



ALACHUA COUNTY COMPREHENSIVE PLAN 2026-2046

DATA AND ANALYSIS FOR EVALUATION & APPRAISAL AMENDMENTS

September 22, 2026

**ALACHUA COUNTY COMPREHENSIVE PLAN
2026-2046**

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1. POPULATION TRENDS AND PROJECTIONS

Population Trends and Current Estimates

The total population of Alachua County is currently estimated to be 298,485 - an increase of 80,530 since the year 2000. This represents an average annual increase of approximately 3,221 per year over this time period countywide.

Table 1. Population Trends 2000-2025, Alachua County and Municipalities

Jurisdiction	2000 Census Population	2010 Census Population	2020 Census Population	2025 Population Estimate	Population Change 2000-2025
Alachua County	217,955	247,336	278,468	298,485	80,530
Alachua	6,098	9,059	10,574	11,353	5,255
Archer	1,289	1,118	1,140	1,135	-154
Gainesville	95,447	124,476	141,085	151,275	55,828
Hawthorne	1,415	1,417	1,478	1,494	79
High Springs	3,863	5,350	6,215	7,131	3,268
La Crosse	143	360	316	306	163
Micanopy	653	600	648	666	13
Newberry	3,316	4,950	7,342	9,553	6,237
Waldo	821	1,015	846	857	36
Unincorporated	104,910	98,991	108,824	114,715	9,805

Sources: United States Census Bureau and Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.

The unincorporated area of Alachua County has a current population of 114,715, and has increased by 9,805 since the year 2000. This represents an average annual increase of approximately 392 persons per year over this time period. It is noted, however, that there were multiple annexations of large, populated areas into the City of Gainesville during this time period, which shifted existing population from the unincorporated area into the City of Gainesville. In addition, it should be noted that the general economic downturn on a national level greatly slowed population growth in Alachua County and the unincorporated area from 2009-2013. The combination of annexation and national level economic conditions have made the average annual population growth number for the unincorporated area appear relatively low when looking at the 25-year period; however, those numbers have been higher in recent years as discussed in later sections of this report.

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Population Trends and Projections

Share of County Population by Jurisdiction

Table 2 shows the share of Alachua County population by jurisdiction from the year 2000 to 2025. Currently, approximately 89% of the population of Alachua County is located either within the City of Gainesville (50.7%) or within the unincorporated area (38.4%). The remaining 11% of the County's population is located within the County's other eight municipalities. Among the smaller municipalities in Alachua County, the cities of Alachua, High Springs, and Newberry have the greatest share of the County's population.

It is notable that, since the year 2000, the unincorporated area share of the County's total population has decreased by about 10%. This is largely due to the significant annexation activity, mostly by the City of Gainesville, that occurred during that time period. It is also notable that the share of the County's population within the municipalities of Alachua, High Springs, and Newberry have been increasing over the past 25 years. These three municipalities currently account for 9.4% of the County's total population as compared to 6.1% in the year 2000.

Table 2. Share of Alachua County Population by Jurisdiction, 2000-2025

Jurisdiction	Share of County Population, 2000	Share of County Population, 2010	Share of County Population 2020	Share of County Population 2025
Alachua	2.8%	3.7%	3.8%	3.8%
Archer	0.6%	0.5%	0.4%	0.4%
Gainesville	43.8%	50.3%	50.7%	50.7%
Hawthorne	0.6%	0.6%	0.5%	0.5%
High Springs	1.8%	2.2%	2.2%	2.4%
La Crosse	0.1%	0.1%	0.1%	0.1%
Micanopy	0.3%	0.2%	0.2%	0.2%
Newberry	1.5%	2.0%	2.6%	3.2%
Waldo	0.4%	0.4%	0.3%	0.3%
Unincorporated	48.1%	40.0%	39.1%	38.4%

Sources: United States Census Bureau and Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.

Annualized Population Change by Jurisdiction

Table 3 below shows the annual percentage change in population for Alachua County as a whole and for the unincorporated area since the year 2000. Population growth in Alachua County has generally been slow but steady over the past 25 years with the exception of a brief slowdown around 2009 to 2013 as a result of the national level economic downturn. On average, Alachua County has grown by 3,221 persons per year over the past 25 years. Over the past 5 years, that number has been 4,003 persons per year

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Population Trends and Projections

which suggests that Alachua County has been experiencing a somewhat higher than normal population growth relative to the longer-term average.

Table 3. Annual Population Growth – Alachua County and Unincorporated Area

Year	Alachua County			Unincorporated Area		
	Population	Annual Population Change	Annual Percent Change	Population	Annual Population Change	Annual Percent Change
Census 2000	217,955			104,910		
2001	222,935	4,980	2.3%	108,532	3,622	3.5%
2002	228,607	5,672	2.5%	111,939	3,407	3.1%
2003	231,296	2,689	1.2%	95,161	-16,778	-15.0%
2004	236,174	4,878	2.1%	98,755	3,594	3.8%
2005	240,764	4,590	1.9%	100,507	1,752	1.8%
2006	243,779	3,015	1.3%	101,950	1,443	1.4%
2007	247,561	3,782	1.6%	103,217	1,267	1.2%
2008	252,388	4,827	1.9%	105,051	1,834	1.8%
2009	256,232	3,844	1.5%	107,260	2,209	2.1%
Census 2010	247,336	-8,896	-3.5%	99,113	-8,147	-7.6%
2011	247,337	1	0.0%	99,050	-63	-0.1%
2012	246,770	-567	-0.2%	98,972	-78	-0.1%
2013	248,002	1,232	0.5%	99,282	310	0.3%
2014	250,730	2,728	1.1%	100,380	1,098	1.1%
2015	254,893	4,163	1.7%	101,621	1,241	1.2%
2016	257,062	2,169	0.9%	102,298	677	0.7%
2017	260,003	2,941	1.1%	103,810	1,512	1.5%
2018	263,291	3,288	1.3%	104,904	1,094	1.1%
2019	267,306	4,015	1.5%	106,299	1,395	1.3%
2020 Census	278,468	11,162	4.2%	108,824	2,525	2.4%
2021	284,607	6,139	2.2%	111,390	2,566	2.4%
2022	287,872	3,265	1.1%	111,892	502	0.5%
2023	293,040	5,168	1.8%	114,213	2,321	2.1%
2024	296,313	3,273	1.1%	114,207	-6	0.0%
2025	298,485	2,172	0.7%	114,715	508	0.4%

Sources: United States Census Bureau and Florida Population Estimates by County and Municipality for the years between Census.

As previously noted, the unincorporated area population has grown by an average of 392 persons per year over the past 25 years. The average annual increase is somewhat low due to a few large annexations of populated areas during that time period. By contrast, the median average annual population increase in the unincorporated area over the past 25 years is 1,267. Over the past 5 years, the average annual population increase for the unincorporated area has been 1,178 persons per year. The latter numbers

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Population Trends and Projections

are likely more in line with what could be expected going forward in terms of average annual population growth for the unincorporated area.

Population Projections

Florida Statutes Section 163.3177 requires that the Comprehensive Plan shall be based on population projections, which shall either be those published by the State's Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The statute requires that the Plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period.

For comprehensive planning purposes, the County is using the population projections prepared by the University of Florida Bureau of Economic and Business Research (BEBR), as published in the report, "Gainesville Regional Utilities Small-Area Population Projection Methods and Results", November 28, 2023. This report provides a more granular level of detail for projected population for the unincorporated area and cities than is available in the State's official population projections for the County. The County is using the "Linear Growth Scenario" that is presented in the BEBR report. The Linear Growth Scenario is higher than the State's medium projections, but lower than the high projections for Alachua County, as published by the Office of Economic and Demographic Research.

Table 4. Population Projections 2025-2050, Alachua County by Jurisdiction

Jurisdiction	Year					
	2025 Estimate	2030	2035	2040	2045	2050
Alachua County	298,485	317,962	335,764	353,566	371,367	389,169
Alachua	11,353	13,138	14,383	16,155	18,072	20,044
Archer	1,135	1,436	1,759	1,857	2,049	2,286
Gainesville	151,275	161,245	170,060	177,193	183,670	189,323
Hawthorne	1,494	1,644	1,781	1,919	1,967	2,050
High Springs	7,131	7,649	8,063	8,804	9,559	10,366
La Crosse	306	288	288	288	288	288
Micanopy	666	696	751	766	778	791
Newberry	9,553	9,601	10,428	11,780	13,692	16,409
Waldo	857	875	875	875	875	875
Unincorporated	114,715	121,390	127,376	133,929	140,417	146,737

Source: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario", and Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.

Based on the data above, the total population of Alachua County is projected to grow by 90,684 between 2025 and 2050. The population of the unincorporated area of Alachua County is expected to grow by 32,022 during that time period, from 114,715 in 2025 to 146,737 in 2050.

2. LAND USE CAPACITY (URBAN CLUSTER ANALYSIS)

Policy 7.1.3 of the Comprehensive Plan Future Land Use Element (FLUE) requires that, as part of the periodic update of the Comprehensive Plan, the County must conduct an evaluation to determine whether a sufficient and non-excessive amount of land is available within the Urban Cluster to accommodate urban uses for a ten-year and twenty-year time frame. This section provides an analysis of whether there is sufficient capacity within the Urban Cluster for urban development to accommodate the projected population growth for ten- and twenty-year time frames. The analysis is based on projections of future population growth and an inventory of available land for urban development.

Methodology Requirements

Policy 7.1.3 of the FLUE provides that the methodology for the Urban Cluster evaluation shall be based on a comparison of the forecast need for land for urban residential and non-residential development based on projected population, average household size, a residential vacancy rate, and a market factor. The policy provides that the market factor for the 10-year time frame shall be 2.0, and the market factor for the 20-year time frame shall be 1.5

Projected Population Growth in Unincorporated Area and Urban Cluster

For the Urban Cluster evaluation, it is necessary to project how the future population growth in the unincorporated area will be distributed between the Urban Cluster and the Rural areas of the County. One of the fundamental strategies of the Alachua County Comprehensive Plan is to promote future urban development within the designated Urban Cluster where public facilities and services can be most efficiently provided, and to promote the separation of urban and rural land uses. For areas outside the Urban Cluster, the Comprehensive Plan generally provides for limited amounts and types of development at lower residential density and agricultural land uses. Given these general land use policy strategies in the adopted Comprehensive Plan, it is anticipated that the substantial majority of future population growth and new development in the unincorporated area will occur within the Urban Cluster.

As shown in Table 5 below, data on approved final development plans over the past 10 years indicates that the vast majority of newly approved residential units in the unincorporated area have been located within the Urban Cluster. This general trend is expected to continue over the next 20 years.

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Land Use and Development Capacity of Urban Cluster

Table 5. Percentage of Total Approved Residential Units within Urban Cluster, 2015-2024

Year	Total Residential Units Approved	Number of Units within Urban Cluster	% Units within Urban Cluster
2015	272	267	98.2%
2016	741	723	97.6%
2017	217	214	98.6%
2018	754	711	94.3%
2019	271	271	100.0%
2020	292	193	66.1%
2021	680	680	100.0%
2022	571	562	98.4%
2023	1,144	1,133	99.0%
2024	889	858	96.5%
Total	5,831	5,612	96.2%

Source: Alachua County Growth Management Department, approved final development plans 2015-2024.

The data in the table above indicates that, with the exception of one year (2020), the percentage of newly approved residential units that were located within the Urban Cluster was above 90% for each year, with most years being above 95%. For purposes of this analysis, it is projected that 90% of future new residential development in the unincorporated area will be located within the Urban Cluster. This is a conservative estimate for analysis purposes; however, it is anticipated that this percentage will likely average about 95% over the time horizon of the Comprehensive Plan.

Table 6 below shows the projected population growth within the Urban Cluster for the 10-year, 20-year, and 25-year planning periods. This has been estimated using the population projections for the unincorporated area and applying the assumption that 90% of population growth in the unincorporated area will be located within the Urban Cluster.

Table 6. Projected Population Growth in Unincorporated Area and Urban Cluster

	Unincorporated Area	Urban Cluster*
2025 Population Estimate	114,715	
2035 Population Projection	127,376	
10 Year Projected Growth (2025-2035)	12,661	11,395
2045 Population Projection	140,417	
20 Year Projected Growth (2025-2045)	25,702	23,132
2050 Population Projection	146,737	
25 Year Projected Growth (2025-2050)	32,022	28,820

* Urban Cluster projected population growth based on estimated 90% of total unincorporated area population growth.

Source: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario", and Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.

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Land Use and Development Capacity of Urban Cluster

Housing Units Needed to Accommodate Projected Population Growth in Urban Cluster

Policy 7.1.3, FLUE calls for the use of an average household size in conducting the Urban Cluster evaluation. The average household size is used as a metric for converting projected population growth into a projected number of residential units that are needed. According to the U.S. Census Bureau American Community Survey 5-Year Estimates for 2019-2023, Alachua County has an average household size of 2.33 Persons Per Household. In order to estimate the number of residential units needed to accommodate the projected population growth within the Urban Cluster for the 10-year and 20-year time periods, the projected population growth in the Urban Cluster for the years 2035 and 2045 are divided by the average household size of 2.33 persons per household as shown in Table 7 below.

Table 7. Residential Units Needed to Accommodate Projected Population Growth in Urban Cluster

Year	Projected Population Growth in Urban Cluster	Projected Residential Units Needed in Urban Cluster*
2025-2035 (10-year period)	11,395	4,891
2025-2045 (20-year period)	23,132	9,928
2025-2050 (25-year period)	28,820	12,369

* Based on 2.33 persons per household

Source: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario", and Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.

It is estimated that an additional 4,891 residential units will be needed to accommodate the projected population growth within the Urban Cluster for the 10-year planning period (2035). For the 20-year planning period (2045), it is estimated that 9,928 residential units will be needed (this amounts to an additional 5,037 residential units on top of the 4,891 units needed by 2035). For the 25-year planning period (2050), it is estimated that 12,369 residential units will be needed (this amounts to an additional 2,441 residential units on top of the 9,928 units needed by 2045).

Available Land in Urban Cluster and Estimates of Capacity for New Development

This section provides an inventory of undeveloped land within the Urban Cluster and an estimate of the amount of new residential development that could potentially be built on that land. Undeveloped land in the Urban Cluster was separated into three categories for purposes of this analysis:

- Undeveloped raw land,
- Undeveloped land that is subject to an approved development plan, and
- Unbuilt lots within platted subdivisions

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Land Use and Development Capacity of Urban Cluster

Undeveloped raw land includes privately-owned land that is undeveloped and is not subject to an approved development plan or subdivision plat. For undeveloped raw land, data is provided on the number of acres of such land by Future Land Use category. Density multipliers are then used to estimate the number of residential units that could potentially be developed on that land in the future.

Undeveloped land that is subject to an approved development plan includes land that is undeveloped, or in some cases partially developed, and is subject to a preliminary or final development plan that has been approved by the County. For purposes of this analysis, the number of residential units that are approved as part of the development plan, but are still unbuilt, have been included in the estimated capacity of the Urban Cluster. There is a separate inventory of these active/ongoing development plans in subsequent sections of this report.

Unbuilt lots within platted subdivisions, as the name implies, includes platted lots within existing subdivisions, that are currently unbuilt. There is a separate inventory of these unbuilt lots in subsequent sections of this report.

It should be recognized that in addition to the three categories of undeveloped lands in the Urban Cluster mentioned above, there are some lands that are not developed at the maximum density or intensity that would potentially be allowable under the applicable Future Land Use designation in the Comprehensive Plan. These “underdeveloped” lands have the potential to be developed at higher densities in accordance with the residential density that is allowable under the Comprehensive Plan, if or when those lands are redeveloped in the future. Additionally, due to recent changes in Florida Statutes resulting from the Live Local Act, there is now a possibility for residential units to be developed within certain areas that are designated for non-residential development if a portion of those residential units are designated as affordable. The potential for Live Local Act residential units within non-residential areas and the redevelopment of “underdeveloped” parcels are not factored into this analysis.

Undeveloped Raw Land Inventory

Table 8 below summarizes the inventory of undeveloped raw land within the Urban Cluster. The table shows the number of undeveloped acres of land by Future Land Use category and the allowable residential density ranges for those categories as provided in the Comprehensive Plan. The potential number of residential units that could be accommodated on those lands is estimated using density multipliers for each Future Land Use category as shown in the table. The density multiplier is an estimated average density (in dwelling units per acre) that could be anticipated for future development and is based on a combination of recent development trends and the density ranges that are allowed pursuant to the Comprehensive Plan.

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Land Use and Development Capacity of Urban Cluster

Table 8. Inventory of Undeveloped Raw Land in Urban Cluster and Estimated Capacity for Future Residential Development

Future Land Use Category	Allowable Density Range (units per acre)	Density Multiplier (units per acre)	Undeveloped Land (Acres)	Estimated Capacity (number of dwelling units)
Estate Residential	0.5 max	0.5	1156.54	578
Low Density Residential	1-4	4	2670.77	10,683
Medium Density Residential	4-8	8	134.96	1,080
Medium High Density Residential	8-14	10	24.82	248
High Density Residential	14-24	18	4.34	78
Residential 0-2du/ac (Idylwild/Serenola)	0-2	1	540.38	540
Residential 2-4du/ac (Idylwild/Serenola)	2-4	3	32.17	97
Mixed Use Low Density Residential	1-4	4	19.61	78
Mixed Use Med High Density Residential	4-14	10	10.23	102
Mixed Use Medium Density Residential	4-8	8	71.26	570
TOTALS			4665.08	14,055

Source: Alachua County Growth Management Department. Data as of July 2025.

There is approximately 4,665 acres of undeveloped raw land within the Urban Cluster that is designated for residential uses or mixed uses that include residential. The largest amount of undeveloped land in the Urban Cluster is within the Low Density Residential category with about 2,670 acres, followed by Estate Residential with about 1,156 acres, Residential 0-2 (Idylwild-Serenola) with 540 acres, and Medium Density Residential with 135 acres.

Based on the acreages of undeveloped raw land by Future Land Use category and the estimated residential density multipliers, staff calculated the estimated number of residential units that could be developed on that land as shown in Table 8. It is estimated that the undeveloped raw land in the Urban Cluster has the capacity to accommodate about 14,055 new dwelling units.

It should be noted that while this analysis has used density multipliers based on estimated average residential densities within the allowable ranges for each Future Land Use category, the Comprehensive Plan also provides for higher densities above the maximums of these ranges as part of Traditional Neighborhood Developments (TND), Transit Oriented Developments (TOD), and Cottage Neighborhoods.

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Undeveloped Land that is Subject to Approved Development Plans

There is a significant amount of land within the Urban Cluster that is undeveloped or partially developed, and is subject to a preliminary or final development plan that has been approved by the County. This land is counted separately from the “undeveloped raw land” discussed above. For land that is covered by an approved development plan, the number of unbuilt residential units that are included as part of the approved development plan is tabulated in this analysis instead of using the underlying acreage with the density multiplier. The number of unbuilt residential units included in this analysis is based on the number of units that have been approved, excluding the number of units that have already been built according to the County’s permit data.

There are two categories of land with approved development plans that are identified. The first is “Active Final Development Plans”, which includes land that is subject to an approved final development plan that is actively being permitted and developed with new residential units. The second category is “Preliminary Development Plans”, which includes land that is or was subject to an approved preliminary development plan. In a few cases, this includes preliminary development plans that were previously approved but are now expired; in such cases, the residential unit inventory herein includes the number of units that were approved as part of the approved preliminary development plan. The alternative to including the units from approved but expired preliminary development plans would be to calculate the development potential of the land based on its acreage and an estimated density multiplier. Both methods will result in similar numbers of units to be included in this inventory, however, County staff is of the opinion that using the preliminary plan (even if it is expired) provides the more realistic number since the preliminary plan was based on an actual development scenario specific to the land in question and based on the requirements of the County’s land development regulations.

According to County development data, there are 2,855 unbuilt residential units that are included as part of approved active Final Development Plans. These are units that can generally be permitted today subject to County permitting processes and requirements. In addition, there are 10,348 unbuilt residential units that are included as part of Preliminary Development Plans. These units will generally require additional development review and approval step(s) before any residential units may be permitted within those developments. Additional detail on the approved development plans that are included in these summary totals is provided in Table 12. It is noted that these numbers will constantly change over time as new dwelling units are permitted and constructed.

Table 9. Available Residential Units within Approved Development Plans in Urban Cluster

	Total Residential Units Approved	Unbuilt Approved Residential Units
Active Final Development Plans	3,939	2,855
Preliminary Development Plans	10,458	10,348
Totals	14,397	13,203

Source: Alachua County Growth Management Department. Data as of July 2025.

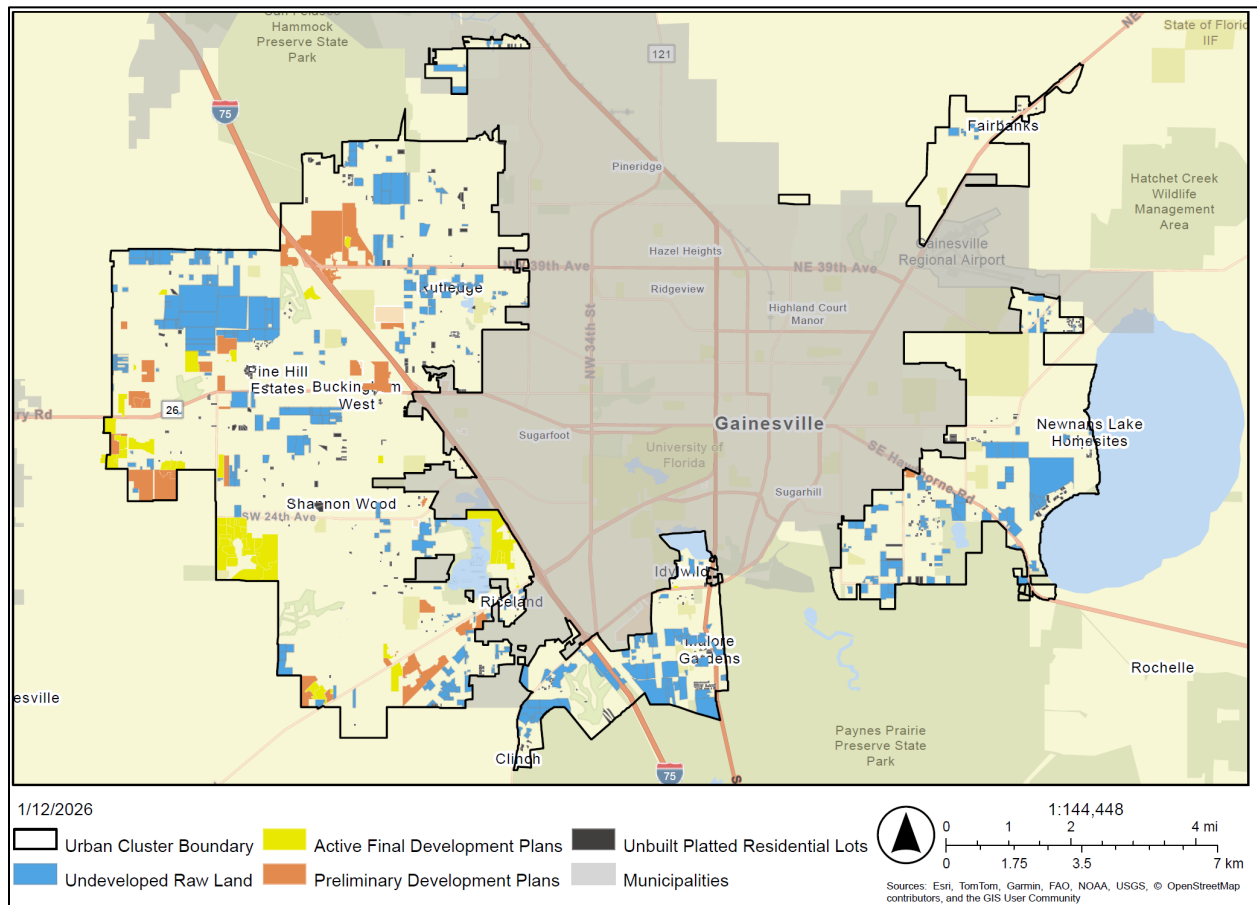
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Unbuilt Lots within Platted Subdivisions

The final category of available undeveloped land in the Urban Cluster is unbuilt lots within platted subdivisions. This category includes platted single-family residential lots that are currently unbuilt for which permits can generally be pulled subject to meeting County permitting processes and requirements. As of the date this data was compiled (July 2025), there were 510 unbuilt residential lots within platted subdivisions in the Urban Cluster.

Map 1. Undeveloped Lands in Urban Cluster for Potential Residential Use



Source: Alachua County Growth Management Department. Data as of July 2025.

Other Factors: Residential Vacancy Rate

Policy 7.1.3, FLUE calls for the use of a residential vacancy rate as part of the Urban Cluster analysis. The vacancy rate is used because it is widely recognized that within most housing markets, a certain percentage of residential units will be vacant at any given time, and therefore, the County should plan for that vacancy rate accordingly in evaluating the future capacity of the Urban Cluster.

Data on residential vacancy rates are available from the U.S. Census, American Community Survey (ACS) 5-Year Estimates from 2023 (Selected Housing Characteristics, DP04). According to the ACS data, the

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vacancy rate for owner-occupied units was 1.9%, and the vacancy rate for rental units was 11.3%. The overall vacancy rate for Alachua County was 10.3% in 2023. For purposes of this analysis, a vacancy rate of 10.3% is used.

Other Factors: “Market Factor”

Policy 7.1.3, FLUE also calls for the use of a “market factor” as part of the Urban Cluster analysis. The market factor is used to ensure that the implementation of the Urban Cluster policies does not place unreasonable constraints on the residential housing market such that the price of housing is significantly increased as a result of the Urban Cluster policies. The market factor ensures that there should always be far more capacity available within the Urban Cluster for the 10-year and 20-year planning periods than just the amount needed to accommodate the projected population growth.

The market factor for the 10-year planning period is 2.0, and the market factor for the 20-year planning period is 1.5. This means that the available capacity within the Urban Cluster should be two times the amount needed to accommodate population growth for the 10-year period, and 1.5 times the amount needed to accommodate population growth for the 20-year period.

Summary of Urban Cluster Capacity Evaluation

Based on the data presented in the previous sections, the following is a summary of the relevant data for the Urban Cluster analysis as required by Policy 7.1.3 of the Future Land Use Element. The table below summarizes the relevant data points comparing the need for land for future urban development based on population projections, and the available land within the Urban Cluster to accommodate future needs.

Based on this analysis, staff estimates there is sufficient land available within the Urban Cluster to accommodate the projected population growth through the year 2050. This assessment will be revisited and updated as part of the County’s next Evaluation & Appraisal of the Comprehensive Plan which will occur around 2033.

Table 10. Summary of Projected Population and Housing Unit Need: Unincorporated Urban Cluster

	Projected Population Increase	Projected Housing Unit Increase	Residential Vacancy Rate	Total Housing Unit Need*
10-Year (2025-2035)	11,395	4,891	10.3%	5,395
20-Year (2036-2045)	23,132	9,928	10.3%	10,951
25-Year (2046-2050)	28,820	12,369	10.3%	13,643

* Calculated as the projected Housing Unit Increase, plus 10.3% to account for vacancy rate.

