

Plum Creek Properties



Industrial Lands Needs Analysis

Owner(s):

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Plum Creek Land Company

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Introduction

This report documents the industrial lands inventory and needs analysis performed by Causseaux, Hewett, and Walpole, Inc. (CHW) at the request of Plum Creek Timberlands LP and Plum Creek Land Company. The purpose of this analysis is to determine whether industrial land deficiencies exist within Alachua County and its corresponding municipalities.

In determining deficiencies, both quantitative and qualitative assessments were performed. Quantitative assessment includes both currently entitled industrial lands as well as lands that, if properly entitled, have the potential for viable large-scale industrial development. Viability includes such factors as contiguity, singularity in ownership, and the absence of environmental encumbrances. In order to determine the amount of industrial lands available today, CHW also researched and quantified advertised, for-sale industrial lands.

Through a qualitative assessment, CHW analyzed the various industrial or mixed-use industrial Zoning Districts, itemized by jurisdiction, within Alachua County. Utilizing generalized use and development standards comparison matrixes, Zoning Districts were compared and gaps in uses were identified.

Executive Summary

There is a deficit of industrial lands within Alachua County. Of the approximate 658,000 acres within Alachua County, less than one-half percent (0.5%) have industrial entitlements¹. It is projected that by 2035² Alachua County’s population will grow to 330,400³. Based on the current demographics, approximately 70% of Alachua County’s population is considered to be of working age (i.e. between 18 and 64 years of age).

Table 1: Alachua County Population Projections

Year	Population Projection
2015	252,900
2020	265,800
2025	277,600
2030	287,900
2035	297,000

Source: BEBR Medium Population Projections

In order to maintain a healthy population-to-jobs ratio, being defined as between 50% and 70% of Alachua County’s working-age population, through 2035 there needs to be enough

¹ Source: CHW utilizing Alachua County and its municipalities Zoning Maps/Atlases.
² Alachua County’s Comprehensive Plan 2009 Evaluation and Appraisal Report horizon year.
³ University of Florida, Bureau of Economic and Business Research (BEBR), “medium” projection.

employment oriented land entitled acres to accommodate approximately 162,000 jobs⁴. Consequently, employment oriented entitlements (i.e. industrial, mixed-industrial) need to be increased.

As of August 2013, of the approximately 2,570 acres of industrially entitled lands, less than 900 acres were available for purchase⁵. Of these 900 available industrial acres, approximately 360 acres are located within eastern Alachua County (i.e. within or near the City of Hawthorne).

Alachua County’s labor force is primarily employed in education, health services, leisure/hospitality, and government⁶. In order to promote a diversification in the economy that is in line with Florida’s *Industry Clusters*, as identified in Table 3, the traditional *Euclidean*⁷ Zoning paradigm and development pattern must be replaced with mixed-use, job-oriented and job-supporting Future Land Use (FLU) categories and corresponding Zoning Districts.

Table 2: Alachua County / State of Florida Industry-Labor Force Percentages

Industry	Alachua County Percent of Labor Force	State of Florida Percent of Labor Force
Education & Health Services	26.7%	17.3%
Leisure & Hospitality	15.9%	15.8%
Government	41.7%	16.3%

Source: Enterprise Florida

Table 3: State of Florida Industry Clusters

Industry Cluster	Description
Cleantech	natural resource based research and design to commercialization industry
Life Sciences	industry includes biotech, pharmaceutical and medical companies
Information Technology	industry includes media, photonics/optics, and mobile technologies
Aviation/Aerospace	includes military and civilian aviation and space transport and supporting systems
Logistics and Distribution	coordination and movement of goods and services
Defense & Homeland Security	industry focused on research and development for homeland security
Financial & Professional Service	includes fundamental and value-added financial services

Source: Enterprise Florida

⁴ Determined by multiplying 2035 population projections for Alachua County by 0.70 to determine working-age population; then, multiplying that number by 0.70 (healthy population-to-jobs ratio) in order to determine healthy jobs number.

⁵ Source: Multiple Listing Service (MLS).

⁶ Source: Enterprise Florida.

