

Appendix 3: INVENTORY OF INDUSTRIAL, COMMERCIAL, AND OFFICE LANDS

INTRODUCTION

The proposed Comprehensive Plan Amendment for the Envision Alachua Sector Plan is proposing policies which could potentially allow for 11.2 million square feet of non-residential development in the rural areas of Alachua County, including a range of employment-based land uses within the 5,555 acres proposed for the 'Employment Oriented Mixed Use' designation. It is noted that Florida Statutes Section 163.3245(3)(a)7 provides that, "A long-term master plan adopted pursuant to this section [Sector Plans] is not required to demonstrate need based upon projected population growth or on any other basis." While a demonstration of need is not required by the statute, some information on the quantity and characteristics of land designated for employment-oriented uses is relevant to the proposed Sector Plan application.

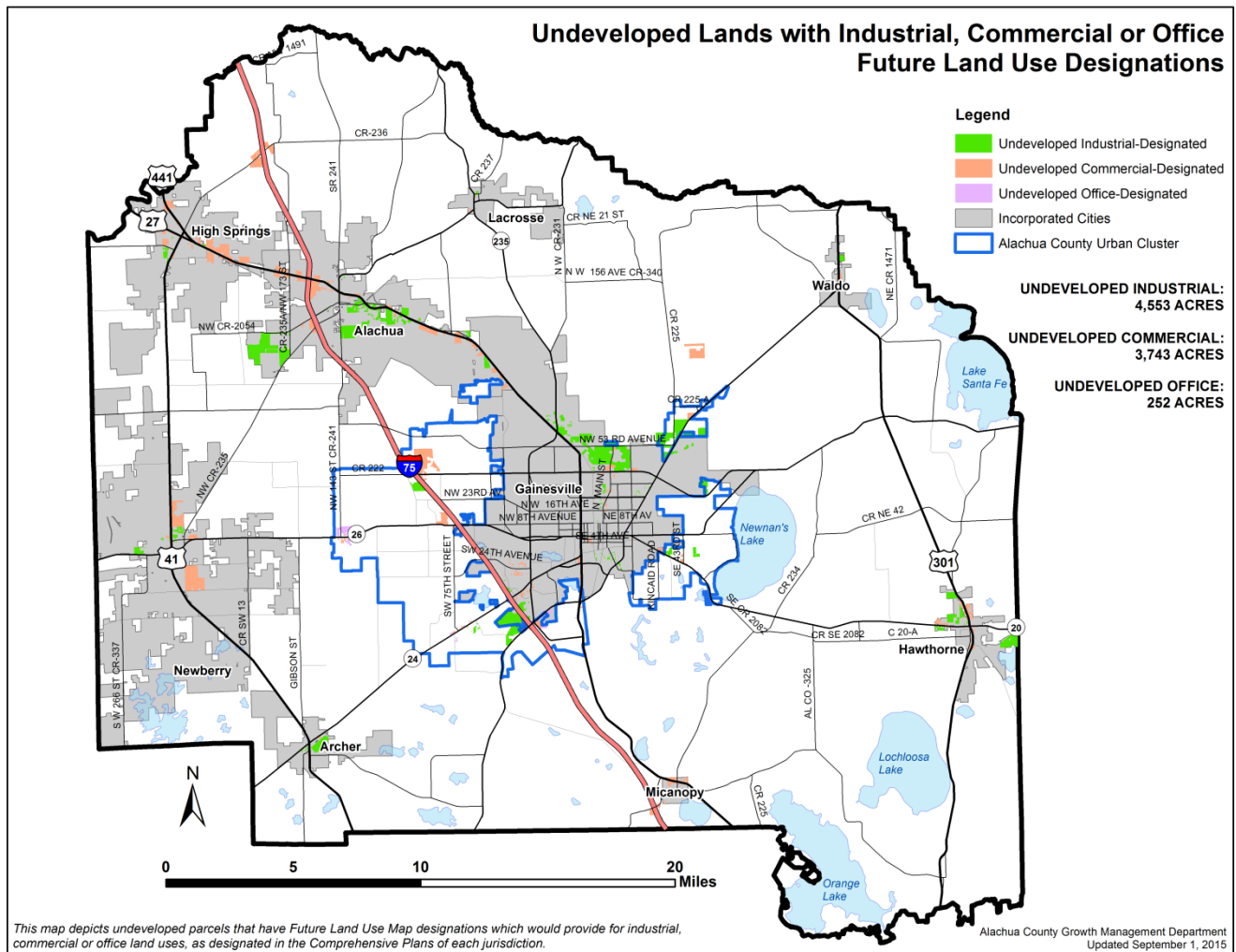
The following information compiled by County staff provides a generalized inventory of lands designated for industrial, commercial, or office uses in Alachua County and each of its municipalities. This inventory utilizes the County's Geographic Information Systems data, including Alachua County Property Appraiser tax parcel data and the adopted Future Land Use Maps for Alachua County and each of its municipalities. This inventory identifies the amount of land that is currently designated for industrial, commercial or office uses, including lands designated for mixed uses which may provide for light industrial, commercial, or office uses. This report identifies how much of this land is presently undeveloped, and the parcel size ranges of these undeveloped lands. The report also provides estimates of the potential number of jobs that could be generated by new development that could occur on these available lands.