Source: Alachua County Growth Management Department. Data as of July 2025.

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Table 11. Summary of Available Land and Capacity to Accommodate Projected Population and Housing Unit Need – Unincorporated Urban Cluster

	Potential Number of Residential Units
Undeveloped Raw Land	14,055
Land Subject to Approved Development Plans	13,203
Unbuilt Platted Lots	510
Totals	27,768

Source: Alachua County Growth Management Department. Data as of July 2025.

For the **10-year planning period**, it is estimated that there will be a need for 5,395 residential dwelling units within the Urban Cluster to accommodate the projected population growth. Comprehensive Plan Policy 7.1.3, FLUE, requires the use of market factor of 2.0 for the 10-year planning period, which means that, with the Market Factor applied, there would need to be capacity for at least 10,790 residential dwelling units within the Urban Cluster ($5,395 \times 2.0$). The data indicates that there is currently capacity for approximately 27,768 residential dwelling units within the Urban Cluster, therefore, the available land within the Urban Cluster is sufficient to accommodate projected population growth for the 10-year period.

For the **20-year planning period**, it is estimated that there will be a need for 10,951 residential dwelling units within the Urban Cluster to accommodate the projected population growth. Comprehensive Plan Policy 7.1.3, FLUE, requires the use of market factor of 1.5 for the 20-year planning period, which means that, with the Market Factor applied, there would need to be capacity for at least 16,426 residential dwelling units within the Urban Cluster ($10,951 \times 1.5$). The data indicates that there is currently capacity for approximately 27,768 residential dwelling units within the Urban Cluster, therefore, the available land within the Urban Cluster is sufficient to accommodate projected population growth for the 20-year period.

For the **25-year planning period**, it is estimated that there will be a need for 13,643 residential dwelling units within the Urban Cluster to accommodate the projected population growth. Comprehensive Plan Policy 7.1.3, FLUE does not identify a market factor for a 25-year period so the 20-year market factor of 1.5 was used. With the market factor applied, there would need to be capacity for at least 20,464 residential dwelling units within the Urban Cluster ($13,643 \times 1.5$). The data indicates that there is currently capacity for approximately 27,768 residential dwelling units within the Urban Cluster, therefore, the available land is sufficient to accommodate projected population growth for the 25-year period.

Alachua County Comprehensive Plan 2026-2046 Data and Analysis
Land Use and Development Capacity of Urban Cluster

Table 12. Approved Development Plans Included in Urban Cluster Capacity Analysis

Active Developments (Approved Final Development Plan and Under Construction)

Development Name	Application #	Future Land Use Designation	Residential Units Approved	Residential Units Built	Residential Units Unbuilt
Buchanan Trails Ph1	DR22-000030	Low Density	107	61	46
Celebration Pointe	2017071701	Mixed Use	1295	0	1295
Celebration Pointe Blocks 16 and 17	2016100301	Mixed Use	107	40	67
Celebration Pointe TOD - Block 18 – Building B2	2022100501	Mixed Use	98	0	98
Celebration Pointe TOD - Block 19 - Building B1	2022100502	Mixed Use	106	0	106
Florida Recovery Center at UF Health Springhill	DR23-000049	Mixed Use	21	0	21
Gainesville Cottages TND	DR23-000037	Commercial	212	0	212
Gloria's Way	2015051302	Low Density	42	37	5
Grand Preserve at Kanapaha	2018081303	Low Density	104	86	18
Hammock's Reserve	DR22-000022	Medium Density	140	0	140
Lanata Cottage Neighborhood	2021120602	Residential 2-4du/ac	12	0	12
Laureate Village Ph1Unit1	2019061003	Low Density	53	30	23
Laureate Village Phase 1Unit2	2019061003	Low Density	44	0	44
Laureate Village Phase 1Unit3	2021040509	Low Density	54	0	54
Laureate Village TND Village Center	2021100404	Low Density	264	0	264
Lugano Ph3	2019112501	Low Density	72	69	3
Lugano Ph4	2022070502	Low Density	68	0	68
Oakhaven Walk Subdivision	2022030704	Low Density	18	0	18
Oakmont Ph1 Unit 1B	2013021802Ph1U1B	Low Density	93	90	3
Oakmont Ph1 Unit 1C	2013021802Ph1U1C	Low Density	40	32	8
Oakmont Ph1 Unit A	2010050301	Low Density	42	40	2
Oakmont Ph2	2015040801	Low Density	138	133	5
Oakmont Ph3 Unit1A	2017071702	Low Density	155	152	3
Oakmont Ph4	2019051305	Low Density	164	155	9
Oakmont Phase 5A	2021060703	Low Density	125	31	94
Oakmont Phase 5B	2021060703	Low Density	40	17	23
Park Lane Phase 2A	2022013106	Medium Density	176	0	176
Parks Edge	2019041501	Low Density	7	4	3
Southpointe Phase 2Unit 2B	2017120401	Low Density	20	18	2
Tioga Ph19	2018121001	Low Density	20	19	1
Tioga Ph20	2020092806	Low Density	20	19	1
Tioga Ph21	2021060704	Low Density	37	24	13
Wimberly	2019021901	Low Density	45	27	18
Total			3,939	1,084	2,855

Source: Alachua County Growth Management Department. Data as of July 2025.

Alachua County Comprehensive Plan 2026-2046 Data and Analysis
Land Use and Development Capacity of Urban Cluster

Table 12 (cont'd). Approved Development Plans Included in Urban Cluster Capacity Analysis

Preliminary Development Plans (includes expired plans)

Development Name	Application #	Future Land Use Designation	Residential Units Approved	Residential Units Built	Residential Units Unbuilt
AMJ Newberry Road TND	DR23-000015	Low Density	233	0	233
Archer Road Townhomes	DR22-000004	Medium Density	58	0	58
Brytan PD	ZOM-14-07	Low Density	642	0	642
Buchanan Trails Ph2	DR22-000030	Low Density	69	0	69
Dogwood Park	2017062604	Low Density	224	0	224
Eastgate Meadows	2019071505	Medium Density	63	0	63
Jonesville Business Park Mixed Use PD	DR22-000001	Office/BP	416	0	416
Jonesville Business Park Mixed Use PD	DR22-000001	Office/BP	166	0	166
Laureate Village TND Remainder	2018011601	Low Density	280	0	280
Live Oak Cottages	DR24-000037	Low Density	75	0	75
Lugano remainder	2017062603	Low Density	230	0	230
MIVO TND	DR22-000029	Low Density	296	0	296
Newberry Village	CPA-02-10	Mixed Use	801	0	801
Oakmont Remainder	ZOM-03-14	Low Density	173	0	173
Park Lane Mixed Use Retail/Residential	ZOM-08-15	Medium High Density	28	0	28
Parker Road Cottages	DR24-000054	Low Density	36	0	36
Santa Fe Village TOD	2012071102	Mixed Use	2289	0	2289
Southpointe PD Remainder Phase 2	DR23-000055	Low Density	170	0	170
Springhills SE quadrant	DR23-000043	Mixed Use	352	0	352
Springhills TND/TOD	DR22-000021	Mixed Use	2694	0	2694
Tara Esmeralda-Phase II remainder	DR23-000040	Low Density	16	0	16
Tara Larga	DR23-000033	Low Density	101	0	101
Tara Verde Subdivision	DR23-000027	Low Density	177	0	177
Tara Vista Subdivision	DR22-000028	Medium Density	223	0	223
The Village PD	ZOM-28-06	Medium Density	191	110	81
Tower Oaks Subdivision - Phase II	DR24-000062	Medium Density	18	0	18
Westhaven TND	DR24-000029	Medium High Density	299	0	299
Westlake TND - Jonesville Business Park	DR23-000013	Office/BP	138	0	138
			10,458	110	10,348

Source: Alachua County Growth Management Department. Data as of July 2025.

3. TRANSPORTATION MOBILITY DATA AND ANALYSIS

Alachua County's Mobility Plan, which originally went into effect in 2010, promotes multi-modal supportive land uses through policies in the Future Land Use Element that promote higher density, mixed use Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD) within the Urban Cluster. The Mobility Plan includes level of service (LOS) guidelines for pedestrians, bicyclists, express transit and motor vehicles for the Urban Cluster and rural areas as part of the Transportation Mobility Element. It also identifies multi-modal infrastructure and transit projects that will be needed to provide mobility and achieve the LOS guidelines within the Urban Cluster through 2040 as part of the Capital Improvements Element.

The Transportation Mobility Element establishes level of service (LOS) guidelines for arterial and collector roadways in the unincorporated area. LOS is a method for describing roadway operating conditions based on factors such as travel speed, delay, congestion, and the presence or lack of multimodal facilities. LOS is expressed on a scale from A through F, where A represents free flowing traffic conditions for motor vehicles or the presence of pedestrian, bicycle, and transit facilities, and F represents highly congested motor vehicle traffic conditions, and a lack of any pedestrian, bicycle, and transit facilities.

There are LOS guidelines adopted in the Transportation Mobility Element for pedestrian, bicycle, express transit, and motor vehicles on arterial and collector roadways. The adopted LOS guidelines are used for long range planning purposes, to evaluate transportation system performance, and to guide transportation capital improvement plans. The County formally repealed transportation concurrency several years ago, therefore, the LOS guidelines are not used for concurrency purposes. There are separate LOS guidelines for the Urban Cluster and for the rural areas of the County.

Policy 1.1.4 provides the following LOS guidelines for the Urban Cluster:

	Level of Service (LOS)	Standard of Measure
Pedestrian	B	Based on Presence of a pedestrian facility
Bicycle	B	Based on Presence of a bike lanes /paved shoulders
Express Transit	B	Based on Peak Hour Frequency of 15 minutes or less
Motor Vehicle*	D	Professionally Accepted Traffic Analysis

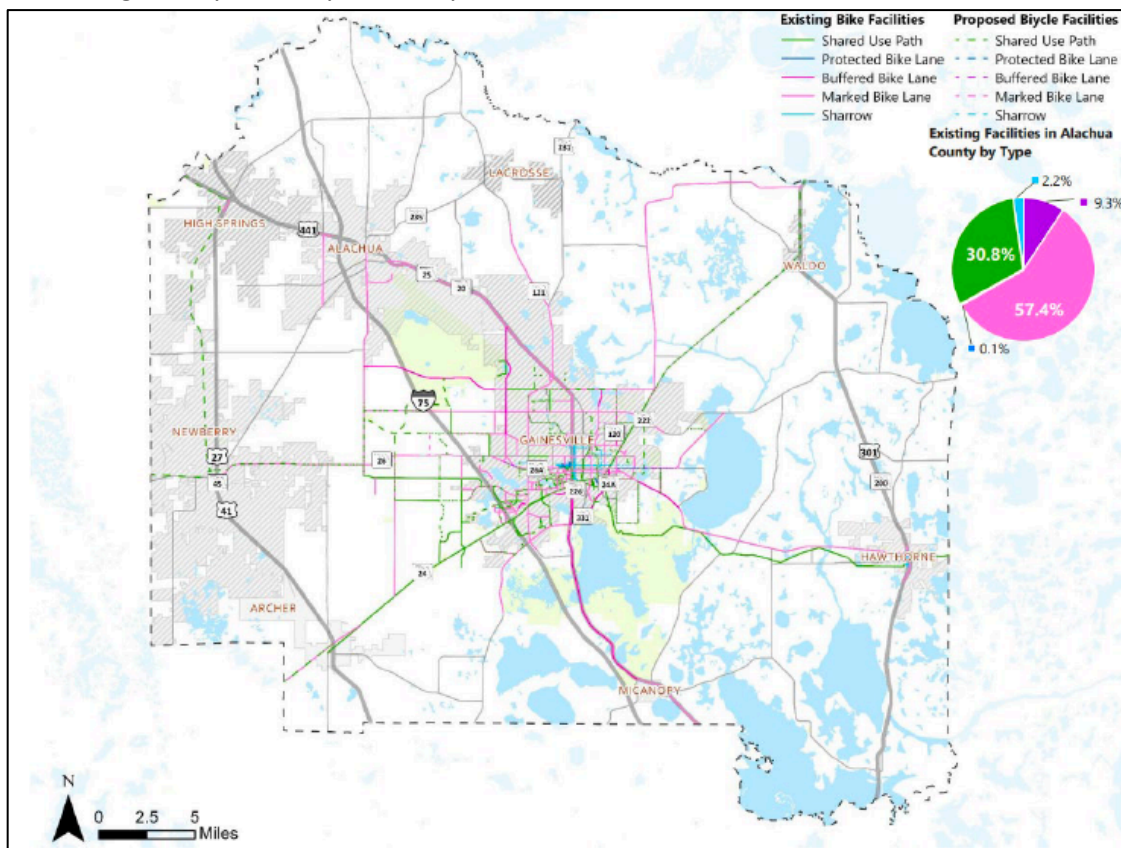
* Guideline applies to Collector and Arterial Roads

The following sections discuss existing and projected levels of service for bicycle, pedestrian, express transit, and motor vehicles.

Bicycle Facility Level of Service

The adopted LOS guideline of “B” for bicycle facilities is based on the presence of a bike lane/paved shoulder on the particular roadway. The adopted LOS guideline is a goal for all collector and arterial roadways within the Urban Cluster by 2040 that is used for long range planning purposes and for identifying long term capital improvement projects. The LOS is not a standard that is intended to be achieved on an annual basis for each roadway. Map 2 below depicts the existing countywide bicycle network within Alachua County.

Map 2. Existing Countywide Bicycle Facility Network



Source: Alachua Countywide Bicycle and Pedestrian Master Plan, Technical Memorandum 1: Existing Conditions Assessment, May 2025.

Table 13 below summarizes the existing conditions relating to bicycle facility availability on arterial and collector roadways in the unincorporated area. For County arterial and collector roads that are substantially within the Urban Cluster, approximately 44% of the total road miles currently have a bicycle facility available. For State roads, that number is approximately 70%. Overall, for all arterial and collector roads within the Urban Cluster, approximately 52% of the total road miles currently have a bicycle facility

Alachua County Comprehensive Plan 2026-2046 Data and Analysis

Transportation

available. Appendix A of this report provides more detailed segment-by-segment data on bicycle and pedestrian facilities.

Table 13. Summary of Urban Cluster Roadways with Bicycle Facility Present

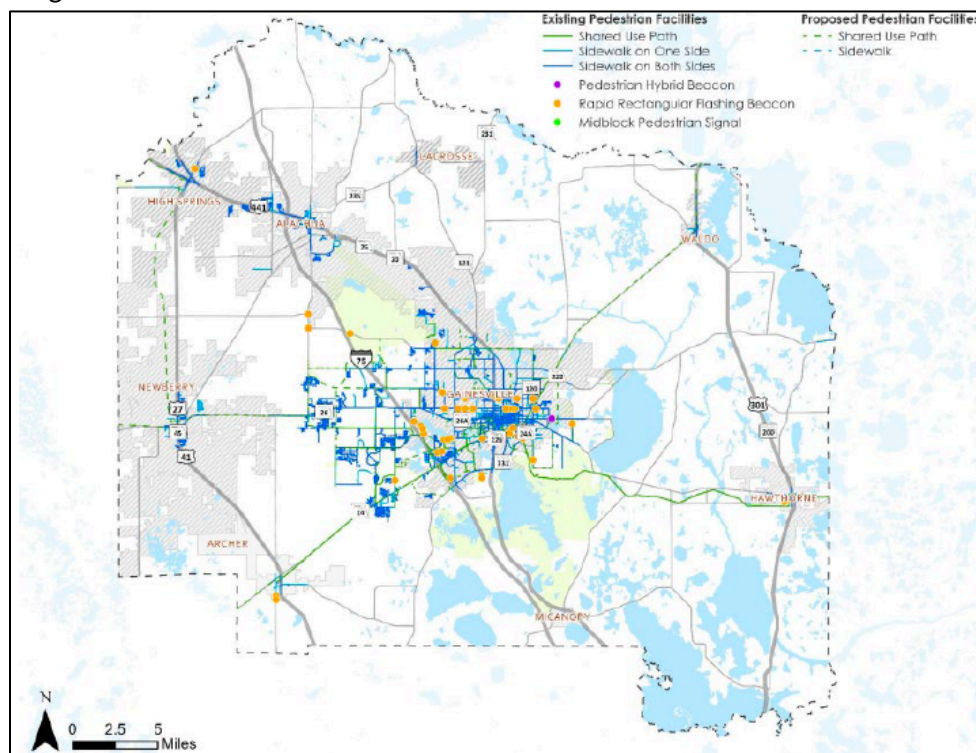
	Road Miles with Bike Facility Present	Total Road Miles	Percent of Total with Bike Facility Present
County Roads - Urban Cluster	26.1	59.5	44%
State Roads - Urban Cluster	19.3	27.7	70%
Total - Urban Cluster	45.4	87.2	52%

Data includes County and State arterial and collector road segments that are fully or substantially within the Urban Cluster. Source: Alachua County Growth Management, and Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area, Multimodal Level of Service Report, March 12, 2021.

Pedestrian Facility Level of Service

The adopted LOS guideline of “B” for pedestrian facilities is based on the presence of a pedestrian facility on the particular roadway. The LOS guideline is a goal for all collector and arterial roadways within the Urban Cluster by 2040 that is used for long range planning purposes and for identifying long term capital improvement projects. The LOS is not a standard that is intended to be achieved on an annual basis for each roadway. Map 3 below depicts the existing countywide pedestrian network within Alachua County.

Map 3. Existing Pedestrian Network



Source: Alachua Countywide Bicycle and Pedestrian Master Plan, Technical Memorandum 1: Existing Conditions Assessment, May 2025.

Table 14 below summarizes the existing conditions relating to pedestrian facility availability on arterial and collector roadways in the unincorporated area. For County arterial and collector roads that are substantially within the Urban Cluster, approximately 46% of the total road miles currently have a pedestrian facility available. For State roads, that number is approximately 70%. Overall, for all arterial and collector roads within the Urban Cluster, approximately 53% of the total road miles currently have a pedestrian facility available. Appendix A of this report provides more detailed LOS data for individual road segments.

Table 14. Summary of Urban Cluster Roadways with Pedestrian Facility Present

	Road Miles with Pedestrian Facility Present	Total Road Miles	Percent of Total with Pedestrian Facility Present
County Roads - Urban Cluster	27.3	59.5	46%
State Roads - Urban Cluster	19.3	27.7	70%
Total - Urban Cluster	46.6	87.2	53%

Data includes County and State arterial and collector road segments that are fully or substantially within the Urban Cluster. Source: Alachua County Growth Management, and Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area, Multimodal Level of Service Report, March 12, 2021.

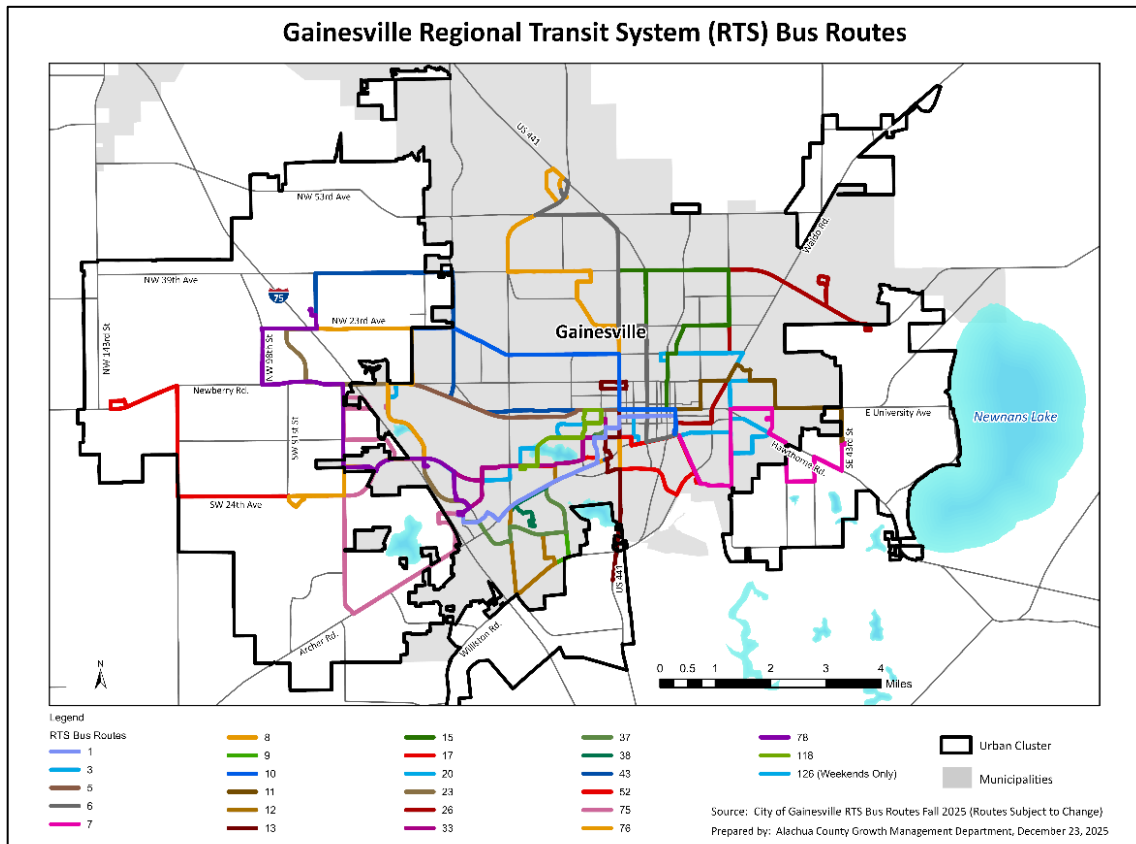
It is noted that the County is currently in the process of developing the Alachua Countywide Bicycle and Pedestrian Master Plan in partnership with the City of Gainesville and the University of Florida to guide the future of pedestrian and bicycle infrastructure across the region. The Master Plan will result in the identification of a long term planned network of bicycle and pedestrian projects designed to create safe, comfortable routes for walking and biking to destinations throughout Alachua County. It will include goals, policies, and programs to support walking and biking as viable modes of transportation. It will also prioritize a list of potential future projects for further study, design, and implementation.

The currently adopted Multimodal Transportation Capital Improvements Program in the Capital Improvements Element contains a line item for generalized implementation of the Countywide Bicycle and Pedestrian Master Plan. Upon adoption of the Master Plan, the Transportation Mobility and Capital Improvements Elements will need to be updated to incorporate the recommendations, policies, maps, and projects identified in the Master Plan into the Comprehensive Plan.

Transit and Express Transit Level of Service

Transit service is provided within portions of the unincorporated Urban Cluster by the City of Gainesville Regional Transit System (RTS) through fixed routes or route segments. Transit service is not currently provided to unincorporated areas outside the Urban Cluster. Map 4 below depicts RTS bus routes as of Fall 2025.

Map 4. Gainesville Regional Transit System (RTS) Bus Routes



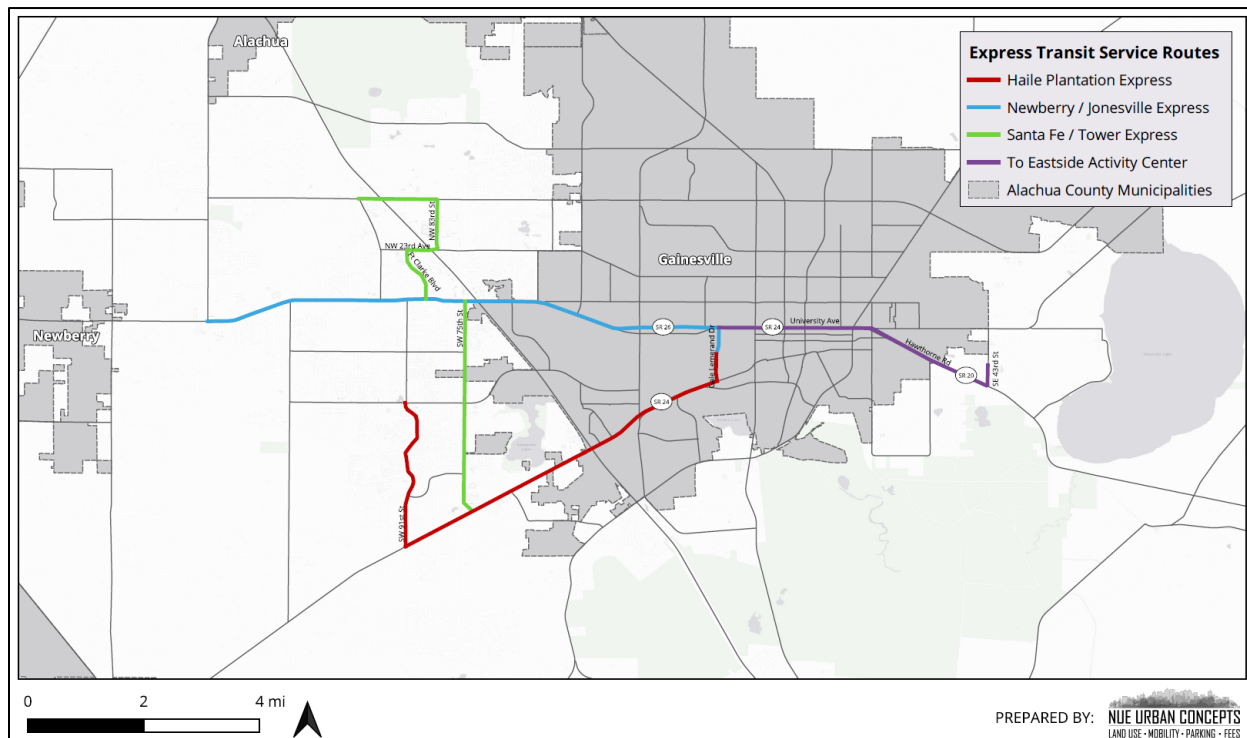
Source: Gainesville Regional Transit System and Alachua County Growth Management Department

The County's Comprehensive Plan does not have an adopted level of service standard for general transit service, so this information is provided for overall context about the County and City transit system. The following fixed RTS transit routes currently extend into the unincorporated area within the Urban Cluster:

- Route 7 (Rosa Parks Downtown Station to Eastwood Meadows)
- Route 13 (441/13th St. from Alight apartments to Cottage Grove Apartments)
- Route 23 (Butler Plaza to Santa Fe College via Ft. Clarke Blvd)
- Route 43 (UF Health to Santa Fe College)
- Route 52 (UF Campus to Jonesville)
- Route 75 (Oaks Mall to Butler Plaza via Tower Rd.)
- Route 76 (Haile Plantation to Santa Fe College)

While the Comprehensive Plan does not have a LOS standard for general transit service, it does have an adopted LOS guideline for express transit facilities of “B”. In order to achieve this level of service, express transit service shall be provided for a minimum of 2 hours during both the AM and PM peak periods. The peak hour frequency for each route shall be a minimum of 30 minutes and may be increased to additional service to meet demand and maintain up to 15-minute headways based on the capacity and productivity of the service. The adopted LOS guideline for express transit service is a goal to be achieved within the Urban Cluster on each of the routes shown on the Express Transit Corridors map by 2040 (see Map 5 below). The express transit LOS guideline is used for long range planning purposes and for identifying long term capital improvement projects and is not intended to be achieved on an annual basis for each roadway.