⁷ *Euclidean Zoning* is the practice of separating land uses and severing the mobility connections between uses, thereby creating zones, or districts, of like or similar land uses.

Manufacturing is a key, strategic industry necessary to take research and design to commercialization. The symbiotic relationship between major institutes of higher education, such as the University of Florida, and manufacturing cannot be understated. In addition to intellectual property (e.g. patents), the University of Florida is directly responsible for intellectual property to commercialization through start-ups⁸.

Over the past several years, mixed-use job oriented Zoning Districts have been created, most notably the City of Alachua's *Corporate Park* and the City of Gainesville's *Business Industrial*. While these districts allow for a mix of industrial, manufacturing, research, and supporting uses, including residential, there remains an overall County-wide deficiency in this type of district. By way of example, CHW's analysis shows that supporting uses such as day cares, public schools, residential, and entertainment are expressly excluded from employment-based districts. This deficiency is a hindrance in attracting employers within Florida's Industry Clusters, which favor mixed-use, campus-like settings within proximity to intellectual capital (e.g., University of Florida, Santa Fe College), a skilled workforce, etc.

Methodology

The following methodology was employed in order to determine if industrial land deficiencies occur in Alachua County.

Quantification of Industrial Lands within Alachua County

Utilizing Geographic Information Systems (GIS) data (e.g. Alachua County Property Appraiser tax parcels, Future Land Use Maps (FLUMs), Zoning Atlases, etc.), CHW extracted industrial designated or entitled properties from FLUMs and Zoning Maps/Atlases within Alachua County.

In order to determine industrial entitled lands, CHW reviewed each Future Land Use (FLU) category and Zoning District within Alachua County and its municipalities. For consistency purposes, a generalized palate of industrial uses was created. This palate of uses is the benchmark for determining industrial versus non-industrial FLU categories and Zoning Districts.

Quantification of Large (i.e. 500 acres or greater), Single-Owner, and Contiguous Tracts of Lands

This analysis identifies 500-acres as the threshold parcel(s) size for substantial job creation. This is because an estimated 50% of lands are developable once open space, roadways, buffers, stormwater management facilities, etc. are subtracted from the total acreage. Once these facilities and areas are subtracted, of the 500 acres approximately 250 acres remain as developable. Within these 250 developable acres, loading areas, surface or structured parking⁹, and storage areas and other support or secondary facilities must be accommodated. Therefore, the actual under-roof or building area is substantially less.

⁸ In 2011, the University of Florida created 11 company start-ups: source: Florida Office of Technology Licensing.

⁹ Based on the price of Alachua County land as compared with construction costs of structured parking, surface parking is generally the preferred and more economical means of accommodating off-street parking.

