

LEGISLATIVE #

120639C

Exhibit A-2: Future Land Use Element Supplemental Data and Analysis**Land Use Plan Analysis and Requirements**

As set forth by Section 163.3177(6)(a)2, Florida Statutes, the future land use plan must be based on surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
- g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
- h. The discouragement of urban sprawl.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

This document is intended to supplement the City of Gainesville's existing Future Land Use Element Data and Analysis report (dated February 6, 2001) by addressing these 10 factors as required by Florida Statutes.

- *The amount of land required to accommodate anticipated growth*

Table 1 contains acreage totals for each land use category established in the Future Land Use Element.

Table 1: Future Land Use Categories Acreage

Land Use Category	Description	Total Acres	% of Total
SF	Single Family Residential, 1-8 units/acre	9,375.62	26.0%
RL	Residential Low density, up to 12 units/acre	2,018.05	5.6%
RM	Multiple Family Medium density, 8-30 units/acre	2,013.43	5.6%
RH	Multiple Family High density, 8-100 units/acre	203.31	0.6%
MUR	Mixed-Use Residential, up to 75 units/acre	35.93	0.1%
MUL	Mixed-Use Low Intensity, 8-30 units/acre	596.35	1.7%
MUM	Mixed-Use Medium Intensity, 12-30 units/acre	498.72	1.4%

MUH	Mixed-Use High Intensity, up to 150 units/acre	240.27	0.7%
UMU-1	Urban Mixed-Use 1, 8-75 units/acre and up to 25 additional units/acre with a special use permit	23.66	0.1%
UMU-2	Urban Mixed-Use 2, 10 to 100 units/acre and up to 25 additional units/acre with a special use permit	566.64	1.6%
O	Office	665.94	1.8%
C	Commercial	842.93	2.3%
BI	Business Industrial	232.78	0.6%
IND	Industrial	2,739.22	7.6%
E	Education	2,319.68	6.4%
REC	Recreation	617.43	1.7%
CON	Conservation	3,766.62	10.4%
AGR	Agriculture	930.12	2.6%
PF	Public Facilities and Operations	4,744.88	13.2%
PUD	Planned Use District	1,285.06	3.6%
AC/C1	Alachua County Conservation	1.71	0.0%
AC/R-AG	Alachua County Rural Agriculture	1,932.06	5.4%
AC/LOW	Alachua County Low Density Residential (1-4 units/acre)	2.03	0.0%
AC/MED	Alachua County Medium Density Residential (greater than 4 to less than or equal to 8 units/acre)	132.04	0.4%
AC/IND	Alachua County Heavy Industrial	64.71	0.2%
AC/IND-L	Alachua County Light Industrial	218.47	0.6%
Total:		36,067.66	100.0%

The City of Gainesville will more than adequately meet its residential needs associated with projected population growth through the 2013-2023 planning period by using a combination of existing vacant built housing units, high-density redevelopment (10 to 100 units/acre and up to 25 additional units/acre with a special use permit) near the University of Florida campus, and several large planned developments in northwest, northeast, and southwest Gainesville.

As noted in the Housing Element Supplemental Data and Analysis Report, the 2010 Census estimated that the number of vacant housing units was 6,547 (an 11.4% vacancy rate). Absorption of some of the vacant units provides a supply of housing units for projected housing needs. Utilizing a 6% vacancy rate as a reasonable percentage to provide for market variety and competitive pricing, the 11.4% vacancy rate represents about a 5.4% surplus (almost 2 times the amount of vacant housing units needed for market considerations) of housing units (3,092) that are available to meet future housing unit demand.

Most of these new housing needs will be provided by existing approved developments (subdivisions and multi-family complexes) that have yet to be built or built out. Significant redevelopment that has increased density in areas close to the University of Florida is providing housing units in that area. In addition, housing units in the unincorporated urban area, plus approved developments by Alachua County, can assist in providing the needed housing units.

Table 2 illustrates the projected number of new housing units that must be provided in the city to meet the housing needs of the future population for the planning period (2013-2023). The methodology associated with these projections is found in the Housing Element Supplemental Data and Analysis Report.