Map 5. Express Transit Corridors Map (from Comprehensive Plan, Transportation Mobility Element)



As shown on the map above, the following express transit routes are identified on the adopted Express Transit Corridors Map in the Transportation Mobility Element:

- Haile Plantation Express
- Newberry-Jonesville Express
- Santa Fe/Tower Road Express
- Eastside Activity Center

Express transit service is currently provided by RTS, in partnership with Alachua County, along portions of the identified Express Transit Corridors.

RTS Route 23 runs between Butler Plaza and Santa Fe College via Ft. Clarke Blvd on 30-minute headways during daytime hours, Monday through Friday. This route covers part of the routes identified on the Express Transit Corridors Map as “Santa Fe/Tower Express” and “Newberry-Jonesville Express”, although it does not follow those exact corridors shown on the map.

RTS Route 52 runs between Jonesville and the UF Campus on 50-minute headways during peak hours, Monday through Friday. This route covers portions of the routes identified on the Express Transit Corridors Map as “Haile Plantation Express” and “Newberry-Jonesville Express”, although it does not follow the exact corridors shown on the map.

RTS Route 75 runs between the Oaks Mall and Butler Plaza via Tower Road on 30-minute headways, Monday through Friday. This route covers part of the route identified on the Express Transit Corridors Map as “Haile Plantation Express” although it does not include the full extent of that corridor as shown on the map.

The County will seek to expand and increase headways on these express transit service routes over the timeframe of the Comprehensive Plan in coordination with RTS.

Motor Vehicle Level of Service

The Comprehensive Plan identifies level of service guidelines for motor vehicle traffic on County arterial and collector roads. The County’s existing arterial and collector roadway network is shown on Map 6 below. There are different LOS guidelines for those areas within the Urban Cluster and those areas outside the Urban Cluster (rural areas). The LOS guidelines are not concurrency standards, as the County formally repealed transportation concurrency several years ago. The LOS guidelines are used for long range transportation planning and capital improvements programming purposes.

Map 7. Transportation Mobility Districts as adopted in Comprehensive Plan

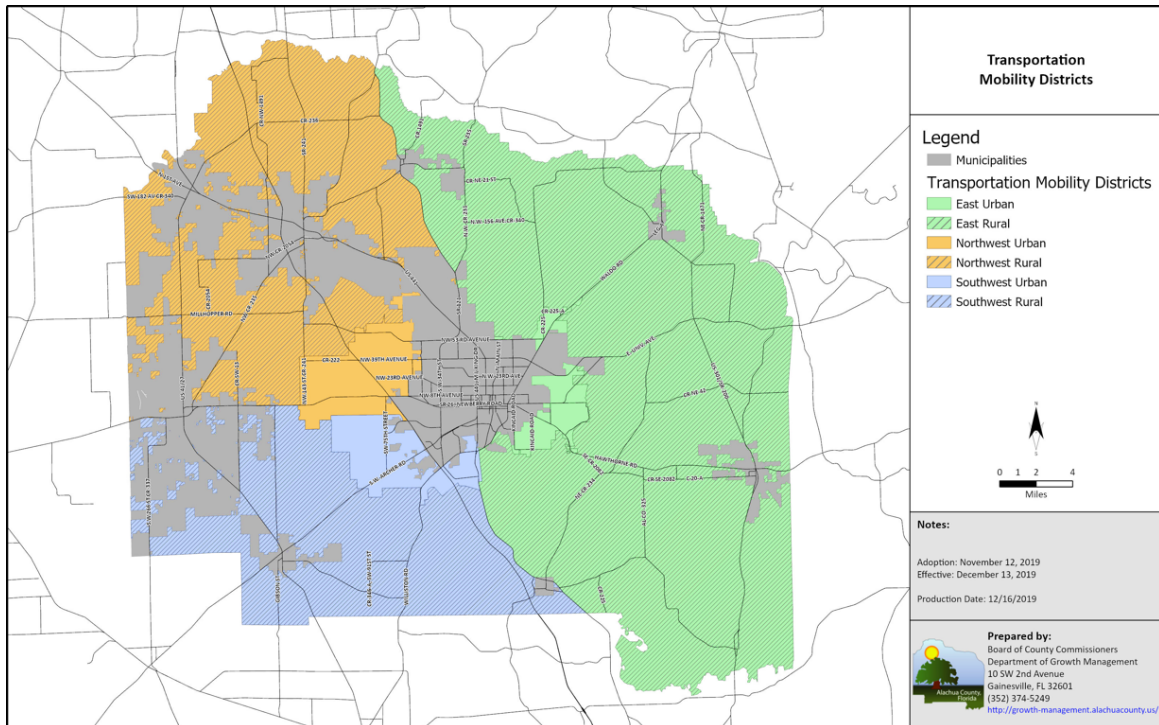


Table 15 below summarizes the existing and projected conditions for areawide level of service by Mobility District within the Urban Cluster. The 2019 AADT and the projected AADT numbers are the sum total of Annual Average Daily Traffic (AADT) on all arterial and collector road segments within the applicable Mobility District. “Max Service Volume” is the sum total of the maximum service volume on all arterial and collector roads within the applicable Mobility District. The projected AADT is based on 1% annual traffic volume growth for County roads and 2% annual traffic volume growth for State roads. Appendix B provides additional segment-by-segment detail on motor vehicle level of service within the Urban Cluster.

The County is currently meeting its areawide level of service standard for all three Urban Cluster Mobility Districts. It is projected that the East district would continue to meet the areawide level of service standard through 2050 without any additional roadway capacity added. It is projected that the Northwest District would continue to meet the areawide level of service standard at least through 2045 but may fail to meet the standard sometime between 2045 and 2050. It is projected that the Southwest District would continue to meet the areawide level of service standard until at least 2040 but may fail to meet the standard sometime between 2040 and 2045. Appendix B of this report provides more detailed segment-by-segment data on Urban Cluster roadway level of service for motor vehicles.

Table 15. Areawide Motor Vehicle Level of Service: Urban Cluster Mobility Districts

Mobility District	AADT (2019)	Max Service Volume	Projected AADT by Year					
			2025	2030	2035	2040	2045	2050
East	130,005	335,090	144,990	158,847	174,083	190,839	209,269	229,544
Northwest	466,660	711,120	508,245	546,076	587,076	631,536	679,773	732,140
Southwest	341,731	516,370	376,265	407,949	442,550	480,351	521,665	566,837

Source: Alachua County Growth Management Department

The data in Table 15 above is based on existing roadway capacities and does not take into account future roadway capacity projects. The Capital Improvements Element of the Comprehensive Plan identifies numerous transportation capacity projects in the Multimodal Transportation Capital Improvements Schedule through the Year 2040. These projects are intended to increase overall roadway system capacity and ensure that the County continues to meet its areawide level of service standards within the Urban Cluster Mobility Districts. Appendix D of this report shows all the transportation system improvement projects that are listed in the County's currently adopted 2040 Multimodal Transportation Capital Improvements Schedule in the Capital Improvements Element.

Motor Vehicle Level of Service: Rural Roadways

Policy 1.2.1 of the Transportation Mobility Element adopts a Level of Service guideline of "C" for functionally classified roadways in the rural areas outside the Urban Cluster. The Rural LOS guideline is measured on a segment-by-segment basis. It is not a concurrency standard, as the County formally repealed transportation concurrency several years ago. The LOS guideline is used for long range planning and future capital improvements programming purposes.

Appendix C of this report shows the existing level of service conditions for County and State arterial and collector roadways in the rural areas of Alachua County. Currently, all County-maintained roadway segments are operating at the adopted Level of Service C or better and are projected to continue to do so through the 2046 planning horizon. As shown in the LOS data in Appendix C, the majority of State-maintained roadway segments in the rural area are currently meeting their adopted level of service targets while there are a few segments that are not. The projected LOS for state roads in the rural area through the year 2045 shows that additional state road segments in the rural areas may exceed their level of service targets, indicating that capacity improvements may be needed.

Future Transportation System Improvements

Future transportation system capacity improvements in Alachua County are identified, programmed and funded through a variety of mechanisms.

Alachua County is part of the Gainesville Alachua County Transportation Planning Organization (GACTPO), which is the local transportation planning agency responsible for overseeing and supporting multimodal transportation efforts in Alachua County. GACTPO has adopted the 2050 Long Range Transportation Plan (LRTP) which outlines Alachua County's transportation vision, goals, and investment priorities for the next 25 years. The LRTP analyzes and identifies existing and anticipated transportation system deficiencies and needs through the year 2050 through a professionally accepted methodology. It also includes a comprehensive analysis of available and projected funding to address deficiencies and needs. The [GACTPO 2050 Long Range Transportation Plan](#) in full is incorporated by reference as part of the data and analysis for the 2026 to 2046 Comprehensive Plan.

The LRTP includes the 2050 Cost Feasible Plan, which identifies prioritized transportation capital improvement projects into a fiscally constrained framework which ensures that projected revenues are sufficient to cover the estimated costs of included projects and ongoing system maintenance. The [GACTPO Long Range Transportation Plan \(LRTP\) Year 2050 Cost Feasible Plan](#) identifies the prioritized transit, bicycle, pedestrian, and roadway projects that will be needed to meet projected growth throughout Alachua County through the planning horizon of the Comprehensive Plan. The GACTPO 2050 Cost Feasible Plan is incorporated by reference as part of the data and analysis for the 2026-2046 Comprehensive Plan.

Alachua County's Multimodal Transportation Capital Improvements Program (see Appendix D of this report) is adopted as part of the Capital Improvements Element of the Comprehensive Plan. It identifies numerous multimodal transportation capacity projects that are needed to accommodate projected growth while maintaining the adopted LOS guidelines through the year 2040. These projects are anticipated to be funded through a combination of sources including local sources such as mobility fees, non-local sources, and developer commitments. It is also noted that the County's Mobility Plan, as expressed in the Future Land Use, Transportation Mobility, and Capital Improvements Elements, also addresses transportation system needs in the Comprehensive Plan in ways other than road capacity. The Mobility Plan, which was initially adopted in 2010, promotes compact and mixed-use forms of development that encourage transit, bicycling, and walking as viable modes of transportation within a strictly defined urban growth boundary (Urban Cluster).

The [FDOT Tentative Work Program 2027-2031 for Alachua County](#) includes additional programmed multimodal transportation system enhancement projects for state facilities within Alachua County that are funded through State and Federal funds.

4. HOUSING DATA AND ANALYSIS

Introduction

The Housing Element provides a framework for promoting safe, sanitary, and affordable housing for all current and future County residents. The Element identifies three focus areas for the development of affordable housing, including land use and facilities, methods to promote the dispersion of affordable housing, and manufactured housing. The Element also focuses on identifying deficits and increasing the supply of housing for moderate, low, very low, and extremely low-income households – with a specific focus on the very low and extremely low-income levels. The Element also calls for the County to provide for housing opportunities for people with special needs.

Data and Analysis

Table 16. Housing Units by Type

Type	Alachua County		Unincorporated Area	
	Number	Percent	Number	Percent
Single Family (detached and attached)	71,784	54.6%	34,136	65.7%
Multi Family (2 or more units)	52,396	39.8%	12,355	23.7%
Mobile Home	7,155	5.4%	5,499	10.6%
Other	--		--	--
Total	131,529		51,990	

Source: U.S. Census Bureau, 2024 American Community Survey 1-Year and 5-Year Estimates.
Percentages may not add up to 100 due to rounding.

In 2024, the County's housing stock consisted of approximately 131,529 housing units, 51,990 of which were in the unincorporated area. Within the unincorporated area, about 65.7% of units were single family homes (attached or detached), 23.7% were multi-family, and 10.6% were mobile homes. The unincorporated area tends to have a higher percentage of single-family homes and mobile homes, and a lower percentage of multi-family homes than the county as a whole. This is largely due to the concentration of higher density multi-family units within the City of Gainesville and near the University of Florida combined with the presence of more lower density residential areas and rural/agricultural lands within the unincorporated area.

Alachua County Comprehensive Plan 2026-2046 Data and Analysis

Housing

Table 17. Households by Tenure

	Alachua County		Unincorporated Area	
Type	Number	Percent	Number	Percent
Owner	67,763	53.7%	31,314	69.1%
Renter	58,424	46.3%	13,998	30.9%
Total	126,187		45,312	--

Source: U.S. Census Bureau, 2024 American Community Survey 1-Year and 5-Year Estimates

In 2024, owner-occupied units accounted for 69.1% of the households in the unincorporated area as compared to 53.7% for the County as a whole. Renter-occupied units accounted for 30.9% of the households in the unincorporated area as compared to 46.3% for the County as a whole. This tenure split reflects that, traditionally, many of the rental units in the County are concentrated within the City of Gainesville due to Gainesville's history as a college town with a large student population and a younger workforce. In particular, many rental units tend to be located near the University of Florida and major employment centers. Owner occupied units tend to be more prevalent in the unincorporated suburban areas surrounding Gainesville and in the rural areas of the County.

Table 18. Housing Units Year Structure Built

Year Built	Alachua County		Unincorporated Area	
	Number	Percent	Number	Percent
2020 or Later	3,299	2.6	1,585	3.3
2010-2019	13,628	10.7	6,205	12.7
2000-2009	21,656	17.0	9,724	20.0
1990-1999	21,002	16.4	10,109	20.8
1980-1989	24,129	18.9	9,748	20.0
1970-1979	21,668	17.0	6,414	13.2
1960-1969	9,908	7.8	2,205	4.5
1950-1959	6,288	4.9	1,506	3.1
1940-1949	2,580	2.0	4,56	0.9
1939 or Earlier	3,573	2.8	7,50	1.5
Total	127,731		48,702	

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates. Unincorporated area figures are calculated by subtracting all incorporated city figures from the Alachua County total figures.

Analysis of housing units by year-built shows that the unincorporated area experienced its highest housing unit growth in the decades of the 1980s, 1990s, and early 2000s. The housing stock in the unincorporated area is relatively newer as compared to the County as a whole. As the County moves toward the later years of the Comprehensive Plan's time horizon of 2046, it will become increasingly important to support efforts to rehabilitate and modernize existing housing units in the unincorporated area so that the large numbers of homes built in the 1980s, 1990s and early 2000s will remain a viable source of housing into the future. The Housing Element contains an existing policy calling for the County to conserve and extend

Alachua County Comprehensive Plan 2026-2046 Data and Analysis

Housing

the useful life of the existing housing stock through various methods such as conservation, transition, rehabilitation, or redevelopment depending upon the specific circumstances of the neighborhoods and the housing units within them.

Table 19. Renter Households by Monthly Gross Rent

Rent Cost	Number of Households and Percent of Total			
	Alachua County	County Percent	Unincorporated	Unincorporated Percent
<\$500	--	--	--	--
\$500-\$749	4,782	8%	902	6%
\$750-\$999	7,440	13%	--	--
\$1,000-\$1,499	20,077	34%	4,257	30%
\$1,500-\$1,999	17,788	30%	3,962	28%
\$2,000-\$2,499	4,177	7%	1,303	9%
\$2,500-\$2,999	898	2%	--	--
\$3,000-\$3,499	412	1%	--	--
\$3,500 or more	1,222	2%	671	5%
No cash rent	1,166	2%	1,125	8%
Total	58,424		13,998	

Source: U.S. Census Bureau, 2024 American Community Survey 1-Year and 5-Year Estimates

Percentages may not add to 100% due to rounding.

Table 20. Gross Rent as Percentage of Household Income

	< 30%	30 - 49.9%	50% or More	Not Computed
Alachua County	18,883	11,763	24,131	3,647
Unincorporated Area	5,849	3,625	3,034	1,490

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year and 5-Year Estimates

The data on renter households by monthly gross rent indicates that the majority (58%) of monthly rents in the unincorporated area fall within the fairly typical \$1,000 to \$2,000 range. Only 6% of monthly rents are below \$1,000. By contrast, the County as a whole has about 21% of monthly rents that are below \$1,000. There are no monthly rents below \$500 in the unincorporated area. At the upper end of the scale, about 5% of monthly rents in the unincorporated area are \$3,500 or more, which is a small percentage but notably higher than the 2% for the County as a whole. This data indicates that the rental market in the unincorporated area focuses mainly on moderate price points and that there is limited rental market availability within the lowest income ranges. Additionally, the data indicates that a significant number of renter households are paying 50% or more for monthly rent.

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Table 21. Renter Households, Cost Burden by Income, 2023 Estimate (Summary)

Household Income	Alachua County			Unincorporated Area		
	30% or less	30.1-50%	> 50%	30% or less	30.1-50%	> 50%
30% AMI or less	1,325	626	13,194	570	130	2,386
30.01-50% AMI	1,790	3,736	4,421	309	715	875
50.01-80% AMI	5,388	5,344	1,523	1,518	1,058	438
80.01-100% AMI	4,471	1,907	110	1,435	928	39
Greater than 100% AMI	12,924	528	245	4,565	187	148

Source: Shimberg Center for Housing Studies, 2023 Estimates

Table 21 above shows renter household cost burden by area median income (AMI) for Alachua County and the unincorporated area. A cost-burdened household is defined as spending over 30 percent of household income on housing and a severely cost-burdened household spends over 50 percent of household income on housing. According to the data, there are a total of 3,018 renter households in the unincorporated area that are cost burdened, and a total of 3,886 renter households that are severely cost burdened. As would be expected, there is a high number of severely cost burdened renter households in the 30% AMI or less income range. It is also notable that there is a fairly significant number of cost burdened renter households in the 50.01% to 80% AMI and the 80.01% to 100% AMI ranges. This suggests that affordable rental housing is not only a concern for the extremely low income level, but it is also a concern for the very low, low, and moderate income levels.

Table 22. Owner Households by Monthly Housing Cost (with a mortgage)

Monthly Housing Cost	Number of Households	
	Alachua County	Unincorporated Area
<\$500	--	--
\$500-\$599	--	251*
\$600-\$699	--	--
\$700-\$799	1,649	--
\$800-\$899	1,233	470
\$900-\$999	1,385	547
\$1,000-\$1,249	2,586	1,401
\$1,250-\$1,499	4,039	1,853
\$1,500-\$1,999	10,493	4,005
\$2,000-\$2,499	7,531	2,617
\$2,500-\$2,999	4,094	2,336
\$3,000-\$3,499	2,153	1,191
\$3,500-\$3,999	1,428	601
> \$4,000	2,593	1,580
Total	39,449	17,469

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year (Alachua County) and 5-Year Estimates (Unincorporated).

* Alachua County and Unincorporated Area data are taken from different ACS datasets, which may result in the Unincorporated Area having a higher number than the County total in some instances.

Looking at owner occupied housing monthly costs for those households with a mortgage in the unincorporated area, the largest number of households falls within the \$1,500 to \$1,999 range, followed by the \$2,000 to \$2,499 and the \$2,500 to \$2,999 ranges. There is also a relatively high number of households in the monthly cost ranges above \$3,000 and a fairly low number of households in the ranges under \$1,000 per month.

Table 23. Owner Households by Monthly Housing Cost (without mortgage)

Monthly Housing Cost	Number of Households	
	Alachua County	Unincorporated Area
<\$100	--	265*
\$100-\$149	347	169
\$150-\$199	262	383
\$200-\$249	604	561
\$250-\$299	1,176	634
\$300-\$349	836	--
\$350-\$399	681	611
\$400-\$499	3,043	1,479
\$500-\$599	2,782	1,260
\$600-\$699	3,355	1,494
\$700-\$799	3,568	1,353
\$800-\$899	3,643	1,373
\$900-\$999	3,435	1,054
\$1,000-\$1,099	1,449	510
\$1,100-\$1,199	508	392
\$1,200-\$1,299	170	236*
\$1,300-\$1,399	395	418*
\$1,400-\$1,499	--	238*
> \$1,500	1,732	870
Total Not Mortgaged	28,314	13,845

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year (Alachua County) and 5-Year Estimates (Unincorporated).

* Alachua County and Unincorporated Area data are taken from different ACS datasets, which may result in the Unincorporated Area having a higher number than the County total in some instances.

Table 23 above shows households by monthly housing costs in the unincorporated area for owners with no mortgage. As expected the costs for owners with no mortgages tend to be much less than those costs for owners with a mortgage. About 75% of owner-occupied households with no mortgage in the unincorporated area have monthly housing costs of less than \$1,000.

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Table 24. Owner Occupied Households – Housing Cost as a Percentage of Household Income

	With Mortgage Less than 30%	With Mortgage Greater than 30%	Without Mortgage Less than 30%	Without Mortgage Greater than 30%
Alachua County	29,740	9,539	23,421	4,578
Unincorporated Area	13,556	3,873	12,126	1,499

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year (Alachua County) and 5-Year Estimates (Unincorporated).

Cost burden is also an issue for some owner-occupied households in the unincorporated area. Approximately 22% of owner-occupied households with a mortgage in the unincorporated area pay more than 30% of household income for housing cost, which is slightly lower than the 24% for the county as a whole. As expected, these numbers are lower for owner occupied households without a mortgage. Approximately 11% of owner-occupied households without a mortgage in the unincorporated area pay more than 30% of household income for housing cost as compared to 16% for the county as a whole.

Table 25. Owner-Occupied Households, Cost Burden by Income, 2023 Estimate (Summary)

Household Income	Alachua County			Unincorporated Area		
	30% or less	30.1-50%	> 50%	30% or less	30.1-50%	> 50%
30% AMI or less	1,180	802	2,332	586	259	939
30.01-50% AMI	2,914	1,552	1,299	1,304	610	537
50.01-80% AMI	6,179	1,359	781	2,633	417	410
80.01-100% AMI	4,582	752	186	2,163	325	52
Greater than 100% AMI	35,997	1,223	239	19,043	726	186

Source: Shimberg Center for Housing Studies, 2023 Estimates

In looking at cost burdened households by income range for owner occupied households, the data shows that there are a total of 2,337 owner-occupied households in the unincorporated area that are cost burdened, and a total of 2,124 owner occupied households that are severely cost burdened. As would be expected, the highest number of severely cost burdened owner-occupied households for the unincorporated area are in the 30% AMI or less income range. It is also notable that there is a fairly significant number of severely cost burdened owner-occupied households in the 30.01% to 50% AMI and the 50.01% to 80% AMI ranges. There is also a notable number of cost burdened households (those spending 30.1 to 50% of household income on housing) in the greater than 100% AMI range. The data suggests that there is a general need for more owner-occupied affordable housing for all income ranges but particularly for the lowest income ranges.

Table 26. Owner-Occupied Units by Value

Unit Value	Number of Households	
	Alachua County	Unincorporated Area
<\$50,000	2,224	1,739
\$50,000-\$99,999	2,729	1,526
\$100,000-\$149,999	2,901	1,727
\$150,000-\$199,999	5,901	2,618
\$200,000-\$299,999	15,641	5,818
\$300,000-\$499,999	26,519	10,835
\$500,000-\$999,999	10,350	6,197
\$1,000,000-\$1,499,999	974	545
\$1,500,000-\$1,999,999	--	--
> \$2,000,000	--	195*
Total	67,763	31,314

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year (Alachua County) and 5-Year Estimates (Unincorporated).

* Alachua County and Unincorporated Area data are taken from different ACS datasets, which may result in the Unincorporated Area having a higher number than the County total in some instances.

The data in the table above shows home values for owner-occupied units in the County and in the unincorporated area. For both the County as a whole and for the unincorporated area, the highest number of units is within the \$300,000 to \$499,999 range. There is also a concentration of home values in both the \$200,000-\$299,999 and \$500,000-\$999,999 range. Note that home values should not be confused with market prices. For reference, the *average* home value for owner-occupied units in Alachua County is \$288,800 and is \$359,000 for the State of Florida as a whole (American Community Survey, 2024).

Table 27. Substandard Housing

	Number of Households	
	Alachua County	Unincorporated Area
Overcrowded (1.01 or more persons per room)	1,881	870
Percent of occupied units overcrowded	1.5%	1.9%
No Fuel Used	1,337	--
Percent of Occupied Units Without Fuel	1.1%	--
Lacking Complete Kitchen Facilities	2,118	954
Percent of Occupied Units Lacking Complete Kitchen Facilities	1.6%	2.0%
Lacking Complete Plumbing Facilities	892	--
Percent of Occupied Units Lacking Complete Plumbing Facilities	0.7%	--

Sources: U.S. Census Bureau, 2024 American Community Survey 1-Year (Alachua County) and 5-Year Estimates (Unincorporated).

In 2024, most housing units in Alachua County and the unincorporated area met basic standards but there were a small number of units which had at least one indicator of substandard housing conditions. Approximately 1.9% of the housing units in the unincorporated area were overcrowded as compared to 1.5% in the county as a whole. Overcrowded is defined as more than one person per room. Approximately 2% of housing units in the unincorporated area were lacking complete kitchen facilities as compared to 1.6% in the county as a whole. There were no housing units in the unincorporated area without fuel or lacking complete plumbing facilities. Although the number of households experiencing substandard conditions is relatively low, these conditions do present significant challenges which can have negative impacts on the health, safety, and quality of life for people experiencing those conditions. Adopted policies in the Housing Element call for the County to eliminate substandard housing conditions through ongoing code enforcement and through the County’s housing assistance and rehabilitation programs.

Table 28. Projected Number of Households for Unincorporated Area, 2025-2050

Year	2025	2030	2035	2040	2045	2050
Population	114,715	121,390	127,376	133,929	140,417	146,737
Average Household Size	2.33	2.33	2.33	2.33	2.33	2.33
Number of Households	49,234	52,099	54,668	57,480	60,265	62,977

Source: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, “Linear Growth Scenario”, and *Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025*. Number of households calculated by dividing population by average household size.

Table 28 above shows the projected number of households for the unincorporated area of the County through 2050. The household projections have been calculated using the population projections for the unincorporated area and an average household size which is projected to remain constant through the year 2050. In 2025, there were about 49,234 households in the unincorporated area. That number is projected to grow to 62,977 by 2050, for an increase of 13,743. The projected increase in households can be used as a general indicator of future housing unit need. Based on this, the unincorporated area of the County will need about 13,743 additional housing units above the 2025 level by the Year 2050.

Table 29 below breaks down the projected number of households through the year 2050 for the unincorporated area by income range. Of the estimated 13,743 additional housing units for the unincorporated area by 2050, 12% are in the <30% AMI range, 10% are in the >30% to 50% AMI range, 15% are in the >50% to 80% AMI range, 12% are in the >80% to 100% AMI range, and 52% are in the >100% AMI range. The data indicates that, while there will be a substantial need for housing units at market rate income levels greater than 100% AMI, there will also be a need for additional housing units across the income spectrum. Implementation of existing

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Comprehensive Plan policies, which generally promote a range of housing options for residents of various income levels, will help to ensure that future housing unit needs will be met.

