IDENTIFYING GROWTH TRENDS AND POPULATION STATISTICS FOR THE CITY'S STRATEGIC INITIATIVE TO DEVELOP A LONG- RANGE PLAN OF ALACHUA'S FUTURE

City of Alachua Planning and Community Development Department
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Foreward

On September 14, 2015, the City Commission adopted the Fiscal Year 2016 Strategic Plan. The Planning & Community Development Department is the champion for Strategic Initiative 1.6, which is to "Develop a Long Range Plan of Alachua's Future, Identifying Growth Trends and Population Statistics."

The desired outcome of this Initiative is to develop a report containing data and analyses related to population projections; demographic, economic and housing characteristics; existing land use and development characteristics; extent of vacant lands and lands with development potential within Future Land Use map categories; identification of vacancy rates (residential and non- residential); land use needs; and changing conditions and trends affecting the City.

This report addresses the above items, as well as an analysis of four "targeted growth areas," three of which are specifically identified in Policy 8.2 of the Future Land Use Element of the Comprehensive Plan. Policy 8.2 provides a statement indicating the desired type of growth for the identified area. Additionally, the area in the vicinity of the I-75/441 Interchange is analyzed for growth trends, as this area has seen much recent development interest and Future Land Use Map and rezoning approvals in recent years have set the stage for future growth.

This report does not specifically address growth trends in the downtown, Main Street, or Community Redevelopment Area, as these areas are the subject of a Market Study (2016 Strategic Initiative 1.3), nor does it address transportation impacts, which is the subject of a Long Range Transportation Plan (2016 Strategic Initiative 3.1).

This report provides generalized findings, which show a potential future development scenario for the City, looking at the City from a big picture standpoint in terms of population and socio-economic factors, and focusing in on particular growth areas and how those areas could potentially build out. Reports such as this are based on assumptions that may not always be accurate as economic and other conditions fluctuate. There are many pieces to the future growth puzzle that work in tandem, including market demands, economic factors and transportation impacts and infrastructure availability.

City Description

General Overview

The City of Alachua is located in the northwest quadrant of Alachua County and is part of the Metropolitan Statistical Area of Gainesville. The incorporated jurisdiction of Alachua is approximately 34.6 square miles. As of the 2010 US Census, the City's population was 9,054 persons; the City's estimated population in 2015, according to the Bureau of Economic and Business Research at the University of Florida, was 9,788 persons. The main transportation arterials within the City are US Highway 441 and Interstate 75. Alachua borders the City of High Springs to the northwest and the City of Gainesville to the southeast, and is proximate to the City of Newberry to the southwest and the Town of Lacrosse to the northeast. The topography includes rolling hills and an elevation of 98 feet above sea level.

Development Climate

Alachua is a thriving community where residents have access to vital community services such as modern healthcare facilities, emergency services, water, wastewater, telecommunication services, affordable housing, recreation and education. Alachua has a diverse revenue stream with a 49.5 million dollar budget in 2016/2017. Alachua is home to several major distribution centers, which have broadened the tax base, provided tax revenue, utility revenue, thousands of jobs and furthered economic development in the area. Dollar General, Wal Mart, and Sysco have distribution centers in the Southwest Industrial Park of Alachua providing over 2,500 jobs and accounting for an economic impact of over 3.8 million dollars per year.

Several major companies are based in Alachua including Sandvik (mining equipment), and internationally recognized biotechnology firms specializing in world-leading research and discovery. Many of these businesses are located in Progress Park, which houses at least 30 companies and approximately 1,200 employees within its 200 acres. The City has paved the way for additional biotech firms with the creation of a Corporate Park zoning district in 2012. Nanotherapeutics Inc. is nearly completed with an expansive project to establish a Medical Countermeasures Advanced Development and Manufacturing capability for the Department of Defense.

The first large scale retail establishment in the City, Lowes, was built in 2009. Recent large retail development includes a Publix shopping center. An application for a Wal Mart Supercenter is currently under review.

The City is currently at varying stages of review for two new subdivisions which would add 273 single-family lots.

The above sets the stage for a sustainable future with a strong tax base and increasing availability of jobs. The City of Alachua is poised to grow given the upswing in the economy, job opportunities, the availability of undeveloped land and its prime location at an interstate interchange. The following analyzes growth statistics and the development potential of the City.

Population Projections

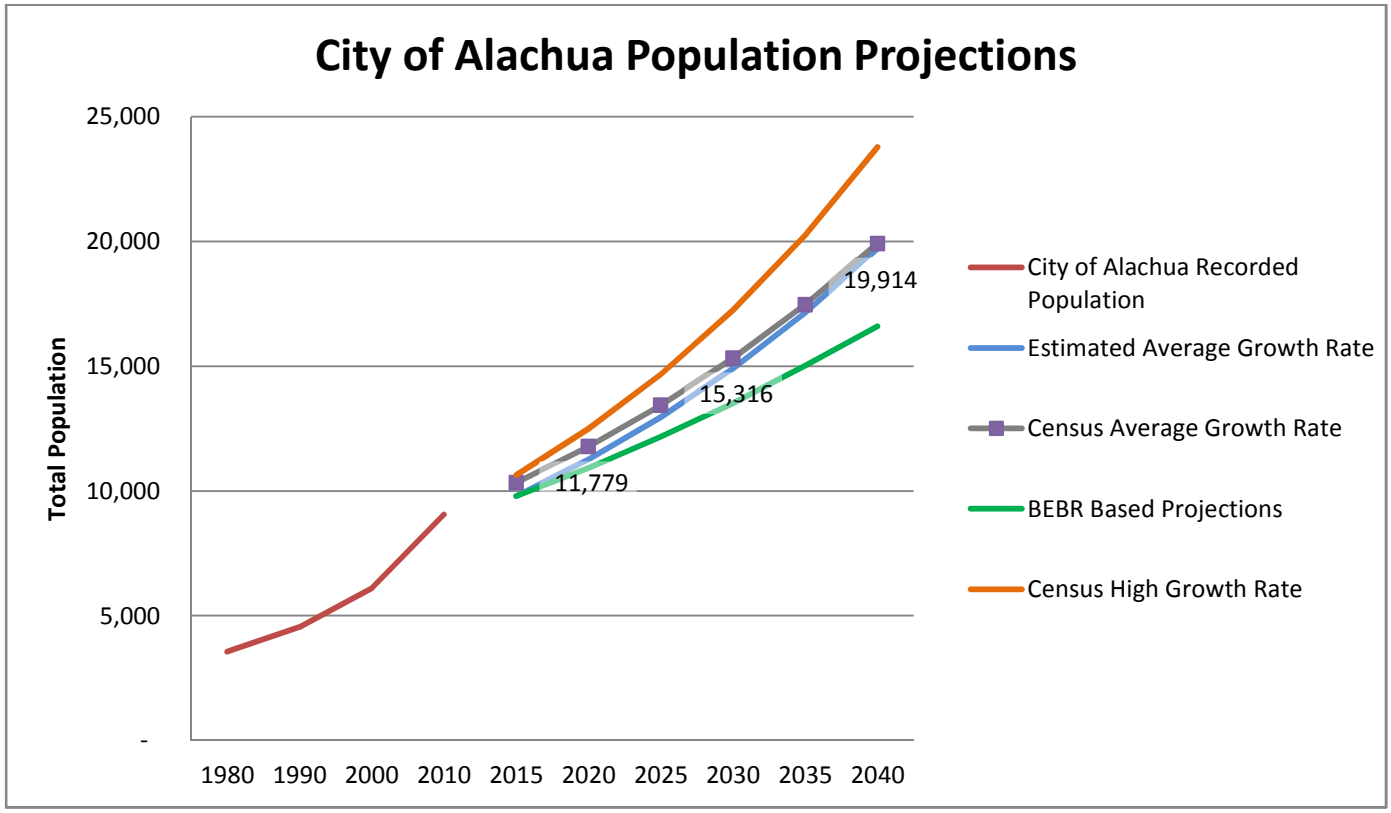
As part of the ongoing efforts associated with the Strategic Initiative to Develop a Long-Range Plan for Alachua's Future, the Planning and Community Development Department has produced projections related to the City's projected population. These projections are based on accepted planning methodologies, but are not intended or guaranteed to represent precise future data. The projections should, however, give the City a general indication of demographic trends the City can expect to experience over the next 25 years.
A single, accepted methodology for forecasting the population of a given area does not exist. Instead, multiple models using different methodologies are built that generally provide for a range of potential population totals in the future. Figure 1 below shows the results of the four models used for this analysis. A more detailed explanation of the methodologies used can be found in Appendix 1 of this report.

Summary of Population Projections Analysis
Based on the projections completed, it is reasonable to assume that the City of Alachua will, by 2040:

- Grow by approximately 10,000 people
- Become a more diverse city, both racially and ethnically
- Become a city with a significantly larger older population

Data and analysis for each of these claims will be presented and supported below.

Figure 1. Population Projections for the City of Alachua



The models used include: estimated average growth rate, census average growth rate, BEBR based projections, and census high growth rate. A more detailed explanation of each model can be found in Appendix 1.

The City of Alachua can anticipate having a population between 16,601 and 23,775 by the year 2040, based on the models used. Table 1 shows the predicated population of the City in five year intervals for each model. In no model is the City's population anticipated to decrease between any five year interval.

Table 1. Population Projections for the City of Alachua

Year	City of Alachua Recorded Population	Estimated Average Growth Rate	Census Average Growth Rate	BEBR Based Projections	Census High Growth Rate
1980	3,561				
1990	4,547				
2000	6,098				
2010	9,059				
2015		9,788	10,330	9,788	10,639
2020		11,259	11,779	10,916	12,495
2025		12,950	13,432	12,175	14,675
2030		14,895	15,316	13,523	17,236
2035		17,133	17,464	15,016	20,243
2040		19,707	19,914	16,601	23,775

Because of its basis on reliable data (Censuses 1980, 1990, 2000, and 2010), and its relation to a linear trend line of this data, the use of the Census Average Growth Rate projection for planning purposes is recommended. Under this projection, the City's population will grow to 11,779 in 2020, to 15,316 in 2030, and to 19,914 in 2040. This would mean a population increase of 10,855 people over the next 25 years. This is an increase of approximately 120% from the 2010 population of 9,059.

Racial and Ethnic Composition Projections

It can be expected that the City of Alachua will become more diverse racially and ethnically over the next 25 years. In 2010, approximately 72% of the population was white; by 2040 it is expected that approximately 63% of the population will be white. In 2010, only 6.9% of the population identified as Hispanic or Latino of any race; by 2040 it is expected that will increase to 14.6%.

This diversification is a result of larger, national trends in racial and ethnic composition. Economically, research has shown that there is a correlation between diversity and economic growth and development[1].

Figures 2-5 show the projected change in the City's racial and ethnic composition for 2020, 2030 and 2040. Figure 6 shows the projected change in the City of Alachua population identifying as Hispanic or Latino.

[1] Ashraf and Galor. 2011. *Cultural Diversity, Geographical Isolation, and the Original of the Wealth of Nations.* Working Paper 17640. National Bureau of Economic Research.

Figure 2. City of Alachua Racial and Ethnic Composition 2010

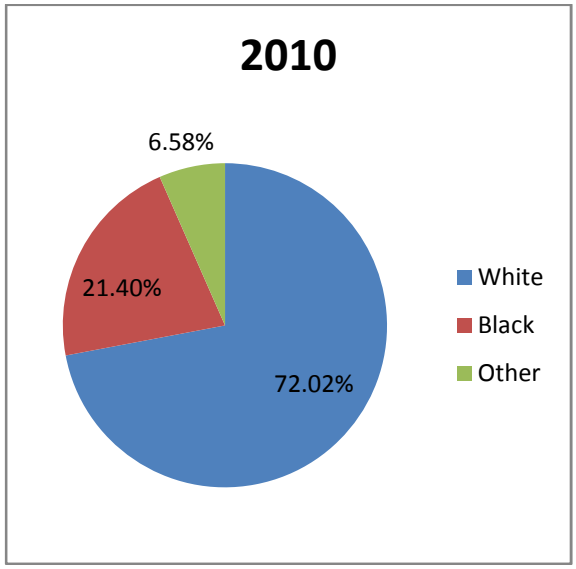


Figure 3. City of Alachua Racial and Ethnic Composition 2020

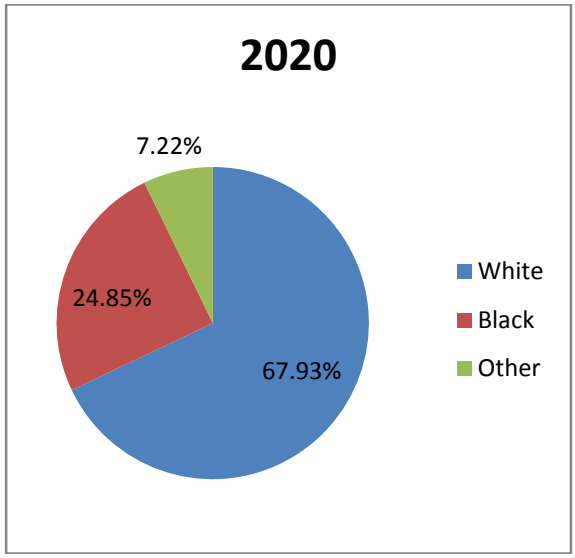


Figure 4. City of Alachua Racial and Ethnic Composition 2030

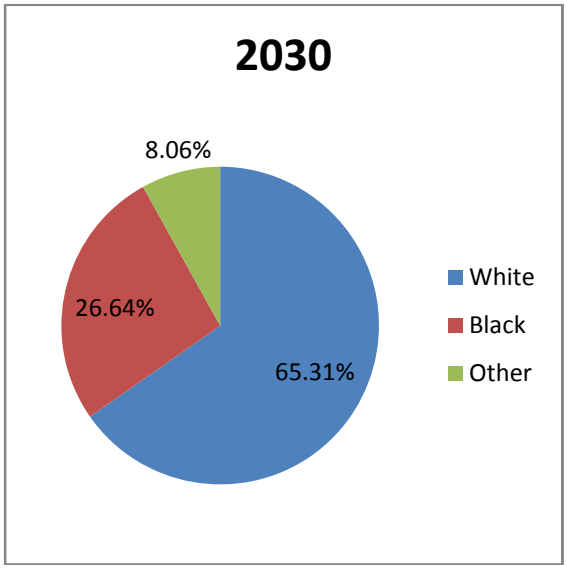


Figure 5. City of Alachua Racial and Ethnic Composition 2040

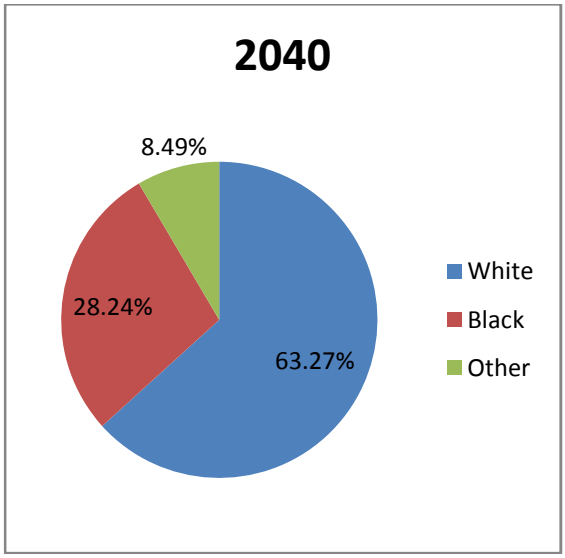
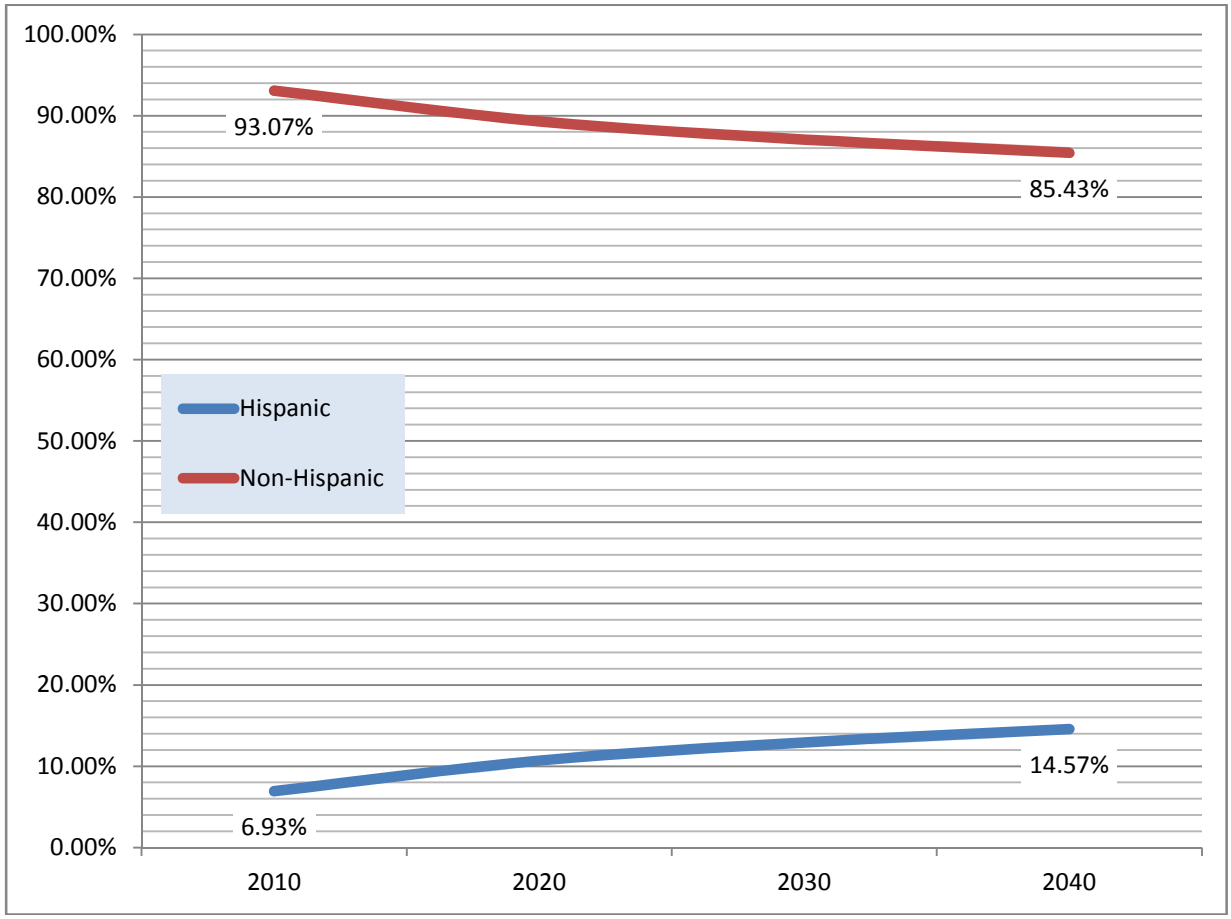


Figure 6. Percentage of Population projected to identify as Hispanic 2020-2040



Age –Cohort Projections

By 2040, it is estimated that the largest single age cohort will be those age 85 years and older. As of the 2010 Census, the largest single age cohort was those age 55-59. Figures 7 and 8 display the age cohort composition predicted for 2020, 2030 and 2040. By 2040, it is estimated that nearly 9% of the City's population will be 85 years or older, which is substantially greater than the current 1.1%.