The data indicates that there is a significant supply of undeveloped land that is currently designated for industrial, commercial, or office uses throughout Alachua County (see Table 1 and Map 1). The countywide supply of undeveloped lands includes approximately 4,500 acres designated for industrial uses, 3,700 acres designated for commercial uses, and 252 acres designated for office uses. Most of these lands are strategically located proximate to existing urban areas and population centers, where infrastructure and public services are generally available to serve new development. These lands have the potential to be developed with new industrial, commercial, or office uses which could generate new jobs within Alachua County.

Table 1. Lands Designated for Industrial, Commercial or Office Uses in Alachua County (countywide)

Use Category	Acres Designated in Comprehensive Plans	Undeveloped Acres
Industrial	9597	4553
Commercial	8966	3743
Office	1125	252
TOTAL	19688	8548

Map 1. Lands Designated for Industrial, Commercial or Office Uses in Alachua County



INDUSTRIAL LANDS INVENTORY

The inventory of industrially-designated lands includes properties with Future Land Use Map designations which would allow for heavy industrial, light industrial, manufacturing, warehousing, distribution, research & development, business parks, or general employment-based uses. Table 2 below identifies the total acreage and undeveloped acreage of lands designated for industrial uses by jurisdiction. Map 2 shows the locations of all industrially-designated lands in the County, and Map 3 shows those lands that are presently undeveloped and would be potentially available for new industrial development.

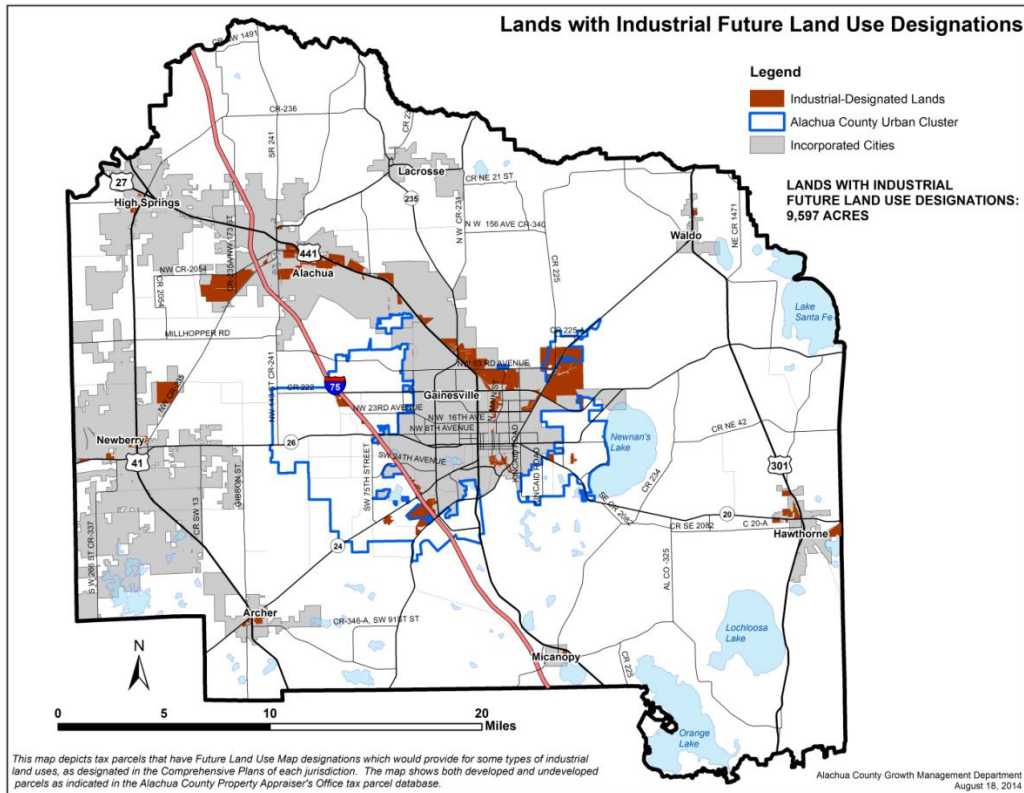
The data indicates that there are approximately 9,597 acres of industrially-designated lands countywide, and of that total, approximately 4,553 acres are presently undeveloped. As shown on Maps 2 and 3, most of the industrially-designated lands in Alachua County are strategically located proximate to existing economic and physical infrastructure such as Gainesville Regional Airport, Interstate-75, existing railroad lines, communication networks, local road networks, and centralized potable water and sanitary sewer systems. The largest concentrations of industrially-designated lands are within the cities of Gainesville (3,240 acres designated and 1,380 acres undeveloped) and Alachua (2,759 acres designated and 1,463 acres undeveloped), and within the unincorporated area (1,907 acres designated and 962 acres undeveloped). The City of Hawthorne has 448 acres designated on its Future Land Use Map for industrial uses, and 368 acres of that is presently undeveloped.