Table 29. Projected Number of Households by Income Range, Unincorporated Area, 2025-2050

Household Income Range	2025	2030	2035	2040	2045	2050	Increase 2025-2050
Less than or equal to 30% of AMI	5,286	5,612	5,954	6,327	6,634	6,934	1,648
Greater than 30% but less than or equal to 50% of AMI	4,714	4,993	5,259	5,549	5,818	6,080	1,366
Greater than 50% but less than or equal to 80% of AMI	7,016	7,434	7,838	8,281	8,683	9,073	2,057
Greater than 80% but less than or equal to 100% of AMI	5,356	5,676	5,990	6,333	6,640	6,940	1,584
Greater than 100% of AMI	26,862	28,384	29,627	30,989	32,490	33,950	7,088
Total Number of Households	49,234	52,099	54,668	57,480	60,265	62,977	13,743

Sources: Projections are derived from data published by the Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, and population projections by University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario", and *Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.*

Table 30 below provides a summary of the projected number of additional housing units needed in the unincorporated area through 2050 as compared to the supply. The unincorporated area of the County is currently meeting its housing unit supply needs in 2025 in terms of gross number of units. It is noted that this summary data does not consider specific needs that exist for various income levels, unit types, or tenure. It is simply a gross estimate of the projected number of units needed.

Table 30. Projected Minimum Number of Housing Units Needed (Unincorporated), 2025 – 2050

	2025	2030	2035	2040	2045	2050
Minimum Number of Housing Units Needed	49,234	52,099	54,668	57,480	60,265	62,977
Current Number of Housing Units: 51,990 (2024 ACS)						
Surplus/(Deficit) Based on Current Inventory	2,756	(109)	(2,678)	(5,490)	(8,275)	(10,987)

Sources:

1. Current Number of Housing Units: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates.
2. Minimum Number of Housing Units Needed: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario", and *Florida Legislature, Office of Economic and Demographic Research; Florida Population Estimates by County and Municipality April 1, 2025; October 15, 2025.* Number of households calculated by dividing population by average household size.

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As expected, the unincorporated area would be projected to have a roughly 10,987 unit deficit in housing units by the year 2050 if no additional units were built and population continued to grow as expected. This projected deficit would mean that about 458 new units per year would need to be built or otherwise made available in the market to meet this demand. The Comprehensive Plan, through its Future Land Use Element provides designated areas for future residential and mixed use development. As discussed in the Land Use Capacity section of this report, the Urban Cluster alone has the capacity to accommodate over 27,000 new residential units based on the current Future Land Use Map and currently approved residential developments that have not yet been built. Based on the projection that roughly 10,987 new housing units will be needed by the year 2050 and the current available capacity in the Urban Cluster alone, it is anticipated that there are adequate areas to accommodate future housing development to meet the projected housing unit needs through the year 2050.

Table 31. Projected Population by Age Group (Countywide), 2025-2050

Age	2025	Percent	2030	Percent	2035	Percent	2040	Percent	2045	Percent	2050	Percent
0-4	15,385	5.2%	15,744	5.0%	16,035	4.8%	16,748	4.7%	17,712	4.8%	18,593	4.8%
5-9	14,528	4.9%	15,678	4.9%	16,052	4.8%	16,315	4.6%	17,027	4.6%	17,982	4.6%
10-14	13,828	4.6%	15,333	4.8%	16,549	4.9%	16,901	4.8%	17,165	4.6%	17,894	4.6%
15-17	9,057	3.0%	9,115	2.9%	9,819	2.9%	10,408	2.9%	10,702	2.9%	10,969	2.8%
18-19	18,006	6.0%	17,989	5.7%	19,388	5.8%	20,591	5.8%	21,220	5.7%	21,787	5.6%
20-24	43,773	14.7%	46,996	14.8%	47,746	14.2%	50,783	14.4%	53,496	14.4%	55,267	14.2%
25-29	21,936	7.3%	23,225	7.3%	25,703	7.7%	25,484	7.2%	27,653	7.4%	29,364	7.5%
30-34	17,677	5.9%	17,433	5.5%	18,568	5.5%	20,898	5.9%	20,412	5.5%	22,367	5.7%
35-39	18,075	6.1%	17,046	5.4%	16,797	5.0%	17,905	5.1%	20,264	5.5%	19,655	5.1%
40-44	16,984	5.7%	18,204	5.7%	17,121	5.1%	16,828	4.8%	17,952	4.8%	20,352	5.2%
45-49	14,933	5.0%	17,521	5.5%	18,786	5.6%	17,615	5.0%	17,290	4.7%	18,426	4.7%
50-54	13,671	4.6%	15,458	4.9%	18,169	5.4%	19,461	5.5%	18,208	4.9%	17,827	4.6%
55-59	13,317	4.5%	13,994	4.4%	15,843	4.7%	18,633	5.3%	19,958	5.4%	18,610	4.8%
60-64	15,041	5.0%	13,506	4.3%	14,216	4.2%	16,063	4.5%	18,897	5.1%	20,213	5.2%
65-69	15,256	5.1%	14,896	4.7%	13,429	4.0%	14,155	4.0%	15,985	4.3%	18,809	4.8%
70-74	13,586	4.6%	14,483	4.6%	14,194	4.2%	12,818	3.6%	13,524	3.6%	15,237	3.9%
75-79	10,677	3.6%	13,119	4.1%	14,124	4.2%	13,917	3.9%	12,652	3.4%	13,408	3.4%
80-84	6,527	2.2%	9,465	3.0%	11,779	3.5%	12,774	3.6%	12,644	3.4%	11,547	3.0%
85+	6,228	2.1%	8,157	2.6%	11,445	3.4%	15,268	4.3%	18,608	5.0%	20,862	5.4%
Total	298,485		317,362		335,764		353,566		371,367		389,169	

Note: The methodology used to calculate the age-based population projections includes calculating and applying the percentages of total population by age range in the Countywide BEBR Medium projections to the BEBR Small Area "Linear Growth Scenario" figures for Alachua County. The BEBR Linear Growth Scenario is used as the source of the County's population projections for comprehensive planning purposes

Sources:

1. University of Florida Bureau of Economic and Business Research (published by Florida Office of Economic and Demographic Research), Population Projections by Age, Sex, Race, and Hispanic Origin for Florida and Its Counties, 2025 –2050, With Estimates for 2023
2. University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario".
3. Florida Office of Economic and Demographic Research, Florida Population Estimates by County and Municipality April 1, 2025; published October 15, 2025.

Table 31 above shows projected population growth by age group for the County as a whole. Population projections by age group are not available for the unincorporated area, however, the data for the County as whole is a useful indicator. Alachua County has historically had a younger population because it is a university community. In 2025, the highest portion of the County's population was within the 20-24 age

group (14.7%), followed by 25-29 (7.3%), 35-39 (6.1%), and 18-19 (6.0%). By 2050, the age profile of the County's population is projected to remain fairly similar to current conditions with the 20-24 age group remaining the highest portion of the County's population (14.2%), followed by 25-29 (7.5%), 30-34 (5.7%), and 18-19 (5.6%). There is relatively little fluctuation in the projected population share for most age groups through 2050. One notable exception is the 85 and over age group, which currently represents 2.1% of the County's population and is expected to grow to 5.4% by 2050.

The age projections indicate that there will be a continuing emphasis on providing housing options to meet the needs of younger adults, including rental and owner-occupied housing near employment and education centers, and with access to transit. There will also be an emerging need for housing options that meet the needs of older residents at the upper end of the age ranges. New policies have been included in the Community Health and Housing Elements to promote "aging in place" strategies to enable older adults to remain in their homes and communities safely, comfortably, and independently for as long as possible rather than moving to institutional care. New housing for older adults will need to focus on locations with access to transit options, health care, and other community services.

Inclusionary Housing Study, 2023-2024 (Florida Housing Coalition Study)

In 2023, Alachua County contracted with Florida Housing Coalition to conduct an inclusionary housing study to analyze the County's housing conditions and develop policy recommendations for an inclusionary housing ordinance to increase the supply of affordable housing in the County. This study established and analyzed key data points about the County's housing inventory and affordability challenges to identify very specific affordable housing deficiencies and needs in the context of a potential inclusionary housing ordinance. The Study provided more granular level analysis than the general Comprehensive Plan data and analysis on the following data and metrics:

- Household composition
- Economic metrics
- Housing market and inventory, considering the shifts in unit affordability over time
- Development trends
- Average median income thresholds
- Wages of top occupations
- Affordability gap for the county's very low and extremely low-income population.

There were several key takeaways from the County's 2023/2024 Inclusionary Housing Study, including the following:

1. Home prices increased twice as fast as median incomes in Alachua County between 2016 and 2021.
2. There is a documented need for more rental housing in the unincorporated County.

3. Homeownership is quickly becoming unaffordable for households earning up to 120% AMI, and even 140% AMI.
4. The greatest need for housing assistance is at 80% AMI and below, with a particular need for rental units at 60% AMI and below.
5. Between 2013 and 2022, housing production fell slightly behind population growth in the unincorporated area, indicating a minor deficit. If the county's population continues to grow as projected, or if the current housing production fails to keep pace, this could exert pressure on housing demand, potentially driving up overall prices.
6. Predominant housing types may not align with household needs. The unincorporated area has an abundance of single-family units and over 43% of the entire housing stock are 3-bedroom homes. However, 36% of all households are single-resident households. There is a slight mismatch between the number of non-family and single-householder households and the housing options available to households of smaller sizes.

The County's Inclusionary Housing Study is a key piece of data that has been used in recent years in developing the County's housing policies and will continue to be used going forward. This Comprehensive Plan data and analysis report does not attempt to reproduce the information from the Inclusionary Housing Study, however, the Study document is incorporated by reference as part of the data and analysis for the Alachua County Comprehensive Plan 2026-2046.

5. POTABLE WATER AND SANITARY SEWER DATA AND ANALYSIS

Background

Alachua County does not own or operate a public utility system for centralized potable water and sanitary sewer services. Gainesville Regional Utilities (GRU) provides those services to new and existing development within the City limits of Gainesville and within the portion of the unincorporated area that is within the Urban Cluster as designated on the Future Land Use Map. Other incorporated cities provide centralized potable water and sanitary sewer services within their city limits.

Adopted Policy 2.1.1 of the Potable Water and Sanitary Sewer Element requires that any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential use, development or redevelopment in the unincorporated Urban Cluster, must connect to a centralized potable water and sanitary sewer system, with limited exception.

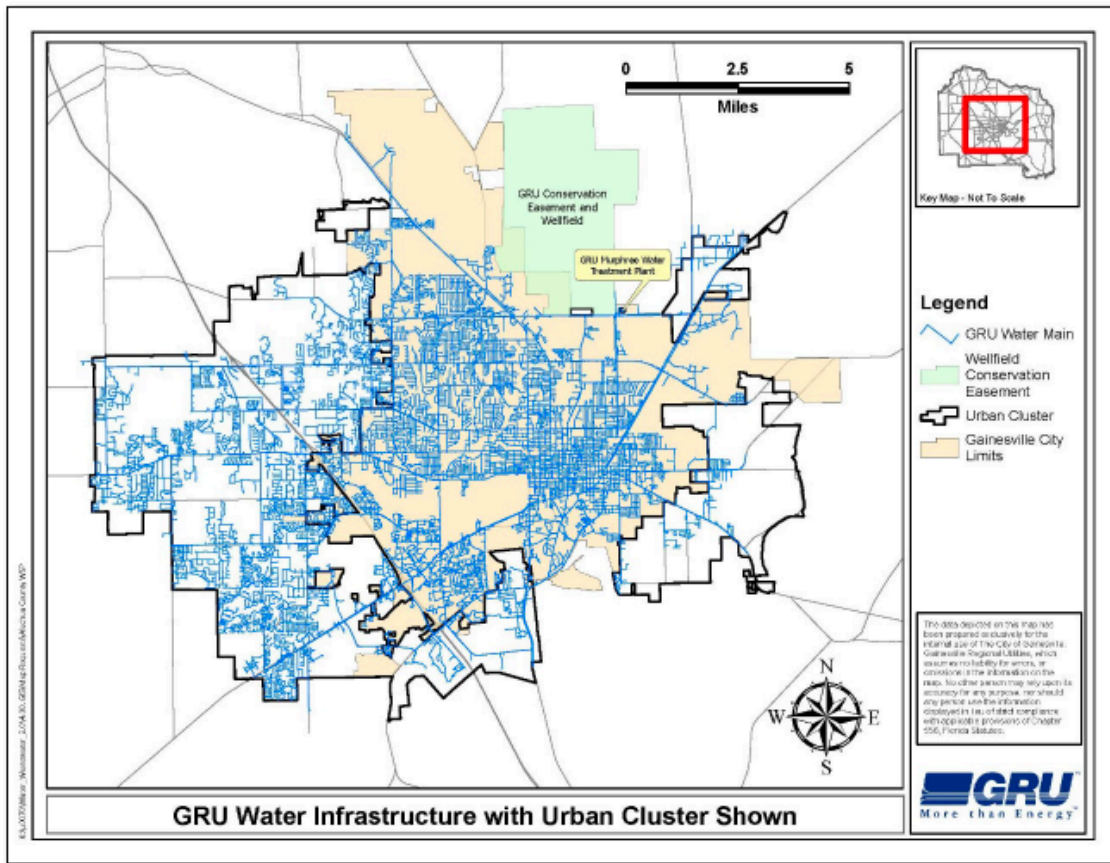
Adopted Policy 3.1.5 of the Potable Water and Sanitary Sewer Element generally prohibits the extension of potable water and sanitary sewer lines outside the Urban Cluster, and into the unincorporated Rural/Agriculture areas (which includes the majority of the County), unless such extension receives special approval by the Board of County Commissioners based on specific criteria. New development in the Rural/Agriculture areas is limited to a rural density of one residential unit per 5 acres and is served by individual well and septic systems.

Adopted Policy 1.1.1 of the Potable Water and Sanitary Sewer Element provides level of service standards for potable water and sanitary sewer service in the unincorporated portion of Alachua County within the appropriate service area for the applicable utility provider. GRU is currently the only water and sewer utility provider whose service area covers unincorporated Alachua County (specifically the portion within the Urban Cluster). The County works closely with GRU to develop and update the water and sewer level of service standards in the Comprehensive Plan when necessary. GRU staff actively participate in the County's development review process to ensure that the adopted level of service standards in the County's Comprehensive Plan continue to be achieved as new growth and development occur in the unincorporated area.

Potable Water Services

Data on potable water services is provided by the City of Gainesville and GRU for its potable water system service area, which includes both, the unincorporated area within the Urban Cluster and the City of Gainesville (see map below). The data provided herein is based on GRU's entire potable water service area, and not just the unincorporated area. Data for the unincorporated portion of the service area is not readily available.

Map 5. Gainesville Regional Utilities Water Infrastructure



Water Supply and Treatment

GRU's water supply is withdrawn from the Murphree Wellfield and treated at the Murphree Water Treatment Plant (MWTP). The Murphree Wellfield includes 15 wells that withdraw groundwater from the Floridan Aquifer. GRU also owns a conservation easement that included over 7,000 acres of land immediately north and northwest of the Murphree Plant. The conservation easement provides protection to the 15 existing wells and will accommodate the construction of additional wells. Existing and future wells are anticipated to yield a minimum of 60 million gallons per day (mgd) of water supply. The MWTP is permitted through the Florida Department of Environmental Protection (FDEP) to treat a maximum daily flow of 54 mgd.

GRU's groundwater withdrawal is regulated by a consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD). GRU's prior CUP, which was set to expire in 2034, allowed a maximum annual average daily flow withdrawal of 30 mgd. In 2026, GRU was approved for early renewal of its CUP, granting a 30-year extension and an annual allocation of 34.6 mgd through 2056. The CUP volume is lower than both the treatment capacity of the system and the potential yield of the wellfield.

Water Transmission and Distribution (Level of Service)

GRU's water distribution system currently serves approximately 70,000 residential customers and 6,600 commercial customers and also provides bulk water service to the University of Florida Campus. The total residential population served is approximately 200,000 people, which includes areas within the City of Gainesville and the unincorporated Urban Cluster.

Level of Service standards for potable water are adopted as part of the County's Comprehensive Plan and are used to evaluate whether the potable water system is performing adequately today and whether it can support future growth. The LOS standards establish measurable benchmarks for water demand and system capacity allowing the City to compare current and projected conditions, identify potential deficiencies, and plan for necessary improvements in the future. The County's adopted LOS standards for potable water are provided below.

Potable Water Level of Service Standard:

- Average Day (gross) 124.5 gallons per capita per day (including residential and non-residential uses)
- Peak Day (gross) 200 gallons per capita per day (including residential and non-residential uses)

Average Daily Flow represents how much water the community uses on a typical day over the course of a year. It includes all water uses served by GRU's system. This measure is important because it shows how much water GRU must be able to supply on a consistent, everyday basis.

To calculate the current system performance for average daily flow, the adopted LOS standard is applied to the current population served within the GRU potable water service area. Based on the current service area population of 198,934 and the adopted Average Day LOS standard of 124.5 gpcd, the resulting average daily demand is 24.8 mgd. GRU's actual water usage in 2025 was 23.7 mgd. The estimated demand based on the LOS standard and the actual demand fall within GRU's permitted groundwater withdrawal of 34.6 mgd under its CUP. These conditions demonstrate that the potable water system is currently operating within its permitted capacity and meets the County's adopted LOS standard for average daily flow.

GRU has also evaluated future water demand as part of the recent renewal of its CUP through 2056. 2056 extends beyond the time horizon of the County's Comprehensive Plan but it is the best available data relating to future water demand and capacity. Using population projections prepared by the University of Florida's Bureau of Business and Economic Research (BEER), along with historical water use trends, GRU estimates a future service area population of 268,961 and an associated average daily demand of 34.6 mgd for the year 2056. This projection accounts for all system users, including residential, commercial, institutional, the University of Florida, and power generation. The data indicates that GRU's

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potable water system is projected to maintain sufficient capacity and continue meeting the adopted LOS standard for average daily flow throughout the planning horizon of the Comprehensive Plan.

Peak Day Flow represents the highest daily water demand experienced by the system and is used to evaluate whether sufficient capacity exists to meet peak usage conditions. This measure is important because it ensures that the system can accommodate periods of increased demand while maintaining reliable service.

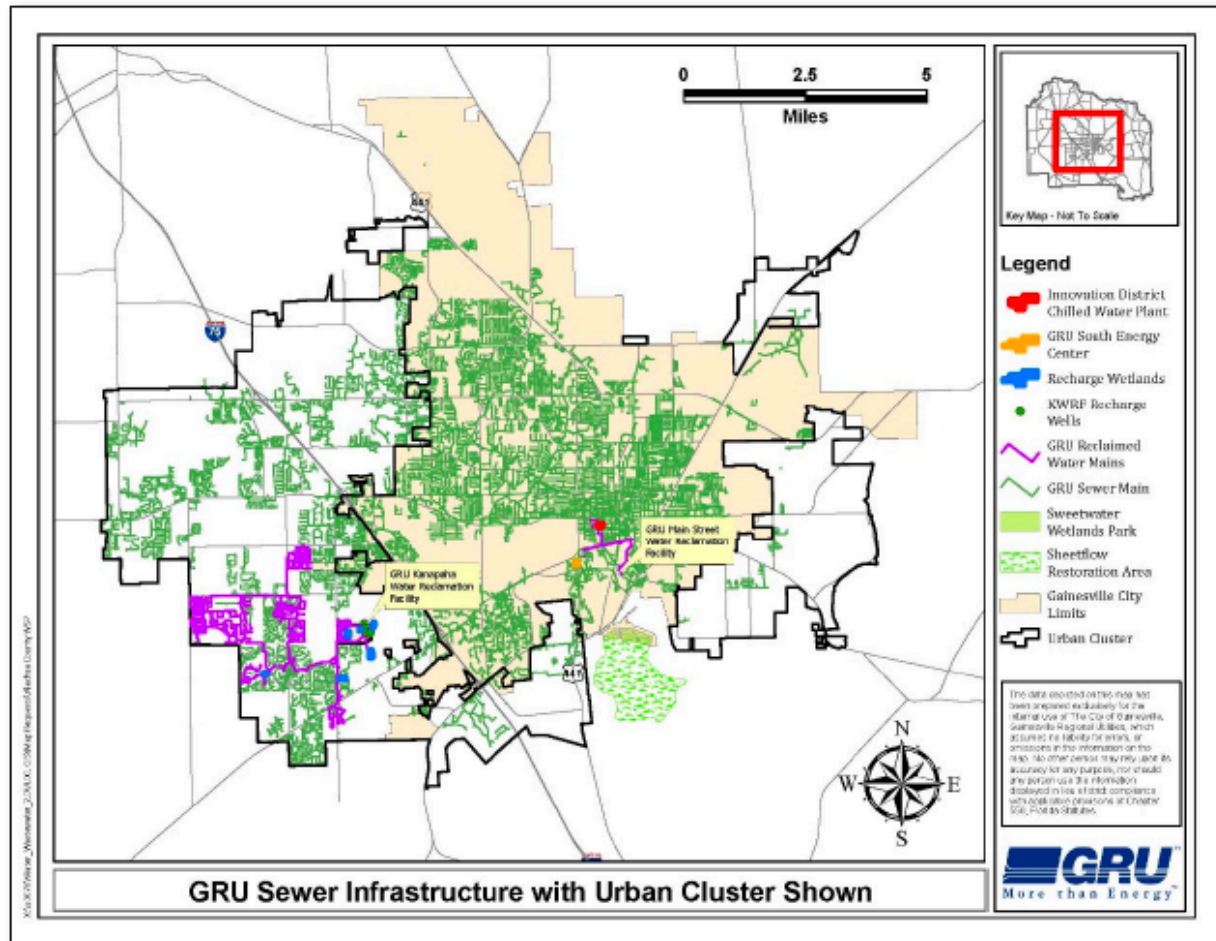
Using the 2025 estimated service area population of 198,934 and the County's Peak Day Level of Service standard of 200 gallons per person per day, the resulting projected peak daily flow is 39.8 mgd. GRU's actual peak daily flow for 2025 was 28.2 mgd. Both the projected and actual flows are below the MWTP capacity of 54 mgd. These conditions demonstrate that GRU's potable water system has sufficient treatment capacity to meet peak day demand and meet the County's the adopted LOS standard for peak daily flow.

As potable water demand increases over time, GRU will continue to plan, monitor, and invest in the system to maintain reliable service and improve system capacity to meet future peak day conditions. Because the potable water system is currently operating within adopted LOS standards and has sufficient capacity to accommodate projected demand beyond 2050, no capital improvements are needed over the next five-years to maintain the LOS standard. GRU has an ongoing capital improvements program to replace aging infrastructure, meet current and future regulatory requirements, ensure safe and efficient operation, and accommodate future growth. With continued implementation of these improvements, the system is expected to maintain sufficient treatment and storage capacity to meet projected peak demand and continue meeting the adopted LOS standard for peak day flow.

Sanitary Sewer Services

Data on sanitary sewer services is provided by GRU for its potable water system service area, which includes both, the unincorporated area within the Urban Cluster and the City of Gainesville (see map below). The data provided herein is based on GRU's entire sanitary sewer service area, and not just the unincorporated area. Data for the unincorporated portion of the service area is not readily available.

Map 6. Gainesville Regional Utilities Sewer Infrastructure



Sanitary Sewer Collection and Treatment System

GRU's sanitary sewer service area is very similar to the water system service area. It serves the City of Gainesville and the portion of unincorporated Alachua County within the Urban Cluster. The collection system includes approximately 69,000 customer connections and 681 miles of gravity sewer collection system.

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A portion of the gravity sewer system flows directly to the Main Street Water Reclamation Facility (MSWRF), however, most of the gravity sewer system discharges to lift stations which pump through force mains. GRU has a force main network that carries wastewater flow to its two water reclamation facilities. The collection system includes 176 pump stations with 151 miles of associated force main. GRU owns and operates two wastewater treatment facilities, the Main Street Water Reclamation Facility (MSWRF) and the Kanapaha Water Reclamation Facility (KWRF). Although the plants have separate wastewater collection areas, GRU has a transfer pump station that allows a portion of the wastewater from either plant to be routed to the other plant which enables GRU to more effectively utilize the combined treatment capacity.

The MSWRF and KWRF have permitted annual average daily flow (AADF) capacities of 7.5 mgd and 14.9 mgd, respectively, for a combined capacity of 22.4 mgd. The 2025 actual annual average daily flows for MSWRF and KWRF were 5.85 mgd and 11.06 mgd, respectively, for a combined total of 16.91 mgd. The MSWRF capacity and renewal upgrade project, which is expected to be completed by 2031, will increase the MSWRF capacity from 7.5 to 10 mgd (resulting in a combined capacity of 24.9 mgd).

GRU's effluent disposal system is designed to fully reuse treated wastewater through a combination of aquifer recharge, environmental restoration, irrigation, and industrial cooling applications. One hundred percent of the wastewater treated at GRU's water reclamation facilities is beneficially reused through this system. Reuse infrastructure includes recharge wetlands, recharge wells, and distribution systems that support non-potable uses. Total reclaimed water flows were approximately 16.9 mgd in 2025 and are projected to increase over the planning horizon as more customers connect to the system and system capacity expands. Current and future anticipated reuse capacities and flows are summarized below.

Table 32. GRU Existing and Projected Reclaimed Water Flows

Reuse Type	2023	2030	2035	2040	2045	2050
Groundwater Recharge Wetlands (mgd) ¹	1.75	4.84	4.84	4.84	4.84	6.8
Sweetwater Wetlands Park (mgd) ²	5.8	6.6	7.0	7.3	7.7	8.0
Potable Offset Irrigation/Cooling (mgd) ³	1.6	2.4	2.4	2.4	2.5	2.5
Kanapaha Recharge Wells (mgd) ⁴	7.4	5.4	6.26	7.2	8.3	7.1
Total Water Reuse (mgd)⁵	16.6	19.2	20.5	21.8	23.4	24.5

Note 1. Flow to GRU groundwater recharge wells and water features.

Note 2. Flow to Sweetwater Wetlands which restores wetlands on Paynes Prairie.

Note 3. Includes reclaimed water used for industrial cooling and irrigation in place of groundwater.

Note 4. Estimated flow to Kanapaha recharge wells. Permitted capacity 10 mgd.

Note 5. Total estimated flow from all water reclamation facilities.

Source: Gainesville Regional Utilities and City of Gainesville

Level of Service standards for sanitary sewer are adopted as part of the County's Comprehensive Plan and are used to evaluate whether the system has sufficient capacity to meet current demand and accommodate future growth. The County's adopted LOS standards for potable water are provided below.

Sanitary Sewer Level of Service Standard:

Collection System:

Peak Hourly Flow: 2.5 times average daily flow

Treatment and Disposal: Annual average daily flow which allows for anticipated peak hour flow

Average Day Flow: 106 gallons per capita per day (gpcd)

Applying the adopted LOS standard of 106 gpcd to the estimated 2025 sanitary sewer service area population of 192,300 results in an expected average daily flow of 20.4 mgd. The actual average daily flow for 2025 was 16.91 mgd. Both values are below the system's current combined treatment capacity of 22.4 mgd, indicating that the wastewater system is operating within the adopted LOS standard and has sufficient capacity to meet existing demand.