Figure 7. Age Cohort Distribution Projected for 2020, 2030 and 2040 (Radar)

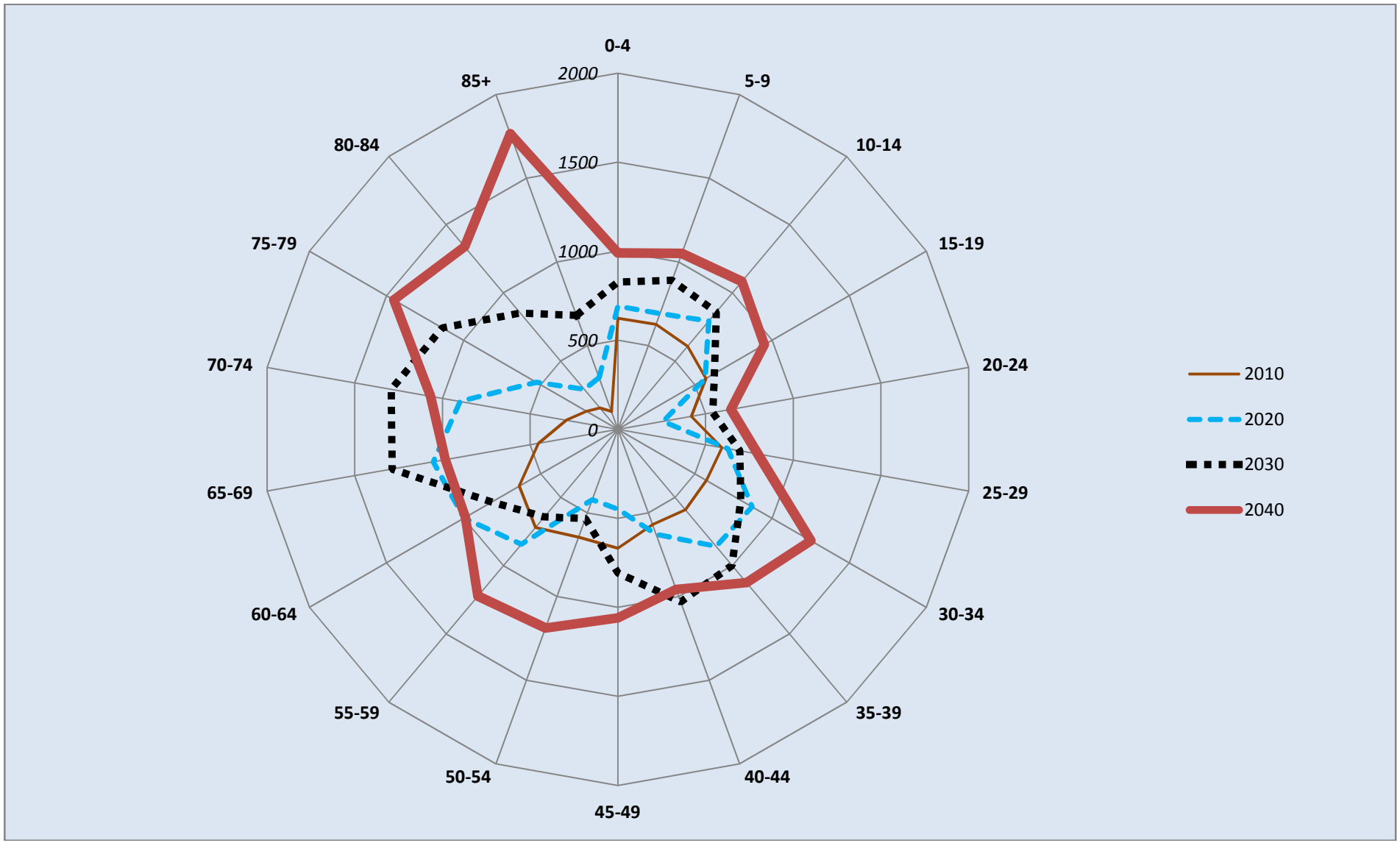
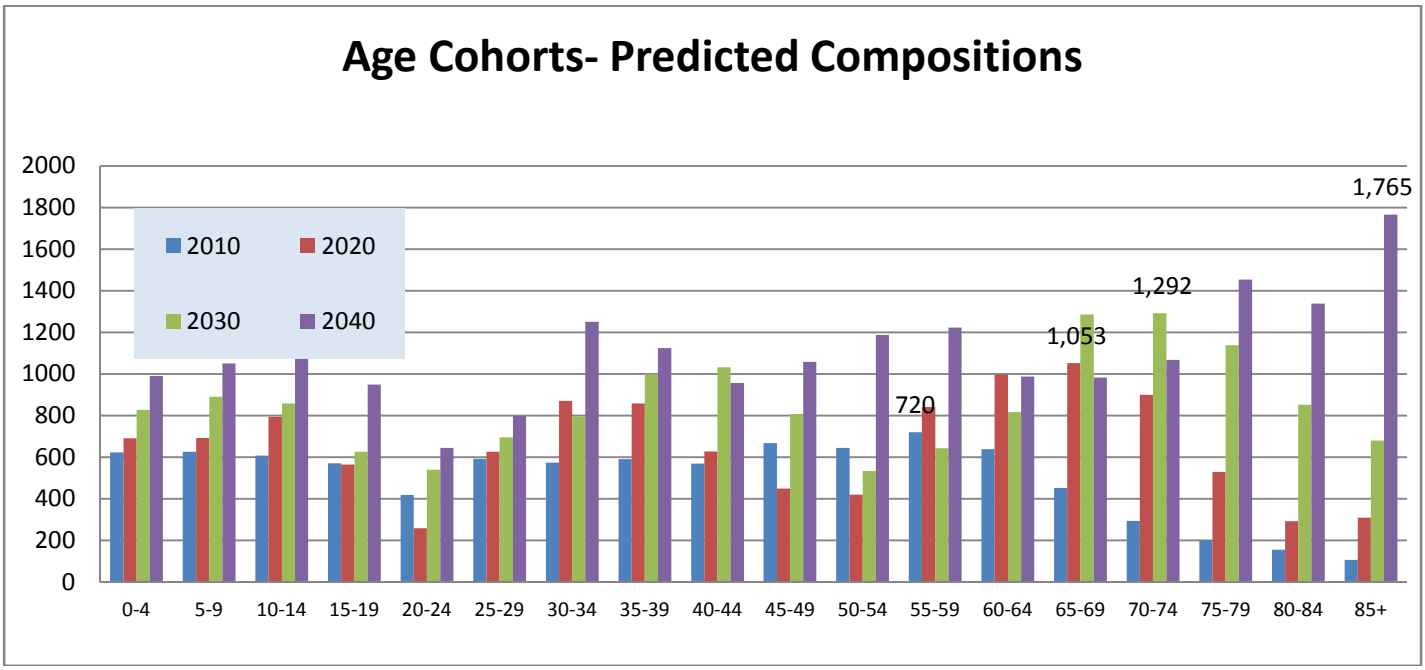


Figure 8. Age Cohort Distribution Projected for 2020, 2030 and 2040 (Bar)



Implications for Demographic Shifts

There are several key implications based these projections. These are:

- The City should ensure adequate residential land uses to accommodate 10,000 new residents over the next 25 years
- A majority of new housing should be of a type suited to the needs of an older population that may have mobility concerns. Walkable neighborhoods close to a variety of uses are key to ensuring a high quality of life for older citizens
- The City should ensure adequate land uses for new or expanded employment centers

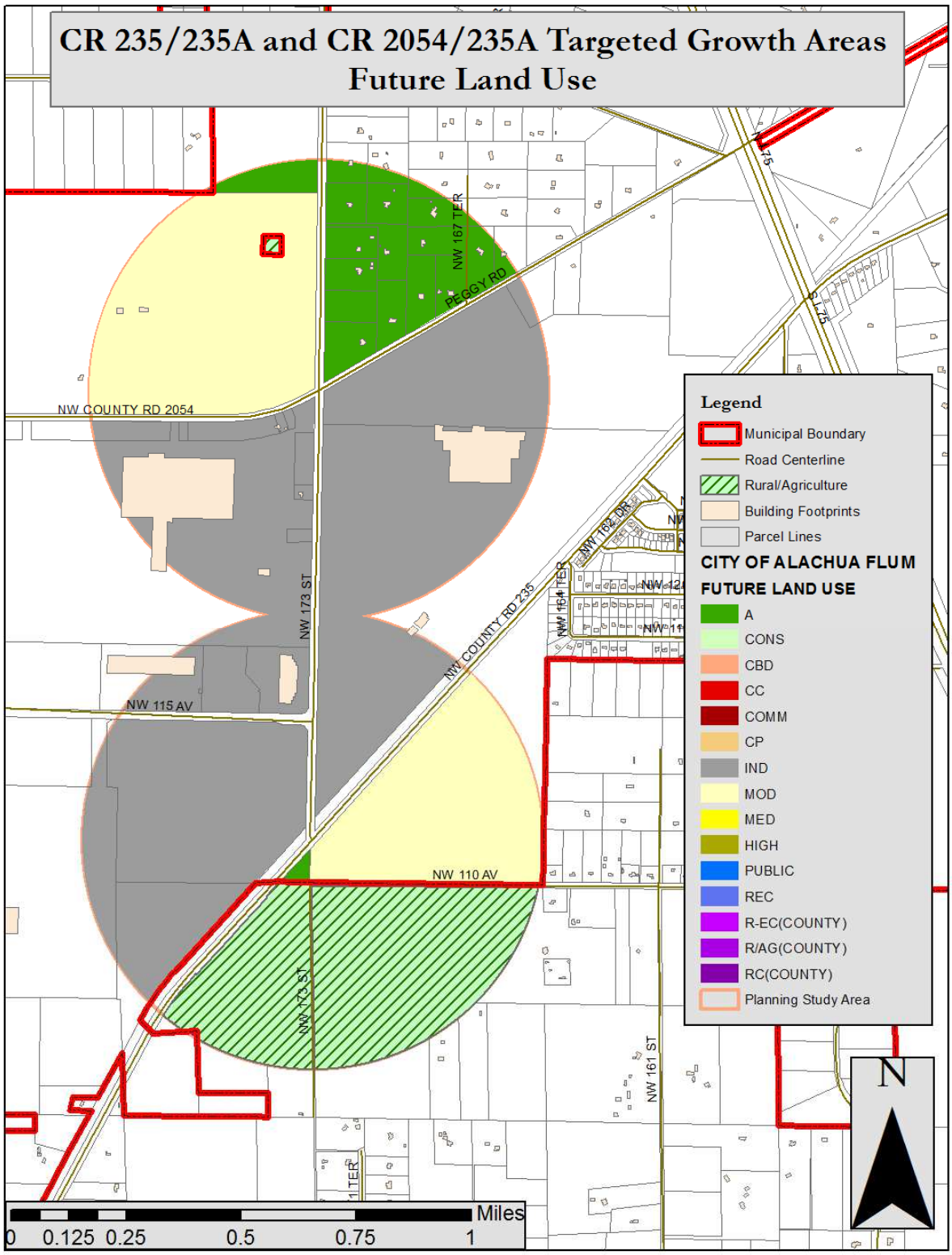
Targeted Growth Areas

Certain areas with the City of Alachua have been identified by the Comprehensive Plan (areas surrounding the intersections of CR 235A/235 and CR 235A/2054 & area south of US 441 between Cellon Creek Boulevard and Turkey Creek Boulevard) as districts that are likely to see a high development rate within the planning period. Other such districts identified include the area surrounding the intersection of Interstate 75 and US 441. The analysis that follows identifies the planning areas and the existing development potential that exist in those particular areas.

Areas Surrounding the intersections of CR 235A/235 and CR 235A/2054

The Future Land Use Element of the City of Alachua Comprehensive Plan, Policy 8.2.a states that this area "should be designated to support mixed use development which will promote housing locations close to major employment centers". Because the area is not explicitly defined in the Comprehensive Plan, it was necessary to create the planning study area based on standard urban planning practices and other requirements of the City's Comprehensive Plan and Land Development Regulations. A ½ mile radius from the intersections of CR 235A/235 and CR 235A/2054 was determined to be appropriate. Figure 9 (next page) shows the boundaries of the area and the existing future land use.

Figure 9. CR 235/235A and CR 2054/235A Targeted Growth Area Future Land Use



This area is roughly 1,003 acres in size, and includes areas outside of the City limits of the City of Alachua. Table 2 below provides the existing future land use categories that have been established.

Table 2. Future Land Use of Study Area

Future Land Use	Acreage	% of Total
Agriculture	86	8.6
Rural/Agriculture (Alachua County)	146	14.6
Moderate Density Residential	223	22.2
Industrial	487	48.6
Commercial/Community Commercial	0	0
Right of Way	61	6
Total	**1,003**	**100**

Of the total area, approximately 446 acres (44.5%) is vacant. Table 3 provides the existing future land use categories of the vacant parcels within the study area.

Table 3. Future Land Use of Vacant Parcels within Study Area

Future Land Use	Acreage	% of Total
Agriculture	14	3.1
Moderate Density Residential	223	50
Industrial	209	46.9
Commercial/Community Commercial	0	0
Total	**446**	**100**

Figure 10 (next page) shows the vacant parcels and provides reference numbers used in Table 3.