Table 2. Lands with Industrial Future Land Use Designations by Jurisdiction

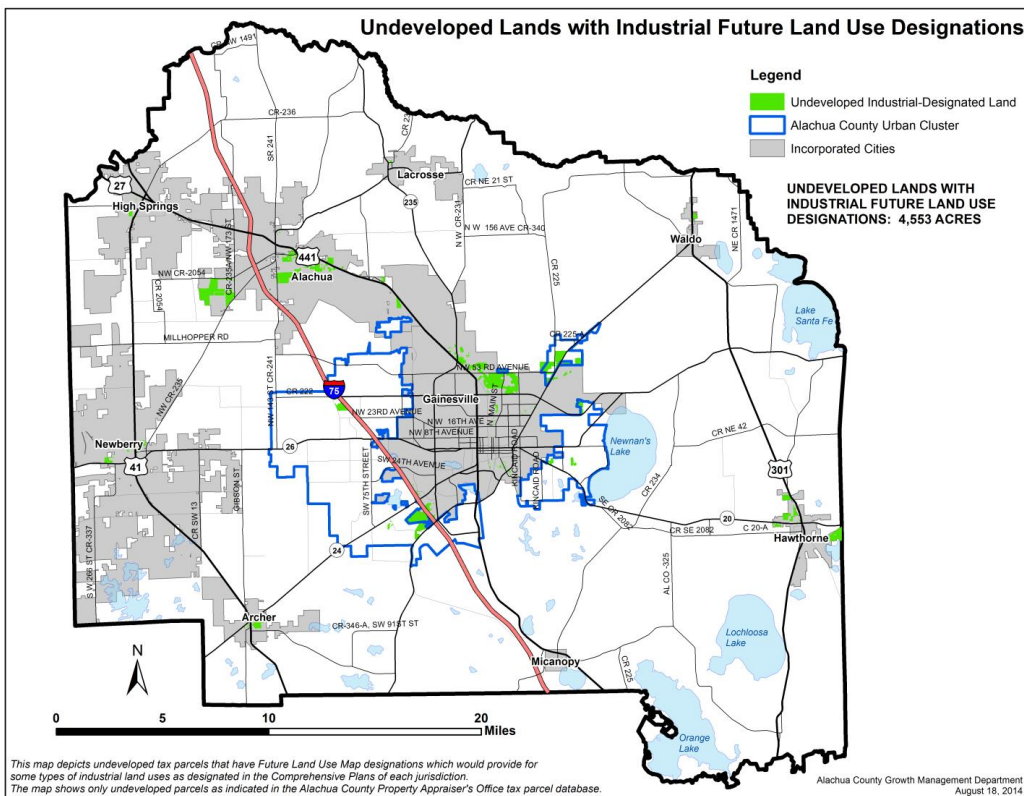
Jurisdiction	Total Acres	Undeveloped Acres
Alachua	2,759	1,463
Archer	185	152
Gainesville	3,240	1,380
Hawthorne	448	368
High Springs	164	62
LaCrosse	12	9
Micanopy	37	0
Newberry	806	120
Waldo	39	37
Unincorporated	1,907	962
Countywide Total	9,597	4,553

Figures include the total number of acres of tax parcels that have industrial Future Land Use Map designations as well as the number of those acres that are undeveloped.