It is anticipated that wastewater demand will continue to increase as the population within GRU's service area grows. Improvements that are underway at GRU's Main Street Water Reclamation Facility will increase plant capacity from 7.5 mgd to 10 mgd, bringing the total system capacity to approximately 24.9 mgd. These upgrades will be completed in two phases, with initial improvements anticipated in 2026 and additional upgrades completed by 2031 to expand treatment capability and improve system reliability. This added capacity is expected to support growth through the mid-term planning horizon. As demand continues to increase, additional expansions will be needed over time, with the next phase of capacity improvements anticipated around 2035 and further upgrades likely needed around 2040 to maintain compliance with adopted LOS standards. Ongoing monitoring of system performance by GRU will ensure that improvements are timed to keep pace with growth.

6. SEPTIC TO SEWER FEASIBILITY (HB 1379)

Statutory Requirement and Existing Comprehensive Plan Policy

Florida House Bill (HB) 1379 (2023) enacted several new laws relating to water quality protection, including new requirements for local government comprehensive plans. Section 163.3177(6)(c)3, Florida Statutes now requires local governments, by July 1, 2024, to incorporate policies into their Comprehensive Plans to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon for any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre.

To address this new requirement, Alachua County adopted amendments to its Comprehensive Plan on January 14, 2025, to add a new Policy 2.1.8 into the Potable Water and Sanitary Sewer Element. The existing policy is shown below, including revisions that have been made as part of the Evaluation & Appraisal amendment package (additional changes from the transmitted version are shown in double underline and double strike through (regular text is existing language)).

Policy 2.1.8 Alachua County shall, in coordination with utility providers, consider the feasibility of providing sanitary sewer services to developments of more than 50 residential lots in the unincorporated area, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per acre, within a 10-year planning horizon. ~~By April 2026, and every ten (10) years thereafter, Alachua County will conduct a feasibility analysis identifying applicable developments and assessing the feasibility of providing sanitary sewer service to those developments. The feasibility analysis will include consideration of the following~~ The feasibility assessment shall include the following information and analysis:

- (a) The name and location of the wastewater facility that could receive sanitary sewer flows after connection; the current capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and an estimated timeline for the potential construction of any improvements necessary for connection to the sanitary sewer system.
- ~~(b) Estimate of potential costs to the County and property owners.~~
- ~~(c) Water quality risks associated with the continued use of septic systems.~~
- ~~(d)~~ (b) Consideration of ~~Other~~ applicable goals, objectives and policies of this Comprehensive Plan.

If the analysis feasibility assessment determines that it is feasible to provide sanitary sewer services to an applicable development, this shall not obligate the County or utility provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility provider in coordination with the County with input from the residents of the area that would potentially be served by sanitary sewer.

When considering any potential capital improvement projects to connect existing development to centralized sanitary sewer services, the County shall analyze the potential water quality risks associated with the continued use of septic systems, relationship of the project to water quality targets included in adopted Basin Management Action Plans, and the potential costs to the County, the utility provider, and property owners.

The feasibility assessment shall be reviewed and updated at least every 10 years to account for changes in sanitary sewer system availability and changes in wastewater system capacity, and to identify any planned capital improvement projects to increase system capacity or to connect existing developments to sanitary sewer.

Comprehensive Plan Policy Framework for Sanitary Sewer Extension and Connection

Alachua County is not a provider of sanitary sewer services. Gainesville Regional Utilities (GRU), which is owned by the City of Gainesville, provides sanitary sewer services within the unincorporated areas of Alachua County inside the Urban Cluster, which is an urban growth boundary designated on the Future Land Use Map. The Cities of Alachua, Hawthorne, High Springs, Newberry, and Waldo also operate sanitary sewer systems, however, these municipalities only provide those services within their municipal boundaries; those services do not extend into the unincorporated area of Alachua County.

Policies in the County's adopted Comprehensive Plan generally promote urban residential development (>1 dwelling unit per acre) within the Urban Cluster. All new development within the Urban Cluster is required to connect to both centralized potable water and sanitary sewer services pursuant to adopted Policy 2.1.1 of the Potable Water and Sanitary Sewer Element (PWSSE), and may not be served by septic systems, with very limited exception.

Policy 2.1.1, PWSSE (adopted policy) *All new development in the urban cluster shall be timed to occur when both centralized potable water and sanitary sewer systems are available for connection. The timing and availability of municipal water and sewer to a property shall be one of the factors to be considered when deciding upon proposed changes in zoning to a higher density or intensity pursuant to Future Land Use Element Policy 7.1.2(b). Any new subdivision, expansion of an existing subdivision, multi-family, or any new or expansion of a non-residential*

use, development or redevelopment in the Urban Cluster, shall be required to connect to a centralized potable water and sanitary sewer system for service by FDEP permitted potable water and wastewater treatment plants. This connection requirement and any exception thereto, based on the factors noted below, shall be implemented at the stage of development review and approval. No exceptions may be granted for new residential development, except as provided below.

Exceptions to this requirement may be provided for certain non-residential uses, and for new residential development in areas designated as Estate Residential on the Future Land Use Map, for which connection is infeasible because of engineering factors that would prevent operation and maintenance of the system connection within the range of standard procedures.

For the unincorporated areas outside the Urban Cluster (Rural/Agricultural areas), the Comprehensive Plan limits the density of new residential development to 1 dwelling unit per 5 acres. Related policies 6.2.2, FLUE and 3.1.5 PWSSE generally prohibit the extension of potable water and sanitary sewer lines into the Rural/Agriculture areas, except in very limited circumstances.

Policy 6.2.2, FLUE (adopted policy) *Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster.*

Policy 3.1.5, PWSSE (adopted policy) *Proposed extensions of potable water and sanitary sewer lines outside of the Urban Cluster designated by the Future Land Use Element shall be subject to approval by the Board of County Commissioners. Approval of such extensions shall be based on one or more of the following:*

- (a) the Alachua County Board of County Commissioners finds that the absence of such facilities would result in a threat to the public health or safety; or*
- (b) the Alachua County Board of County Commissioners finds that the extension of such facilities is necessary to enhance the safe, effective, and efficient delivery of central potable water or sanitary sewer service within an existing urban service area; or*
- (c) the Alachua County Board of County Commissioners finds that the extension of such facilities would serve a purpose consistent with the Alachua County Comprehensive Plan, such as the retention and expansion of existing business and industry or the attraction of new business and industry in accordance with the Economic Element of this Plan, or the service of institutional or tourist/entertainment uses consistent with the Future Land Use Element; or*

(d) the Alachua County Board of County Commissioners finds that the extensions of such facilities is needed as part of a comprehensive expansion of public services to encourage urban development in a new area as part of a comprehensive plan amendment. In this case, such a finding must be consistent with Policy 3.1.6 below.

The existing policies, which date back to the 1991 Comprehensive Plan, have resulted in the vast majority of new development within the Urban Cluster being connected to GRU's sanitary sewer system. The County has relatively little existing development within the Urban Cluster that is not connected to GRU's sanitary sewer system. Conversely, there have been very few extensions of sanitary sewer lines into the unincorporated area outside the Urban Cluster to serve new development. The few extensions that have been approved have been for institutional land uses such as churches and schools located at the edge of the Urban Cluster, and not for residential development.

Existing Residential Development on Septic Systems and Feasibility of Connection

County staff have conducted an inventory of existing residential developments served by individual septic systems in the unincorporated area that would need to be considered for the feasibility of connection to sanitary sewer service. Residential subdivisions that are either platted or unrecorded, or that are otherwise part of a development plan approved by the County have been included in the inventory. If the number of lots or septic density were close to meeting the numerical criteria in the statute (50 total lots and 1 on-site sewage treatment and disposal system per acre), then the development was included in the inventory for informational purposes. The inventory also includes groups of adjacent subdivisions that have over 50 lots combined and meet the septic density criteria. Data on septic usage was obtained from the Florida Department of Health (FDOH), Florida Water Management Inventory (FLWMI), which was last updated in 2018; parcels categorized as having "known septic" or "likely septic" were used as an indicator of the presence of a septic system.

There are approximately 67 existing developments within the Urban Cluster and 38 existing developments outside the Urban Cluster that could potentially be considered as to the feasibility of connection to sanitary sewer services pursuant to Section 163.3177(6)(c)3. See Map 7 and Table 33 below. It should be noted that many of the developments that are identified are less than 50 lots but are adjacent to each other such that when viewed together, they appear to be one development. It is unclear whether clusters of residential developments that are less than 50 lots are subject to the statutory requirements for feasibility consideration, however, they are included here for informational purposes and for further analysis in the future.

Map 7. Existing Residential Developments on Septic for Sewer Feasibility Consideration Pursuant to Section 163.3177(6)(c)3, Florida Statutes

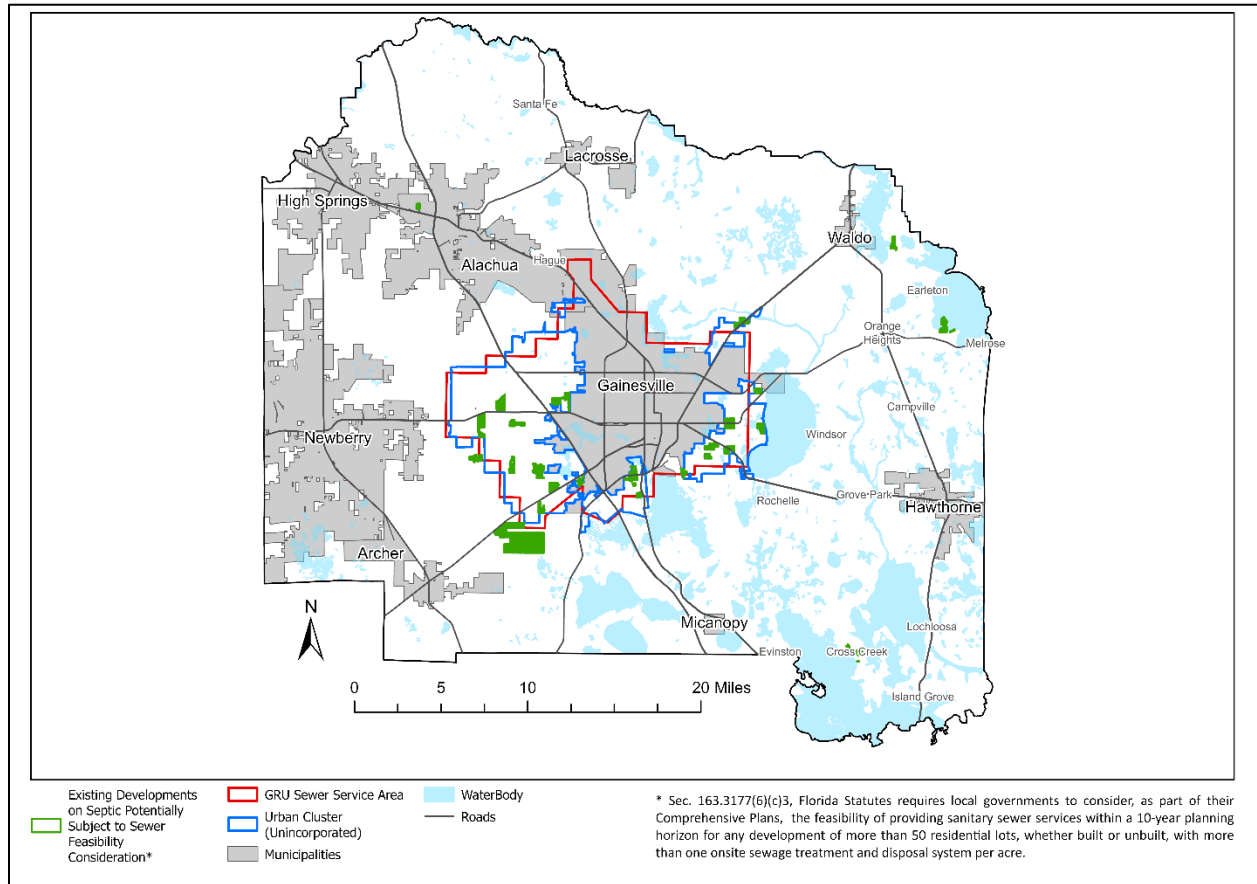


Table 33. Existing Residential Developments on Septic that are Potentially Subject to Sewer Feasibility Consideration Pursuant to Section 163.3177(6)(c)3, Florida Statutes

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area Description	Notes
Copeland	100+	0.25 to 1	Yes	No	Copeland	
Lakeshore Homesites	100+	0.25 to 0.75	Yes	Yes	Newnans Lake West	
Gathercole and Davis	51	Mostly 0.25	Yes	Yes	Newnans Lake West	
Lake Ridge Subd.	88	Mostly 0.25	Yes	Yes	Eastside Activity Center North	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Creek Park Estates	67	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Jack's Subdivision	65	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Lake Farms Replat	46	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Green Acres	46	Mostly 0.25	Yes	Yes	Eastside Activity Center North	

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Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area Description	Notes
Forest Lake Estates	24	Mostly 0.4	Yes	Yes	Eastside Activity Center North	
Ruthland	20	Mostly 0.4 to 0.75	Yes	Yes	Eastside Activity Center North	
Pine Acres	20	Mostly 0.25	Yes	Yes	Eastside Activity Center North	
Forest Lake Manor	14	Mostly 0.5	Yes	Yes	Eastside Activity Center North	
Green Grove	68	Mostly 0.25	Yes	Yes	Eastside Activity Center South	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Shady Lawn Estates	67	0.15 to 0.5	Yes	Yes	Eastside Activity Center South	
Kreftwood Estates	63	0.25 to 0.5	Yes	Yes	Eastside Activity Center South	
McNeil Gardens	21	Mostly 0.3	Yes	Yes	Eastside Activity Center South	
SE 46th Drive/SE 18th Place	17	0.1 to 0.5	Yes	No	Eastside Activity Center South	
Jack's Subdivision #2	10	Mostly 0.5	Yes	Yes	Eastside Activity Center South	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Kincaid Road Subdivision	179	0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Robinson Heights	92	Mostly 0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Lakeview Estates	76	Mostly 0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Devonshire Hills	50	0.25 to 0.5	Yes	Yes	Kincaid Loop Area	
Melton Manor	24	Mostly 0.25	Yes	Yes	Kincaid Loop Area	
McRae Manor	12	Mostly 0.25	Yes	Yes	Kincaid Loop Area	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Idylwild	55	Mostly 0.3 to 0.5	Yes	Yes	Idylwild Serenola North of Williston Rd	
Williston Rd/SW 18th Street Unplatted	16	Mostly 0.25 to 0.5	Yes	No	Idylwild Serenola North of Williston Rd	
Napier Estates	16	Mostly 0.25	Yes	Yes	Idylwild Serenola North of Williston Rd	
Idylwild Addition	12	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	
Dale's Court	10	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	
Idylwild Estates	9	Mostly 0.4	Yes	Yes	Idylwild Serenola North of Williston Rd	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Malore Gardens	56	Mostly 0.5	Yes	Yes	Idylwild Serenola South of Williston Rd	
Idylwild South Serenola	45	Mostly 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	
Chachala Park	34	Mostly 0.5 to 1	Yes	Yes	Idylwild Serenola South of Williston Rd	
Serenola Estates	26	Most 0.25 to 0.5	Yes	Yes	Idylwild Serenola South of Williston Rd	
Idylwild South Addition	18	Most 0.5 to 1	Yes	Yes	Idylwild Serenola South of Williston Rd	
Fletwood Park Serenola	12	Mostly 0.3	Yes	Yes	Idylwild Serenola South of Williston Rd	
Sheppard Estates - Serenola Plantation	10	Mostly 0.3	Yes	Yes	Idylwild Serenola South of Williston Rd	
Seville	8	Mostly 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	

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Septic to Sewer Feasibility (HB 1379)

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area Description	Notes
Wellendorf	5	Most less than 0.25	Yes	Yes	Idylwild Serenola South of Williston Rd	
Kenwood	170	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Pine Hill Estates	124	1 to 2	Yes	Yes	Western Urban Cluster	Most lots over 1 acre
Arredondo Estates 4	106	Mostly 0.25	Yes	Yes	Western Urban Cluster	
West End Estates	91	Mostly 1	Yes	Yes	Western Urban Cluster	
Arredondo Estates 2a	82	Mostly 0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Fort Clark Forest	70	1 to 2	Yes	Yes	Western Urban Cluster	Most lots slightly over 1 acre
Ricelands	67	Mostly 0.25 to 1	Yes	Yes	Western Urban Cluster	
Arredondo Estates 1	63	0.25 to 0.5	Yes	Yes	Western Urban Cluster	
University Acres	63	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park Addition 1	56	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Arrowhead	12	Mostly 1	Yes	Yes	Western Urban Cluster	
Arrowhead Addition	45	Mostly 1	Yes	Yes	Western Urban Cluster	
West End Golf View Estates	40	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park	40	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Oakleigh	38	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
West Park Addition 2	37	Mostly 0.25	Yes	Yes	Western Urban Cluster	Some lots may be on GRU sewer
Windward Meadows 5	31	Mostly 0.5	Yes	Yes	Western Urban Cluster	
Windward Meadows 2	30	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Windward Meadows 4	28	Mostly 0.5	Yes	Yes	Western Urban Cluster	
Pine Woods Addition 1	28	Mostly 0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Windward Meadows 1	26	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Windward Meadows 3	25	Mostly 1	Yes	Yes	Western Urban Cluster	Some lots are slightly above 1 acre
Pine Woods Addition 2	23	0.25 to 1	Yes	Yes	Western Urban Cluster	
Pine Woods	17	Mostly 0.25	Yes	Yes	Western Urban Cluster	
Arredondo Estates 3	13	0.25 to 0.5	Yes	Yes	Western Urban Cluster	
Unplatted Fairbanks Area	45	Mostly 0.5 to 1	Yes	No	Fairbanks	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Spring Meadows	34	Mostly 0.5 to 1	Yes	Yes	Fairbanks	
Fairbanks Park	23	Mostly 0.25 to 0.75	Yes	Yes	Fairbanks	
Fairbanks Park Replat	16	Mostly 0.4 to 1	Yes	Yes	Fairbanks	
Meadows of Kanapaha	168	Mostly 1 to 2	No	Yes	SW Archer Rd. Rural Area	There are numerous subdivisions in the SW Archer Rd. area just outside the Urban Cluster that are on individual septic systems. Many are less than
Hammock Ridge Unit 3	158	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Hammock Ridge Unit 1	109	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Meadows of Kanapaha Phase 2	84	Mostly 1 to 2	No	Yes	SW Archer Rd. Rural Area	

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Septic to Sewer Feasibility (HB 1379)

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area Description	Notes
Hammock Ridge Unit 4	80	Mostly 1	No	Yes	SW Archer Rd. Rural Area	50 lots and some contain lots that are over 1 acre.
Hammock Ridge Unit 2	62	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Pines Unit 2	55	1 to 2	No	Yes	SW Archer Rd. Rural Area	
Leeaire Estates	46	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Pines	42	1 to 2	No	Yes	SW Archer Rd. Rural Area	
Thousand Oaks	39	1.5 to 6	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 1	33	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands Unit 3	28	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Sunny Acres	27	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 3b	17	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Plantation	16	1 to 1.5	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Oaks	16	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 3a	16	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 2c	14	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands	12	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Kanapaha Highlands Unit 2	11	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 2a	11	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Parker Place Phase 2b	10	Mostly 1	No	Yes	SW Archer Rd. Rural Area	
Santa Fe Hills	81	0.25 to 0.5	No	Yes	441/Alachua West of I-75	
Lake Alto Estates	46	0.25 to 0.6	No	Yes	Lake Alto East of Waldo	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Lake Alto Estates Addition 1	44	Mostly 1	No	Yes	Lake Alto East of Waldo	
Lake Bonnet Estates Phase 2	43	Mostly 1	No	Yes	Lake Santa Fe SW	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for this general area.
Unplatted Lots	36	0.25 to 1	No	No	Lake Santa Fe SW	
Wallace Groves	17	Mostly 0.5	No	Yes	Lake Santa Fe SW	
Santa Fe Shores	16	0.25 to 1	No	Yes	Lake Santa Fe SW	
Lake Bonnet Estates	13	Mostly 1	No	Yes	Lake Santa Fe SW	
Wallace Groves 2	6	0.5	No	Yes	Lake Santa Fe SW	
Melrose Sims Survey - Goodson Lands	108	Mostly 0.10 to 1.5	No	Yes	Melrose	Plat from 1800s comprises much of current Melrose historic district. Area has been extensively divided into smaller residential parcels but also contains several larger parcels.
Canal Shores	36	Mostly 0.4 to 1	No	Yes	Melrose	Under 50 lots, so not subject to statute by itself but is adjacent

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Septic to Sewer Feasibility (HB 1379)

Development or Subdivision Name	# of Lots	Predominant Lot Sizes (acres)	Urban Cluster (Y/N)	Platted?	General Area Description	Notes
						to historic Melrose parcel group above. Could be considered in feasibility analysis for Melrose area.
Indian Landing	23	Mostly 1 to 2	No	Yes	Melrose	Under 50 lots, so not subject to statute by itself. Could be considered in feasibility analysis for Melrose area
Cross Creek Gardens	44	Mostly 0.25	No	Yes	Cross Creek	Subdivisions under 50 lots are not subject to statute individually. Could be considered in feasibility analysis for general area.
Sportsman Haven First Addition	29	0.25 to 0.5	No	Yes	Cross Creek	
Cross Creek Gardens Unit 2	18	Mostly 0.3	No	Yes	Cross Creek	
Sportsman Haven	14	0.1 to 0.25	No	Yes	Cross Creek	

Developments within the Urban Cluster

There are 67 existing residential developments included in the inventory that are located within the Urban Cluster that have concentrations of septic systems on smaller lots. Of those, there are approximately 25 existing residential developments that likely meet the specific lot number (50+) and septic density (1 per acre) thresholds in the statute. The remainder of the developments are either less than 50 lots or have a septic density of less than 1 per acre; these developments are included in the inventory because they are part of groupings of several smaller residential developments that could potentially be considered for future connection to sanitary sewer if the opportunity arises. It is estimated that there are approximately 2,069 lots on septic within those residential developments that meet the lot number and septic density thresholds in the statute.

The majority of the Urban Cluster is within GRU's service area for sanitary sewer, therefore, any existing development that is located within the Urban Cluster is potentially eligible to connect to GRU's sanitary sewer system. It would be feasible and preferable from a County policy perspective for those existing developments to connect to GRU's sanitary sewer system, however, there are barriers to such conversions including lack of funding, gaps in the collection system in certain areas, and practical feasibility considerations such as lack of existing utility rights-of-way within older developments.

GRU's sanitary sewer collection system lines do not extend into all areas of the Urban Cluster (see Map 6 in the previous section of this Data & Analysis Report). There are some areas around the edges and in the interior of the Urban Cluster that do not currently have sanitary sewer collection lines available for connection, and the extension of those collection lines and related infrastructure is not currently a part of GRU's capital improvement plans in the next 10 years. If an existing development in its entirety wanted to connect to GRU's sanitary sewer system, funding would also be a major challenge. Generally, the connection and conversion costs would need to be borne by the residents of that development. Neither GRU nor the County currently have funding sources available to convert entire residential developments

from septic to sanitary sewer. Additionally, there may be site-specific engineering challenges associated with converting existing residential developments to sanitary sewer which will need to be further evaluated. These challenges include lack of utility right-of-way within older developments and topography issues in some areas of the Urban Cluster.

It is noted that GRU offers its Connect Free program which provides grant funding for eligible properties and projects located throughout GRU's service area to assist with the costs of engineering, design, and construction to extend City water and/or wastewater facilities to a property; meter installation charges; and connection charges. The Connect Free program primarily benefits existing single units, new affordable single units, and facilities that are owned and operated by nonprofit organizations or government entities to benefit special needs populations. The Connect Free Program may also fund on-site plumbing modifications only for qualified existing residential single units. "Qualified" means owner-occupied units with low income households, as defined by the US Department of Housing and Urban Development (HUD). The Connect Free program would not necessarily provide assistance to connect an entire development to GRU's system, although it could assist with individual lots within developments. The Connect Free program has implemented 47 septic to sewer projects since 2016, converting a total of 296 units and spending over 1.2 million dollars on these projects since its inception in 2003.

The potential sanitary sewer flows from existing residential developments would be directed to one of two wastewater treatment plants operated by GRU. The Main Street Water Reclamation Facility (MSWRF) and the Kanapaha Water Reclamation Facility (KWRF) both serve customers within the unincorporated Urban Cluster. Although the two plants have separate wastewater collection areas, GRU has a transfer pump station that allows a portion of the wastewater from either plant to be routed to the other plant which enables GRU to more effectively utilize the combined treatment capacity of both facilities.

The MSWRF and KWRF have permitted annual average daily flow (AADF) capacities of 7.5 mgd and 14.9 mgd, respectively, for a combined capacity of 22.4 mgd. The 2025 actual average daily flows for MSWRF and KWRF were 5.85 mgd and 11.06 mgd, respectively, for a combined total of 16.91 mgd. The MSWRF Capacity and Renewal Upgrade project, which is expected to be completed by 2032, will increase the MSWRF capacity from 7.5 to 10 mgd (resulting in a combined capacity of 24.9 mgd). This upgrade will be completed in two phases, with initial improvements anticipated in 2026 and additional upgrades completed by 2032 to expand treatment capability and improve system reliability. GRU anticipates that the capacity of the KWRF will be upgraded around the Year 2036, however, this project has not been scoped or budgeted at this time.

Table 34. Sanitary Sewer Treatment Plants Receiving Flows from Development in the Urban Cluster

Facility Name	Current Design Capacity	2025 Average Daily Flow	Projected 20-Year Average Daily Flow	Future Capacity Upgrades
GRU Main Street Water Reclamation Facility (200 SE 16 th Ave, Gainesville)	7.5 mgd	5.85 mgd	8.9 mgd	10 mgd*
GRU Kanapaha Water Reclamation Facility (7101 SW 41 st Place, Gainesville)	14.9 mgd	11.06 mgd	16.2 mgd	14.9 mgd**
Total Combined Facilities	22.4 mgd	16.91 mgd	25.1 mgd	24.9 mgd

Source: GRU

* GRU is currently constructing a Capacity Renewal Upgrade project at the Main Street facility that includes improvements to replace aging infrastructure and increase the plant capacity from 7.5 mgd 10 mgd. The project will be completed by 2032. The project will also ensure GRU's ability to transfer raw wastewater flow between its two wastewater plants, which will help to defer the need to increase the capacity at the Kanapaha facility.

** GRU anticipates that a capacity upgrade will be completed at the Kanapaha Water Reclamation Facility in approximately 2036, but that specific improvement project has not yet been scoped or budgeted at this time.

GRU does not currently have plans or estimated timelines for construction of future connections of existing developments on septic to sanitary sewer in the unincorporated area. As part of the County's Basin Management Action Plan (BMAP) implementation efforts, County staff are discussing potential funding sources (including FDEP Water Quality Improvement Grants) and public relations strategies to build support for potential future septic to sewer connections. At this point there is no timeline for connecting any OSTDS to sewer, and the next step is to identify a potential pilot project neighborhood to further explore feasibility. It is anticipated that there is sufficient capacity in GRU's sanitary sewer system to accommodate flows from any future septic to sewer conversions for individual residential developments that may be proposed in the next 10 years.