Table 2: Projected Housing Unit Needs

Year	Projected Population in Housing Units	Number of Households	Net Increase in Households	Number of New Housing Units Needed
2012	111,545	50,934	0	0
2013	118,514	54,116	3,182	90
2014	119,327	54,487	371	393
2015	120,651	55,092	604	640
2016	121,744	55,591	499	529
2017	123,094	56,207	616	653
2018	124,210	56,717	509	540
2019	125,587	57,346	629	667
2020	126,725	57,865	519	551
2021	128,130	58,507	642	680
2022	129,290	59,036	530	561
2023	130,723	59,691	655	694
Total				5,998

During the period 2013-2023, a total of 5,998 new housing units will be needed (this includes maintaining the 6% vacancy rate). This is an average of 599 new units per year.

The projected need for non-residential development (commercial, industrial, and office) will be met through approximately 2,050,000 square feet of planned non-residential development located within the Plum Creek, Hatchet Creek, and Butler Plaza developments. Non-residential development near downtown and the University will be facilitated through continued redevelopment within the University Heights and Urban Village areas at increased densities and intensities.

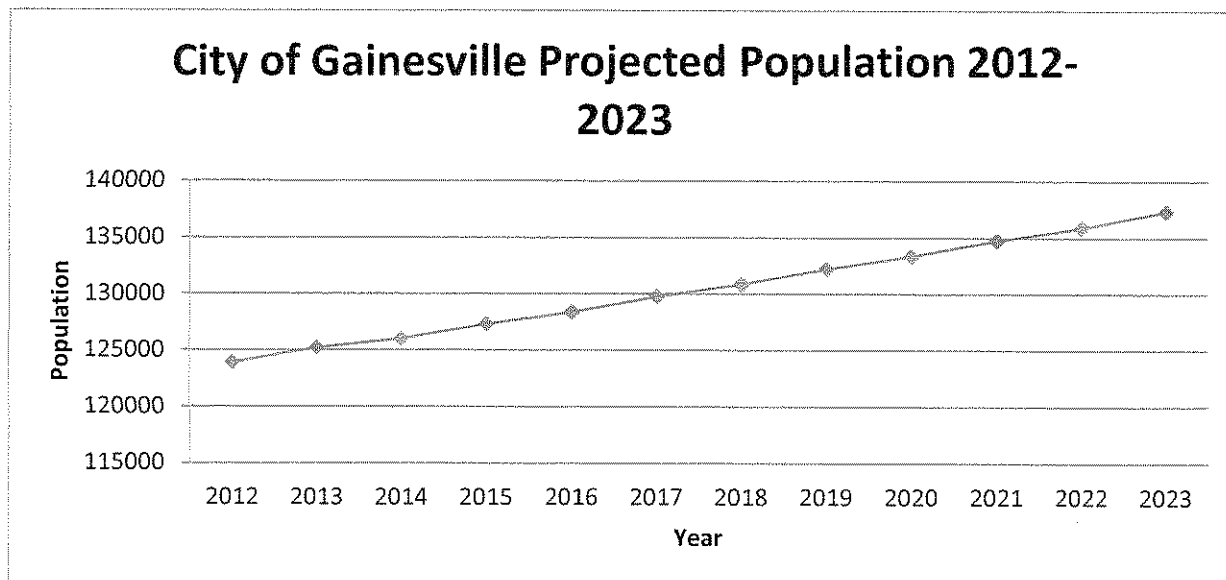
- ***Projected Permanent and Seasonal Population***

The year 2012 population figure is the most recent estimate available from the Bureau of Economic and Business Research for City of Gainesville. The 2012 base year was used to make the future projections.

Table 3: Projected City Population: 2013 – 2023

Year	City Population
2012	123,903
2013	125,206
2014	125,992
2015	127,317
2016	128,398
2017	129,747
2018	130,848
2019	132,224
2020	133,345
2021	134,747
2022	135,889
2023	137,317

Figure 1: Projected City Population: 2013-2023



Projection Methodology

The methodology used to project population is a slowly declining share of overall Alachua County population. This is appropriate because the last twenty years of growth in Gainesville

have been due primarily to annexations of populated areas. As the time period from large population annexations increases, the decline in the percentage or share of overall population starts to increase.