Map 2. Lands with Industrial Future Land Use Designations



Map 3. Undeveloped Lands with Industrial Future Land Use Designations



In Alachua County, there are 504 tax parcels (4,553 acres) that are undeveloped and designated for industrial uses in County and City Comprehensive Plans. There is a variety of parcel sizes within this inventory, including some larger parcels. Information on the sizes of undeveloped tax parcels with industrial future land use designations is provided in Table 3. According to this countywide data, there are 13 tax parcels in the 30 to 50 acre range; 14 tax parcels in the 50 to 100 acre range; 6 tax parcels in the 100 to 200 acre range, and 3 tax parcels that are greater than 200 acres. The City of Hawthorne has 6 undeveloped industrially-designated parcels that are 30 acres or greater, 3 of which are greater than 50 acres (these parcels are included in the countywide numbers). In addition to the existing supply of larger industrial-designated parcels, it is also possible to assemble smaller parcels to create sites of sufficient size for larger-scale industrial development.

Table 3. Range of Parcel Sizes for Undeveloped Lands with Industrial Future Land Use Designations

Acreage Range	Number of Undeveloped Parcels
0 to 5	390
>5 to 10	42
>10 to 30	36
>30 to 50	13
>50 to 100	14
>100 to 200	6
>200	3
Total	504

Industrial Development Potential and Employment Generation

The undeveloped lands designated for industrial uses in the County have the potential to accommodate new industrial uses, which could generate new employment opportunities within Alachua County. The potential amount of industrial floor area that could be developed on these lands can be estimated using a standard floor area ratio. For these estimates, a floor area ratio (FAR) of 0.1 was used (i.e., building floor area would comprise 10% of a site), which is representative of typical industrial development in this area. Then, using the estimated industrial floor area and a multiplier for job generation, it is possible to estimate the potential number of new jobs that could be generated. A multiplier of 1.0 employees per 1,000 square feet was used to estimate the potential number of jobs generated (this is the multiplier used in the applicant's proposed Policy 10.2.6.3.b to estimate employment generation for "advanced manufacturing" uses). Table 4 below summarizes the estimated amount of new industrial development that could occur on undeveloped industrially-designated lands, and the potential employment generation resulting from this new development.

Table 4. Job Creation Potential of Undeveloped Lands Designated for Industrial Land Uses

Jurisdiction	Undeveloped Acres Designated for Industrial Use*	Conversion of Acres to Square Feet	Floor Area of Potential Industrial Development**	Potential Jobs Generated ***
Alachua	1,463	63,728,280	6,372,828	6,373
Archer	152	6,621,120	662,112	662
Gainesville	1,380	60,112,800	6,011,280	6,011
Hawthorne	368	16,030,080	1,603,008	1,603
High Springs	62	2,700,720	270,072	270
LaCrosse	9	392,040	39,204	39
Micanopy	0	0	0	0
Newberry	120	5,227,200	522,720	523
Waldo	37	1,611,720	161,172	161
Unincorporated	962	41,904,720	4,190,472	4,190
Total	4,553	198,328,680	19,832,868	19,833

* Based on lands designated for industrial use on County and municipal Future Land Use Maps in adopted Comprehensive Plans.

** Based on development of industrial-designated lands at a Floor Area Ratio of 0.1.

*** Based on multiplier of 1.0 Jobs Per 1,000 square feet, as identified in Envision Alachua Sector Plan proposed Policy 10.2.6.3.b for "advanced manufacturing" uses.

It is estimated that the supply of undeveloped industrial lands in the County (4,553 acres) could accommodate nearly 20 million square feet of new industrial development. This includes just over 6 million square feet each in the Cities of Alachua and Gainesville, and just over 4 million square feet in the unincorporated County. It is also estimated that the undeveloped industrially-designated lands in the City of Hawthorne (368 acres) could accommodate about 1.6 million square feet of new industrial development. These estimates are based on gross acreage figures and common floor area ratios; there are site-specific factors that will affect the development potential of individual properties such as road access, environmental suitability, stormwater management requirements, and local land development regulations.