Figure 10. CR 235/235A and CR 2054/235A Targeted Growth Area Vacant Parcels

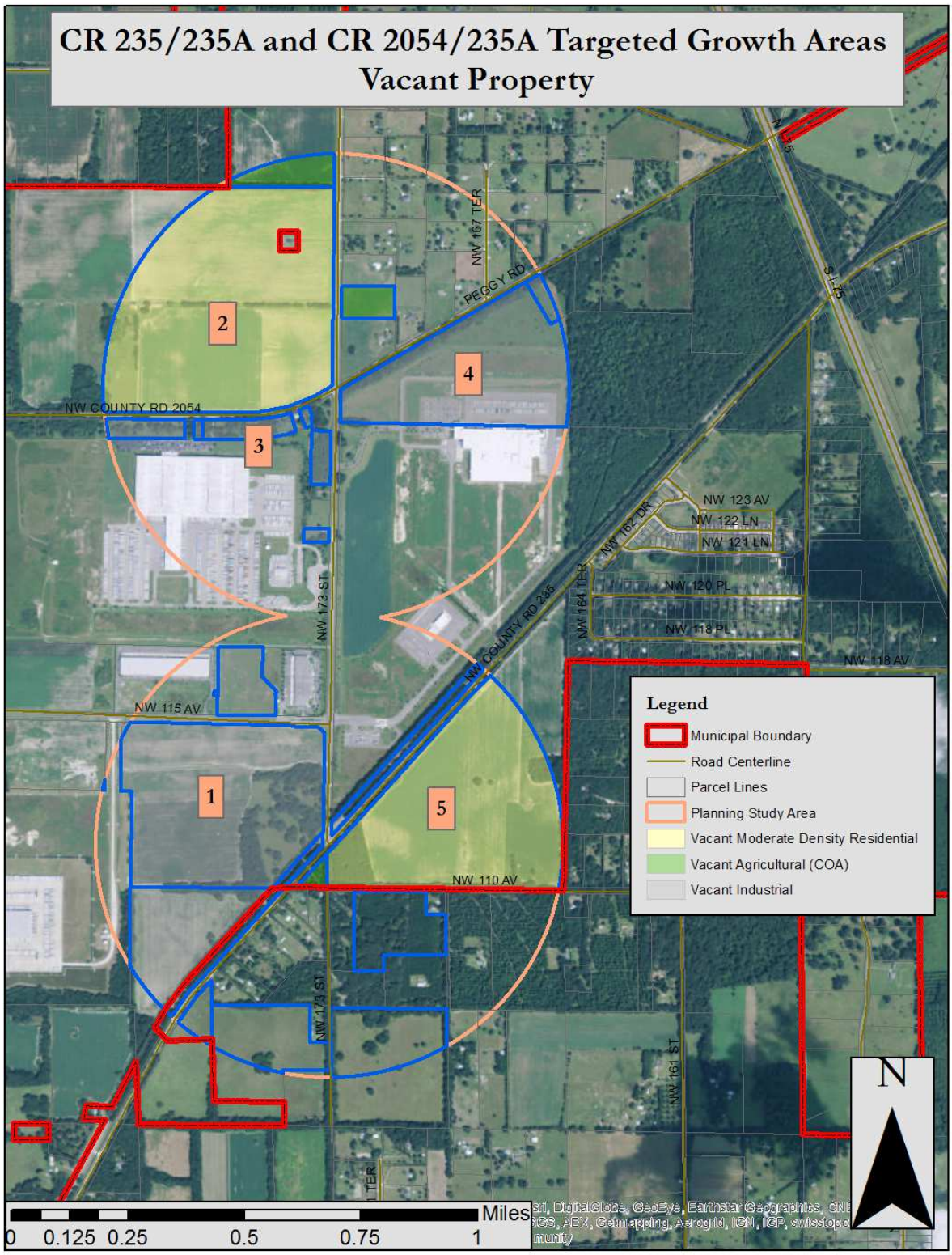


Table 4 below identifies and estimates the potential density/ intensity of the major vacant parcels in the study area. It excludes the 14 acres of existing vacant agricultural as any potential development impacts at this time would be *de minimis.*

Table 4. Maximum development potential for CR 235/235A and CR 2054/235A Targeted Growth Area

Potential Future Development
CR 235/235A and CR 2054/235A Area

Object ID #	Development Name	Acreage	Estimated Density	Density Methodology	Estimated AADT (Low)*	Estimated AADT (High)*	Trip Estimation Methodology
1	Waco Properties Industrial	132.2	2,819,295 square feet	Future Land Use Map	7,528	10,037	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes warehouse@ 100% max. potential (3.56 per 1,000 square feet)
2	Waco Properties Residential (CR 2054)	129	516 dwelling units	Future Land Use Map	3,684	4,912	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential (9.52 per dwelling unit)
3	Dolgencorp	12	289,565 square feet	Future Land Use Map	773	1,031	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes warehouse@ 100% max. potential (3.56 per 1,000 square feet)
4	Baugh Southeast Cooperative	35	762,300 square feet	Future Land Use Map	2,035	2,714	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes warehouse@ 100% max. potential (3.56 per 1,000 square feet)
5	Waco Properties Residential (CR 235)	88.6	376 dwelling units	Future Land Use Map	2,685	3,580	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential (9.52 per dwelling unit)
			± 892 Dwelling Units; ± 3,898,620 Square Feet Industrial		**16,705**	**22,274**	

* AADT estimates are based upon ITE Code 210 (Single-Family Detached Housing) and Land Uses 150 (Warehousing)

There exists the potential for the development of 892 new residential single family units, assuming a maximum density of 4 units per acre allowed under the Moderate Density Residential Land Use.

Table 5 provides estimates for potential future employment within the planning area. With a potential number of jobs between 772 and 1,546, further study may be warranted to identify appropriate areas for increasing residential density within the planning area to provide adequate residential housing units for the anticipated workforce.

Table 5. Potential Future Employment for CR 235/235A and CR 2054/235A Targeted Growth Area

Potential Future Employment
CR 235/235A and CR 2054/235A Area

Object ID #	Development Name	Acreage	Estimated Density	Density Methodology	Estimated Jobs (Low)*	Estimated Jobs (High)*	Employment Estimation Methodology
1	Waco Properties Industrial	132.2	2,819,295 square feet	Future Land Use Map	563	1,127	Jobs_Low assumes 1 job per 5,000 square feet. Jobs_High assumes 1 job per 2,500 square feet.
3	Dolgencorp	12	289,565 square feet	Future Land Use Map	57	115	Jobs_Low assumes 1 job per 5,000 square feet. Jobs_High assumes 1 job per 2,500 square feet.
4	Baugh Southeast Cooperative	35	762,300 square feet	Future Land Use Map	152	304	Jobs_Low assumes 1 job per 5,000 square feet. Jobs_High assumes 1 job per 2,500 square feet.
			± 3,898,620 Square Feet Industrial		**772**	**1,546**	

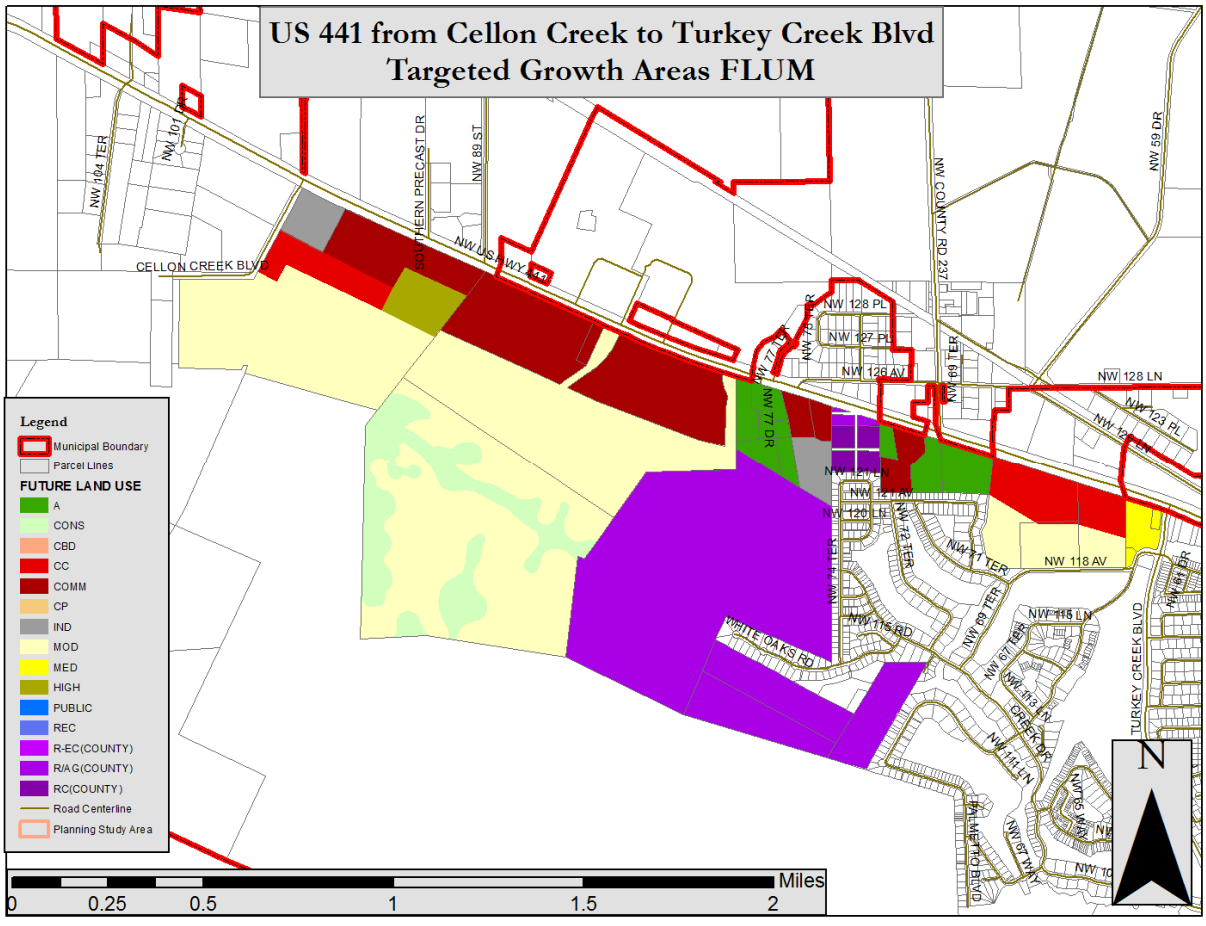
* Job generation rates are derived from Fishkind and Associates estimates

Furthermore, while the future land use categories in the planning study area address industrial and residential categories, there are currently no parcels with a commercial future land use or zoning designation. Further study may be warranted to identify appropriate parcels or portions of parcels that may be suitable for commercial or community commercial future land use designations within the area.

Area south of US 441 between Cellon Creek Boulevard and Turkey Creek Boulevard

Unlike the previous study area, this area is more definitely delineated in the City of Alachua Comprehensive Plan. For purposes of this analysis, portions of the area in the San Felasco Hammock Preserve State Park and within the Turkey Creek development are excluded because any new development or redevelopment within those areas is unlikely during the long range planning timeframe. The Future Land Use Element of the City of Alachua Comprehensive Plan, Policy 8.2.c states that this area should support mixed use development, residential opportunities in close proximity to major employment centers, supported by commercial development to serve these areas. Figure 11 shows the boundaries and existing Future Land Use of the study area.

Figure 11 US 441 from Cellon Creek Blvd to Turkey Creek Blvd Targeted Growth Area Future Land Use Map



The area is approximately 1,304 acres in size, and has 12,900 feet (2.4 miles) of frontage along US 441. Table 6 below shows the existing Future Land Use of the study area.

Table 6. Future Land Use of Planning Area

Future Land Use	Acreage	% of Total
Agriculture	50.5	3.9
Conservation	88.2	6.8
Community Commercial	58.5	4.5
Commercial	172.4	13.2
Industrial	25.8	2.0
Moderate Density Residential	509.1	39.0
Medium Density Residential	10.4	0.8
High Density Residential	19.1	1.5
Rural/Agriculture (Alachua County)	358.3	27.5
Rural Commercial (Alachua County)	12	0.9
Total	**1304**	**100**

Of the total area, approximately 871 acres (66.8%) is vacant. Table 7 provides the existing future land use categories of the vacant parcels within the study area.

Table 7. Future Land Use of Vacant Parcels in Planning Area

Future Land Use	Acreage	% of Total
Agriculture	9	1.0
Conservation	88.2	10.1
Community Commercial	22.4	2.6
Commercial	154.9	17.8
Industrial	13.3	1.5
Moderate Density Residential	470.3	54
Medium Density Residential	8.4	1
High Density Residential	19.1	2.2
Rural/Agriculture (Alachua County)	85.8	9.8
Rural Cluster (Alachua County)	0	0
Total	**682**	**100**

Figure 12 (next page) shows the vacant parcels and provides reference numbers used in Table 8.

Figure 12. US 441 from Cellon Creek Blvd to Turkey Creek Blvd Targeted Growth Area Vacant Parcels

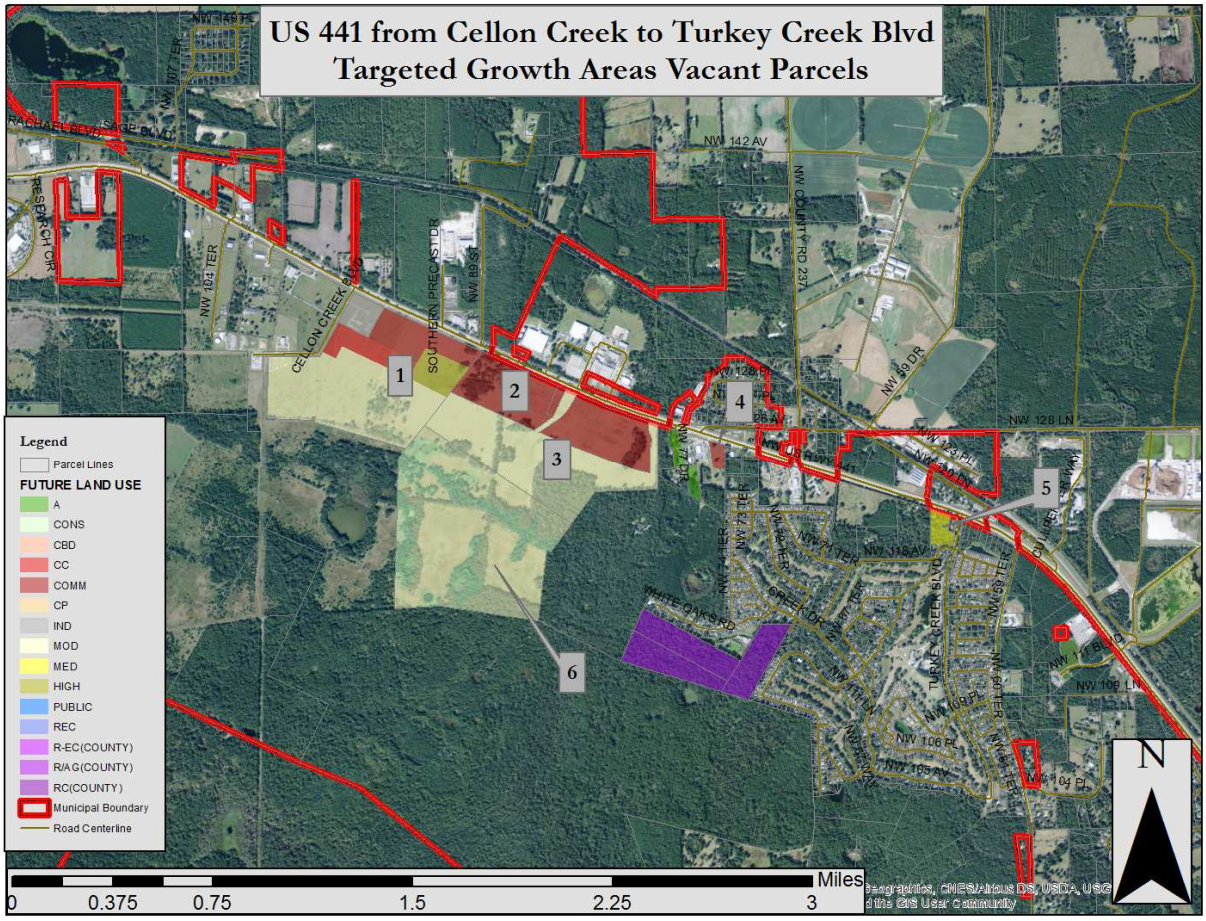


Table 8 below identifies and estimates the potential density/ intensity of the major vacant parcels in the study area. It excludes the 183 acres of existing vacant agricultural, rural/agriculture (Alachua County) and conservation as any potential development impacts at this time would be *de minimis.*

There exists a potential for approximately 2,248 new dwelling units in the planning area based on the future land use categories currently designated to the vacant parcels.

Table 8. Maximum development potential for US 441 from Cellon Creek Blvd to Turkey Creek Blvd Targeted Growth Area

Potential Future Development
South of US 441 Between Cellon Creek Blvd and Turkey Creek Blvd

Object ID #	Development Name	Acreage	Estimated Density	Density Methodology	Estimated AADT (Low)*	Estimated AADT (High)*	Trip Estimation Methodology
1	University of Florida Foundation	160.5	135.9 ac (Moderate Density R)- 543 DUs 22.4 ac (Community Commercial) - 487,872 sq ft 19.1 ac (High Density Residential) - 286 DUs 36.1ac (Commercial) - 786,258 sq ft 13.3 ac (Industrial)- 289,674 sq ft	Future Land Use Map	18,705	24,940	Trips_Low assumes all uses @ 75% of the max. potential. Trips_High assumes light industrial @ 100% max. potential (6.97 per 1,000 square feet); assumes single family @ 100% max. potential (9.52 per dwelling unit); assumes business park @ 100% max. potential (12.44per 1,000 square feet); assumes apartment @ 100% max. potential (6.65 per dwelling unit)
2	Phoneix Commercial Park (South of 441)	57.6	Commercial- 1,254,528 sq ft	Future Land Use Map	11,667	15,556	Trips_Low assumes shopping center @ 75% of the max. potential. Trips_High assumes busines park @ 100% max. potential (12.44 per 1,000 square feet)
3	Pinkoson & Pinkoson & Upshaw	150.8	56.8 (Commercial)- 1,237,104 sq ft 145.2 (Moderate Density Residential) - 580 Dus	Future Land Use Map	15,683	20,911	Trips_Low assumesall uses @ 75% of the max. potential. Trips_High assumes business park @ 100% max. potential (12.44 per 1,000 square feet); assumes single family @ 100% max. potential (9.52 per dwelling unit)
4	Jones (Vacant Commercial)	4.3	Commercial- 140,481 sq ft	Future Land Use Map	1,311	1,748	Trips_Low assumes business park @ 75% of the max. potential. Trips_High assumes business park @ 100% max. potential (12.44per 1,000 square feet)
5	Cain (Vacant Residential)	10.4	Medium Density Residential - 83 DUs	Future Land Use Map	593	790	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential (9.52 per dwelling unit)
6	Alachua County	189.2	Moderate Density Residential - 756 Dus	Future Land Use Map	5,398	7,197	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential (9.52 per dwelling unit)
			± 2,248 Dwelling Units; ± 289,674 Square Feet Industrial ± 3,906,243 Square Feet Commercial		**53,357**	**71,142**	

* AADT estimates are based upon ITE Code 210 (Single-Family Detached Housing) and 770 (Business Park) and Light Industrial (110) and Apartment (220)

Table 9 provides estimates for potential future employment within the planning area.

