

ALACHUA COUNTY COMPREHENSIVE PLAN DATA AND ANALYSIS

URBAN CLUSTER ANALYSIS REPORT AND DATA

For Alachua County Comprehensive Plan Evaluation and Appraisal 2025-2026

POPULATION TRENDS AND PROJECTIONS

Population Trends and Current Estimates

The total population of Alachua County is currently estimated to be 298,485, which is 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.

Table 1. Population Trend 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 is second most populous jurisdiction within Alachua County, with a current population of 114,715. The unincorporated area population has grown by 9,805 since the year 2000. This represents an average annual increase of approximately 392 per year over this time period. It is noted, however, that there were a few annexations of large, populated areas into the City of Gainesville over the past 25 years which shifted existing population from the unincorporated area to 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.

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 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 mentioned previously, 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 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.

ANALYSIS OF URBAN CLUSTER CAPACITY FOR FUTURE DEVELOPMENT

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 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.

Table 5. Percentage of Total Approved Residential Units within Urban Cluster:
Unincorporated Alachua County, 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 both the 10-year and 20-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

* 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.

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

* 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).

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

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.

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.

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 Appendix A. 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

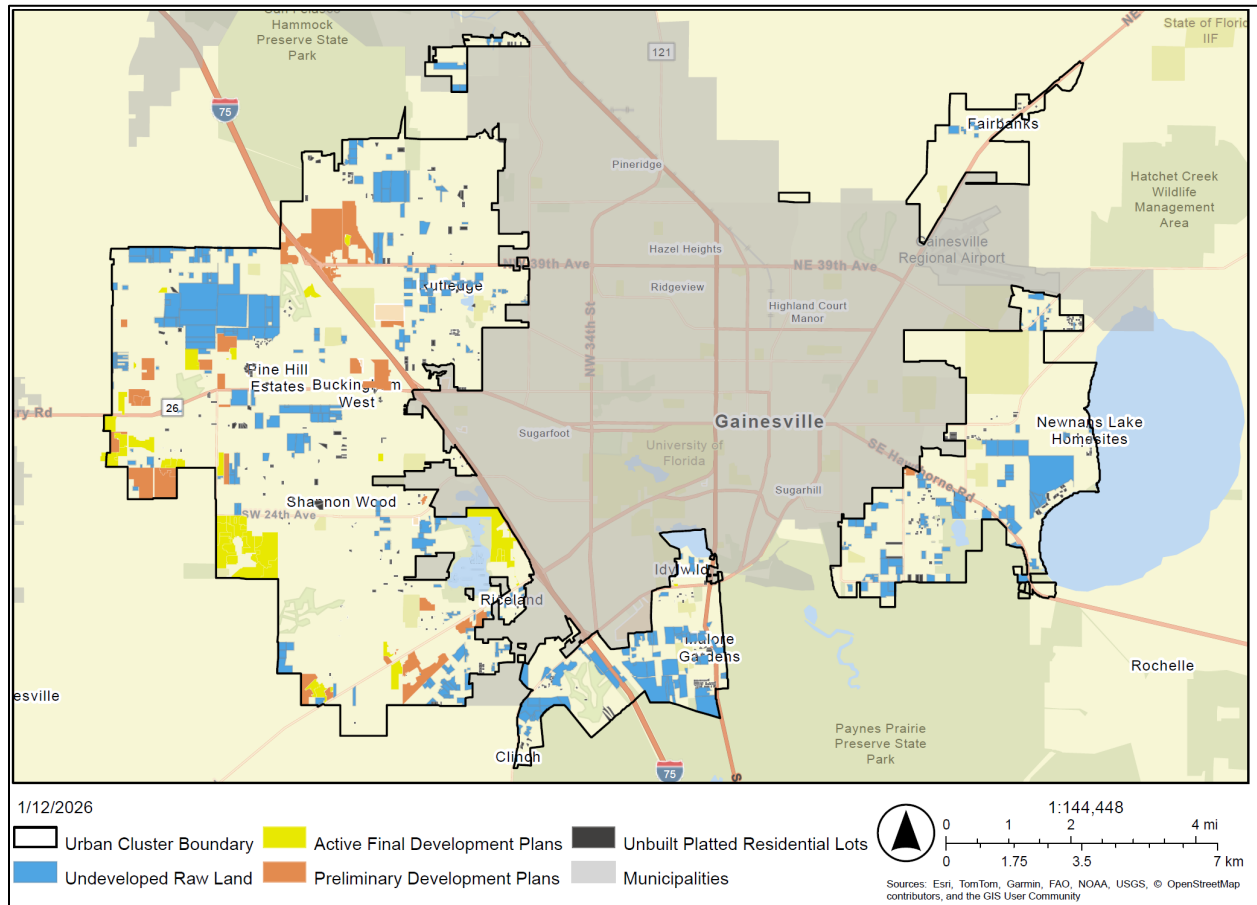
	Total Residential Units Approved	Unbuilt Approved Residential Units
Active Final Development Plans	3,939	2,855
Preliminary Development Plans	10,458	10,348
Totals	14,397	13,203

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

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

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 Data on 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 for both the 10-year planning period (2035) and the 20-year planning period (2045).

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

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

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

For the **10-year planning period**, it is estimated that there is 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 should be capacity for at least 10,790 residential dwelling units within the Urban Cluster (5,395 x 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 is 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 should be capacity for at least 16,426 residential dwelling units within the Urban Cluster (10,951 x 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.

**APPENDIX A – APPROVED DEVELOPMENT PLANS
INLCUDED 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.

**APPENDIX A (CONTINUED) – APPROVED DEVELOPMENT PLANS
INLCUDED 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.