If all of the undeveloped industrial-designated lands were to be developed with new industrial uses, this could potentially generate nearly 20,000 new jobs in Alachua County. Just over 12,000 of these new jobs would be in the Cities of Alachua and Gainesville, and just over 4,000 would be in the unincorporated area, based on the locations of the industrial-designated land. In the City of Hawthorne, there is the potential for creation of about 1,600 new jobs based on the amount of currently-designated undeveloped industrial lands.

COMMERCIAL AND OFFICE LAND INVENTORY

In addition to the lands designated for industrial uses identified in the previous section, there are lands designated in the Alachua County and municipal Comprehensive Plans for commercial and office uses which have the potential to accommodate new development and generate new jobs. A similar inventory of countywide lands designated for commercial and office uses has been compiled, with estimates of the potential new development that could occur and the number of jobs that could be generated. This inventory includes properties with Future Land Use Map designations which would allow for a variety of commercial uses such as retail, general office, medical office, tourism-oriented uses, professional services, and personal services. The inventory suggests that there is a substantial supply of undeveloped land which is designated for commercial and office uses, which if developed, could generate new jobs in the County.

Commercial Lands Inventory

Table 5 below identifies the amount of commercially-designated lands in the County and in each municipality. This inventory shows that there are nearly 9,000 acres currently designated for commercial land uses, and that just over 3,700 acres of that are currently undeveloped. As shown on Maps 5 and 6, the largest concentrations of commercial lands are located in Gainesville and unincorporated Alachua County; the Cities of Alachua, High Springs, and Newberry also have significant quantities of land designated for commercial uses. The City of Hawthorne has 232 acres designated on its Future Land Use Map for commercial uses, with 135 acres of that being currently undeveloped.

Using the amount of undeveloped acreage designated for commercial uses, staff estimated the amount of commercial floor area that could be developed based on a common floor area ratio of 0.1. Then, using the estimated amount of commercial floor area, staff estimated the number of jobs that could be generated based on a multiplier of 2.2 employees per 1,000 square feet (this is the multiplier used in the applicant's proposed Policy 10.2.6.3.b to estimate employment generation for "commercial" uses). Based on these calculations, it is estimated that potential development in commercially-designated areas could generate about 35,000 new jobs countywide. These estimates are based on gross acreage figures and common floor area ratios; there are site-specific factors that will affect the development potential of individual properties such as road access, environmental suitability, stormwater management requirements, and local land development regulations.

Land Designated for Office Use

Office uses are typically allowable within most commercial Future Land Use categories designated in local Comprehensive Plans, however, Gainesville and unincorporated Alachua County have mapped areas that are specifically designated for office uses (see Maps 5 and 6). Table 6 below identifies the total quantity of office-designated land in the County, including those areas in Gainesville and the unincorporated area. This inventory shows that there are about 1,100 acres currently designated for office land uses, and about 252 acres of that are currently undeveloped.

Using the amount of undeveloped land designated for office uses, staff estimated the amount of office floor area that could be developed based on a common floor area ratio of 0.1. This estimate is based on gross

acreage figures and a common floor area ratio for new development; there are site-specific factors that will affect the development potential of individual properties such as road access, environmental suitability, stormwater management requirements, and local land development regulations. Using the estimated amount of office floor area, staff estimated the number of jobs that could be generated based on a multiplier of 3.6 employees per 1,000 square feet (this is the multiplier used in the applicant's proposed Policy 10.2.6.3.b to estimate employment generation for "R&D/Office" uses). Based on these calculations, it is estimated that potential new development within currently-designated office areas could generate about 3,900 new jobs countywide.