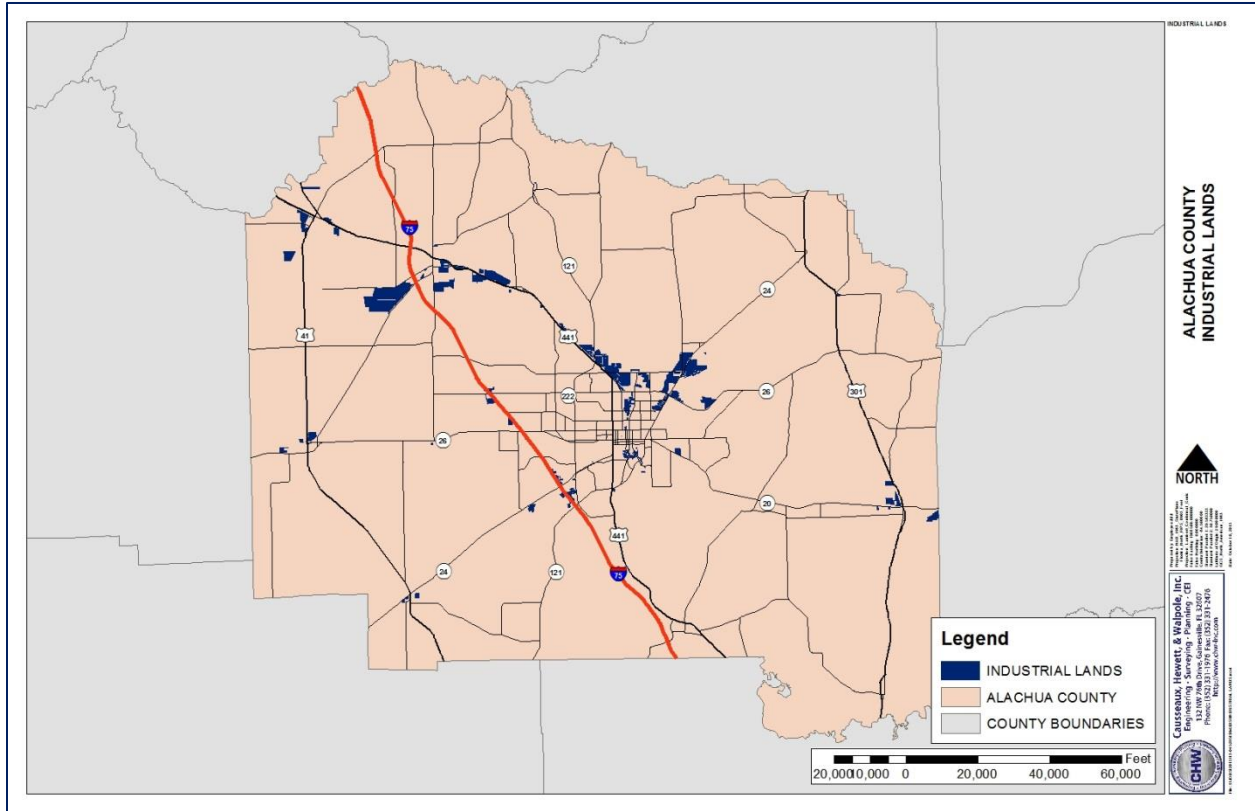


Figure 1: Industrial Lands within Alachua County

Quantification of Industrial Lands Currently for Sale within Alachua County

Utilizing data obtained from the Multiple Listing Service (MLS) and other real estate brokerage sites, CHW extracted industrial properties, both developed and undeveloped, that were advertised as for sale. CHW compared each property with its corresponding local government FLUM and Zoning Map/Atlas to ensure properly entitled properties. The result was a quantification of industrial properties currently for sale within Alachua County.