Table 9. Potential Future Employment for US 441 from Cellon Creek Blvd to Turkey Creek Blvd Targeted Growth Area

Potential Future Employment
South of US 441 Between Cellon Creek Blvd and Turkey Creek Blvd

Object ID #	Development Name	Acreage	Estimated Density	Density Methodology	Estimated Jobs (Low)*	Estimated Jobs (High)*	Employment Estimation Methodology
1	University of Florida Foundation	160.5	22.4 ac (Community Commercial) - 487,872 sq ft 36.1ac (Commercial) - 786,258 sq ft 13.3 ac (Industrial)- 289,674 sq ft	Future Land Use Map	2,803	8,409	Jobs_Low assumes 1 job per 5,000 square feet. Jobs_High assumes 1 job per 2,500 square feet. (Industrial) Jobs_Low assumes 2.2 jobs per 1,000 square feet. Jobs_High assumes 6.6 jobs per 1,000 square feet (Commercial)
2	Phoneix Commercial Park (South of 441)	57.6	Commercial- 1,254,528 sq ft	Future Land Use Map	2,759	8,279	Jobs_Low assumes 2.2 jobs per 1,000 square feet. Jobs_High assumes 6.6 jobs per 1,000 square feet. .
3	Pinkoson & Pinkoson & Upshaw	150.8	56.8 (Commercial)- 1,237,104 sq ft	Future Land Use Map	2,721	8,164	Jobs_Low assumes 2.2 jobs per 1,000 square feet. Jobs_High assumes 6.6 jobs per 1,000 square feet.
4	Jones (Vacant Commercial)	4.3	Commercial- 140,481 sq ft	Future Land Use Map	308	927	Jobs_Low assumes 2.2 jobs per 1,000 square feet. Jobs_High assumes 6.6 jobs per 1,000 square feet.
			± 289,674 Square Feet Industrial ± 3,906,243 Square Feet Commercial		**8,591**	**25,779**	

* Industrial Job generation rates are derived from Fishkind and Associates estimates

* Commercial generation rates are derived from Economic and Planning Systems Inc

With an estimated number of jobs of at least 8,591 projected, and only 2,248 dwelling units potentially available in the planning area, further study may be warranted to identify areas within the planning area or approximate to the planning area that may be suitable for medium to high density residential future land use designations.

I-75 & US 441 Interchange West Area

While this area is not specifically identified in the Comprehensive Plan as a Targeted Growth Area, its location at the intersection of two major roadways makes it a location highly likely to further develop during the planning period. Furthermore, because of the likely impacts that any development will have on concurrency of the US 441 and I-75 corridors, it may be beneficial for the City to approach major land owners to develop a master plan for this area. Figure 14 shows the boundaries and existing zoning designations of this Study Area.

Figure 13. I75/ US 441 Targeted Growth Area Vacant Parcels

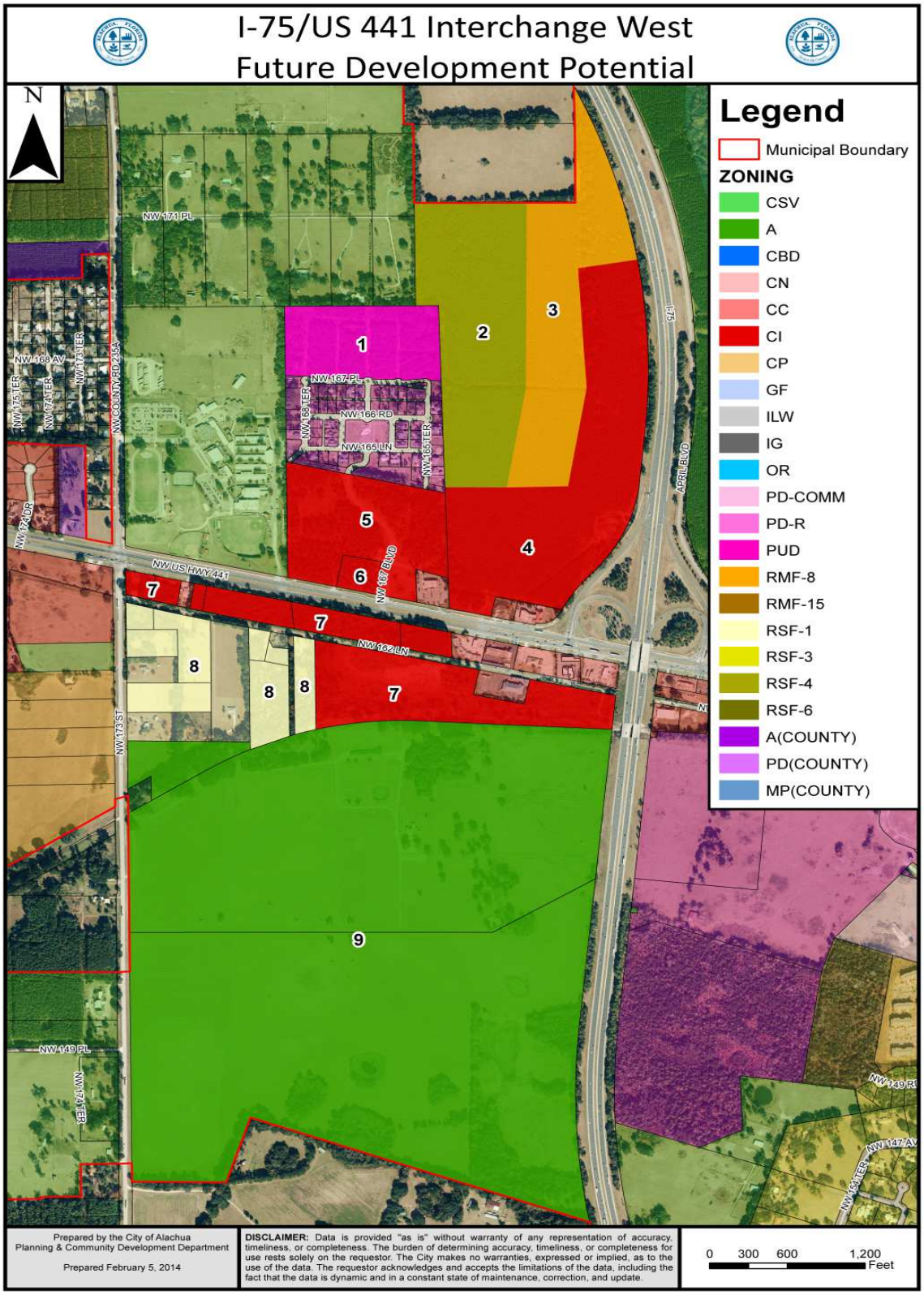


Table 10. Development Potential for I-75/ US 441 West Area

Future Developments in the I-75/ US 441 Interchange West Area

Object ID #	Development Name	Acreage	Estimated Density	Density Methodology	Maximum Development Potential	Estimated AADT (Low)*	Estimated AADT (High)*	Trip Estimation Methodology
1	Heritage Oaks Phase 2	17.21	± 45 Dwelling Units	Approved Development Plan	4 units/acre	402	479	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential.
2	Megahee Tract - Moderate Density Residential	39.61	± 158 Dwelling Units	Future Land Use Map Designation	4 units/acre	1,129	1,512	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential.
3	Megahee Tract - Medium Density Residential	34.42	± 275 Dwelling Units	Future Land Use Map Designation	8 units/acre	1,974	2,632	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential.
4	Megahee Tract - Commercial	52.07	± 453,000 Square Feet	0.20 FAR	0.50 FAR	13,590	22,650	Trips_Low assumes development generates 30 trips/1,000 square feet. Trips_High assumes development generates 50 trips/1,000 square feet.
5	Hipp Investments Tract	24.72	± 215,000 Square Feet	0.20 FAR	0.50 FAR	6,450	10,750	Trips_Low assumes development generates 30 trips/1,000 square feet. Trips_High assumes development generates 50 trips/1,000 square feet.
6	Raceway Gas Station	2.04	2,822 Square Feet	Approved Development Plan	0.75 FAR	1,483	1,483	Based upon ITE Code 853 (Service Station with Convenience Market) for permitted intensity.
7	Vacant Commercial Land	36.82	± 321,000 Square Feet	0.20 FAR	0.50 FAR	9,630	16,050	Trips_Low assumes development generates 30 trips/1,000 square feet. Trips_High assumes development generates 50 trips/1,000 square feet.
8	Vacant Residential Land	20.52	± 20 Dwelling Units	Future Land Use Map Designation	1 unit/acre	144	191	Trips_Low assumes single family @ 75% of the max. potential. Trips_High assumes single family @ 100% max. potential.
9	Potential Commercial/ Residential/Mixed Use	309.59	± 866 Dwelling Units; ± 809,000 Square Feet Commercial	Assumes future development may be 30% commercial @ 0.20 FAR and 70% residential use @ 4 units/acres	4 units/acre; 0.50 FAR	30,491	48,738	Trips_Low assumes single family @ 75%, commercial @ 30 trips/1,000 square feet. Trips_High assumes single family at 100% max. potential, commercial @ 50 trips/1,000 square feet.
Total: Future Development North of US 441)			**± 478 Dwelling Units; ± 670,822 Square Feet Commercial**			**25,028**	**39,506**	
Total: All Future Development EXCLUDING Object ID 9			**± 498 Dwelling Units; ± 991,822 Square Feet Commercial**			**34,802**	**55,747**	
Total: All Future Development			**± 1,364 Dwelling Units; ± 1,800,822 Square Feet Commercial**			**65,293**	**104,485**	

* AADT estimates are based upon ITE Code 210 (Single-Family Detached Housing) and Land Uses 800-899 (Retail uses.)

As shown in Table 10, there is currently a development potential for 498 dwelling units and 991,822 square feet of non-residential/ commercial uses in this area. If Object ID# 9 is factored in, then the development potential for this area increases to 1,364 dwelling units and 1,800,822 square feet of non-residential/ commercial uses.

Targeted Growth Areas Summary

Currently, there exists a development potential of 3,368 dwelling units and 9,086,359 square feet nonresidential/ industrial and commercial uses. As of the 2010, Census the average household size was 2.24. Assuming this rate holds for the next 25 years, the targeted growth areas could accommodate approximately 75% of the projected population increase in the City of Alachua.

Existing Land Use, 2016

Table 11 summarizes the current land use as generalized from 2016 parcel data obtained from the Alachua County Property Appraiser and from City-maintained Future Land Use Map (FLUM) data. A visual representation of this data is provided in Figure 14. Land use classifications established by the Florida Department of Revenue (DOR), and used by the Alachua County Property Appraiser, identify the specific use of land. The FLUM Designations of land generally define land uses based upon their nature and their density/intensity. The DOR land use classifications with the Property Appraiser data and the FLUM data have been aggregated to reflect the use of land.

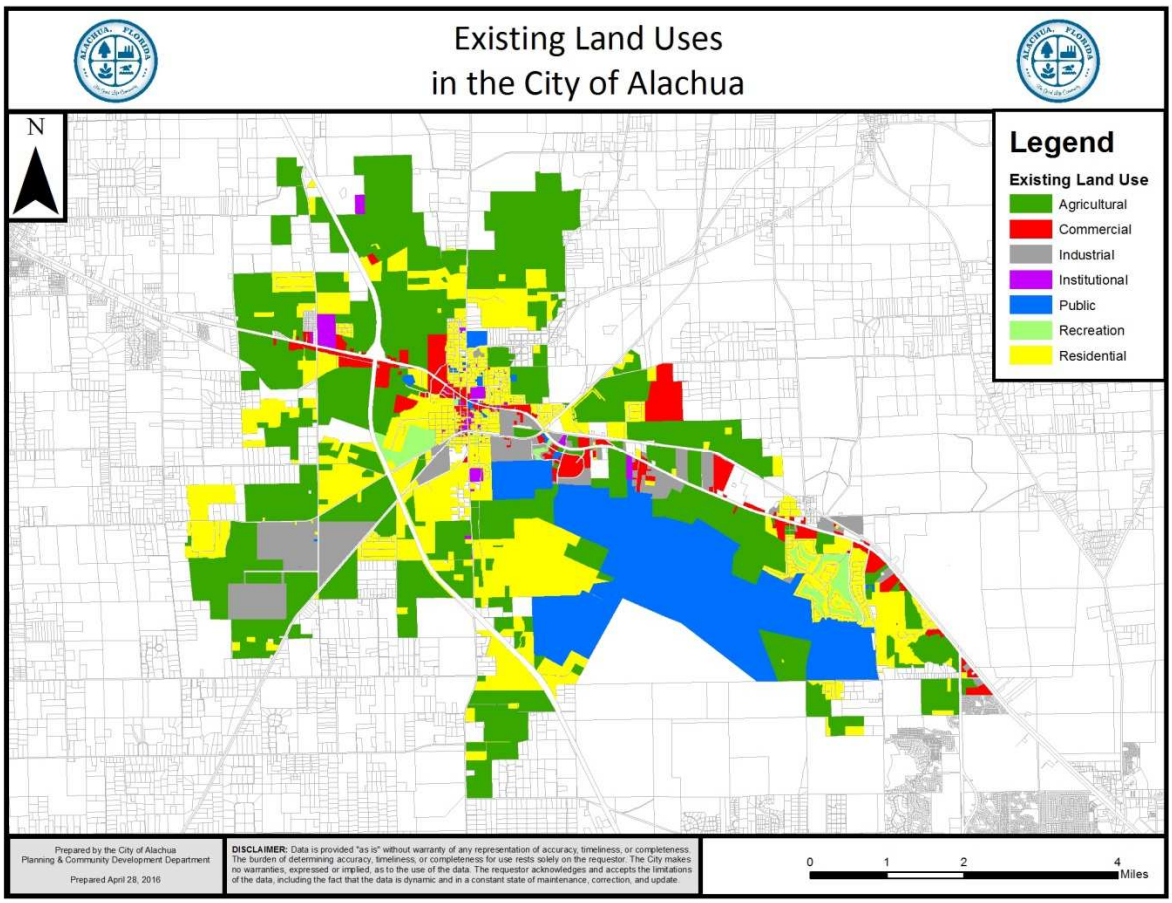
Agricultural land serves as the dominant land use within the City, consisting of approximately 46 percent of existing land use. There has been a slight increase of approximately 1 percent of land area used for both commercial and industrial uses since 2010. Over the past ten (10) years, the City has processed Future Land Use Map amendments which have resulted in a change in land use designation on 3,701 acres. The net change resulted in the addition of 517 acres to the Commercial designation, 80 acres to the Industrial designation and 787 aces to the residential designation.

This trend is likely to continue as residential growth within the City increases, and approved/anticipated employers within the City's robust biotechnology industry grow, expand, and/or relocate to the region.

Table 11. Existing Land Use, 2016

Land Use	*Acreage*	*Percentage of Land Area*
Agriculture	9,906.11	46.38
Commercial	934.28	4.37
Industrial	1,351.98	6.33
Institutional	170.88	.80
Public	3,651.69	17.10
Recreation	300.83	1.41
Residential	5,042.30	23.61
Total	***21,358.07***	***100.00***

Figure 14: Existing Land Uses in the City of Alachua



Annexations, 2005 - 2015

The City has annexed a total of 748.71 acres within the last ten (10) years. It is expected that interest in annexation may increase, due to recent legislative changes (the repeal of the Boundary Adjustment Act.) Since the repeal of the Boundary Adjustment Act, the City has received one (1) application for the annexation of a +/-10 acre parcel near County Road 235A/Interstate-75. City staff has received general inquiries regarding the annexation process since the repeal of the Boundary Adjustment Act.

Table 12. Annexations, 2005 - 2015

Ordinance Number	*Acreage*
07-09	40.66
07-12	64.43
07-13	211.58
07-14	5.95
07-15	21.41
07-16	20.85
07-17	1.40
07-22	30.56
09-15	32.61
10-26	237.58
10-27	17.50
12-16	64.18
Total	***748.71***

Future Land Use Map Amendments, 2005 - 2015

Table 13 identifies Future Land Use Map (FLUM) amendments that have occurred since 2005. Changes from the Agriculture FLUM Designation to urban FLUM Designations comprise over 58 percent of the amendments that have occurred. Of these, over half (approximately 59 percent) of the amendments were to a residential land use category; approximately 10 percent were to a commercial land use category; approximately 7 percent were to an industrial land use category; approximately 10 percent were to a 'corporate park' land use category (a hybrid FLUM Designation permitting certain commercial and industrial uses); and the remainder (approximately 14 percent) were to other land use categories, such as conservation, public, and recreation land uses.

Ten Year Summary of Land Use History

At present, the largest percentage Future Land Use Map Designation in the City of Alachua is Agriculture (46%), followed by Residential (24%). Between 2005 and 2015, the City processed 12 applications for annexation, which added 749 acres to the City's boundaries. The City is currently comprised of approximately 34.6 square miles.

Over the past ten (10) years, the City has processed Future Land Use Map amendments which have resulted in a change in land use designation on 3,701 acres. The ***net*** change resulted in the addition of 517 acres to the Commercial/Corporate Park/Central Business District designation, 80 acres to the Industrial designation and 787 acres to the residential designation.