The City's population projections rely on data from the April 2012 Bureau of Economic and Business Research (BEBR) projections for Alachua County for future years. The medium projections were used because they are considered the most reliable forecasts. The following projections were calculated:

Table 4: Projected Alachua County Population (2012 data)

Year	2012	2015	2020	2025	2030	2035
Population	246,770	255,500	268,300	280,600	292,500	303,900

Source: BEBR, April 2012 (Office of Economic and Demographic Research)

Based on the BEBR projections for Alachua County for 2012 and 2020, the City used the following steps to produce the population projections.

1. A linear interpolation of the Alachua County data between 2012 and 2020 was developed using a constant annual growth rate of approximately 1.051%.
2. The ratio or share of estimated 2012 City population to 2012 overall County population was calculated at 50.21%.
3. The 50.21% share was held constant for 2013 and then was reduced slightly over the period to result in a slowly declining percentage of the overall County population. This is illustrated below:

Table 5: City Share of County Population

Year	Percentage of County Population
2012	50.21%
2013	50.21%
2014	50.00%
2015	50.00%
2016	49.90%
2017	49.90%
2018	49.80%
2019	49.80%
2020	49.70%
2021	49.70%
2022	49.60%
2023	49.60%

Assumptions

The following assumptions were used in finalizing the projections:

1. Population increases associated with annexations are not included in these projections because the City cannot predict how much population will be annexed or whether specific annexation attempts will be successful. These projections assume city limits remain constant over the ten-year planning period.
2. No efforts will be undertaken to reduce existing residential densities as shown on the Future Land Use Map.
3. The local, state and national economies will experience slow to moderate recovery during the planning period.
4. The University of Florida will maintain its current undergraduate enrollment policies of modest enrollment growth, especially in the early projection years through 2015.
5. The City's growth will see a slightly declining share of the total population growth of Alachua County due to reduced redevelopment possibilities within city limits and housing competition with Alachua County and the other municipalities such as the City of Alachua and the City of Newberry.

- *The Character of Undeveloped Land*

The largest concentrations of developable, vacant land within City limits are shown in Table 6 below.

Table 6: Major Vacant Land Areas

Project/Property	Existing Land Use Category	Total Vacant Acres
Deerhaven Annexation Area	Alachua County: Rural Agriculture	1,945
Butler Plaza PUD (Vacant area)	Planned Use District	159
Hatchet Creek PUD	Planned Use District	498
Plum Creek	Planned Use District, Residential Low-Density, Single-Family, Conservation	1,777
Plum Creek Timberlands	Agriculture	1,222
Prairie View Trust Property	Business Industrial	285
Weiss Property	Single Family	706
Demetree Property	Alachua County: Residential Medium Density	132
Total		6,701