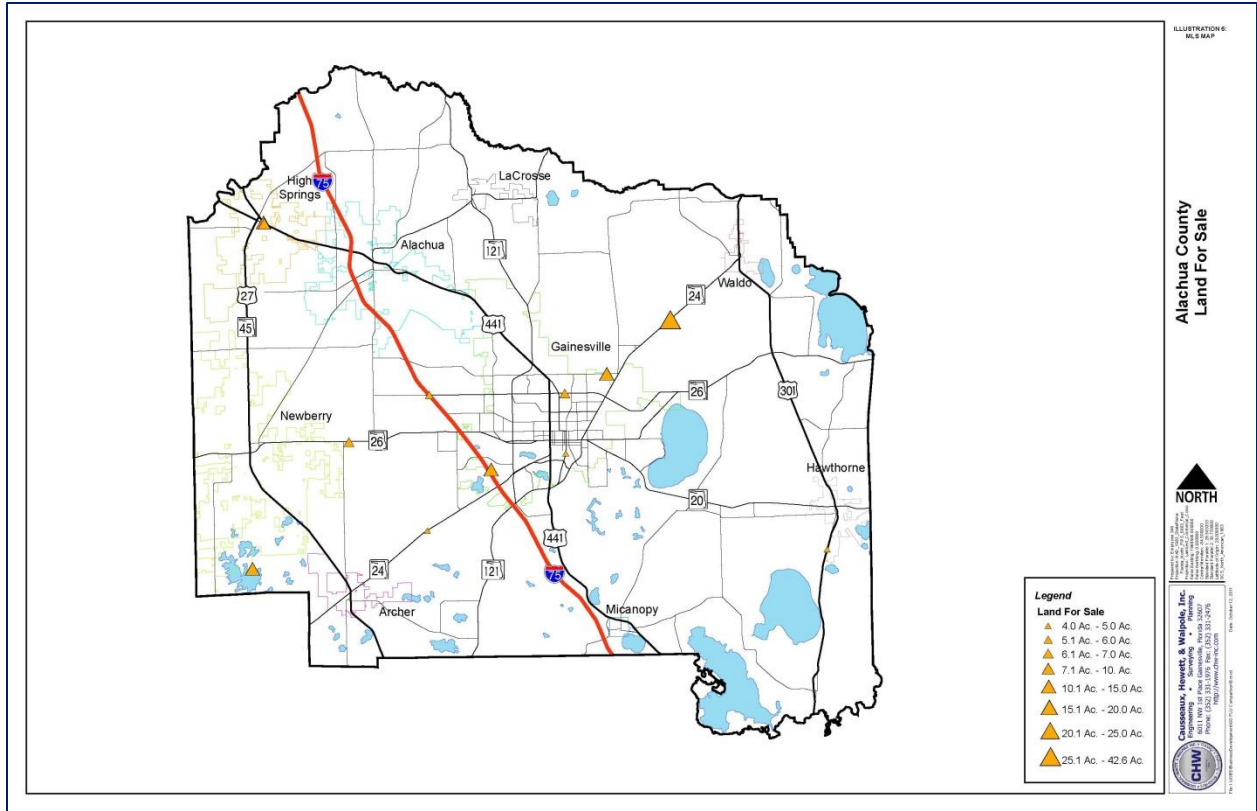


Figure 2: Industrial Lands for Sale within Alachua County

In addition to quantifying for-sale industrial lands, it is important to understand which lands can be built-to-suit. For this qualification, CHW assumed that developed properties are not readily built-to-suit appropriate. Figure 3 on the following page identifies undeveloped, or vacant, industrial lands currently for sale within Alachua County.