Developments Outside the Urban Cluster

There are 38 existing residential developments included in the inventory that are located outside the Urban Cluster that have concentrations of septic systems on smaller lots. Of those, there are 9 existing developments that likely meet both the lot number (50+) and septic density (1 per acre) thresholds in the statute. Those 9 existing residential developments contain a total of 905 lots.

For those residential developments outside the Urban Cluster, policies in the County's Comprehensive Plan would generally prohibit the extension of sanitary sewer lines outside the Urban Cluster (Policy 6.2.2, FLUE and Policy 3.1.5 PWSSE). These policies are a fundamental growth management tool in the County's Comprehensive Plan intended to direct new development into a concentrated urbanized area where public services and facilities can be provided in an efficient manner, and conversely, to limit the amount of new development located within rural and agricultural areas where services are not available and

cannot be efficiently provided. Limited exceptions to this policy may be approved by the Board of County Commissioners based on specific criteria, including that the absence of such facilities would result in a threat to the public health or safety. While extensions of sanitary sewer lines outside the Urban Cluster could potentially be approved for the purpose of converting existing residential development from septic to sewer, such approvals would be an exception to the general policy and would require a finding that the existing septic systems are a threat to public health or safety. In addition to these policy reasons, those developments located outside the Urban Cluster are not currently located within a service area for any sanitary sewer utility provider. For these reasons, it is generally determined to be infeasible for developments outside the Urban Cluster to connect to centralized sanitary sewer facilities within a 10-year planning horizon.

Water Quality and BMAP Considerations for Septic to Sewer Conversion

Alachua County has conducted additional analysis on the potential for septic to sewer conversion for existing developments as part of its ongoing implementation of water quality improvement measures associated with Basin Management Action Plans (BMAPs). While that analysis is generally broader in scope than the comprehensive planning requirements in Section 163.3177(6)(c)3, it does provide relevant and useful data that is incorporated by reference as part of the Comprehensive Plan data and analysis.

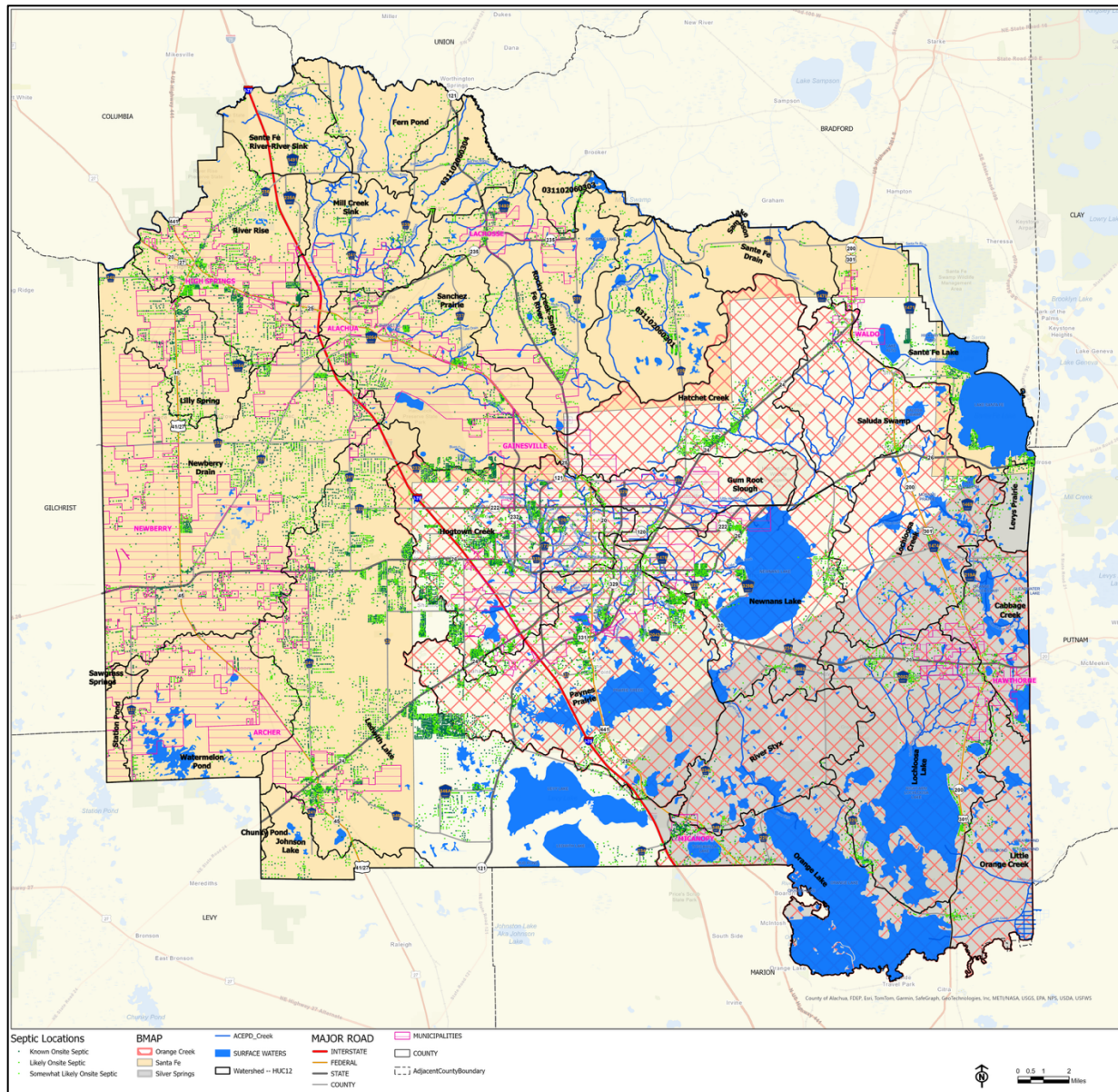
With regard to water quality, Onsite Sewage Treatment and Disposal (OSTDS) systems, also known as septic systems, contribute to high nitrogen and phosphorus levels in natural waterbodies and aquifers. Excess algal growth from high nutrient levels is a condition that some Alachua County rivers and springs face. To prevent further contamination and reduce the impact of septic systems on the State's water resources, the Florida Legislature has enacted various statutes including the Springs and Aquifer Protection Act, HB 1379, and the Clean Waterways Act. The Florida Department of Environmental Protection (FDEP) has developed Basin Management Action Plans (BMAPs) that have established quantifiable water quality improvement goals and targets, some of which relate to septic systems. The Florida Springs and Aquifer Protection Act, HB 1379, and the Clean Waterways Act have specific septic system requirements that have been incorporated into BMAPs. The legislation also requires local governments to develop remediation plans with actionable strategies to improve water quality.

The Orange Creek and Santa Fe River BMAP areas cover most of Alachua County. In 2024, the County prepared an OSTDS Remediation Plan for the Orange Creek and Santa Fe River BMAPs. An update of the Santa Fe River BMAP was finalized in December 2025, which clarified that an OSTDS remediation plan is not required by local governments, however, FDEP staff requested that the County update its 2024 OSTDS Remediation Plan. The requested update to the Remediation Plan was finalized in March 2026. The 2026 update covers all of Alachua County, including municipalities, whereas the Comprehensive Plan septic-to-sewer feasibility consideration covers only the unincorporated areas.

As part of the 2026 updated OSTDS Remediation Plan, County and City of Gainesville staff conducted a study to identify septic-to-sewer priority areas within GRU's sanitary sewer service area. That study identified several clusters where high concentrations of septic systems were located within the buffers of

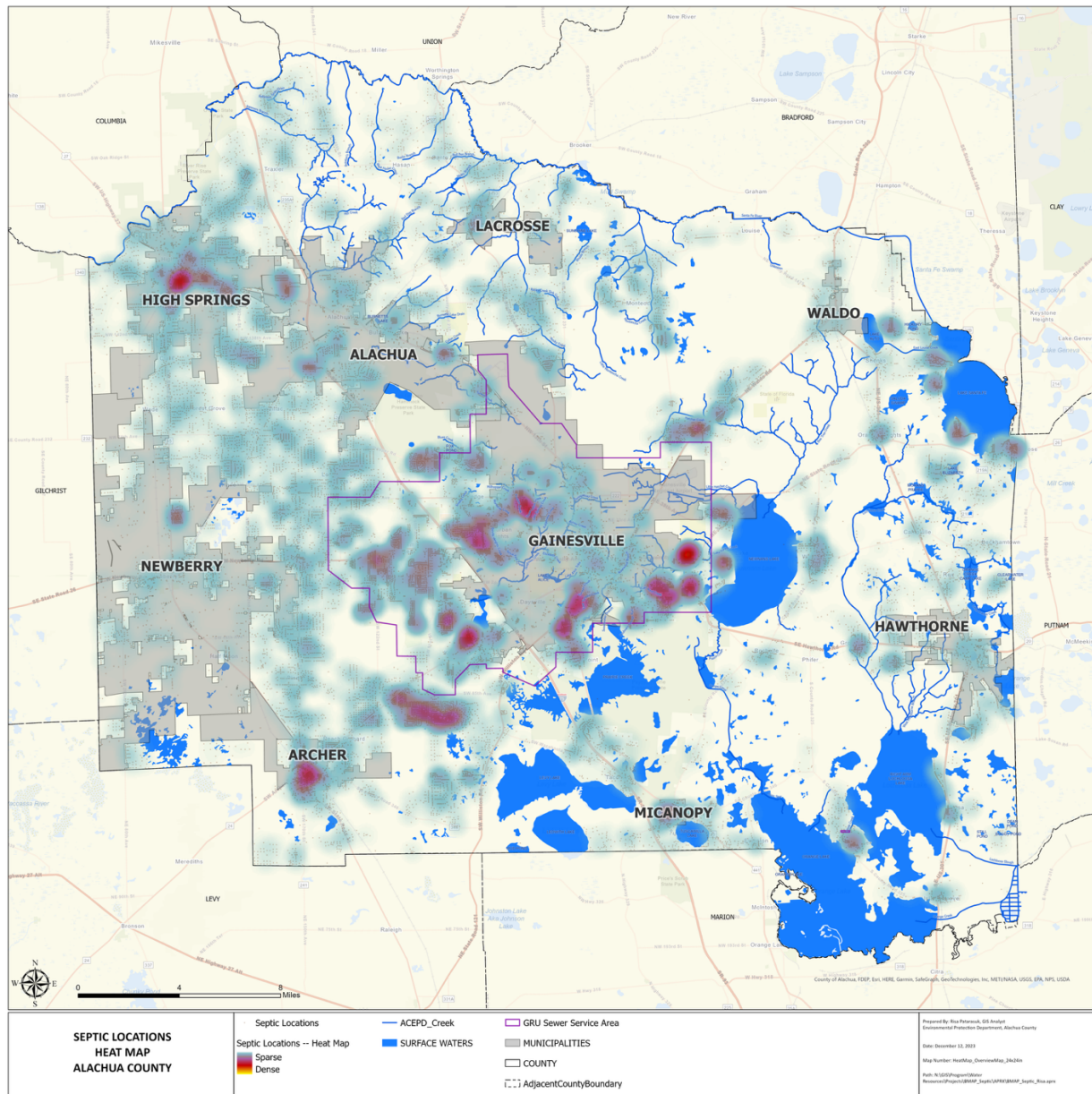
impaired water bodies and their tributaries. Map 8 below from the Remediation Plan shows existing septic systems in Alachua County, and BMAP areas for reference. Map 9 below from the Remediation Plan provides a septic location “heat map”, showing locations where there are high concentrations of septic systems throughout Alachua County. This map was not focusing specifically on the development size threshold (50 or more lots) in Section 163.3177(6)(c)3, but was focused on identifying overall concentrations of septic systems, even if the developments were less than 50 lots.

Map 8. Alachua County Existing Septic System Locations and BMAP Areas



Source: Alachua County, Gainesville and Incorporated Municipalities Onsite Sewage Treatment and Disposal System (OSTDS) Plan for Orange Creek and Santa Fe River BMAPs, March 2026 Update.

Map 9. Alachua County Septic Location Heat Map



Source: Alachua County, Gainesville and Incorporated Municipalities Onsite Sewage Treatment and Disposal System (OSTDS) Plan for Orange Creek and Santa Fe River BMAPS, March 2026 Update.

As part of the 2026 Remediation Plan update, County staff identified OSTDS within the Santa Fe, Newnans Lake, and Alachua Sink basins that are within GRU's sanitary sewer service area. These basins were selected because they have nitrogen load reduction targets within their respective BMAPS. This preliminary analysis indicated that there are 1,292 OSTDS within the Santa Fe Basin, 639 within the Alachua Sink basin, and 10 within 200 meters from the shoreline of Newnans Lake within GRU's service area.

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The consulting firm Jones Edmunds and Associates published a septic to sewer guidance document in 2025. According to their staff, prices have recently increased, and they report estimated connection costs ranging from \$40,000 to \$65,000 per lot depending on site specific conditions. Based on these per lot estimates, Table 35 below shows the estimated costs associated with septic to sewer conversions within GRU's service area.

Table 35. Number of OSTDS Identified in 2026 OSTDS Remediation Plan and Estimated Septic-To-Sewer Conversion Costs

Location	OSTDS (number)	Low Range cost	High Range Cost
Santa Fe Basin	1,292	\$51,680,000	\$83,980,000
Newnans Lake (200 meters of lakeshore)	10	\$400,000	\$650,000
Alachua Sink	639	\$25,560,000	\$41,535,000
TOTAL	1,941	\$77,640,000	\$126,165,000

Source: Alachua County, Gainesville and Incorporated Municipalities Onsite Sewage Treatment and Disposal System (OSTDS) Plan for Orange Creek and Santa Fe River BMAPs, March 2026 Update.

There may be some opportunity to achieve savings in the per lot cost if all the lots in a development were to be connected to sewer at one time, but the figures above are a reasonable estimate for planning purposes. More detailed analysis would be needed for any particular development to determine a more specific cost estimate.

As part of the County's ongoing BMAP implementation efforts, County staff are discussing potential funding sources (including FDEP Water Quality Improvement Grants) and public relations strategies to build support for potential future septic to sewer connections. At this point there are no specific project proposals or timelines for connecting any OSTDS development to sanitary sewer. The County's next step is to identify a potential pilot project neighborhood to further explore feasibility and funding.

Future efforts by the County to convert existing residential development on septic to sanitary sewer will be guided by a combination of Policy 2.1.8 of the Potable Water and Sanitary Sewer Element (which specifically addresses HB 1379 and Section 163.3177(6)(c)3 requirements), this Comprehensive Plan data and analysis, the 2026 OSTDS Remediation Plan Update, and other BMAP requirements.

7. STORMWATER DATA AND ANALYSIS

The Stormwater Management Element Policy 3.1.1 includes adopted level of service standards for stormwater facilities in unincorporated Alachua County. The LOS standards are summarized below.

Floodplain Management:

All new building lots shall include adequate buildable area above the 100-year floodplain and all new habitable structures must be outside the floodplain. Existing lots of record as of May 2, 2005, without buildable area above the floodplain may only develop subject to limitations such as intensity, impervious surface ratio (ISR), clearing, limits on the use of fill material and requirement for appropriate on-site sewage disposal. No development shall adversely impact the functions of the floodplain. Silviculture and agricultural uses shall be required to follow appropriate Best Management Practices.

Residential floor elevation is required to be 1 foot above the 100 year critical-duration storm elevation. Non-residential floor elevation is required to be 1 foot above 100 year critical-duration storm elevation or provide flood resistant construction.

Water Quantity:

Retention basins: 100 year critical-duration storm or applicable Water Management District standards

Detention basins: 25 year critical-duration storm with 100 year/critical-duration storm routing analysis

Storm sewer systems: 3 year 10 minute storm

Crossdrains: 10/25 year/24hr. storm for closed system and 100 Year/24hr. for open system

Sidedrains: 10 year/20 minute storm

Water Quality:

All new development or redevelopment must provide adequate stormwater treatment so as not to degrade the water quality of the receiving water body. The stormwater treatment provided must provide a level of treatment which meets or exceeds Florida Administrative Code standards as well as applicable federal, state, regional, WMD and local requirements. The Comprehensive Plan also calls for the County to implement an Advanced Stormwater Treatment Code based on Low Impact Design (LID) principles, including provisions for the Sensitive Karst Area, Outstanding Florida Waters and impaired waters.

The Comprehensive Plan stormwater level of service standards are implemented on a development-by-development basis through the development review process. Individual developments must comply with Chapter 407, Article IX of the land development regulations (Stormwater Management). Additionally, individual developments must comply with Chapter 77 of the County's Code of Ordinances (Water Quality Standards and Management Practices), which includes the County's Stormwater Treatment Code. The Stormwater Treatment Code implements the Comprehensive Plan's stormwater/water quality LOS standard in the Stormwater Element by providing for enhanced water quality regulations that are intended to reduce nitrogen and phosphorus discharges to the County's surface waters and groundwater during rainfall events.

The County's Stormwater Code includes the following specific requirements:

For discharges to surface water:

- Reduce 70% of post-development total nitrogen load and 80% of post-development total phosphorus load.
- For direct discharges to Outstanding Florida Waters, the reduction requirement increases to 95% for both nitrogen and phosphorus.
- Within the watershed of a verified impaired waterbody or with an adopted nutrient TMDL, meet the greater of the applicable standard above or 10% below pre-development load.

For discharges to groundwater:

- For projects using retention Best Management Practices (e.g. a retention pond) in the Sensitive Karst Area, treat the first 1" of runoff with one or more Low Impact Design techniques.
- For projects using Rapid Infiltration Stormwater Retention Basins, use appropriate BMPs to reduce the post-development total nitrogen loading into the groundwater by 70%.

It is anticipated that the Comprehensive Plan LOS standards for stormwater will continue to be achieved over the course of the 10-year and 20-year planning horizon through the ongoing implementation of the County's stormwater management requirements of the land development regulations and the Stormwater Management Code through the development review process.

8. RECREATION DATA AND ANALYSIS

Policy 1.1.2 of the Comprehensive Plan's Recreation Element provides the following level of service standards for recreation facilities in the unincorporated area.

- Activity Based Recreation: 0.5 acres of improved sites per 1,000 unincorporated population
- Resource Based Recreation: 5.0 acres of improved sites per 1,000 unincorporated population

Activity-based recreation is defined as sites that provide recreation which is user-oriented independent of location or the natural environment. Resource-based recreation is defined as recreational activities that are essentially dependent upon the natural, scenic, or historic resources of the area.

Alachua County owns and operates a portfolio of public recreation facilities throughout the County. These facilities include a combination of activity-based parks, resource-based parks, and conservation lands, all of which are included in the level of service calculation for recreation. The County owns and operates 10 activity-based parks totaling 190.46 acres and 15 resource-based parks totaling 577.19 acres. Additionally, the County owns and operates numerous conservation areas as part of the Alachua County Forever program. While the vast majority of these areas cannot be considered "developed" for purposes of level of service calculations, these areas contain many miles of pedestrian, cyclist, and equestrian trails which provide recreation opportunities for residents; an estimate of the acreage associated with such trails is included in the level of service calculations.

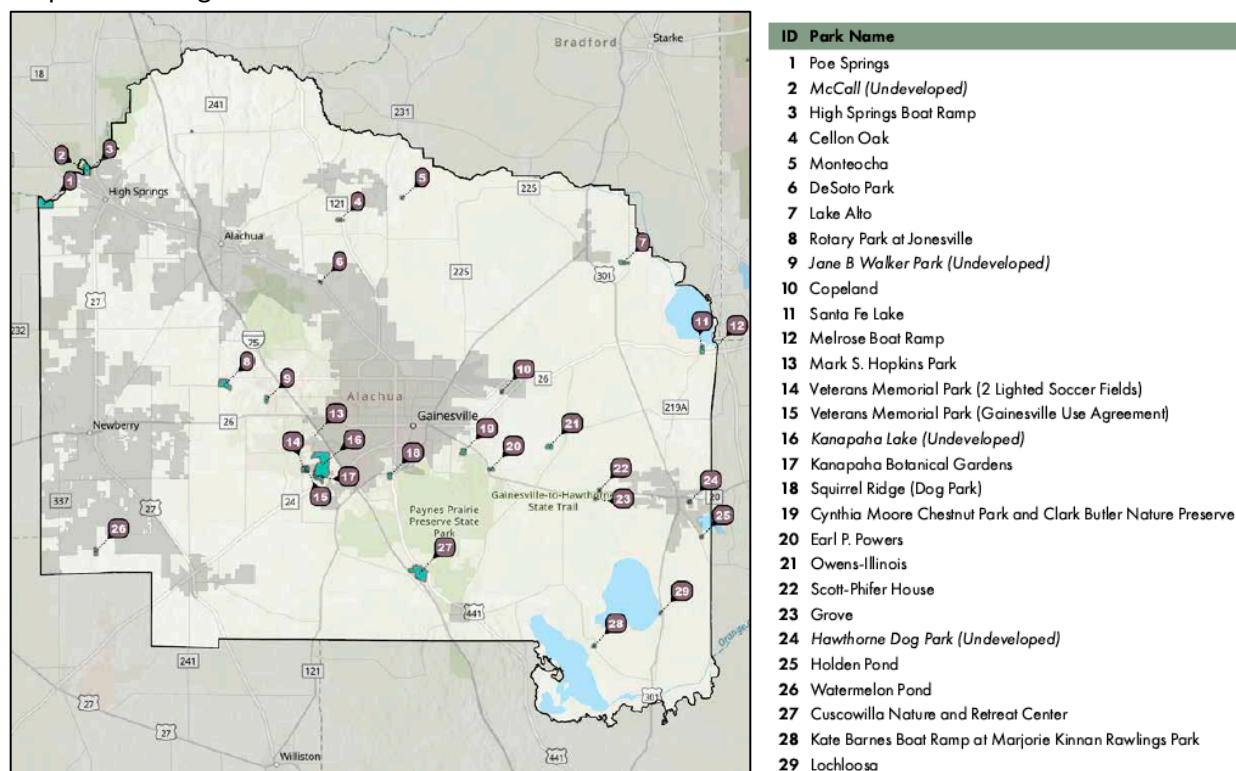
Table 36. Activity Based Recreation Sites

Park Name	Address	Acres	Primary Use
Copeland Park	7020 NE 27th Avenue	5.00	Recreation
Cynthia Moore Chestnut Park	2315 SE 35th Street	26.35	Recreation
DeSoto Park	11855 NW US 441	0.63	Recreation
Grove Park	6300 SE 152nd Street	4.21	Recreation
Lake Forest Elementary Park (SBAC)	4401 SE 4th Avenue	10.00	Recreation
Mark S. Hopkins Park	817 SW 64th Terrace	0.26	Recreation
Monteocha Park	803 NW 192nd Avenue	6.57	Recreation
Squirrel Ridge Park	1603 SW Williston Road	17.76	Recreation
Veterans Memorial Park	7400 SW 41st Place	33.54	Recreation
Jonesville (Rotary Park)	14100 NW 32nd Avenue	86.14	Sports
Total		190.46	

Table 37. Resource Based Recreation Sites

Park Name	Address	Acres	Primary Use
Earl P. Powers Park	5910 SE Hawthorne Road	10.10	Boat Ramp
High Springs Boat Ramp	N end of NW 210th Lane (High Springs)	0.25	Boat Ramp
Holden Pond	9725 Holden Park Road (Hawthorne)	4.27	Boat Ramp
Lake Alto Park	17800 NE 134th Place (Waldo)	22.12	Boat Ramp
Lochloosa Park	16204 SE 207th Lane (Hawthorne)	1.42	Boat Ramp
MKR Park/Kate Barnes Ramp	18700 S CR 325 (Cross Creek)	8.57	Boat Ramp
Owens-Illinois Park	11309 SE 16th Avenue	22.93	Boat Ramp
Santa Fe Lake Park	24500 NE SR 26 (Melrose)	25.08	Boat Ramp
Watermelon Pond	10700 SW 250th Street (Newberry)	11.91	Boat Ramp
Scott-Phifer House	5600 SE 155th Street (Hawthorne)	2.75	Historic
Melrose Boat Ramp	N end of Trout Street (Melrose)	0.25	Kayak Launch
Cellon Oak	4100 NW 169th Place	5.70	Nature
Poe Springs Park	28800 NW 182nd Ave. (High Springs)	202.00	Recreation
Kanapaha Botanical Gardens	4700 SW 58th Drive	49.88	Nature
Cuscowilla Nature & Retreat Center	210 SE 134th Avenue	209.96	Recreation
Total		577.19	

Map 10. Existing Park Facilities



The following Alachua County Forever Nature Preserves are open to the public and contain maintained trails for recreational use. The areas of Nature Preserves that contain maintained trails can be counted toward the Resource-Based level of service. Trail acreage is estimated based on the total length of the trail and an assumption of a 10-foot trail width. While typical trails are less than 10 feet in width, an average of 10 feet is used to account for other related recreational amenities within nature preserves such as parking areas, observation areas, seating areas, and informational kiosks.

Table 38. Alachua County Forever Nature Preserves Open to the Public (Resource-Based Recreation)

Preserve Name	Total Preserve Acreage	Miles of Maintained Trails	Acres of Maintained Trails*
Mill Creek Preserve	1,230	5	6.06
Sweetwater Preserve	125	2.95	3.58
Barr Hammock Preserve	5,719	25.8	31.27
Lake Alto Preserve	662	5.2	6.30
Phifer Flatwoods	674	4.8	5.82
Watermelon Pond	440	0	0.00
Buck Bay Flatwoods	637	3.2	3.88
Turkey Creek Preserve	376	5	6.06
Four Creeks Preserve	715	2.5	3.03
Longleaf Flatwoods	2,742	6.25	7.58
Newnans Lake Conservation Area	6,504	7.3	8.85
Total	19,824	68	82.42

* Trail acreage is estimated based on an assumption of an average 10-foot trail width.

Table 39. Recreation Level of Service Projections Based on Current Developed Acres

	2025	2030	2035	2040	2045	2050
Activity Based Recreation Acres: 190.46						
Unincorporated Population	114,715	121,390	127,376	133,929	140,417	146,737
Activity Based Level of Service (acres per 1,000 population)	1.66	1.57	1.50	1.42	1.36	1.30
Resource Based Recreation Acres: 659.59						
Unincorporated Population	114,715	121,390	127,376	133,929	140,417	146,737
Resource Based Level of Service (acres per 1,000 population)	5.75	5.43	5.17	4.92	4.70	4.50

Based on the County's current acreage of activity-based recreation, the County will continue to meet the level of service standard of 0.5 acres per 1,000 of unincorporated population through the year 2050, even if no additional parks are developed.

Based on the County's current acreage of resource-based recreation, the County will continue to meet the level of service standard of 5.0 acres per 1,000 of unincorporated population through the year 2035. Beginning in about 2040, it is projected that the County will no longer meet the level of service standard unless additional resource-based park acreage is added. The County owns several properties which are designated for potential future County park facilities as shown in the table below.