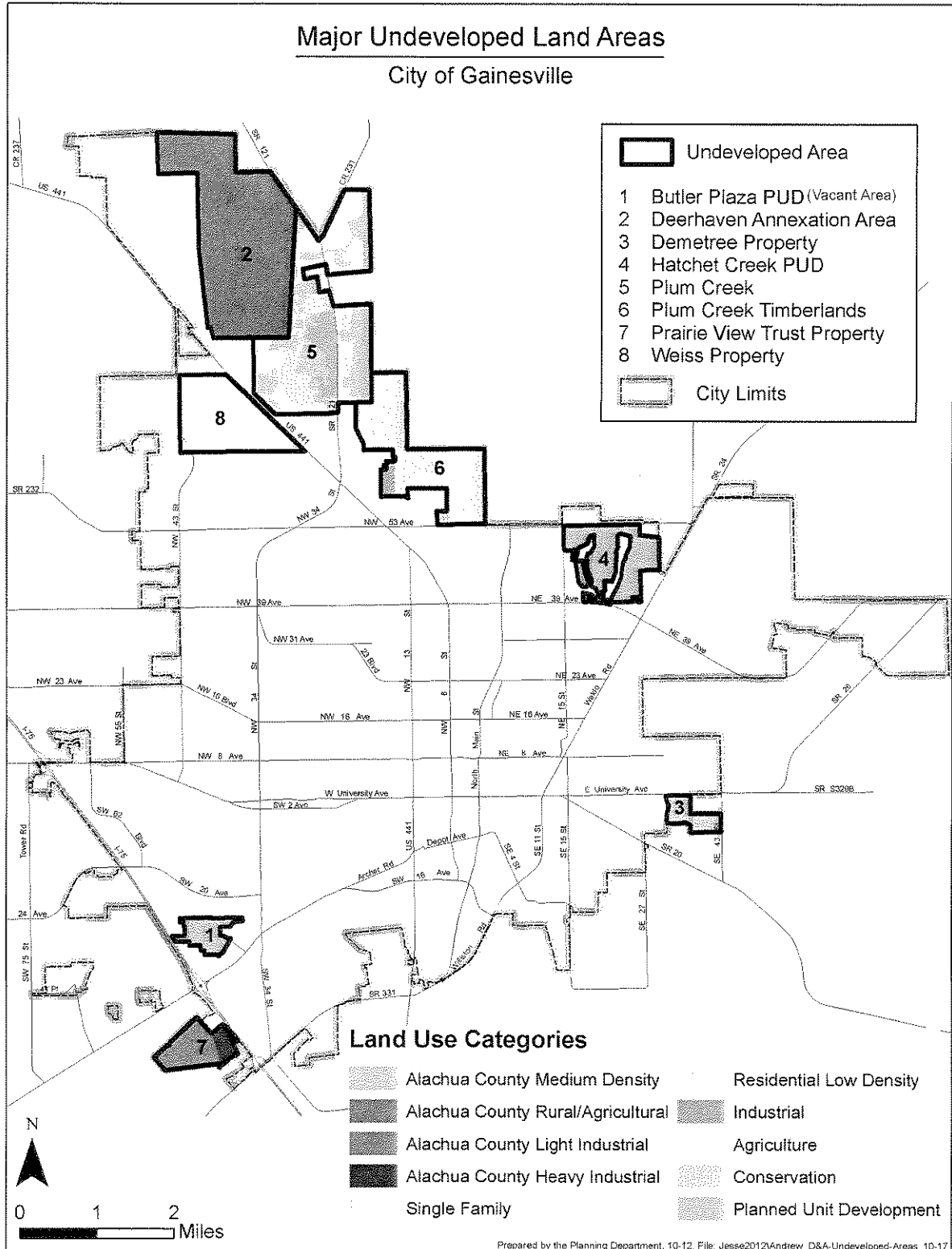
These properties are depicted in Map 1 on the following page. It is important to note that the total vacant acres shown in the table above are not representative of the actual developable area of these listed properties. Where present, environmental features such as regulated surface waters, wetlands, floodplains, flood channel, and/or natural and archeological resources will

limit the developable area of these properties. Additionally, portions of all of the properties, with the exception of Butler Plaza PUD (Vacant area), are designated Strategic Ecosystem and are subject to additional regulations which may further reduce the developable vacant acreage listed in Table 6. The full extent of the reduction of developable areas for these properties will be determined at the site planning stage through a required environmental study and consultation with the City's Environmental Coordinator.

The Plum Creek property also contains approximately 700 acres of land that has been designated with the Conservation land use which reduces the developable acreage to 1,077 from the total vacant acres shown in Table 6. It should also be noted that the large tract of agricultural land labeled Plum Creek Timberlands (1,222 acres) is in active silviculture. This land could eventually be converted to developable acreage with a land use amendment. However, it is not currently anticipated that this will occur during the 2013-2023 planning period.

The Deerhaven Annexation Area was annexed into the City of Gainesville on February 12, 2007 and has not received a City of Gainesville future land use designation. The Demetree Property was annexed into the City of Gainesville on January 19, 2012 and also has not received a City land use designation. Both properties contain significant environmental resources which have delayed land use actions until appropriate land use designations can be determined.