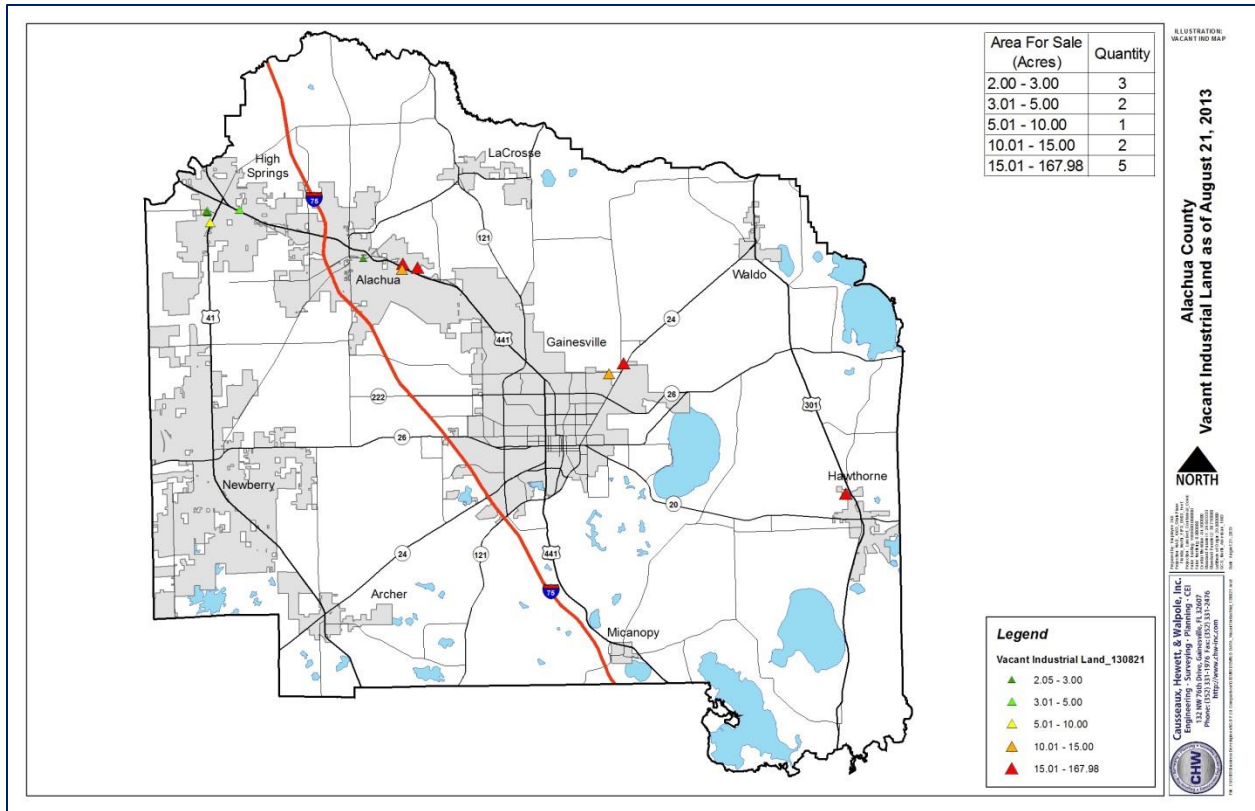


Figure 3: Vacant Industrial Lands for Sale within Alachua County

Utilizing Alachua County Property Appraiser tax parcel data, CHW created a georeferenced GIS layer of Alachua County properties that are 500-acres or larger of contiguous parcels under same ownership. Public lands and privately held lands encumbered by conservation easements were removed from the layer.

Further parameters were utilized to determine potential site viability, including distance from roadways, airports, and railroads. The following identifies the parameters to determine potentially viable large parcels.

- Sufficiently contiguous and under same ownership;
- Within 2,640 feet of collector roadways;
- Within 2,640 feet of rail lines;
- Within 15 miles of a commercial airport;
- At least 75 feet from environmentally sensitive lands (e.g. lakes, floodplains, wetlands); and
- Within proximity to the University of Florida, hospitals, clinics, and emergency services.

Based on the above parameters, seven (7) sites were determined to be potentially viable. These sites are illustrated by Figure 4 on the following page.