In regards to vacant lands with urban Future Land Use Map designations, at present there are approximately 763 acres of commercially designated land that are undeveloped, 273 acres of land designated Corporate Park, 1,000 acres of land designated for industrial type uses and 1,741 acres of residentially designated lands.

Table 13. Future Land Use Map (FLUM) Amendments, 2005 – 2015

From	*To*	*Acreage*
Agriculture (A)	Community Commercial (CC)	49.45
	Commercial (COMM)	168.71
	Conservation (CONS)	122.50
	Corporate Park (CP)	227.75
	High Density Residential (HIGH)	16.10
	Industrial (IND)	165.34
	Moderate Density Residential (MOD)	1,009.80
	Medium Density Residential (MED)	113.15
	Public (PUBLIC)	187.61
	Recreation (REC)	107.00
Total		**2,167.41**
Commercial (COMM)	Moderate Density Residential (MOD)	20.00

Table 13. Future Land Use Map (FLUM) Amendments, 2005 – 2015

From	*To*	*Acreage*
	Industrial (IND)	45.70
	Public (PUBLIC)	0.32
Total		**66.02**
High Density Residential (HIGH)	Community Commercial (CC)	10.00
Total		**10.00**
Industrial (IND)	Commercial (COMM)	12.57
	Conservation (CONS)	71.95
	Corporate Park (CP)	48.14
	Moderate Density Residential (MOD)	48.00
	Public (PUBLIC)	10.93
	Recreation (REC)	12.84
Total		**204.43**
Moderate Density Residential (MOD)	Community Commercial (CC)	0.45
	Conservation (CONS)	376.58
	Medium Density Residential (MED)	328.57
Total		**705.60**
Medium Density Residential (MED)	Central Business District (CBD)	3.30
	Community Commercial (CC)	1.64
	Public (PUBLIC)	10.71
	Recreation (REC)	106.29
Total		**121.94**
Public (PUBLIC)	Moderate Density Residential (MOD)	32.63
Total		**32.63**
Rural/Agriculture (R/AG)	Agriculture (A)	217.50
	Commercial (COMM)	26.34
	Industrial (IND)	57.89
Total		**301.73**
Rural Employment Center (R-EC)	Community Commercial (CC)	8.50
	Industrial (IND)	16.01
	Moderate Density Residential (MOD)	8.31
Total		**32.82**
Rural Cluster (RC)	Community Commercial (CC)	17.65
	Commercial (COMM)	9.15
	Moderate Density Residential (MOD)	21.63
Total		**48.43**
Recreation (REC)	Medium Density Residential (MED)	10.00
Total		**10.00**

Table 13. Future Land Use Map (FLUM) Amendments, 2005 – 2015		
From	***To***	***Acreage***
Total		**3,701.01**

Future Land Use Map Designations, 2015

Table 14 provides a compilation of all FLUM Designations. Agriculture FLUM Designations remain the largest single land use category, representing approximately 48 percent of the City's land area. Overall, nonresidential uses represent a relatively small portion of the City's land area: commercial FLUM Designations represent approximately 5.42 percent of the City's land area; the Industrial FLUM Designation represents approximately 11.31 percent of the City's land area; and the Corporate Park FLUM Designation represents approximately 1.3 percent. Residential FLUM Designations represent approximately 16.70 percent of the City's land area.

Table 14. Future Land Use Map (FLUM) Designations , 2015

Future Land Use Map (FLUM) Designation	*Acreage*	*Percentage*
Agriculture (A)	9,691.80	45.32
Central Business District (CBD)	27.66	0.13
Community Commercial (CC)	90.21	0.42
Commercial (COMM)	1,041.60	4.87
Conservation (CONS)	2,719.60	12.72
Corporate Park (CP)	277.83	1.30
High Density Residential (HIGH)	60.60	0.28
Industrial (IND)	2,419.67	11.31
Medium Density Residential (MED)	854.36	4.00
Moderate Density Residential (MOD)	2,656.38	12.42
Public (PUBLIC)	389.50	1.82
Recreation (REC)	391.59	1.83
Rural/Agricultural (R/AG) (County Designation)	571.91	2.67
Rural Cluster (RC) (County Designation)	8.99	0.04
Rural Employment Center (R-EC) (County Designation)	64.18	0.30
Railroad Right-of-Way/Miscellaneous	119.56	0.56
Total	***21,385.44***	***100.00***

Vacant Urban Land

An analysis of vacant land with urban FLUM Designations is provided in Table 15 and in Figures 15-18. There are 63.80 acres of land designated for commercial use currently vacant within the City, representing approximately 3.57 percent of the City's overall land area; 277.63 acres designated Corporate Park, representing 1.30 percent of the City; 1,000.94 acres designated for industrial uses, representing 4.68 percent of the City; and 1,741.79 acres designated for residential uses, representing 8.14 percent of the City. In total, approximately 17.69 percent of the City's overall land area is currently vacant and designated for an urban land use.

Table 15. Vacant Land with Urban Future Land Use Map Designations

Land Use	*Acreage*	*Percentage of Overall City Land Area*
Commercial	763.80	3.57
Corporate Park	277.83	1.30
Industrial	1,000.94	4.68
Residential	1,741.79	8.14
Total	***3,784.36***	***17.69***

Figure 15: Vacant Lands with Future Land Use Map Designations by Land Use Type

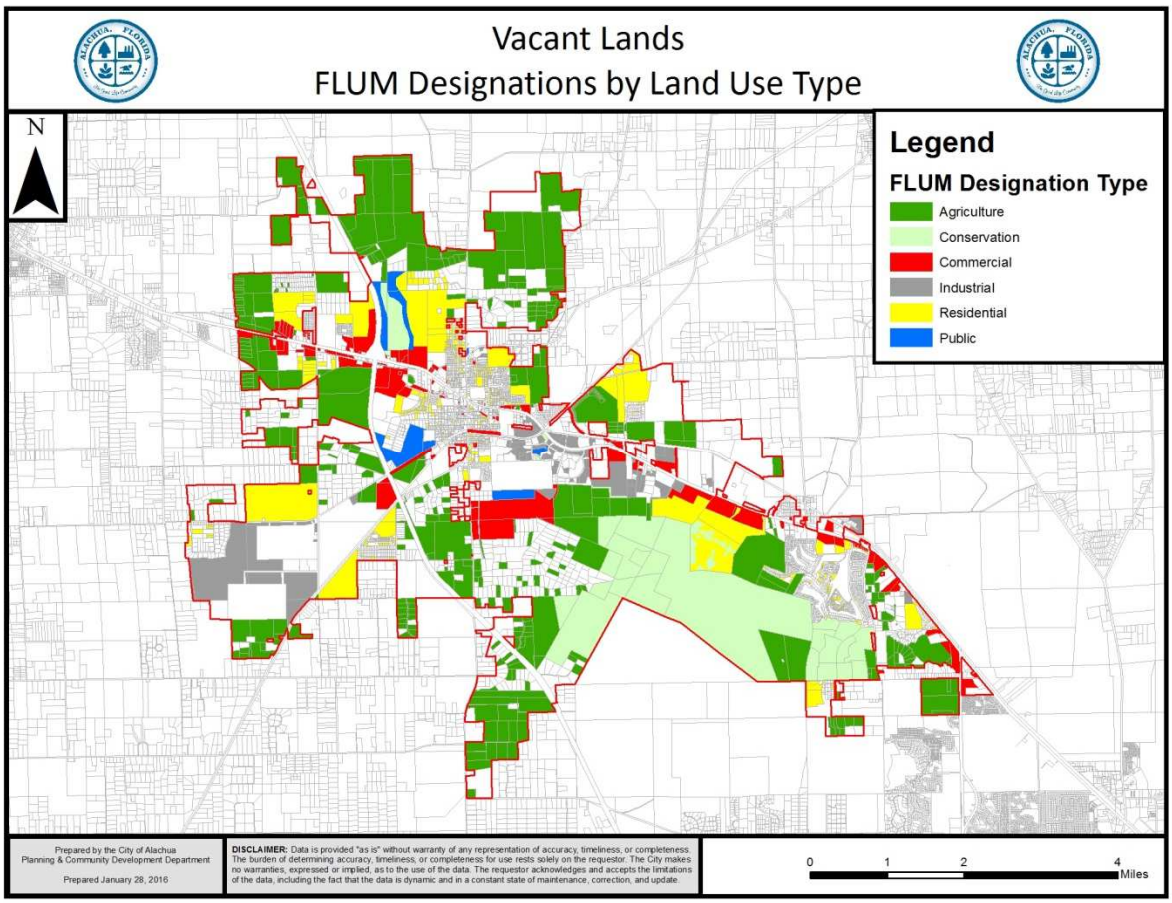


Figure 16: Vacant Lands with Non-Residential Future Land Use Map Designations

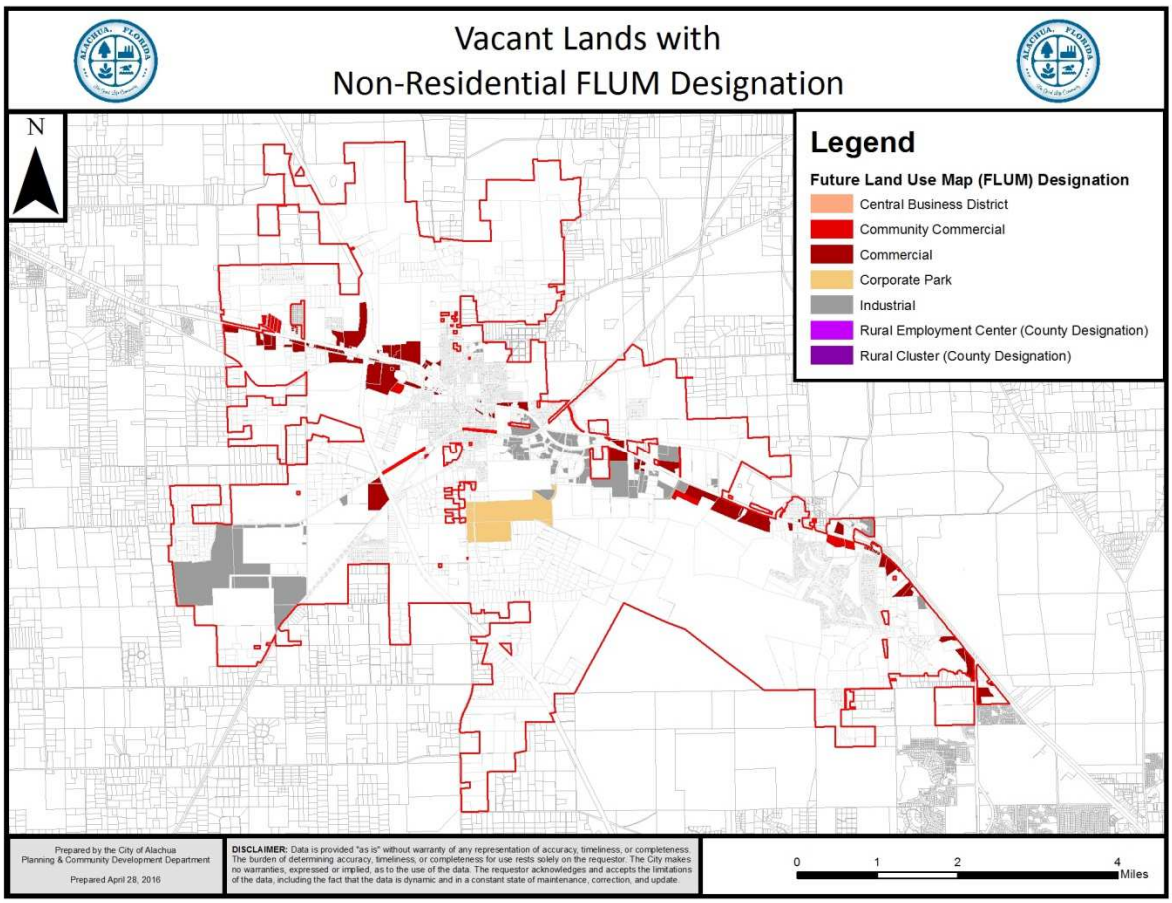


Figure 17: Vacant Lands with Residential Future Land Use Map Designations

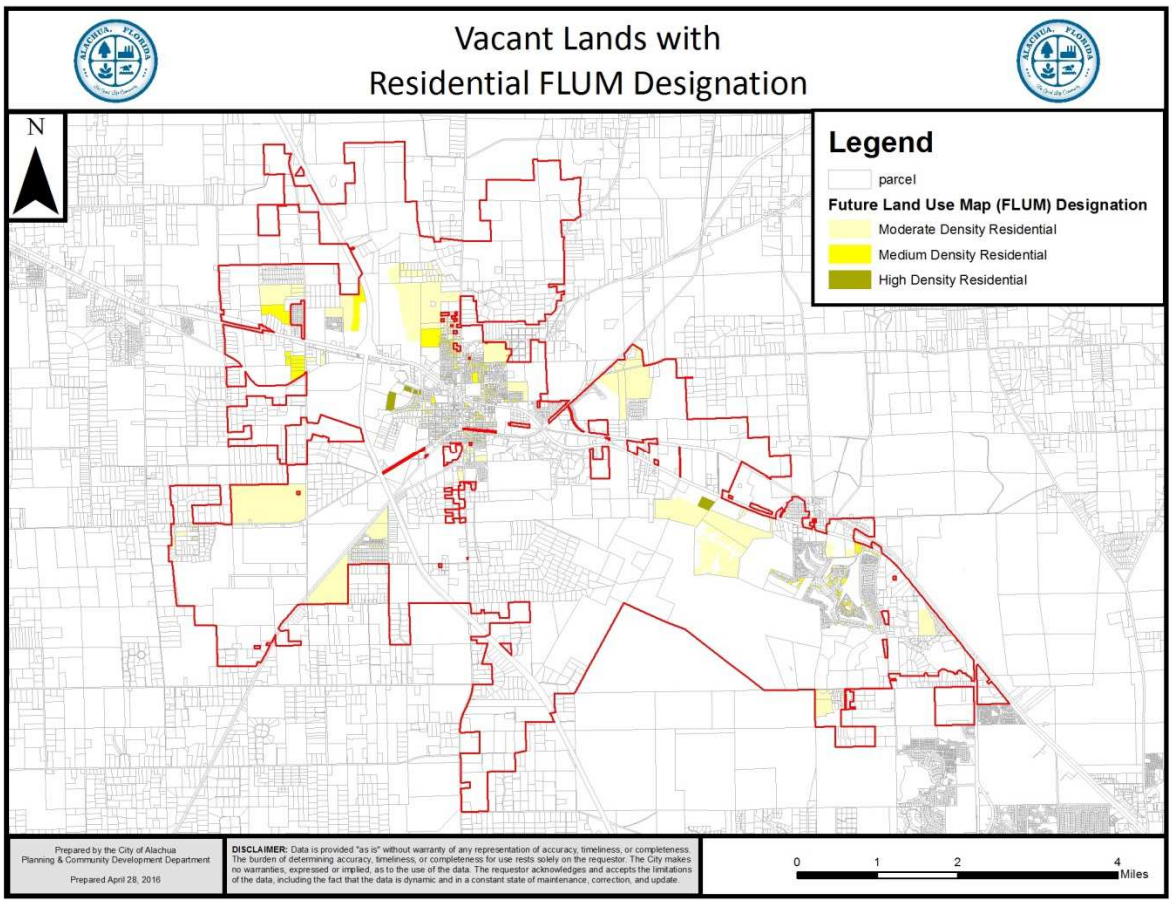
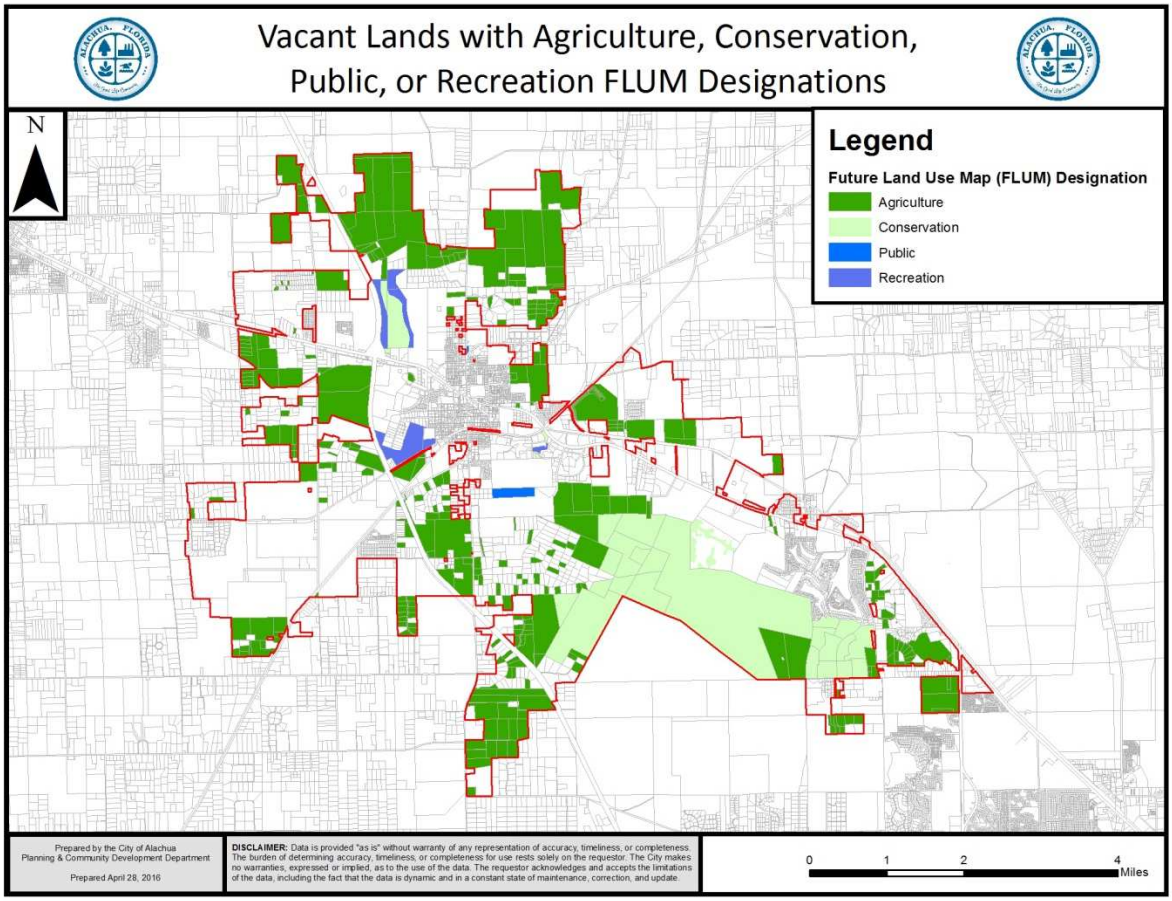


Figure 18: Vacant Lands with Agriculture, Conservation, Public, or Recreation Future Land Use Map Designations



Vacant Residential Lots

An analysis of vacant residential lands was conducted to determine the number of existing residential lots that presently exist within the City. This analysis identified all lands with a Future Land Use Map (FLUM) Designation which permits residential uses (Agriculture and Moderate, Medium, and High Density Residential.) The analysis also presumes that, to be developable as a single family detached residential use, the lot must be a minimum of 0.08 acres. Lots intended to be developed as single family attached units (i.e., townhomes, duplexes, etc.) or as multi-family units (i.e., apartments) were not subject to this minimum acreage. To exclude large tracts of land that may require subdivision to be developed, parcels greater than 5.0 acres were excluded.