Map 1: Major Undeveloped Land Areas



- ***Availability of Water Supplies, Public Facilities, and Services***

On September 6, 2012, the City Commission adopted the 5-Year Schedule of Capital Improvements for FYs 2011/2012 - 2015/2016. As demonstrated in that document, the City has no current Level of Service (LOS) deficiencies that are not either being addressed with current projects underway or projects that are fully funded with schedules for completion during the next five years.

Projected deficiencies in potable water, wastewater, recreation, stormwater management, and public schools facilities are included as programmed capital projects to maintain existing adopted LOS. The Transportation Mobility and transit projects shown in the 5-Year Schedule are not related to correcting roadway level of service problems because the entire city limits currently falls within a Transportation Concurrency Exception Area (TCEA). As part of the Evaluation and Appraisal update of the City's Comprehensive Plan, the City will rescind transportation concurrency. As a result, it will no longer be included in the concurrency management system. A new Transportation Mobility Program is proposed in the Transportation Mobility Element that will assist the City in providing for adequate transportation facilities.

The Future Land Use and Capital Improvements Elements stipulate that prior to the approval of an application for a development order or permit, a concurrency analysis is required, and no final development order is issued unless existing facilities and services have capacity in accordance with the current adopted Level of Service (LOS) standards, or unless the final development order is conditioned upon the provision of such facilities and services being available at the time the impact of the development will occur.

- ***Need for Redevelopment***

Within the City of Gainesville there are four community redevelopment areas: Eastside, Fifth Avenue/Pleasant Street, Downtown and College Park/University Heights. Redevelopment within these areas is supported by the Comprehensive Plan through a combination of strategies. These strategies include, increasing residential densities near downtown and the University of Florida, encouraging mixed use development, promoting transportation choice, establishing urban design standards, and providing incentives through the use of off-site stormwater facilities.

- ***Compatibility of Uses on Lands Adjacent to or Closely Proximate to Military Installations***

Currently, there are no military installations located within the City of Gainesville city limits.

- ***Compatibility of Uses on Lands Adjacent to an Airport as Defined in S. 330.35 and Consistent with S. 333.02***

The City of Gainesville has adopted airport hazard zoning regulations in the Land Development Code (Appendix F). These regulations control development standards for land uses and building/structure height standards located within the Airport Zones of Influence and other zones prescribed in the Federal Aviation Regulations and consistent with Section 330.02, Florida

Statutes. Updates to the airport zoning regulations concerning the use of land within the Airport Noise Zone and a new Airport Noise Zone Map were adopted in December, 2009.

- ***Discouragement of Urban Sprawl***

The City is amending Future Land Use Element Policy 4.1.3 to include the consideration of an urban sprawl analysis, as defined in Chapter 163.3164 Florida Statutes and consistent with the requirements of Chapter 163.3177(6)(a)9 Florida Statutes, as a factor in reviewing proposed changes to the Future Land Use Map. In addition, Objective 1.5 of the Future Land Use Element and the related policies establishes the entire area within current city limits as an urban service area. As previously stated, the City of Gainesville continues to pursue strategies to increase the potential for redevelopment within the urban core and the Urban Village through a combination of transit and pedestrian improvements, design standards, increased densities and intensities, and redevelopment incentive programs.

- ***Need for Job Creation, Capital Investment, and Economic Development***

The City has sought to promote the development of an Innovation Economy which is defined as those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University driven research, and are generally represented by sectors such as Agritechnology, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology. To this end, the City of Gainesville has incorporated policy recommendations into the current Future Land Use Element identified in the City's Strategic/Action Plan for Economic Development regarding economic development initiatives within the Gainesville Innovation Zone.

- ***Need to Modify Land Uses and Development Patterns within Antiquated Subdivisions***

The City of Gainesville has established a procedure for abandonment of antiquated platted subdivisions within the Land Development Code. In an effort to encourage redevelopment of underutilized parcels, the City has also increased residential densities within designated redevelopment areas and recently annexed suburban areas to encourage lot assembly and redevelopment. As previously referenced, the City has established several redevelopment incentive programs in certain areas to further encourage modification and/or redevelopment of antiquated subdivisions.