Table 40. Undeveloped County-Owned Properties for Potential Future Park Facilities

Park Name	Address	Acres	Type
Hawthorne Dog Park	6600 Block SE 232nd Terrace	5.22	Activity Based
Industrial Park	5880 NW 39th Avenue	15.75	Activity Based
Jane B. Walker Park	10600 NW 23rd Avenue	17.43	Activity Based
Kanapaha Lake Park	--	448.03	Resource Based
McCall Park	25219 NW 210th Lane	77.51	Resource Based
West End Park	12830 W Newberry Rd	75	Activity Based

The County's adopted schedule of capital improvements includes several park improvement projects, including some which will enhance the recreation level of service that is provided. It is anticipated that, as these adopted capital improvement projects are completed and as new projects are identified in future CIP updates, the developed acreage that is counted toward the recreation level of service standard will increase and result in the County meeting its level of service standard through the time horizon of the Comprehensive Plan.

The following park projects are included in the 5-year capital improvements schedule of the Comprehensive Plan:

- Santa Fe Lake Park – New Boarding Dock
- Santa Fe Lake Park - Pickleball
- Santa Fe Lake Park – Pavilions & Picnic Tables
- Veteran's Park – Roller Rink OR Pickleball
- Veteran's Park - Playground
- Veteran's Park – Various site improvements
- West End New Park
- West End Park (WMAi25)
- MKR/Kate Barnes Park – boarding dock and accessibility
- MKR/Kate Barnes Park Restroom Renovation
- Poe Springs Restroom Replacement
- Poe Springs Boat Launch
- Copeland Park – Playground and Site Improvements
- Montechoa Park – Playground and Site Improvements
- Cuscowilla Nature and Retreat Center - Playground
- Jonesville Park – New Pickleball Courts
- Jonesville Park - Soccer Stadium with Parking
- Various - Sports Fields Renovations
- Squirrel Ridge New Restrooms
- Pinesville/St. Peter Park – New Park
- Industrial Park- New Park
- McCall Park – New Park
- High Springs Boat Ramp – Boarding Dock
- Walker Park – New Park

In addition, the County completed a new Parks and Open Space Master Plan in 2023, which provides a long term roadmap for the future development of the County's park system. The Master Plan provides significant additional data and analysis on the County's existing park system as well as existing and future levels of service and potential future park projects. There are several proposed amendments to the Recreation Element to incorporate the new Master Plan into the County's Comprehensive Plan. The Master Plan is incorporated by reference as part of the data and analysis for the updated Comprehensive Plan 2026-2046.

9. SOLID WASTE DATA AND ANALYSIS

Alachua County provides for a variety of solid waste and resource recovery management services, including collecting, receiving, processing, recycling, reusing and transporting solid waste and hazardous waste through its Solid Waste and Resource Recovery department.

The County provides for residential solid waste, recycling, and yard waste collection within the unincorporated areas within a designated residential curbside collection area which roughly corresponds to the County's Urban Cluster line. Residents outside of the mandatory residential curbside collection area may subscribe to curbside pickup directly through the County's contracted waste hauler. County residents may also drop off household waste, recycling, yard waste, bulk items, and household hazardous waste at one of five Rural Collection Centers throughout the County.

Commercial solid waste collection is provided by the County as part of an exclusive franchise agreement. Commercial recycling collection services are provided by an open franchise, or free market, system. Businesses in the County are required to recycle the following materials: steel cans, aluminum cans, glass containers, plastic containers, magazines, newspapers, office paper, and corrugated cardboard.

The County currently contracts to dispose of its solid waste at the New River Regional Landfill in Union County. The County operates a local solid waste transfer station, known as the Leveda Brown Environmental Park, to manage the local waste stream prior to disposal at the New River landfill. Materials are sorted and screened for prohibited waste and hazardous materials before being compacted and transported to the New River landfill.

The County's current agreement with New River expires on December 31, 2028. The County is currently in the process of researching alternative options for future solid waste disposal upon expiration of the current contract with New River. These options include building a new County landfill at the "Balu Forest" site, reopening the formerly closed Southwest Landfill near Archer, and investing in alternative waste management practices such as anaerobic and aerobic digestion, chemical recycling, and refuse-derived fuels. Policy 1.4.2 of the adopted Solid Waste Element of the Comprehensive Plan identifies the Balu Forest site, located east of Gainesville Regional Airport, as a potential site for a future solid waste facility if other environmentally safe or economically viable options weren't available.

The County also provides services for the processing, marketing, and sale of recyclable materials collected in Alachua County. These services are provided countywide to residential, government and private sector customers for the recycling of materials.

The County also provides a countywide system for the proper disposal, reuse, and recycling of hazardous materials and waste generated by households and small businesses. The County operates a central

hazardous waste collection and management facility and five hazardous waste drop-off locations throughout the County. In addition, the County conducts mobile hazardous waste collection events and provides public education on the proper management of hazardous waste.

The Solid Waste Element of the Comprehensive Plan, in Policy 1.1.1 provides the following regarding the level of service standard for solid waste disposal.

The level of service (LOS) standard for solid waste disposal, used as the basis for determining availability of disposal capacity to accommodate the demand generated by existing and new development in Alachua County, is hereby established, at a minimum, at 0.8 inbound tons per person per year at the Leveda Brown Environmental Park in 2018 and thereafter.

Table 41 below shows the County's volume of solid waste collected at the Leveda Brown Environmental Park transfer station as it relates to the County's population and level of service standard. The table shows both the 10-year past trend and the projection through the year 2050. The recent level of service trend based on actual data has been fairly consistent, ranging between 0.69 to 0.74 tons/person/year for each of the past 10 years. In 2025, the County collected 213,021 tons of solid waste, which equates to an actual level of service of 0.71 tons/person/year based on the 2025 population. The County is therefore currently meeting its Level of Service standard of 0.8 tons per person per year.

Table 41. County Solid Waste Volume Collected and Level of Service: Trend and Projection*

Year	County Population	Solid Waste (tons)	Level of Service (tons/person/year)
2015	254,893	176,195	0.69
2016	257,062	181,203	0.70
2017	260,003	190,932	0.73
2018	263,291	195,105	0.74
2019	267,306	199,529	0.75
2020	278,468	196,026	0.70
2021	284,607	211,636	0.74
2022	287,872	203,572	0.71
2023	293,040	210,795	0.72
2024	296,313	211,821	0.71
2025	298,485	213,021	0.71
2030	317,962	228,374	0.72
2035	335,764	240,949	0.72
2040	353,566	253,524	0.72
2045	371,367	266,097	0.72
2050	389,169	278,672	0.72

Population: 2015-2025: BEBR/EDR Annual Florida Population Estimates by County and Municipality
2030-2050: University of Florida Bureau of Economic and Business Research, Gainesville Regional Utilities Small-Area Population Projection Methods and Results, November 28, 2023, "Linear Growth Scenario".

Solid Waste: 2015-2025: Alachua County Solid Waste Department actual data
2030-2050: Projections based on BEBR/EDR population and linear regression model

Based on the County's solid waste generation trend data, which has remained relatively consistent on a per capita basis over the past 10 years, the County projects that its solid waste generation rate per capita will continue to remain relatively constant through the year 2050. It is projected that the actual level of service will remain at about 0.72 tons/person/year through the year 2050. Based on these projections, the County will continue to meet its Level of Service Standard for Solid Waste through the Year 2050.

A key concept in the proposed amendments to the Solid Waste Element is the establishment of a Circular Economy as a strategy to reduce the overall amount of solid waste that is generated and eventually landfilled. Circular Economy is a whole-system approach based upon repositioning disposal and reuse opportunities. In this concept, less raw materials are consumed for production, more manufactured materials remain in use, and commodities are recycled to continue to maximize the value of materials. This concept allows resources to have a continuous life cycle through multiple uses and purposes, rather than limiting their life span to simple production that results in landfilled waste. The implementation of circular economy principles combined with the County's traditional recycling efforts is anticipated to reduce the amount of solid waste that the County is sending to New River or another landfill in the long term. In future evaluations of the level of service, it is anticipated that the per capita waste generation rate will begin to gradually decrease.

APPENDIX

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- A. Bicycle and Pedestrian Level of Service Conditions**
- B. Roadway Motor Vehicle Level of Service Conditions: Urban Cluster**
- C. Roadway Motor Vehicle Level of Service Conditions: Rural Area**
- D. Alachua County 2040 Multimodal Transportation Capital Improvements Program**
- E. Data and Analysis Documents Incorporated by Reference**

Appendix A. Bicycle and Pedestrian Level of Service Conditions

ROADWAY	FROM	TO	Length	Bike Facility	Sidewalk Coverage (percent)
Urban & Transitioning Area County Roadways					
Ft. Clarke Blvd	Newberry Road (SR 26)	NW 23rd Avenue	1.3	No	100
Kincaid Loop	Kincaid Loop	Kincaid Loop	5	No	0
Millhopper Road (CR 235)	NW 43rd Street	Interstate 75	4.9	Yes	25
Millhopper Road (CR 235)	Interstate 75	NW 143rd (CR 241)	1.8	Yes	0
NW 143rd (CR 241)	Newberry Road (SR 26)	NW 39th	2.4	Yes	50
NW 143rd (CR 241)	NW 39th Avenue	Millhopper Road	2	Yes	0
NW 23rd Avenue	NW 43rd Street	NW 55th Street	0.8	Yes	100
NW 23rd Avenue	NW 55th Street	NW 98th Street	2.8	No	100
NW 39th Avenue	Interstate 75	NW 115th Street	1	Yes	100
NW 39th Avenue	NW 115th Street	NW 143rd (CR 241)	1.9	Yes	0
NW 51st Street	NW 23rd Avenue	NW 39th Ave (SR 222)	1	Yes	100
NW 83rd Street	NW 39th Avenue (SR-222)	NW 23rd Avenue	1	Path	100
NW 98th Street	Newberry Road (SR 26)	NW 39th Avenue	2	No	50
Rocky Point Road	SR 331 (Williston Road)	US 441	2.2	No	0
SE 43rd Street	University Ave (SR 26)	Hawthorne Road (SR 20)	1.1	No	100
SW 122nd Street (Parker Road)	Newberry Road (SR 26)	SW 24th Avenue	2	Yes	0
SW 122nd Street (Parker Road)	SW 24th Avenue	Archer Road (SR 24)	4.3	No	0

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ROADWAY	FROM	TO	Length	Bike Facility	Sidewalk Coverage (percent)
SW 20th Avenue	SW 62nd Boulevard	Tower Road (SW 75th Street)	1.7	Yes	75
SW 24th Avenue	Tower Road (SW 75th Street)	SW 91st Street	0.9	No	100
SW 24th Avenue	SW 91st Street	SW 122nd Street (Parker Road)	1.8	Path	75
SW 46th Blvd	Tower Road (SW 75th)	SW 104th Terrace	2.1	No	0
SW 62nd Avenue/SW 63rd Blvd	Archer Road (SR 24)	Williston Road (SR 121)	1.9	No	0
Tower Road (NW 75th Street)	Newberry Road (SR 26)	SW 8th Avenue	1	Yes	100
Tower Road (SW 75th Street)	SW 8th Avenue	Archer Road (SR 24)	3.2	No	100
SW 75th Street	Archer Road (SR 24)	SW 85th Ave	1.6	No	75
SW 8th Avenue	Tower Road (SW 75th)	SW 91st Street	0.9	Yes	100
SW 8th Avenue	SW 91st Street	SW 122nd Street (Parker Road)	1.9	Yes	0
SW 91st Street	Newberry Road (SR 26)	SW 24th Avenue	2	No	100
SW 91st Street	SW 24th Avenue	Archer Road (SW 24)	3	No	100
STATE ROADS					
Archer Road (SR 24)	Interstate 75	Tower Road (SW 75th)	2.2	Yes	100
Archer Road (SR 24)	Tower Road (SW 75th)	SW 91st St	1.4	Yes	100
Archer Road (SR 24)	SW 91st St	SW 122nd St (Parker Road)	2.5	Yes	0
East University Ave (SR 26)	Hawthorne Road (SR 20)	CR 329B (Lakeshore Dr)	2.8	No	100
Hawthorne Rd. (SR 20)	Waldo Road (SR 24)	SE 43rd Street	2.7	Yes	100

ROADWAY	FROM	TO	Length	Bike Facility	Sidewalk Coverage (percent)
Hawthorne Rd. (SR 20)	SE 43rd Street	CR 329B (Lakeshore Dr)	1	Yes	100
Interstate 75	Newberry Road (SR 26)	NW 39th Ave (SR 222)	2.6	No	0
Newberry Road (SR 26)	I-75	NW 122nd St (Parker Rd)	3	No	100
Newberry Road (SR 26)	NW 122nd St (Parker Road)	NW 143rd St (CR 241)	1.5	Yes	100
NE 39th Avenue	Gainesville Regional Airport	SR 26	3.7	Yes	0
NW 39th Ave (SR 222)	NW 43rd St	NW 83rd St	2.5	Yes	100
NW 39th Ave (SR 222)	NW 83rd St	I-75	1	Yes	100
Williston Rd (SR 121)	I-75	SW 62nd Ave	0.8	Yes	0

Source: Alachua County Growth Management Department and Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area, Multimodal Level of Service Report, March 12, 2021.

Appendix B. Roadway Motor Vehicle Level of Service Conditions: Urban Cluster

ROADWAY	FROM	TO	Mobility District	LOS Guideline	Lanes	Segment Length	2019 AADT	Daily Capacity	Existing LOS	V/C Ratio	Available Capacity
COUNTY ROADWAYS IN URBAN CLUSTER (Roadways Shown In Light Green Shade Are Partially Outside Urban Cluster)											
Ft. Clarke Blvd	Newberry Road (SR 26)	NW 23rd Avenue	NW	D	2	1.3	12,276	17,700	C	0.69	5,424
Kincaid Loop	Kincaid Loop	Kincaid Loop	E	D	2	5.0	3,023	15,930	C	0.19	12,908
NE 53rd Avenue (CR 235)	Waldo Road (SR 24)	US 441	E	D	2	4.0	10,556	15,930	C	0.66	5,374
Millhopper Road (CR 235)	NW 43rd Street	Interstate 75	NW	D	2	4.9	9,950	24,200	C	0.41	14,250
Millhopper Road (CR 235)	Interstate 75	NW 143rd (CR 241)	NW	C	2	1.8	3,968	23,400	C	0.17	19,432
NW 143rd (CR 241)	Newberry Road (SR 26)	NW 39th	NW	D	2	2.4	13,606	16,815	C	0.81	3,209
NW 143rd (CR 241)	NW 39th Avenue	Millhopper Road	NW	D	2	2.0	10,773	23,400	C	0.46	12,627
NW 23rd Avenue	NW 43rd Street	NW 55th Street	NW	D	4	0.8	11,365	35,820	C	0.32	24,456
NW 23rd Avenue	NW 55th Street	NW 98th Street	NW	D	2	2.8	14,846	15,930	D	0.93	1,085
NW 39th Avenue	Interstate 75	NW 98th Street	NW	D	4	0.3	22,780	37,810	C	0.60	15,030
NW 39th Avenue	NW 98th Street	NW 115 Terrace	NW	D	2	0.7	19,022	24,200	F	0.79	5,178
NW 39th Avenue	NW 115th Terrace	NW 143rd (CR 241)	NW	D	2	1.9	13,568	24,200	C	0.56	10,632
NW 43rd Street	NW 23rd Avenue	Millhopper Road	NW	D	4	1.0	30,293	35,820	C	0.85	5,528

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ROADWAY	FROM	TO	Mobility District	LOS Guideline	Lanes	Segment Length	2019 AADT	Daily Capacity	Existing LOS	V/C Ratio	Available Capacity
NW 51st Street	NW 23rd Avenue	NW 39th Ave (SR 222)	NW	D	2	1.0	9,844	10,360	D	0.95	516
NW 83rd Street	NW 39th Avenue (SR-222)	NW 23rd Avenue	NW	D	2	1.0	12,784	16,815	D	0.76	4,031
NW 98th Street	Newberry Road (SR 26)	NW 39th Avenue	NW	D	2	2.0	11,401	15,930	C	0.72	4,529
Rocky Point Road	SR 331 (Williston Road)	US 441	E	D	2	2.2	4,400	24,200	C	0.18	19,800
SE 43rd Street	University Ave (SR 26)	Hawthorne Road (SR 20)	E	D	2	1.1	3,927	15,930	C	0.25	12,004
SW 122nd Street	Newberry Road (SR 26)	SW 8th Avenue	NW	D	2	1.0	4,628	15,930	C	0.29	11,302
SW 122nd Street	SW 8th Avenue	SW 24th Avenue	SW	D	2	1.0	11,452	24,400		0.47	12,948
SW 122nd Street	SW 24th Avenue	Archer Road (SR 24)	SW	C	2	4.3	6,156	17,300	C	0.36	11,145
SW 20th Avenue	SW 62nd Boulevard	Tower Road (SW 75th St)	SW	D	2	1.7	17,123	15,930	D	1.07	-1,193
SW 24th Avenue	Tower Road (SW 75th St)	SW 91st Street	SW	D	2	0.9	14,343	15,930	D	0.90	1,587
SW 24th Avenue	SW 91st Street	SW 122nd Street	SW	D	2	1.8	9,905	15,930	C	0.62	6,025
SW 46th Blvd	Tower Road (SW 75th)	SW 104th Terrace	SW	D	2	2.1	5,094	13,320	C	0.38	8,226
SW 62nd Ave/SW 63rd Blvd	Archer Road (SR 24)	Williston Road (SR 121)	SW	D	2	1.9	6,908	11,340	C	0.61	4,432
Tower Road (NW 75th Street)	Newberry Rd (SR 26)	West University Avenue	NW	D	4	0.4	25,052	35,820	C	0.70	10,768
Tower Road (NW 75th Street)	West University Avenue	SW 8th Avenue	NW	D	2	0.6	20,698	35,820	C	0.58	15,122
Tower Road (SW 75th Street)	SW 8th Avenue	SW 75th Court	SW	D	2	3.0	16,521	15,930	F	1.04	-591

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ROADWAY	FROM	TO	Mobility District	LOS Guideline	Lanes	Segment Length	2019 AADT	Daily Capacity	Existing LOS	V/C Ratio	Available Capacity
Tower Road (SW 75th Street)	SW 75th Court	Archer Road (SR 24)	SW	D	4	0.2	17,991	37,810	C	0.48	19,819
SW 75th Street	Archer Road (SR 24)	SW 85th Ave	SW	D	2	1.6	4,733	14,060	C	0.34	9,327
SW 8th Avenue	Tower Road (SW 75th)	SW 91st Street	NW	D	2	0.9	7,458	15,930	C	0.47	8,472
SW 8th Avenue	SW 91st Street	SW 122nd Street	NW	D	2	1.9	4,021	15,930	C	0.25	11,909
SW 91st Street	Newberry Road (SR 26)	SW 8th Avenue	NW	D	2	1.0	9,128	12,390	C	0.74	3,262
SW 91st Street	SW 8th Avenue	SW 24th Avenue	SW	D	2	1.0	9,563	15,930	C	0.60	6,367
SW 91st Street	SW 24th Avenue	SW 46th Blvd	SW	D	2	2.0	8,125	14,060	C	0.58	5,935
SW 91st Street	SW 46th Blvd	Archer Road (SW 24)	SW	D	2	1.0	4,818	15,930	C	0.30	11,112
NON - SIS STATE ROADS IN URBAN CLUSTER (Roads With Light Green Shade Are Partially Outside Urban Cluster)											
Archer Road (SR 24)	Interstate 75	Tower Road (SW 75th)	SW	D	4	2.2	24,500	39,800	C	0.62	15,300
Archer Road (SR 24)	Tower Road (SW 75th)	SW 122nd St	SW	D	2	3.6	21,500	17,700	F	1.21	-3,800
East University Ave (SR 26)	Hawthorne Road (SR 20)	CR 329B (Lakeshore Dr)	E	D	4	2.8	11,300	39,800	C	0.28	28,500
SR 26	East University Ave	SE 222 (NE 39th Ave)	E	D	2	3.4	5,300	17,300	C	0.31	12,000
NE 39th Avenue	Gainesville Regional	SR 26	E	C	2	3.7	7,700	24,200	B	0.32	16,500
US 441	Williston Road (SR 331)	SW 16th Ave (SR 226)	E	D	4	1.5	17,800	39,800	B	0.45	22,000
US 441	SW 63rd Avenue	Williston Road (SR 121)	E	D	4	1.4	14,700	39,800	B	0.37	25,100

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ROADWAY	FROM	TO	Mobility District	LOS Guideline	Lanes	Segment Length	2019 AADT	Daily Capacity	Existing LOS	V/C Ratio	Available Capacity
Williston Rd (SR 121)	I-75	SW 35th Way	SW	D	4	0.3	10,000	39,800	C	0.25	29,800
Williston Rd (SR 121)	SW 35th Way	SW 85th Ave	SW	D	2	2.0	10,000	24,200	C	0.41	14,200
SIS State Roads in Urban Cluster (Roads With Light Green Shade Are Partially Outside Urban Cluster)											
Hawthorne Rd. (SR 20)	SE 43rd Street	CR 329B (Lakeshore Dr)	E	C	4	1.0	9,600	32,800	B	0.29	23,200
Interstate 75	Newberry Road (SR 26)	NW 39th Ave (SR 222)	NW	C	6	2.6	72,000	85,300	C	0.84	13,300
Newberry Road (SR 26)	I-75	NW 122nd St (Parker Rd)	NW	C	4	3.0	28,500	34,700	B	0.82	6,200
Newberry Road (SR 26)	NW 122nd St	NW 143rd St (CR 241)	NW	C	4	1.5	24,000	35,700	B	0.67	11,700
Newberry Road (SR 26)	NW 143rd St (CR 241)	NW 170th (CR 241)	NW	C	4	1.6	14,700	32,800	B	0.45	18,100
NW 39th Ave (SR 222)	NW 43rd St	NW 83rd St	NW	D	4	2.5	31,000	35,700	C	0.87	4,700
NW 39th Ave (SR 222)	NW 83rd St	I-75	NW	D	4	1.0	29,000	32,700	D	0.89	3,700
Williston Rd (SR 331)	University Ave	US 441 (SW 13th St)	E	C	4	3.4	15,700	34,700	B	0.45	19,000
Williston Rd (SR 331)	US 441 (SW 13th St)	I-75	E	C	4	2.3	26,000	34,700	B	0.75	8,700
Interstate 75	Williston Rd (SR 121)	Archer Road (SR 24)	SW	C	6	1.3	64,000	81,700	C	0.78	17,700
Interstate 75	Archer Road (SR 24)	Newberry Road (SR 26)	SW	C	6	3.5	79,000	85,300	C	0.93	6,300

Source: Alachua County Growth Management Department

**Appendix C. Roadway Motor Vehicle Level of Service Conditions:
Rural Area County Roadways**

Rural Area County Roadways

ROADWAY	FROM	TO	LOS Guideline	# of Lanes	Length	2019 AADT	Daily Capacity	Existing LOS	2025 AADT	2030 AADT	2040 AADT	2050 AADT
CR 219A	SR 26	US 301	C	2	6.5	500	7,900	A	531	558	616	681
CR 235A	Interstate 75	CR 236	C	2	3	500	7,900	A	531	558	616	681
CR 235A	US 441	Interstate 75	C	2	2.4	500	7,900	A	531	558	616	681
CR 329B/Lakeshore Drive	University Ave (SR 26)	Hawthorne Road (SR 20)	D	2	2.5	650	9,400	A	690	725	801	885
CR 1469	SR 26	US 301	C	2	5.7	1,000	7,900	A	1,062	1,116	1,232	1,361
CR 1491	NW CR 236	CR 241	C	2	5.7	700	7,900	A	743	781	863	953
Monteocha Road (NE 38th Street)	NE 53rd Avenue	NE 77th Avenue	D	2	1.5	3,164	7,900	B	3,359	3,530	3,899	4,307
NE 77th Avenue/CR 225A	CR 225 (NE 38th Street)	SR-24	C	2	1.2	680	7,900	A	722	759	838	926
NW 32nd / NW 186th / NW 46th	CR 241 (NW 143rd)	CR 235	C	2	1.7	2,500	7,900	B	2,654	2,789	3,081	3,403
NW 78th Avenue (CR 232)	CR 241 (NW 143rd)	Gilchrist County	C	2	9.7	3,400	7,900	B	3,609	3,793	4,190	4,629
NW 94th Avenue	CR 241 (NW 143rd)	US 41 / SR 45	C	2	6.9	800	7,900	A	849	893	986	1,089
NW 143rd (CR 241)	Millhopper Road	South City Limit of Alachua	D	2	0.7	8,500	13,100	C	9,023	9,483	10,475	11,571

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ROADWAY	FROM	TO	LOS Guideline	# of Lanes	Length	2019 AADT	Daily Capacity	Existing LOS	2025 AADT	2030 AADT	2040 AADT	2050 AADT
NW 140th (CR 241)	US 441	Union County	C	2	10	1,500	7,900	A	1,592	1,674	1,849	2,042
NW 156th Ave	East City Limit of Alachua	CR 237	C	2	1.6	700	7,900	A	743	781	863	953
NW 156th Avenue	CR 237	CR 231	C	2	4.7	800	7,900	A	849	893	986	1,089
NW 202nd Street	NW 94th Avenue	US 441	C	2	4.7	1,500	7,900	A	1,592	1,674	1,849	2,042
NW CR 235	Alachua	Newberry	C	2	4.1	3,700	7,900	B	3,928	4,128	4,560	5,037
NW CR 236	Interstate 75	NW SR 121	C	2	7.3	3,500	7,900	B	3,715	3,905	4,313	4,765
NW CR 236	NW US 441	Interstate 75	C	2	4.5	2,500	7,900	B	2,654	2,789	3,081	3,403
SE 171st Street/163rd Street	CR 147	SR 20	C	2	2.1	500	7,900	A	531	558	616	681
SE CR 325	US 301	Hawthorne RD (SR 20)	C	2	13	1,000	7,900	A	1,062	1,116	1,232	1,361
SE CR 1469	NE SR 26	CR 219-A	C	2	3.6	650	7,900	A	690	725	801	885
SW 170th (CR 241)	Archer Road (SR 24)	Newberry Road (SR 26)	C	2	7.5	3,000	13,100	A	3,185	3,347	3,697	4,084
SW 91st / SW 137th (CR 346A)	Williston Road (SR 121)	CR 346	C	2	3.7	500	7,900	A	531	558	616	681
SW Wacahoota Road	SW Wacahoota Road	SW Wacahoota Road	C	2	6.1	900	7,900	A	955	1,004	1,109	1,225

Note: AADT projections based on 1% annual increase.

Source: Alachua County Growth Management Department and Alachua County 2040 Mobility Plan and Mobility Fee Technical Report, August 2023.