The analysis determined that there are 649 vacant residential lots within the City. Of these, 71 lots have an Agriculture FLUM Designation; 183 lots have a Moderate Density Residential FLUM Designation; 395 lots have a Medium Density Residential FLUM Designation (most of these lots are located either within the City's downtown core or within Turkey Creek); and 0 lots have a High Density Residential FLUM Designation.

The findings presented within this analysis are represented in Table 16 and Figures 19-21.

Table 16. Vacant Residential Lots

Future Land Use Map (FLUM) Designation	*Number of Lots*
Agriculture	**71**
Acreage ≥ 1.0 acres	64
Acreage ≥ 2.0 acres	54
Acreage ≥ 3.0 acres	44
Acreage ≥ 4.0 acres	32
Moderate Density Residential	**183**
Acreage ≥ 0.15 acres	166
Acreage ≥ 0.25 acres	135
Acreage ≥ 0.50 acres	80
Acreage ≥ 1.00 acres	31
Acreage ≥ 2.00 acres	16
Acreage ≥ 3.00 acres	9
Medium Density Residential	**395**
Acreage ≥ 0.15 acres	248
Acreage ≥ 0.25 acres	120
Acreage ≥ 0.50 acres	40
Acreage ≥ 1.00 acres	10
Acreage ≥ 2.00 acres	4
Acreage ≥ 3.00 acres	4
High Density Residential	**0**

Data presumes lots intended for single-family detached uses are a minimum of 0.08 acres, and all residential lots do not exceed 5.0 acres.

Figure 19: Vacant Residential Lots

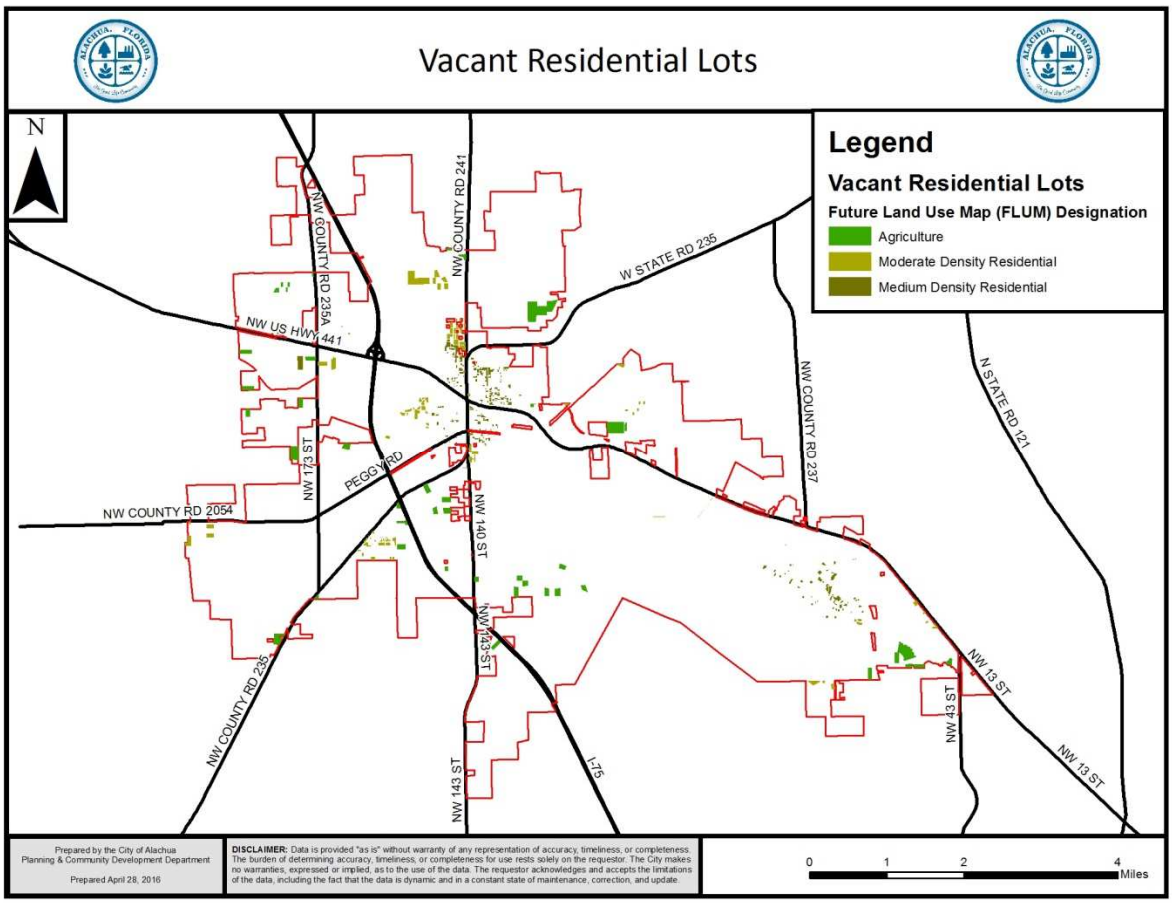


Figure 20: Vacant Residential Lots in the Downtown Core

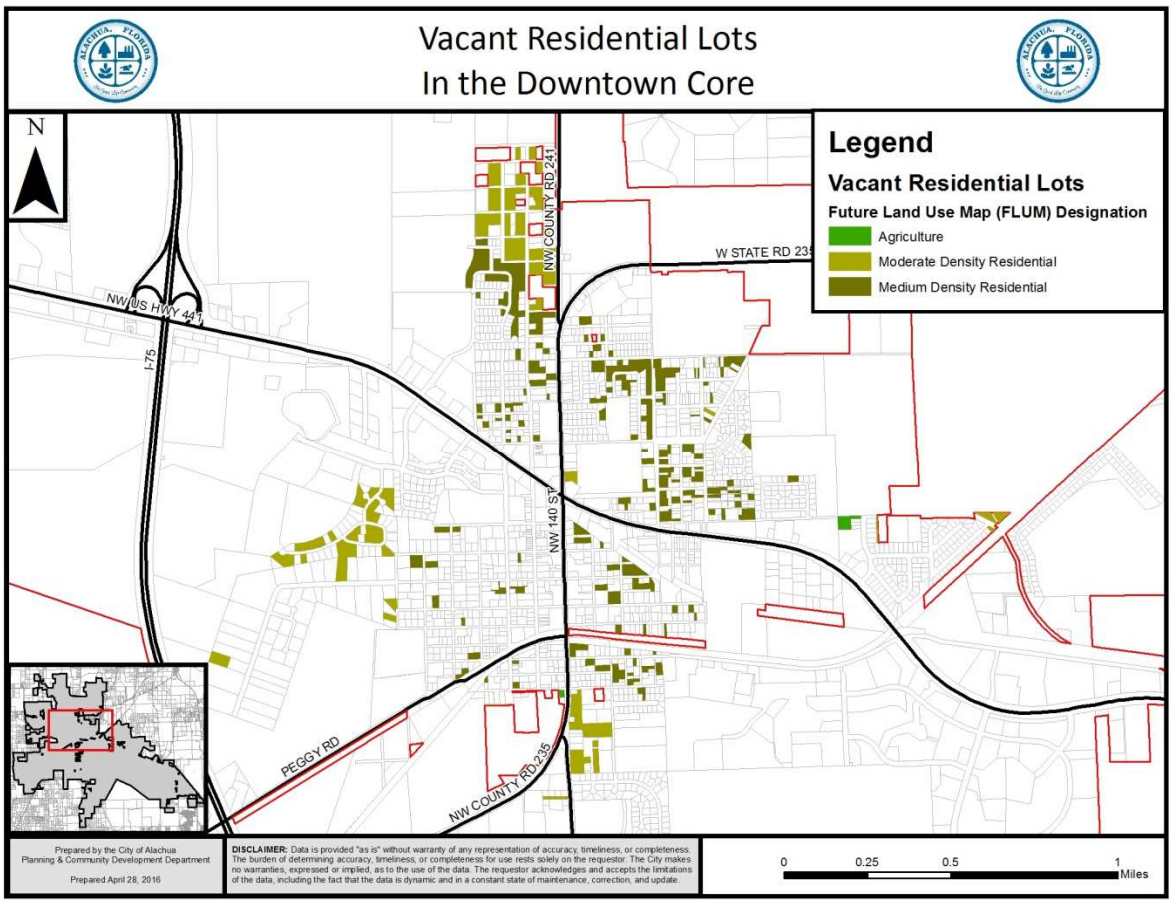
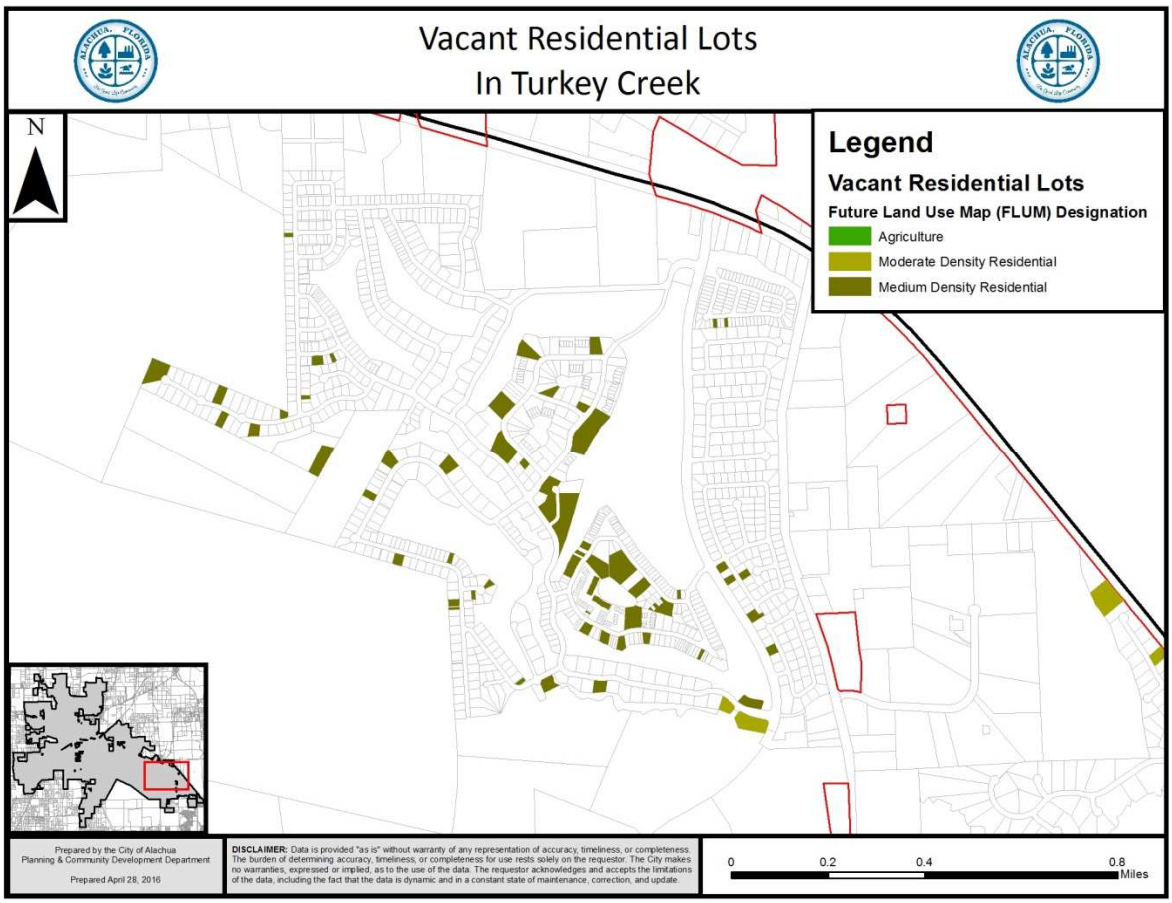


Figure 21: Vacant Residential Lots in Turkey Creek



Existing Housing Units in the City

According to the US Census Bureau, in 2010 there were 4,037 housing units within the City of Alachua. Annual estimates of the number of housing units are not provided by the US Census Bureau for the City. However, using the preceding data from the 2010 US Census and City building permit data, it is estimated that as of 2015 there are 4,271 housing units in the City.

New Residential Building Permits, 2007 – 2015

Table 17 identifies the number of building permits for new residential buildings (i.e., new homes) and for new non-residential buildings (i.e., new developments) issued each calendar year for the years 2007 through 2015. The data provided in Table 17 demonstrates that the number of building permits issued annually has returned to figures comparable to those experienced before the downturn of the economy from 2008/2009 through 2012, commonly referred to as the Great Recession.

Additional growth of new residential construction is expected to occur, as the City presently has two (2) residential subdivision projects under review or recently approved: Heritage Oaks Phase II (44 units) and Benton Hills (Phase 1 – 75 units; total build-out – 210 units.) General interest in residential subdivisions has increased as the housing market continues to improve. It is expected that residential growth will also be driven in part by growth/expansion of non-residential uses, supported primarily by growth and new development within the City's robust biotechnology industry.