Table 5. Commercial-Designated Lands, Estimated Floor Area of Development, and Potential Jobs Generated

COMMERCIAL					
Jurisdiction	Total Acres Designated for Commercial Uses*	Acres Undeveloped	Conversion of Acres to Square Feet	Estimated Floor Area of Commercial Development**	Estimated Jobs Generated***
Alachua	1,166	862	37,548,720	3,754,872	8,261
Archer	51	8	348,480	34,848	77
Gainesville	3,364	254	11,064,240	1,106,424	2,434
Hawthorne	232	135	5,880,600	588,060	1,294
High Springs	990	529	23,043,240	2,304,324	5,070
LaCrosse	16	5	217,800	21,780	48
Micanopy	125	73	3,179,880	317,988	700
Newberry	774	655	28,531,800	2,853,180	6,277
Waldo	90	23	1,001,880	100,188	220
Unincorporated	2,158	1,199	52,228,440	5,222,844	11,490
TOTAL	8,966	3,743	163,045,080	16,304,508	35,870

* Based on lands designated for commercial use on County and municipal Future Land Use Maps in adopted Comprehensive Plans.

This includes some mixed use categories which would allow for commercial uses.

** Based on development of commercial-designated lands at an overall Floor Area Ratio of 0.10.

*** Based on multiplier of 2.2 Jobs Per 1,000 square feet, as identified in Envision Alachua Sector Plan proposed Policy 10.2.6.3.b for "commercial" uses.

Table 6. Office-Designated Lands, Estimated Floor Area of Development, and Potential Jobs Generated

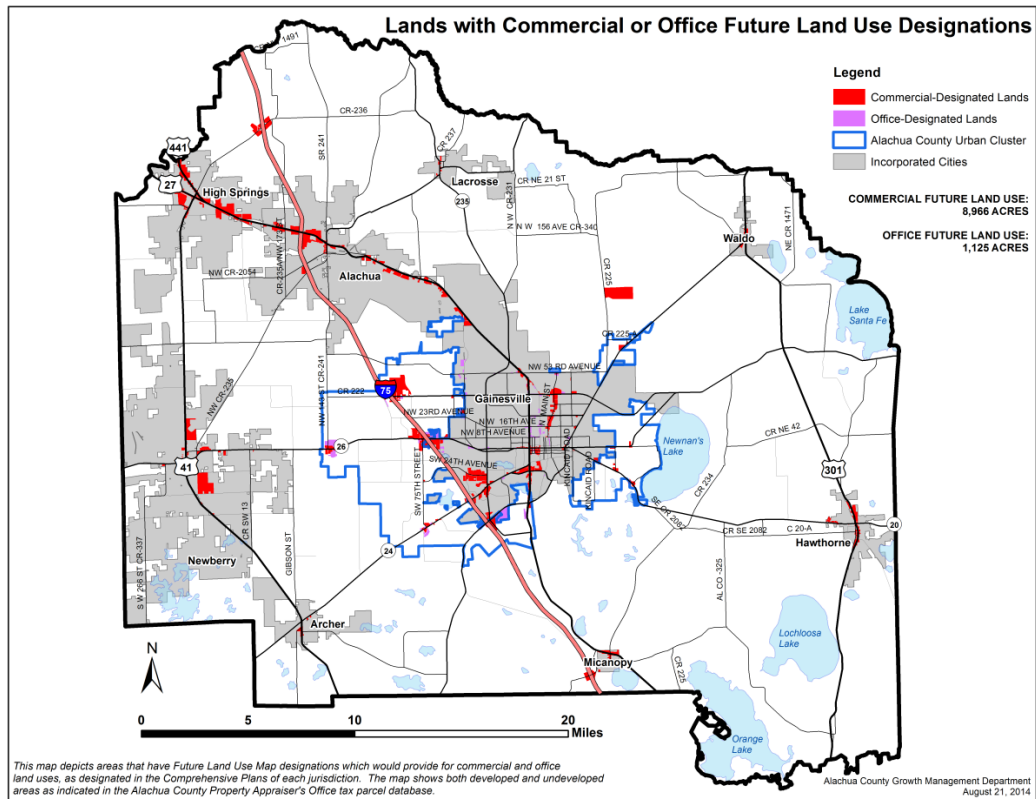
OFFICE					
Jurisdiction	Total Acres Designated for Office Uses*	Acres Undeveloped	Conversion of Acres to Square Feet	Estimated Floor Area of Office Development**	Estimated Jobs Generated***
Gainesville	740	78	3,397,680	339,768	1,223
Unincorporated	385	174	7,579,440	757,944	2,729
TOTAL	1,125	252	10,977,120	1,646,568	3,952

* Based on lands designated specifically for office use on County and municipal Future Land Use Maps in adopted Comprehensive Plans.