Rural Area State Roadways

ROADWAY	FROM	TO	LOS Target	Lanes	Length	2023 AADT	Daily Capacity	Existing LOS	2029 AADT	2035 AADT	2040 AADT	2045 AADT
Archer Road (SR 24)	SW 122nd St (Parker Road)	SR 45 (US 41)	C	2	3.5	13,000	13,900	D	14,527	16,055	17,327	18,600
Archer Road (SR 24)	US 41 (SR 45)	Levy County Line	C	2	2.8	9,000	13,700	D	10,227	11,455	12,477	13,500
SR 26	East University Ave	SE 222 (NE 39th Ave)	D	2	3.4	5,500	13,700	C	5,855	6,209	6,505	6,800
SR 26	SE 222 (NE 39th Ave)	US 301	C	2	5.5	12,000	13,700	D	12,709	13,418	14,009	14,600
SR 26	US 301	Putnam County Line	C	2	5.5	10,000	13,700	D	10,873	11,745	12,473	13,200
Hawthorne Rd. (SR 20)	CR 329B (Lakeshore Dr)	West City Limit of Hawthorne	C	4	10	9,300	28,600	B	10,227	11,155	11,927	12,700
Hawthorne Rd. (SR 20)	East City Limit of Hawthorne	Putnam County Line	C	4	1.1	8,000	28,900	B	9,500	11,000	12,250	13,500
Interstate 75	Marion County Line	CR 234	C	6	3	68,500	54,300	C	73,545	78,591	82,795	87,000
Interstate 75	CR 234	Williston Rd (SR 121)	C	6	6.7	68,500	59,800	C	72,618	76,736	80,168	83,600
Interstate 75	NW 39th Ave (CR 222)	US 441	C	6	9	68,500	59,800	C	75,182	81,864	87,432	93,000
Interstate 75	US 441	Columbia County Line	C	6	9.2	44,000	54,300	B	51,909	59,818	66,409	73,000
Newberry Road (SR 26)	NW 143rd St (CR 241)	NW 170th (CR 241)	C	4	1.6	21,000	32,800	B	22,255	23,509	24,555	25,600
Newberry Road (SR 26)	NW 170th (CR 241)	East City Limits of Newberry	C	4	1	21,000	32,800	B	22,255	23,509	24,555	25,600
Newberry Road (SR 26)	West City Limits of Newberry	Gilchrist County Line	C	2	1.4	12,000	8,700	D	12,873	13,745	14,473	15,200

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ROADWAY	FROM	TO	LOS Target	Lanes	Length	2023 AADT	Daily Capacity	Existing LOS	2029 AADT	2035 AADT	2040 AADT	2045 AADT
SR 121	City Limits of LaCrosse	Union County Line	C	2	5.3	4,300	7,900	B	5,036	5,773	6,386	7,000
SR 121	City Limits of Gainesville	City Limits of LaCrosse	C	2	5.7	2,800	7,900	B	3,236	3,673	4,036	4,400
SR 235	East City Limit of LaCrosse	SR 231	C	2	3.3	1,400	7,900	B	1,509	1,618	1,709	1,800
SR 235	SR 231	Bradford County Line	C	2	2.8	4,100	7,900	B	4,427	4,755	5,027	5,300
US 301	Marion County Line	South City Limits of Hawthorne	C	4	10.1	17,100	28,600	B	18,136	19,173	20,036	20,900
US 301	North City Limits of Hawthorne	SR 26	C	4	7	18,400	28,600	B	19,491	20,582	21,491	22,400
US 301	SR 26	South City Limits of Waldo	C	4	5.2	15,100	28,600	B	16,327	17,555	18,577	19,600
US 301	North City Limits of Waldo	Bradford County Line	C	4	5.2	25,500	28,600	B	28,364	31,227	33,614	36,000
US 41 (SR 45)	Levy County Line	South City Limit of Archer	C	2	1.4	5,200	7,900	C	6,073	6,945	7,673	8,400
US 41 (SR 45)	North City Limit of Archer	South City Limit of Newberry	C	2	3.5	4,714	7,900	C	5,119	5,525	5,862	6,200
US 41 (SR 45)	NW 32 nd Ave.	NW 78 th Ave.	C	2	3.0	9,300	7,900	D	10,064	10,827	11,464	12,100
US 41 (SR 45)	NW 78 th Ave	NW 148 th Pl.	C	2	4.3	6,700	7,900	C	7,109	7,518	7,859	8,200
US 441	Marion County Line	Micanopy East City Limits	C	4	2.5	8,200	28,600	B	9,236	10,273	11,136	12,000
US 441	Micanopy West Limits	Wacahoota Road	C	4	1.0	9,800	28,600	B	10,809	11,818	12,659	13,500

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ROADWAY	FROM	TO	LOS Target	Lanes	Length	2023 AADT	Daily Capacity	Existing LOS	2029 AADT	2035 AADT	2040 AADT	2045 AADT
US 441	Wacahoota Road	SW 104 th Ave.	C	4	3.1	15,900	28,600	B	17,836	19,773	21,386	23,000
US 441	SW 104 th Ave.	SW 66 th Place	C	4	2.3	15,900	28,600	B	17,836	19,773	21,386	23,000
US 441	SW 66 th Place	SW 63 rd Ave.	C	4	0.2	15,900	28,600	C	17,836	19,773	21,386	23,000
US 441	SW 63 rd Ave.	Williston Road	D	4	1.4	15,000	28,600	C	17,318	19,636	21,568	23,500
Waldo Road (SR 24)	NE 53rd	NE 77 th Ct.	C	4	3.3	19,200	28,600	B	20,345	21,491	22,445	23,400
Waldo Road (SR 24)	NE 77 th Ct.	West City Limit of Waldo	C	4	4.5	17,300	28,600	B	18,636	19,973	21,086	22,200
Williston Road (SR 121)	SW 62nd Ave	SW 85th Avenue	D	2	1.5	11,500	15,500	D	12,182	12,864	13,432	14,000
Williston Road (SR 121)	SW 85th Avenue	Levy County Line	C	2	6.8	11,000	13,700	D	12,064	13,127	14,014	14,900

Source: Florida Department of Transportation District 2 Level of Service Report Alachua County, March 2025

Appendix D. Alachua County 2040 Multimodal Transportation Capital Improvements Program

Multi-modal Transportation Capital Improvements 2040 – Roadways and Dedicated Transit Lanes

Project Name-Location	Project Description	Project Length	Funding Source	FY 2023-2030	FY2031-2040	Total
NW District						
Ft. Clarke Blvd from Newberry Road to NW 23rd Ave	2 Dedicated Transit Lanes	0.5	(2)	\$688,629		\$688,629
NW 23rd Avenue from NW 59th Terrace to NW 83rd	Widen to 3 lane complete street	1.4	(1)	\$6,984,641		\$6,984,641
NW 23rd Avenue from NW 83rd to Ft. Clarke	Widen to 4 lanes, including bridge over I-75 + Transit Pre-emption Provisions	0.5	(1)	\$35,000,000		\$35,000,000
NW 23rd Avenue from Ft. Clarke to NW 98th St	Widen to 4 lanes	0.4	(1)	\$3,904,116		\$3,904,116
NW 23rd Avenue Extension from NW 98th St to NW 122nd St Extension	New Construction, 2 lanes	1.3	(1)		\$5,367,388	\$5,367,388
NW 23rd Avenue Extension from NW 122nd St to CR 241 (NW 143rd St)	New Construction, 2 lanes	1.5	(1)		\$6,193,140	\$6,193,140
NW 83rd Street from NW 39th Ave to NW 23rd St	2 Dedicated Transit Lanes	1.0	(2)	\$1,377,258		\$1,377,258
NW 83rd Street from NW 39th Ave to NW 46th Avenue	New roadway + 2 Dedicated Transit Lanes	0.4	(2)	\$2,140,510		\$2,140,510
NW 83rd Street Ext from Millhopper Road to Santa Fe Northern Boundary	New 2 lane roadway	0.75	(2)	\$1,616,793		\$1,616,793
NW 46th Avenue from NW 83rd St Ext to NW 91st Ext	New roadway + 2 Dedicated Transit Lanes	0.4	(2)	\$2,140,510		\$2,140,510
NW 46th Avenue from NW 91st St Ext to NW 98th St Ext	New 4 lane roadway + 2 Dedicated Transit Lanes & Bridge over I-75	0.9	(2)	\$25,000,000		\$25,000,000

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NW 46th Avenue from NW 98th Ext to NW 115th Ext	New Construction, 2 lanes + Dedicated Transit Lane	0.6	(1)	\$3,177,557		\$3,177,557
NW 91st St Extension from Terminus to NW 46th Ext	New Construction, 4 lanes	0.25	(2)	\$1,581,001		\$1,581,001
NW 98th Street Extension from NW 39th to NW 46th Avenue	New Construction, 4 lanes	0.25	(2)	\$1,581,001		\$1,581,001
Newberry Road (SR 26) from I-75 to NW 109th Drive	Dedicated Transit Lane in median + signal upgrade	2.4	(1), (3)	\$6,898,565		\$6,898,565
Newberry Road (SR 26) from NW 109th Drive to CR 241 (NW 143rd)	Dedicated Transit Lane in median + resurface & signal upgrade	1.9	(1), (3)	\$5,461,364		\$5,461,364
NW 115th St from NW 39th Ave to NW 46th Ave	New Construction, 2 lanes + Dedicated Transit Lane	0.25	(1)	\$2,194,606		\$2,194,606
NW 122nd St / 115th St from Newberry Road to NW 39th Ave	New Construction, 2 lanes + Dedicated Transit Lane	2.3	(1)		\$12,180,634	\$12,180,634
Total Projected Cost – Northwest District		17.00		\$99,746,550	\$23,741,162	\$123,487,713
SW District						
SW 20th Ave I-75 Bridge from SW 62nd Ave to SW 52nd Ave	Widen, 4 lanes with bridge over I-75	0.5	(1), (3)	\$35,000,000		\$35,000,000
SW 91st Street / SW 73rd Ave Extension from Archer Road to SW 88th St	New Construction, 2 lane road	0.3	(2)	\$646,717		\$646,717
Archer Road (SR 24) from SW 75th St to SW 45th St	Dedicated Transit Lane + signal upgrade	2.0	(1), (3)	\$5,748,804		\$5,748,804
Archer Road (SR 24) from SW 75th Terr to SW 91st St	Widen, 4 lanes + Dedicated Transit Lane	1.31	(1), (3)	\$18,411,666		\$18,411,666
Archer Road (SR 24) from SW 91st St to SW 122nd Street	Widen, 4 lanes	2.56	(1), (3)		\$35,980,050	\$35,980,050
New Road South and Parallel to Archer Road SW 63rd to Archer Road	New Construction, 2 lanes	1.5	(1), (2)		\$5,430,830	\$5,430,830
SW 57th Road from SW 75th to SW 63rd	New Construction, 2 lanes	1.4	(1), (2)		\$5,068,774	\$5,068,774

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SW 63rd/ SW 67th Ave from SW 24th Ave to Archer Road	New Construction, 2 lanes	1.9	(1), (2)		\$6,879,051	\$6,879,051
SW 91st St from SW 46th to Archer Road	Dedicated Transit Lane	1.0	(1)		\$1,167,168	\$1,167,168
SW 122nd St from Newberry Road to SW 8th Ave	Dedicated Transit Lane	1.0	(1)	\$1,167,168		\$1,167,168
SW 122nd St from SW 8th Ave to SW 37th Ave	Dedicated Transit Lane	1.75	(1)	\$2,042,544		\$2,042,544
Williston Road (SR 121) from SW 41st Blvd to SW 62nd Blvd	Widen, 4 lanes + traffic signal at SW 41st Blvd	0.59	(1), (3)	\$8,792,277		\$8,792,277
Total Projected Cost – Southwest District		15.81		\$71,809,177	\$54,525,872	\$126,335,049
East District						
Hawthorne Road from SE 24th to SE 43rd	Dedicated Transit Lanes	1.50	(1), (3)	\$4,311,603		\$4,311,603
Total Projected Cost – East District		1.50		\$4,311,603		\$4,311,603
SOURCE: Planning Level Cost Estimates obtained from FDOT District Two and Alachua County. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources. Dollar figures are Planning Level Cost Estimates						

Multi-modal Transportation Capital Improvements 2040 – Roadways and Dedicated Transit Lanes

Project Name-Location	Project Description	Project Length	Funding Source	FY 2023- 2030	FY2031- 2040	Total
NW District (Multimodal)						
W. University Ave from SW 75th St to East Terminus	Sidewalk facility	0.50	(1), (2), (3)	\$191,964		\$191,964
Newberry Rd (SR 26) from NW 143rd St to NW 170th St	Multiuse off-road facility	1.65	(1), (3)		\$1,013,569	\$1,013,569
NW 143rd St (CR 241) from Newberry Road to NW 39th Ave	Multiuse off-road facility	1.50	(1), (2), (3)	\$670,557		\$670,557
NW 143rd St (CR 241) from NW 39th Ave to NW 69th Ave	Multiuse off-road facility	2.00	(1), (3)		\$894,076	\$894,076
NW 76th Dr from Tower Road to Tower Road	6 ft. Sidewalk	0.40	(2)	\$184,286		\$184,286

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Project Name-Location	Project Description	Project Length	Funding Source	FY 2023- 2030	FY2031- 2040	Total
NW 75th Dr from NW 76 th Dr to W University Ave	6 ft. Sidewalk	0.20	(2)	\$92,143		\$92,143
NW 76th Blvd from W University Ave to Skate Station	6 ft. Sidewalk	0.30	(2)	\$138,214		\$138,214
Millhopper Greenway from Millhopper Road to NW 39th	Multiuse off-road facility	1.50	(1), (3)	\$1,005,837		\$1,005,837
CR 235A from end of existing sidewalk to NW 177th Ave	Sidewalk	0.40	(2)	\$153,571		\$153,571
SW 122nd St from Newberry Rd to SW 8th Ave	Multiuse off-road facility	1.00	(1), (2)	\$670,558		\$670,558
NW 39th Ave from NW 143rd St to I-75	Multiuse off-road facility	3.00	(1), (2), (3)		\$1,341,114	\$1,341,114
Total Projected Cost – NW District		12.45	--	\$3,107,130	\$3,248,759	\$6,355,888
SW District (Multimodal)						
SW 24th Ave from SW 87th to SW 77th St	Multiuse off-road facility	0.50	(1)	\$223,519		\$223,519
Archer Road from SW 76th Ter to SW 45th St	Multiuse off-road facility	2.25	(3)	\$1,508,756		\$1,508,756
Archer Braid from Tower Road to Lake Kanapaha	Multiuse off-road facility	1.00	(1), (2), (3)	\$670,558		\$670,558
Archer Road (SR 24) from SW 75th Terr to SW 91st St	Buffered Bike Lanes	1.31	(1), (3)	\$1,019,327		\$1,019,327
Archer Road (SR 24) from SW 91st St to SW 122nd Street	Sidewalk on north side of ROW + Buffered Bike Lanes	2.56	(1), (3)		\$2,974,822	\$2,974,822
Archer Road (SR 24) from SW 122nd Street to US HWY 41	Sidewalk on north side of ROW + Buffered Bike Lanes	3.49	(1), (3)		\$4,055,520	\$4,055,520
SW 122nd St from SW 40th Ave to SW 24th Ave	Multiuse off-road facility	2.00	(2)	Developer funded		
SW 75th St from SW 75th Way to SW 73rd Way	Multiuse off-road facility	1.10	(1), (3)		\$491,742	\$491,742
SW 75th St from SW 73rd Way to 6200 Block of SW Archer Road	Multiuse off-road facility	1.60	(1)	\$715,261		\$715,261

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Project Name-Location	Project Description	Project Length	Funding Source	FY 2023- 2030	FY2031- 2040	Total
SW 20th/24th Ave from Tower Road to I-75	Multiuse off-road facility	1.50	(1)	\$670,557		\$670,557
SW 122nd St from SW 24th Ave to SW 8th Ave	Multiuse off-road facility	1.00	(1), (2)	\$447,038		\$447,038
SW 122nd St from Archer Road to SW 24th Ave	Multiuse off-road facility	1.00	(1), (2)	\$447,038		\$447,038
SW 91st St from SW 46thBlvd to SW 8th Ave	Multiuse off-road facility	3.00	(1)		\$2,011,674	\$2,011,674
SW 136th St from W Newberry Rd to SW 6th Rd	6 ft. Sidewalk	0.50	(1)		\$230,357	\$230,357
Williston Road (SR 121) from SW 34th Street to Interstate 75	Multi-Use off-road facility	0.18	(1), (3)	\$110,571		\$110,571
Williston Road (SR 121) from Interstate 75 to SW 41st Blvd	Multi-Use off-road facility	0.18	(1), (3)	\$110,571		\$110,571
Williston Road (SR 121) from SW 41st Blvd to SW 62nd Blvd	Multi-Use off-road facility on both sides of ROW & Buffered Bike Lanes	0.59	(1), (3)	\$1,118,468		\$1,118,468
Williston Road (SR 121) from SW 62nd Blvd to SW 85th Ave	Multi-Use off-road facility	1.53	(1), (3)		\$683,968	\$683,968
Total Projected Cost – SW District		25.29	--	\$7,041,663	\$10,448,083	\$17,489,746
EAST District (Multimodal)						
CR 219A from SR 26 to US Hwy 301	Multiuse off-road facility	6.50	(1), (3)		\$4,358,627	\$4,358,627
CR 234 from SR 26 to Gainesville Hawthorne Trail	Multiuse off-road facility or Evaluate further in Trails Master Plan	7.11	(1), (3)	\$3,178,440		\$3,178,440
CR 234 from Gainesville Hawthorne Trail to US Hwy 441	Multiuse off-road facility	8.10	(1), (3)		\$3,621,008	\$3,621,008
SE 27th St from SE 28th Dr to SE 29th Pl	6 ft. sidewalk	1.20	(1), (3)	\$552,857		\$552,857
NE 27th Ave from SR 222 to SR 26	Multiuse off-road facility	2.70	(1), (3)	\$1,810,507		\$1,810,507
Kincaid Loop Connector from SE 15th to Hawthorne Road	Multiuse off-road facility	3.10	(1), (3)	\$2,078,730		\$2,078,730

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Project Name-Location	Project Description	Project Length	Funding Source	FY 2023- 2030	FY2031- 2040	Total
NE 39th Ave from Airport Entrance to NE 52nd St	6ft. Sidewalk	1.00	(1), (3)		\$460,714	\$460,714
SE Hawthorne Rd (SR 20) from SE 24th Street to SE 43rd Street	Multiuse off-road facility	1.48	(1), (3)	\$661,616		\$661,616
SE Hawthorne Rd (SR 20) from SE 43rd Street to Lakeshore Dr (CR 329 B)	Multiuse off-road facility	1.00	(1), (3)	\$447,038		\$447,038
SR 26 from NE 255th Drive to CR 219A	Multiuse off-road facility or Evaluate further in Trails Master Plan	0.84	(1), (3)		\$563,269	\$563,269
SR 26 from CR 219A to US Hwy 301	Multiuse off-road facility or Evaluate further in Trails Master Plan	4.50	(1), (3)		\$2,514,591	\$2,514,591
SR 26 from US Hwy 301 to CR 234	Multiuse off-road facility or Evaluate further in Trails Master Plan	2.82	(1), (3)		\$1,575,810	\$1,575,810
University Ave (SR 26) from SE 24th Street to SE 43rd Street	Multiuse off-road facility	1.26	(1), (3)	\$563,268		\$563,268
University Ave (SR 26) from SE 43rd Street to E. University Ave	Multiuse off-road facility	0.73	(1), (3)	\$326,338		\$326,338
US Hwy 301 Corridor from CR 219A to Gainesville Hawthorne Trail	Multiuse off-road facility or Evaluate further in Trails Master Plan	2.74	(1), (3)		\$1,837,329	\$1,837,329
Waldo Road (SR 24) from NE 39th Ave to SW 3rd Street	Multiuse off-road facility or Evaluate further in Trails Master Plan	9.00	(1), (3)		\$6,035,022	\$6,035,022
Total Projected Cost – E District		54.08	--	\$9,618,793	\$20,966,370	\$30,585,163

SOURCE: Planning Level Cost Estimates obtained from FDOT District Two and Alachua County. Dollar figures are Planning Level Cost Estimates. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources

Multimodal Transportation Capital Improvements 2040 – Express Transit and Transit Capital

Project Name-Location	Project Description	Funding Source	FY 2023-2030	FY2031-2040	Total
NW District (TRANSIT)					
Jonesville Express	Express Transit Service from Jonesville to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Jonesville Activity Center Park & Ride	Park & Ride	(1), (2), (3)	\$500,000		\$500,000
NW 122nd Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
NW 98th Area Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
Ft. Clarke / I-75 Park & Ride	Park & Ride	(1), (2), (3)	\$250,000		\$250,000
Spring Hills Activity Center Park & Ride	Park & Ride	(2)	Projected Developer Constructed		
Santa Fe Park & Ride	Park & Ride	(2)	Projected Developer Constructed		
Santa Fe College Park & Ride	Park & Ride	(2)	College Funded		
Northwest Express Transit Vehicles	Buses	(1), (2), (3)	\$1,000,000	\$2,000,000	\$3,000,000
Total Projected Cost – NW District			\$5,091,156	\$7,023,080	\$12,114,236
SW District (TRANSIT)					
Santa Fe / Tower Express	Express Transit Service from Springhills Activity Center to Archer / Tower Activity Center	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Haile Plantation Express	Express Transit Service from Haile Plantation to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Veterans Park, Park & Ride	Park & Ride	(1), (2), (3)		\$250,000	\$250,000
Tower / Archer Activity Center Park & Ride	Park & Ride	(1), (2), (3)	\$375,000	\$250,000	\$625,000
I-75 Park & Ride	Park & Ride	(1), (2), (3)		\$25,000	\$25,000
SW 62nd Area Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000
SW 91st Park & Ride	Park & Ride	(1), (2), (3)		\$125,000	\$125,000

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Haile Plantation Park & Ride	Park & Ride	(1), (2), (3)	\$375,000		\$375,000
Southwest Express Transit Vehicles	Buses	(1), (2), (3)	\$2,000,000	\$4,000,000	\$6,000,000
Total Projected Cost – SW District			\$9,432,312	\$14,321,160	\$23,753,472
EAST District (TRANSIT)					
Eastside Express Service	Express Transit Service from Eastside Activity Center to UF	(1), (2), (3)	\$3,341,156	\$4,773,080	\$8,114,236
Eastside Park Park & Ride	Park & Ride	(1), (2), (3)	\$500,000		\$500,000
East Express Transit Vehicles	Buses	(1), (2), (3)	\$1,000,000	\$2,000,000	\$3,000,000
Total Projected Cost – E District			\$4,841,156	\$6,773,080	\$11,614,236
SOURCE: Transit Capacity for Northwest and Southwest based on hour headways during AM and PM Peak Hours for two hours per peak assuming maximum occupancy of 50 passengers and bi-directional service for a distance of ten miles for a 17 year period (200 x 10 = 2000; 2000 x 17 = 34,000). Transit Capacity for East based on 30 min headways during AM and PM Peak					
Hours for two hours per peak assuming maximum occupancy of 50 passengers and bi-directional service for a distance of five miles for a 17 year period (800 x 10 = 8000; (8000 x 17 = 68,000). Cost data provided by Gainesville Regional Transit Service. Dollar figures are Planning Level Cost Estimates. Funding Sources (1) Local Sources (2) Developer Funded (3) Non-local Sources					

Multimodal Transportation Capital Improvements 2040 – Implementation Projects

Programs & Projects	Initial Basis for PLC & PMC	Planning Level Cost (PLC)
Implement Countywide Pedestrian / Bicycle / Trails Master Plan	45 Miles of Multiuse Facilities	\$20,116,710
Safe Routes to Schools	25 Miles of Sidewalks	\$13,821,420
High Visibility Crosswalks	25 High Visibility Crosswalks	\$1,500,000
Implement Safe Streets for All Plan & Program	45 Miles of Traffic Calmed Streets	\$1,125,000
Intersection Capacity & Safety Enhancements	30 Intersection Upgrades	\$15,000,000
Micromobility & Microtransit Ordinances & Programs	500 e-vehicles deployed	\$2,000,000
Multimodal Grants, Plans, Programs & Studies	250,000 a year	\$4,250,000
Transit Stop Upgrades	75 Upgraded Transit Stops	\$937,500
Total		\$58,750,630

Transportation 2040 – SantaFe Village TOD

Project	FY 2023-2030	FY 2031-2040	Funding Source
Santa Fe Village TOD Transit Operations	\$2,500,000	\$3,500,000	Developer/CDD
Santa Fe Village Transit Lanes from NW 39 th Avenue to NW 23 rd Avenue	\$2,532,500		Developer/CDD
Santa Fe Village Dedicated Transit Lanes north From NW 39 th Avenue through to NW 91 st Street	\$3,426,330		Developer/CDD
Santa Fe Village Greenway to Millhopper Road	\$1,125,000		Developer/CDD
Santa Fe Village 83 rd Street local road extension	\$1,899,300		Developer/CDD

Dollar figures are estimates of project costs.

Transportation FY 2020-2039 – Springhills TOD

Project	FY 2020-2024	FY 2025-2029	FY2030-2039	Funding Source
Springhills TOD Transit Operations	\$1,200,000	\$2,250,000	\$4,500,000	Developer/CDD
Springhills Roadway, Trail, and Dedicated Transit Lanes specified in Policy 2.5.1(b)5 of the Future Land Use Element		\$23,161,600		Developer/CDD
Springhills Dedicated Transit Lanes north From NW 91 st Street to I-75	\$3,000,000			Developer/CDD
NW 91 st Street Intersection and roadway upgrade	\$500,000			Developer/CDD

Dollar figures are estimates of project costs.

APPENDIX E

DATA AND ANALYSIS DOCUMENTS INCORPORATED BY REFERENCE

The following planning documents are incorporated by reference as part of the data and analysis for the Alachua County Comprehensive Plan 2026-2046, Evaluation & Appraisal Based Amendments.

1. [Alachua County Climate Action Plan, November 2025](#)
2. [Alachua County Inclusionary Housing Study, Framing the Need and Context, April 2023](#)
3. [Alachua County Housing Plan, August 4, 2025](#)
4. [Alachua County Mobility Fee Technical Report, August 2023](#)
5. [Alachua County Parks and Open Space Master Plan, February 2023](#)
6. [Alachua County Safe Streets and Roads for All Action Plan, March 2026](#)
7. [Alachua County Strategic Guide, October 1, 2025](#)
8. [Alachua County-City of Gainesville Zero Waste Strategy Report and Implementation Plan, October 2021](#)
9. [Alachua Countywide Bicycle and Pedestrian Master Plan, Technical Memorandum 1: Existing Conditions Assessment, May 2025.](#)
10. [Florida Department of Transportation District 2 Level of Service Report Alachua County, March 2025.](#)
11. [Gainesville Alachua County Transportation Planning Organization, 5-Year Transportation Improvement Plan.](#)
12. [Gainesville Alachua County Transportation Planning Organization, 2050 Cost Feasible Plan](#)
13. [Gainesville Alachua County Transportation Planning Organization, 2050 Long Range Transportation Plan](#)
14. [Gainesville Regional Utilities Small-Area Population Projection Methods and Results, University of Florida Bureau of Economic and Business Research, November 28, 2023.](#)
15. [Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area, Multimodal Level of Service Report, March 12, 2021](#)

16. [Onsite Sewage Treatment and Disposal System \(OSTDS\) Plan for Orange Creek and Santa Fe River BMAPs, March 2026 Update.](#)
17. [Santa Fe River Basin Management Action Plan June 27, 2025](#)
18. [Silver Springs Basin Management Action Plan, Effective April 27, 2026](#)