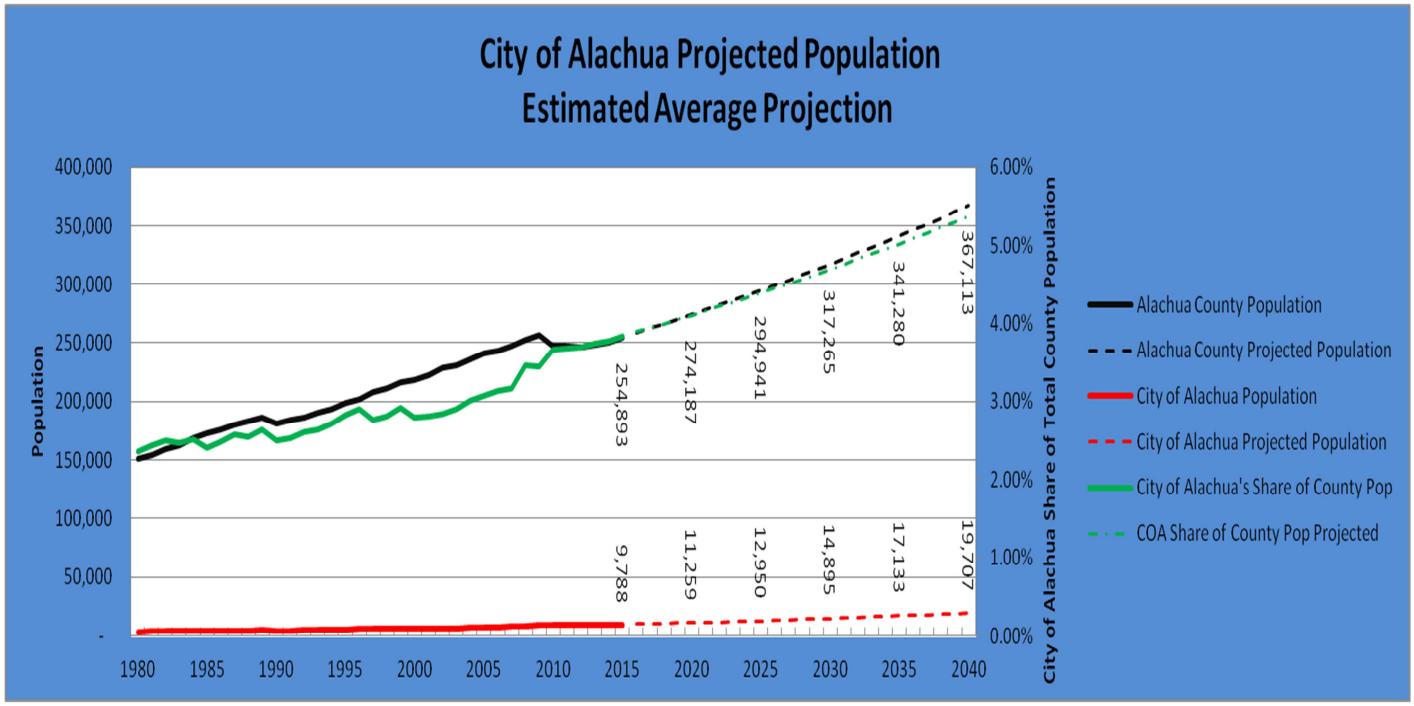
Table 17. Building Permits for New Buildings (2007 – 2015)

Year	*Number of Permits (Residential)*	*Number of Permits (Non-Residential)*
2015	47	6
2014	54	0
2013	55	5
2012	36	3
2011	23	3
2010	19	2
2009	30	1
2008	63	6
2007	53	9

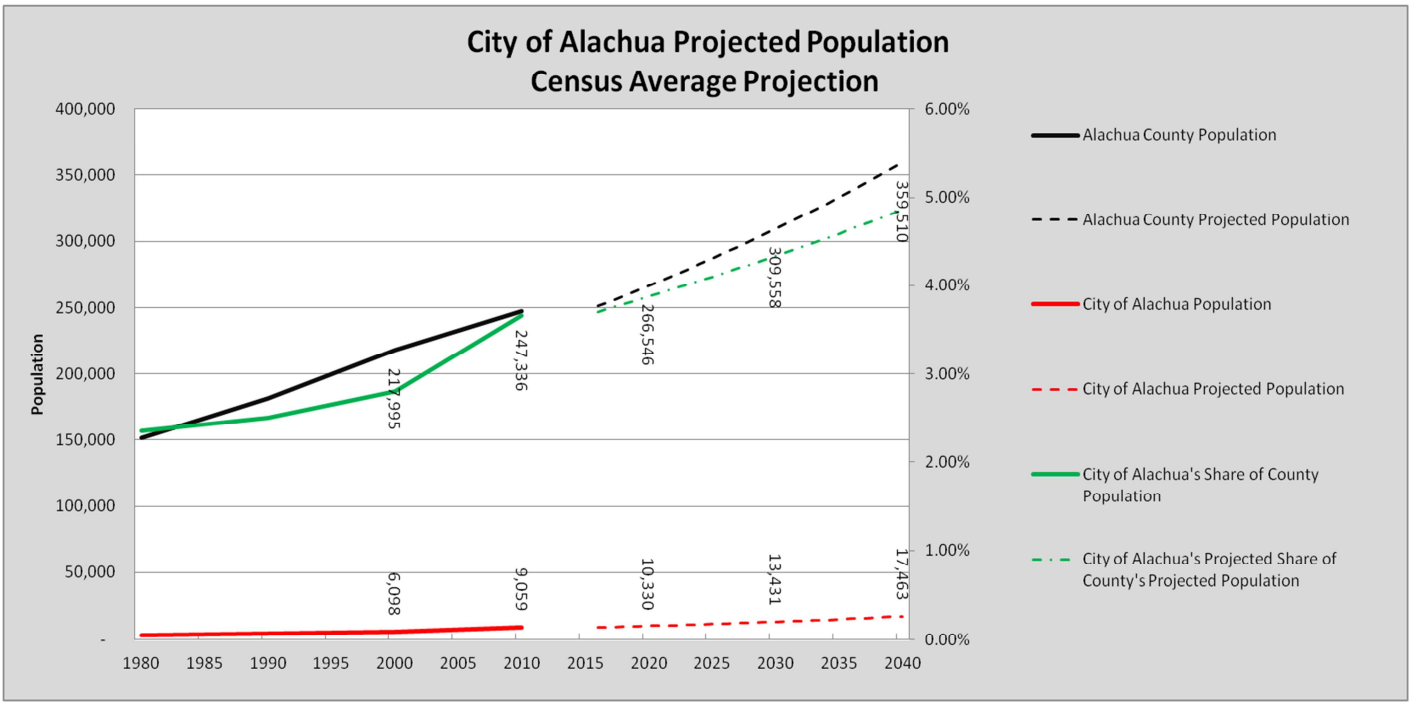
Appendix 1 – Population Projection Methodologies

Generally, there are no readily available long-term population or demographic projections for a jurisdiction the size of the City of Alachua. There are, however, long term demographic projections for Alachua County. Using these projections, and estimating what share of those population projections the City of Alachua will have, a projected population for the City of Alachua can be determined. This is generally referred to as the shift-share method. There are several ways that the share of the total County population can be estimated. One approach is to assume that the City's population will continue to comprise *x* % of the County's population. Another approach is to assume that the City's share of the County's population will continue to grow at historical average rates or mathematically extrapolated rates.

1. *Estimated Average Projection*
   Under this methodology, it was assumed that the County's population would continue to grow at the average rate derived from the County population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.45% annual population growth rate. It was also assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. That is the City's share of the County population increases at a rate of 1.35% of the previous population share each year. For example, in 2016 the projected City population share of County is 3.89%. For 2017, it is projected to 3.94%, an increase of 1.35%. Under this model, the City of Alachua's population would be approximately 5.37% of the County's projected population in 2040 (367,113). Below is a figure showing the projected populations for both the City and County, and the City's projected share of the County's population.

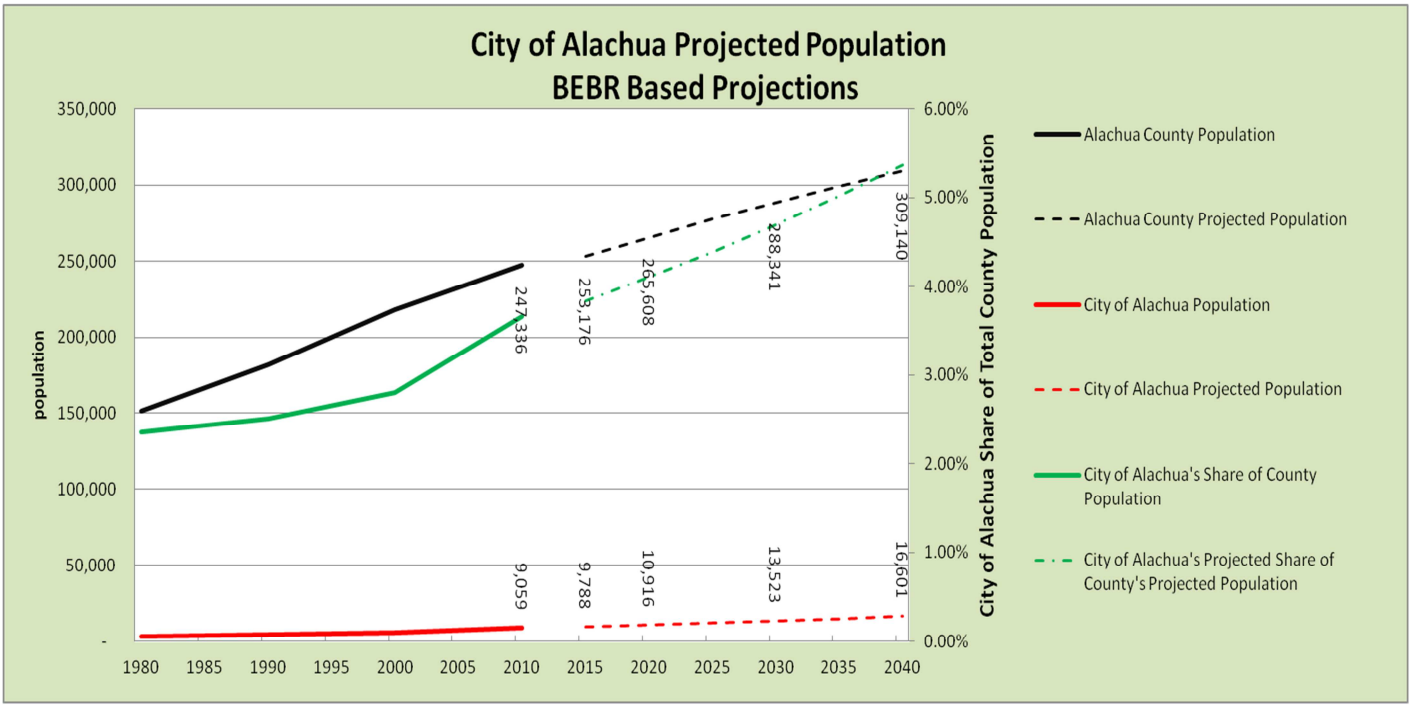


2. *Census Average Projection*
   Under this methodology, it was assumed that both the City and the County's population would continue to grow at the growth rate derived from an average of the last four censuses (1980-2010). The County's census average growth rate is 1.48% annually, and the City's census average growth rate is 2.59% annually. Under this model, the City of Alachua's population would be approximately 5.14% of the County's projected population in 2040 (387,433). Below is a figure showing the projected populations for both the City and County, and the City's projected share of the County's population.

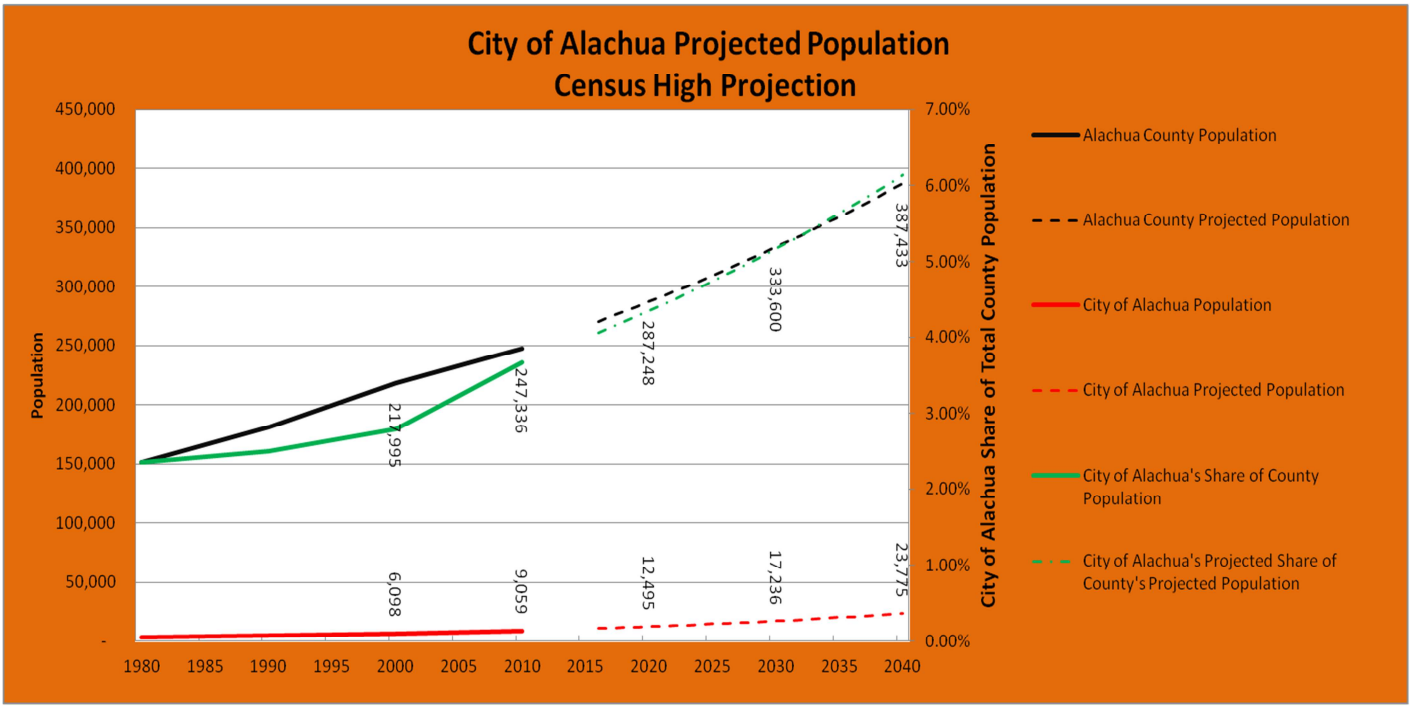


3. *BEBR Based Projection*

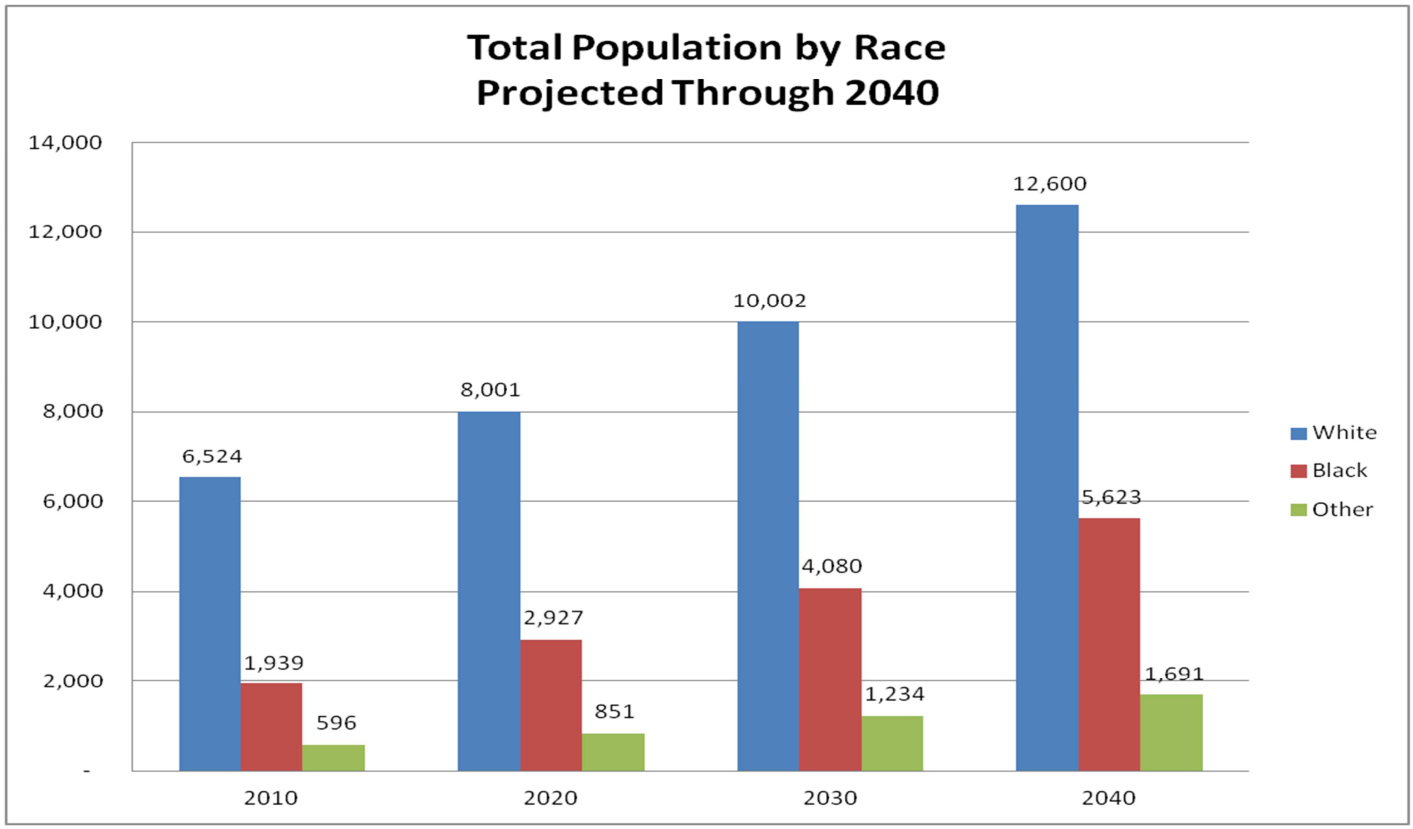
Under this methodology, it was assumed that the City's share of the County's population would grow at a rate derived from the County and City population estimates from the Office of Economic and Demographic Research, 1980-2015. This is a 1.35% annual population share growth rate. Using the projected populations for the County from the University of Florida- Bureau of Economic and Business Research (BEBR), the projected share of the County population was applied to these projections to derive the projected City population. Under this model, the City of Alachua's population would be approximately 5.37% of the County's projected population in 2040 (309,140). Below is a figure showing the projected populations for both the City and County, and the City's projected share of the County's population.