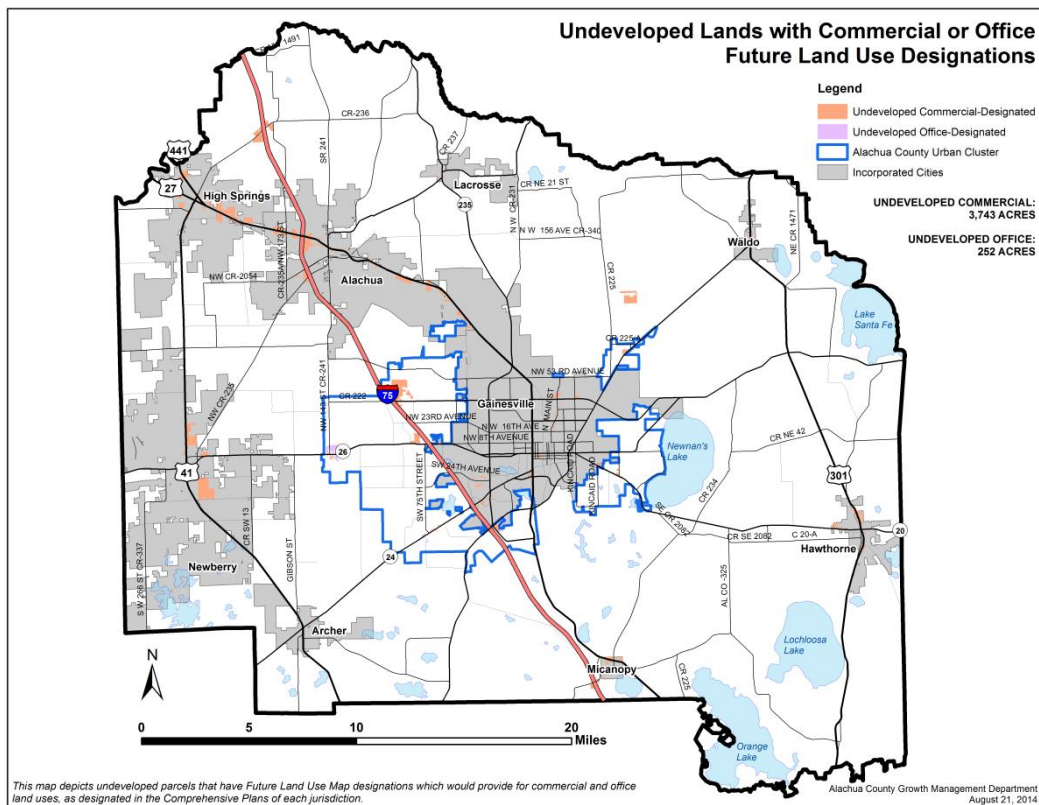
** Based on development of office-designated lands at an overall Floor Area Ratio of 0.10

*** Based on multiplier of 3.6 Jobs Per 1,000 square feet, as identified in Envision Alachua Sector Plan proposed Policy 10.2.6.3.b for "R&D/Office" uses.

Map 4. Lands with Commercial or Office Future Land Use Designations



Map 5. Undeveloped Lands with Commercial or Office Future Land Use Designations



Parcel Size Ranges for Commercial and Office-Designated Lands

In Alachua County, there are 829 tax parcels that are undeveloped and designated for commercial uses on County and City Future Land Use Maps. There is a variety of parcel sizes in this inventory, ranging from less than one acre to over 100 acres. Information on the sizes of undeveloped tax parcels with commercial future land use designations is provided in Table 7. According to this countywide data, the majority of parcels are less than 5 acres, however, there are 18 tax parcels in the 30 to 50 acre range; 10 tax parcels in the 50 to 100 acre range; and 5 tax parcels in the 100 to 200 acre range.

For office-designated lands, there are 135 total tax parcels that are currently undeveloped. The vast majority of the undeveloped office-designated parcels are less than 5 acres, although there are a several parcels greater than 5 acres.

Table 7. Range of Parcel Sizes for Undeveloped Lands with Commercial and Office Designations

Acreage Range	Number of Undeveloped Parcels: Commercial	Number of Undeveloped Parcels: Office
0 to 5	705	126
>5 to 10	48	4
>10 to 30	43	3
>30 to 50	18	1
>50 to 100	10	1
>100 to 200	5	0
>200	0	0
Total	829	135