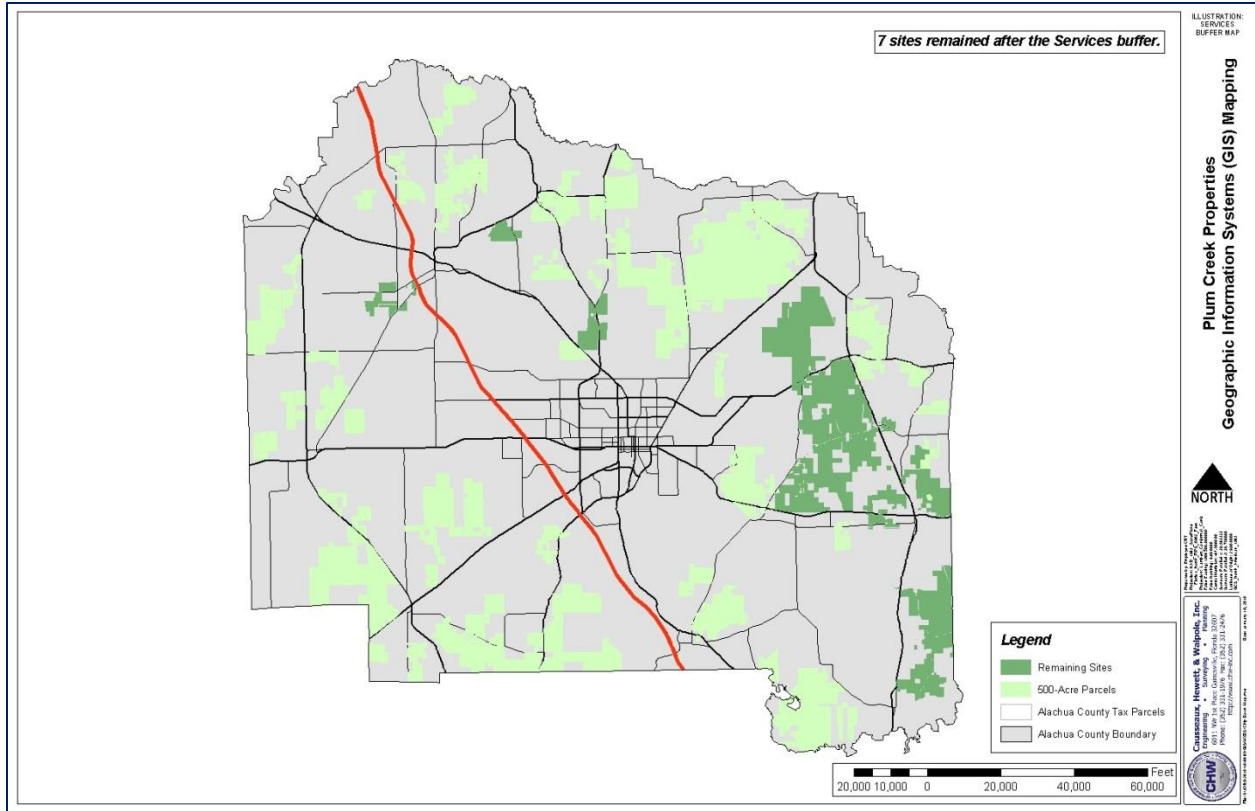


Figure 4: 500+ Acre Contiguous Properties Under Same Ownership

Qualitative Comparison and Analysis of Industrial Zoning Districts within Alachua County and its Municipalities

Industrial Zoning Districts within Alachua County were identified. For comparison purposes, a generalized palate of uses, both industrial and non-industrial, was created. A use matrix compared permitted activities (e.g. residential, medical, office, light industrial) between the various Zoning Districts. Additionally, a gap analysis was performed in order to determine if a new industrial Zoning categories and industrially entitled lands was warranted. The following Tables 4 and 5 identify the local government industrial districts and the uses permitted therein, respectively.

Table 4: Local Government Industrial Zoning Districts

Local Government	District	Local Government	District
Alachua County	BW = Wholesale/Warehousing ML = Light Industrial MS,MP = Industrial Services and Manufacturing	Alachua	CP = Corporate Park ILW = Light and Warehousing Industrial IG = General Industrial District
Hawthorne	IL = Industrial, Light I = Industrial	Newberry	ILW = Industrial, Light and Warehousing I = Industrial
Gainesville	BI = Business Industrial W = Warehousing and Wholesaling I-1 = Limited Industrial I-2 = General Industrial	High Springs	I = Industrial

Table 5: Permitted Use Matrix

Industrial District															
Generalized Use	Alachua County			Hawthorne		Gainesville				Alachua			Newberry		High Springs
	BW	ML	MS,MP	IL	I	BI	W	I-1	I-2	CP	ILW	IG	ILW	I	I
Agriculture	L	L	L												
Parks & Recreation	L	L	L							P	P				P
Residential							P			P	P				
Civic Uses:															
Day Care	L	L	L			P				P					
General Education Schools							P								
Vocational/College Schools	P	P	P	P	P	P	P			P	P		P	P	
Community Services	SE	SE	SE			P	P			P					
Churches	P	P	P			P	P			P	P				
Government Buildings & Facilities	SE	SE	SE			P	P	P		P			P	P	P
Medical/Healthcare Facilities	P	P	P	P	P	P	P			P	P				
Transportation	SE	SE	SE	P	P	P		P	P	P	P	P	P	P	
Utilities (e.g. water treatment plants)	SE	SE	SE			P		P	P						
Entertainment Facilities						P		P	P						P
Food/Beverage	P	A	A			P	P	P	P	P	P				P
Business/Professional Offices	P	P	P	P	P	P	P	P		P			P	P	P
Hotels/Motels						P	SE			P					P
Retail Sales & Services						P	P			P ¹					P
Vehicle Sales & Service	SE		P	P	P		SE	P ²	P ²		P	P	P	P	P
Manufacturing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wholesale/Storage/Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Light Industrial		P	P	P	P	P	P	P	P	P	P	P		P	P
Heavy Industrial			P		P			SE	SE			P		P	
Hazardous Materials/Waste			SE		P			SE	SE			P		P	
Research Facilities		P	P	P		P		P	P	P				P	