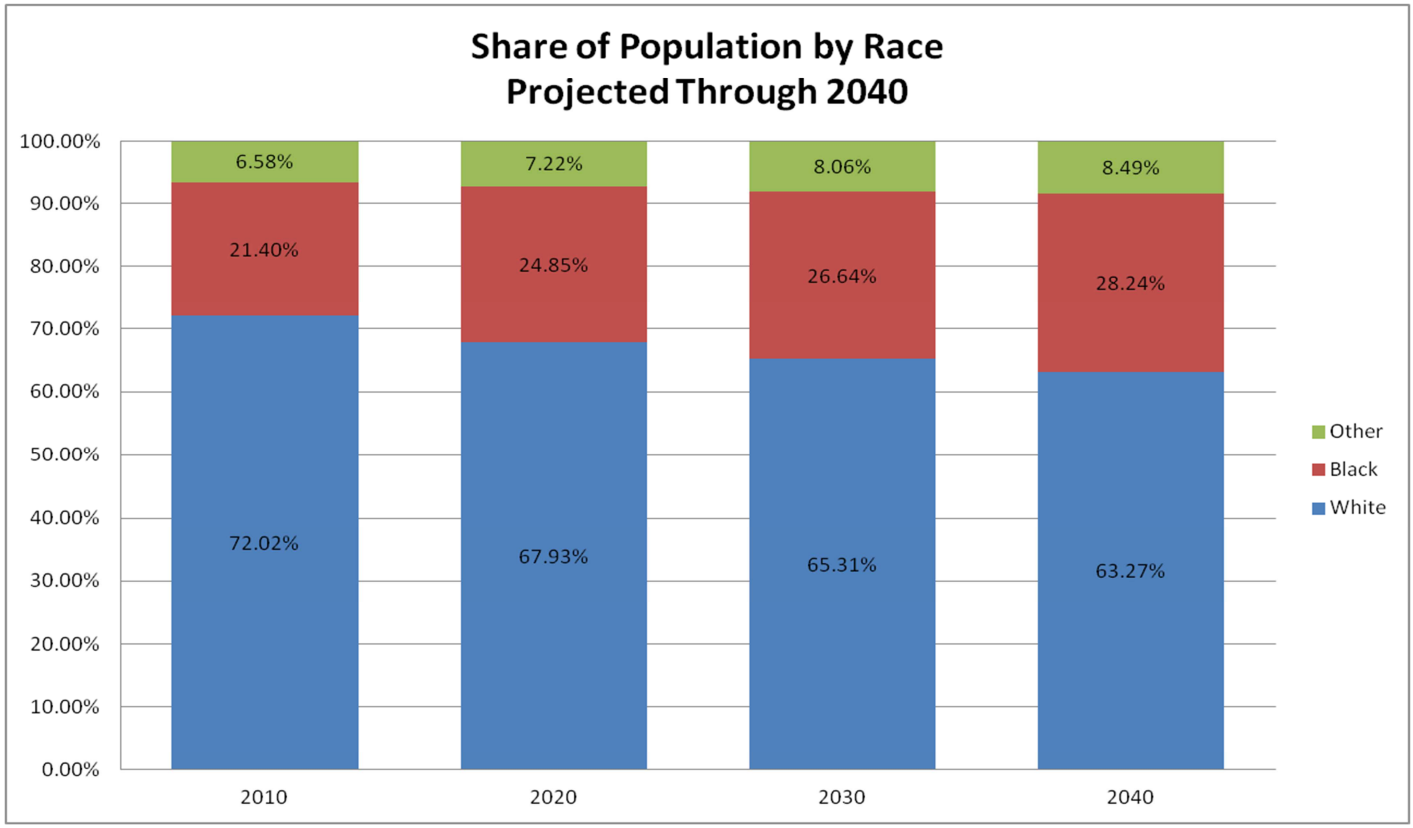


4. *Census High Projection*
   Under this methodology, the City's growth rates were based on the annual growth rate derived from the 2000 and 2010 Census populations. This is a 3.17% annual population growth rate. It was assumed that the County population growth rate would be the average from the past four censuses (1980-2010). This is a 1.48 annual population growth rate. Under this model, the City of Alachua's population would be approximately 6.14% of the County's projected population in 2040 (387,433). Below is a figure showing the projected populations for both the City and County, and the City's projected share of the County's population.

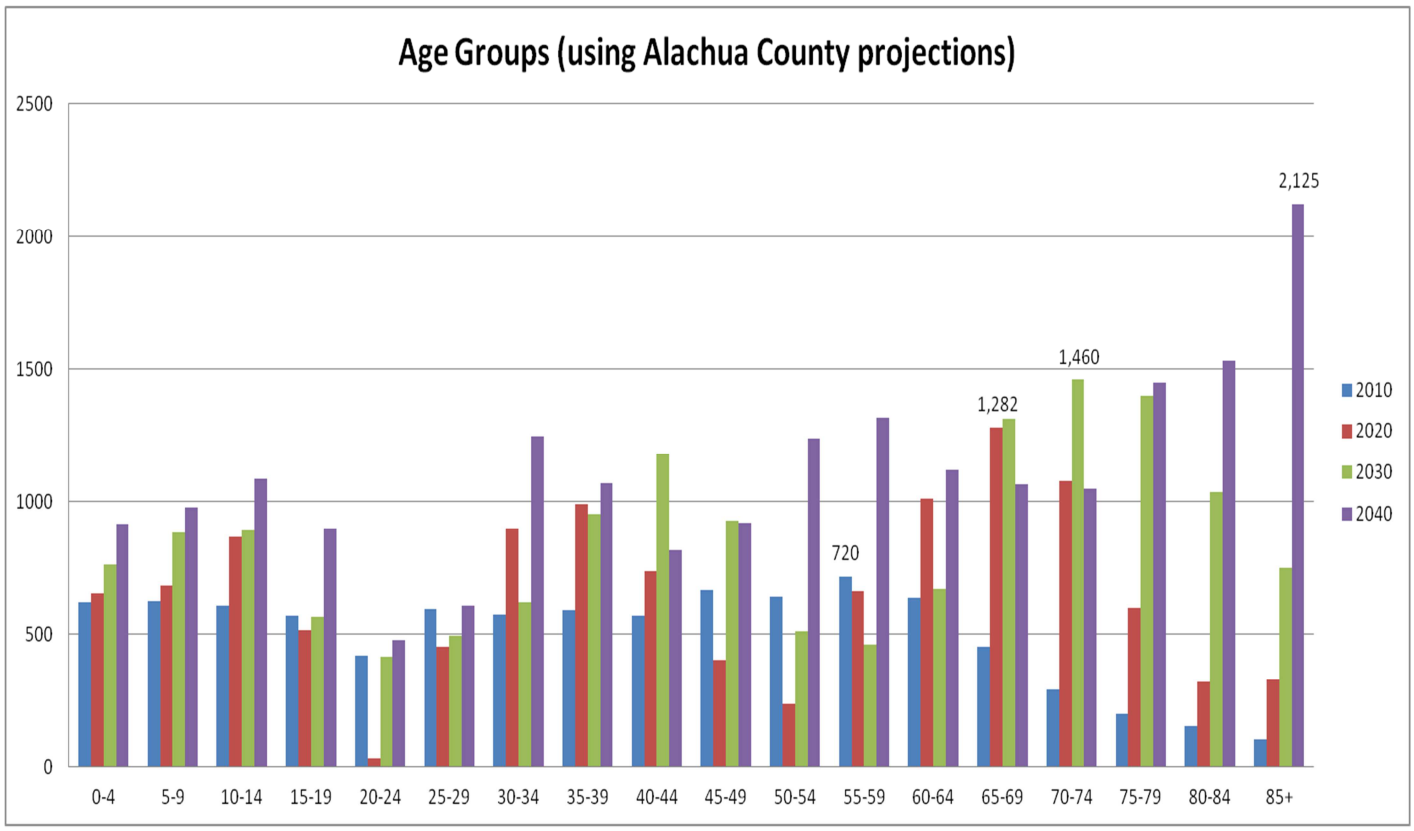


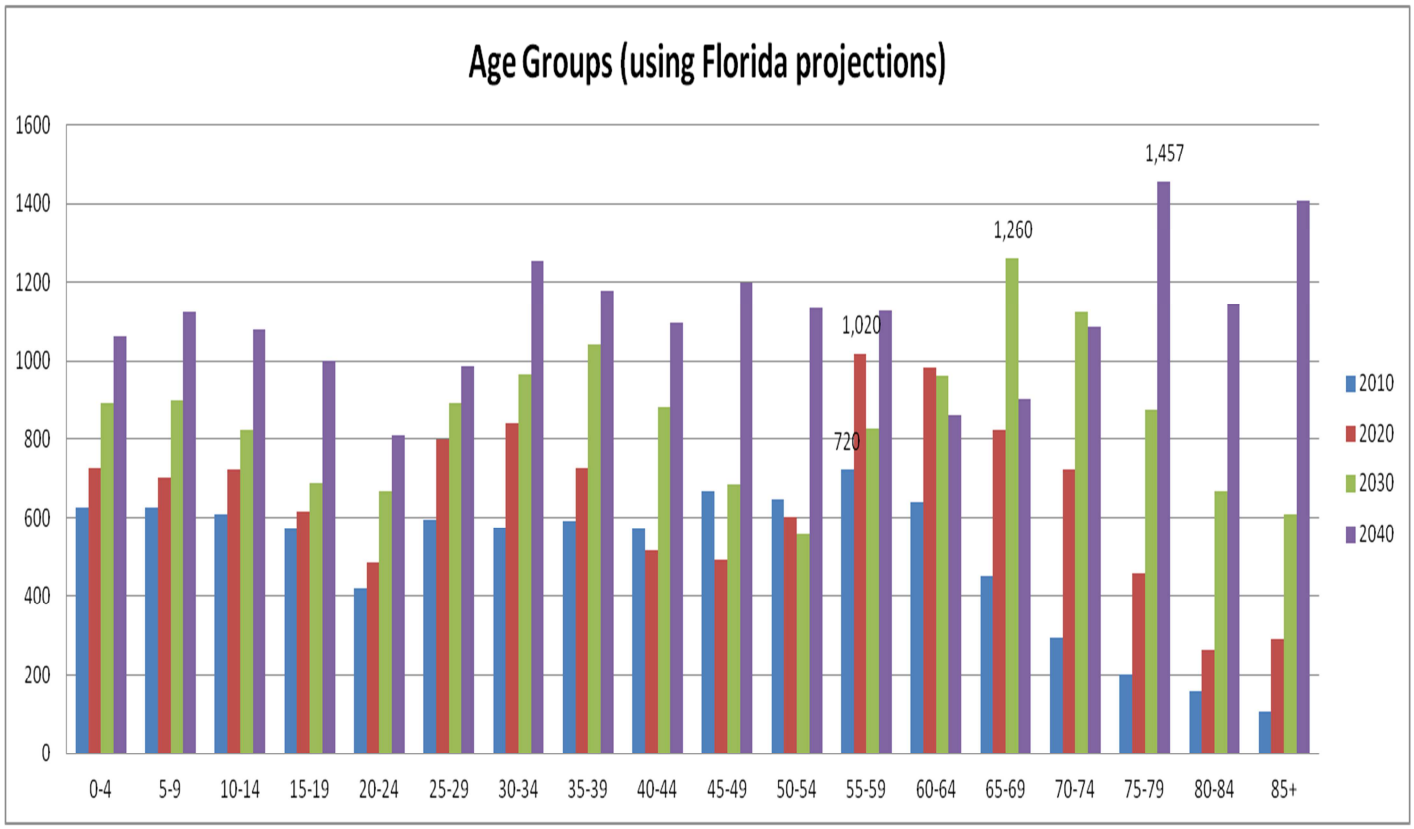
5. Race and Ethnicity Projections
   Under this methodology, race and ethnicity projections were based on total projected population for Alachua County from BEBR. It was assumed that the City of Alachua's growth of each race category (white, black, other) would mirror that projected for the County. It was also assumed that the City of Alachua's Hispanic population would mirror that projected for the County. For example, between 2030 and 2040, 33.56% of new population will be black; this rate was applied to the City's projected population growth (average census method). While it is not ideal to only have three race categories (white, black, and other), the projections provided by BEBR for the County only contained population projections for those three categories. "Other" races include American Indian, Native Alaskan, Asian, Native Hawaiian, Other Pacific Islander, other unlisted race, and two or more races. The figures below show the City's projected population by race, given in actual numbers and percentages of total population.

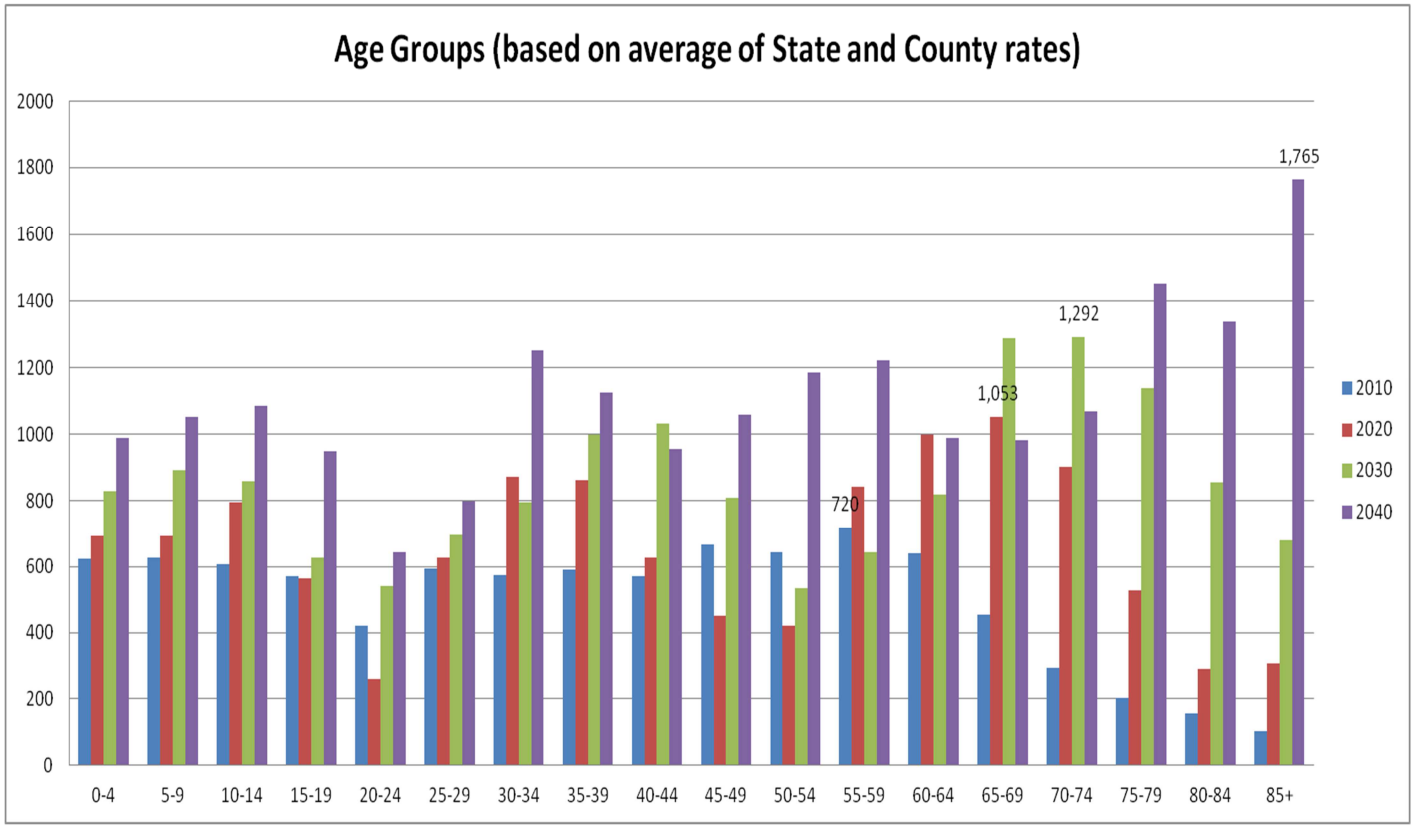

Total Population by Race
Projected Through 2040
14,000
12,000
10,000
8,000
6,000
4,000
2,000
-
6,524
1,939
596
8,001
2,927
851
10,002
4,080
1,234
12,600
5,623
1,691
2010
2020
2030
2040
White
Black
Other


Share of Population by Race
Projected Through 2040
100.00%
90.00%
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
6.58%
21.40%
72.02%
7.22%
24.85%
67.93%
8.06%
26.64%
65.31%
8.49%
28.24%
63.27%
2010
2020
2030
2040
Other
Black
White

6. Age Cohort Projections
   Under this methodology, the population of each cohort was estimated using an average of the projected populations of each cohort for the entire State of Florida and Alachua County. The reason behind this is done in part because the presence of the University of Florida skews the 20-24 age cohort for the County. The City of Alachua's 20-24 age cohort, as a percentage of the total population, is closer to the State's percentage than the County's percentage. It was assumed that the City's cohorts would have a growth rate that mirrored the average of the County's and State's growth rate for each cohort. Below are figures that show the projected populations by age cohort using the Alachua County projections, using the State of Florida projections, and the average of the two projections.




Age Groups (using Florida projections)
1600
1400
1200
1000
800
600
400
200
0
1,457
1,260
1,020
720
0-4
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70-74
75-79
80-84
85+
2010
2020
2030
2040


Age Groups (based on average of State and County rates)
2000
1800
1600
1400
1200
1000
800
600
400
200
0
1,765
1,292
1,053
720
0-4
5-9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70-74
75-79
80-84
85+
2010
2020
2030
2040