,154	1,154	-
Urban/Suburban	367,218	403,891	36,673	18,209	18,464
Urban/Suburb-Glades	9,505	16,682	7,177	6,921	256
Total Incorporated	**378,153**	**423,757**	**45,604**	**26,884**	**18,720**

Notes:

Built Units excludes group quarters

Maximum Potential excludes potential units through density bonus programs or redevelopment plans.

Total Unbuilt is the sum of Vacant and Approved

Vacant is comprised of vacant and underutilized lots, platted approvals, and unplatted lots

Approved is comprised of approved unbuilt development orders

Source:

All Data from Unit-2012 (matches Pop12) in Unit-Data-2014

Built through April 1, 2012

Published Palm Beach County Planning Division, February 3, 2014
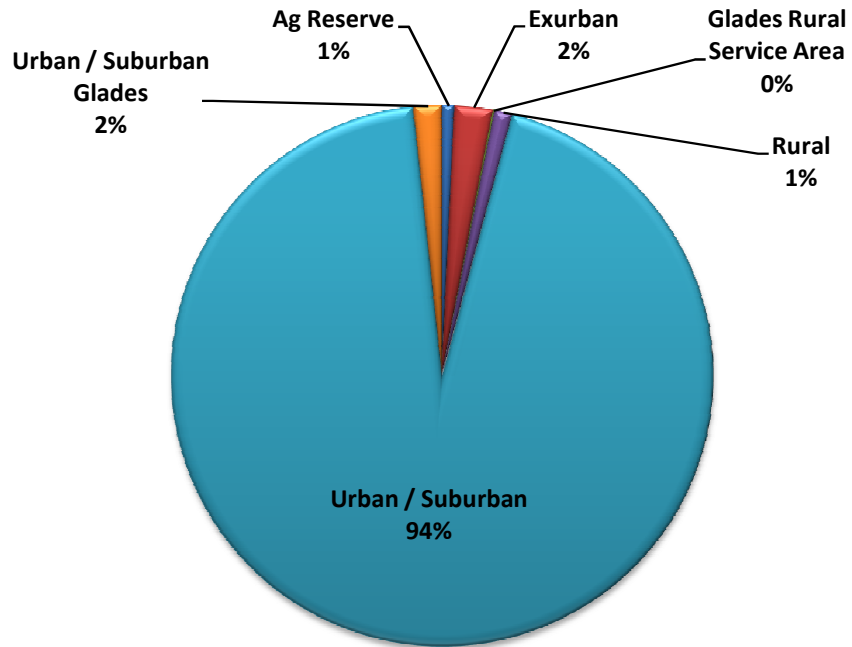
Chart 6-A: Countywide Total Built Units By Tier

Ag Reserve 1%

Exurban 2%

Glades Rural Service Area 0%

Urban / Suburban Glades 2%

Rural 1%

Urban / Suburban 94%

Chart 6-B: Unincorporated Total Built Units By Tier

Ag Reserve 2%

Exurban 5%

Glades Rural Service Area 0%

Urban / Suburban Glades 1%

Rural 2%

Urban / Suburban 90%
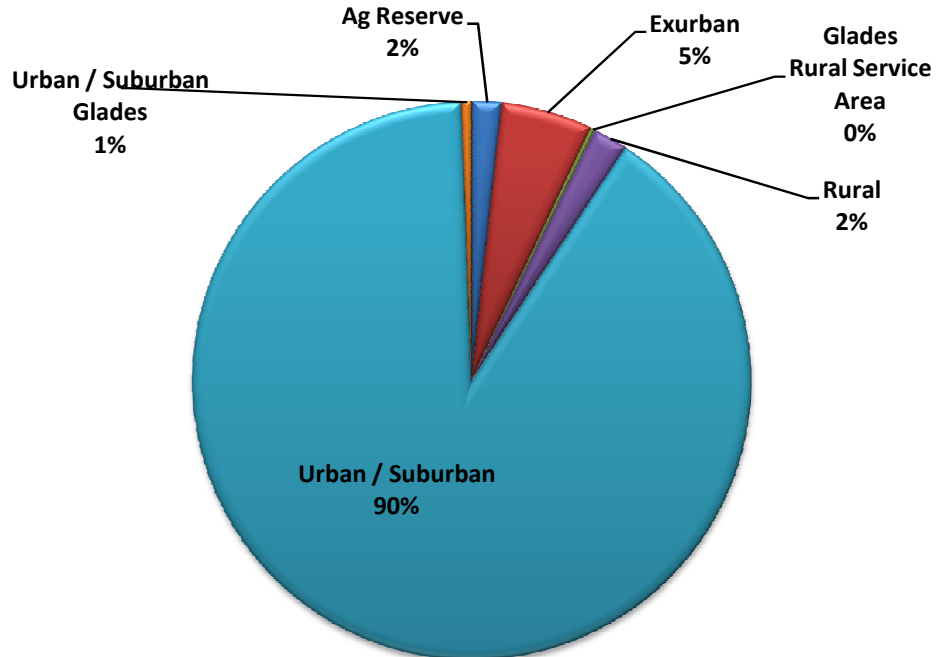
Chart 6-C: Countywide Total Unbuilt Units By Tier

Exurban
2%

Ag Reserve
5%

Glades Rural
Service Area
0%

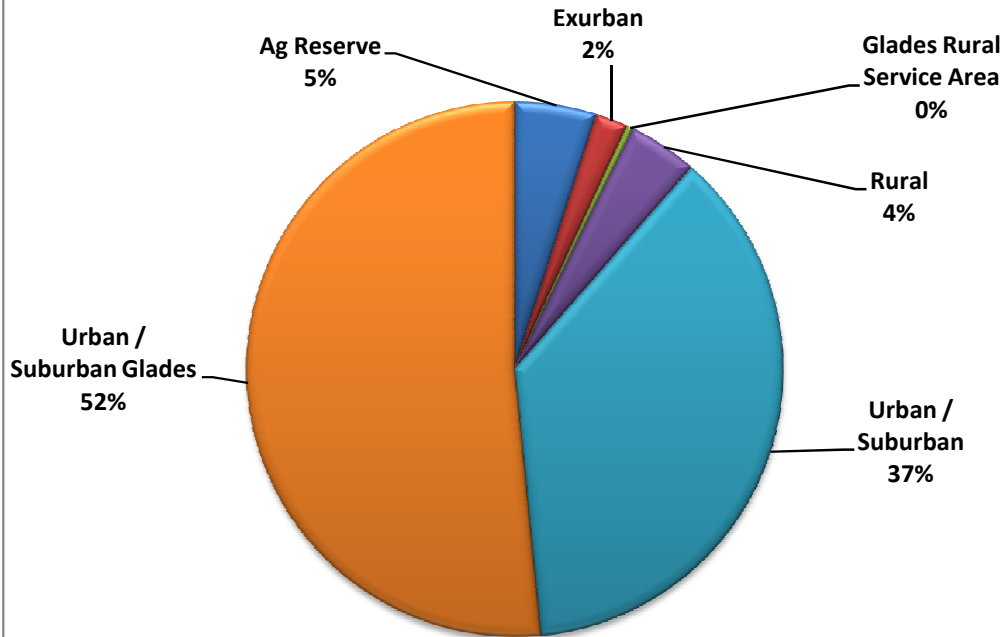Rural
4%

Urban /
Suburban Glades
52%

Urban /
Suburban
37%

Chart 6-D: Unincorporated Total Unbuilt Units By Tier

Ag Reserve
7%

Exurban
3%

Glades Rural
Service Area
0%

Rural
5%

Urban /
Suburban Glades
66%

Urban /
Suburban
19%