

Title: Five-Year Redevelopment Plan for Alachua County

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Problem Statement: Find potential sites for redevelopment in four municipalities in Alachua County. These municipalities included the town of Alachua, High Springs, Hawthorne, and Newberry. In order to find appropriate sites we must consider four important factors, which are: the public's interest, environmental impact, the disadvantaged, and the historical aspects of these municipalities. These considerations will help form a major part of the criteria for choosing our sites for redevelopment. The group agreed that lower cost parcels would be more attractive to potential investors and tried to locate lower cost per acre land. This in turn became another obstacle to overcome considering much of the data was missing. To resolve this issue of missing data we used data that we gathered from the Alachua County tax appraisal website via the property Id. Number.

Scope and Characteristics of the study Area: The scope of the study area is the four aforementioned municipalities in Alachua County. Alachua County is located in North-Central Florida. It has experience growth in the last several decades by having the University of Florida in Gainesville. This has spurred development of the county and presents opportunities for more growth inside its boundaries. The major city of Alachua County is Gainesville, which has U.F's main campus located within it. This area is more developed than the other municipalities and presents less of a challenge in respects as a target municipality for growth due to its' fairly developed state. Alachua County is approximately 965 square miles and has a population of around 200,000. Our

project concentrates our development in four less developed municipalities, that vary in population size, as well as, municipality size.

Objectives to Reach the Main Goal:

1. The sites must not be in or within 50 meters of the floodplain.

This is due to the existence of a wetlands law in the county and also the higher cost of insurance and other expenses because of possible flooding.

2. The sites must be within 100 meters of a major road.

This is due to the fact that an infrastructure (electricity, sewer etc.) will be ready for development if near a major road.

3. The sites must have a low land value to acreage ratio.

We set this criterion, as we would like to be competitive priced.

4. The sites must not be in or within 500 meters of a conservation area.

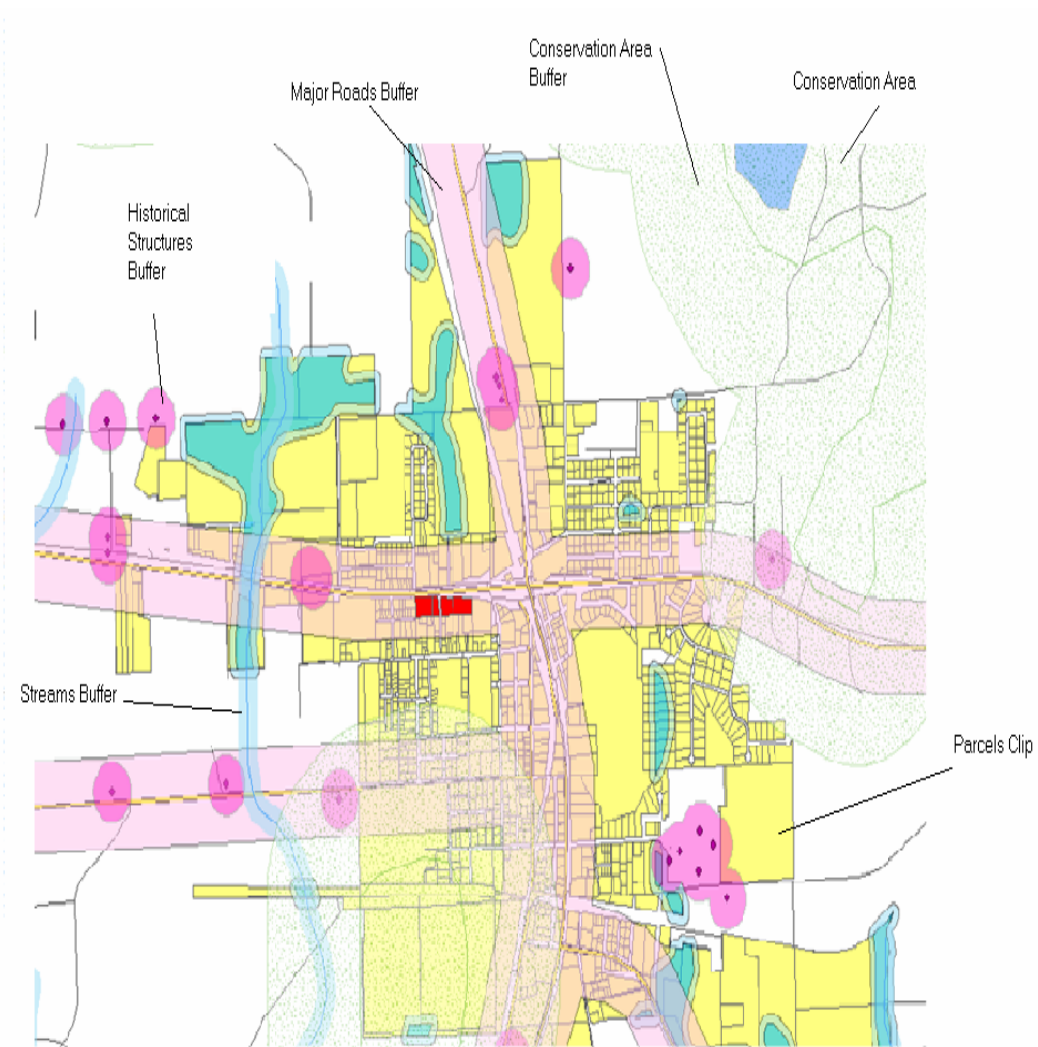
This is due to the fact that it could be more expensive and by staying this distance away, we fulfill our goal of being eco-friendly.

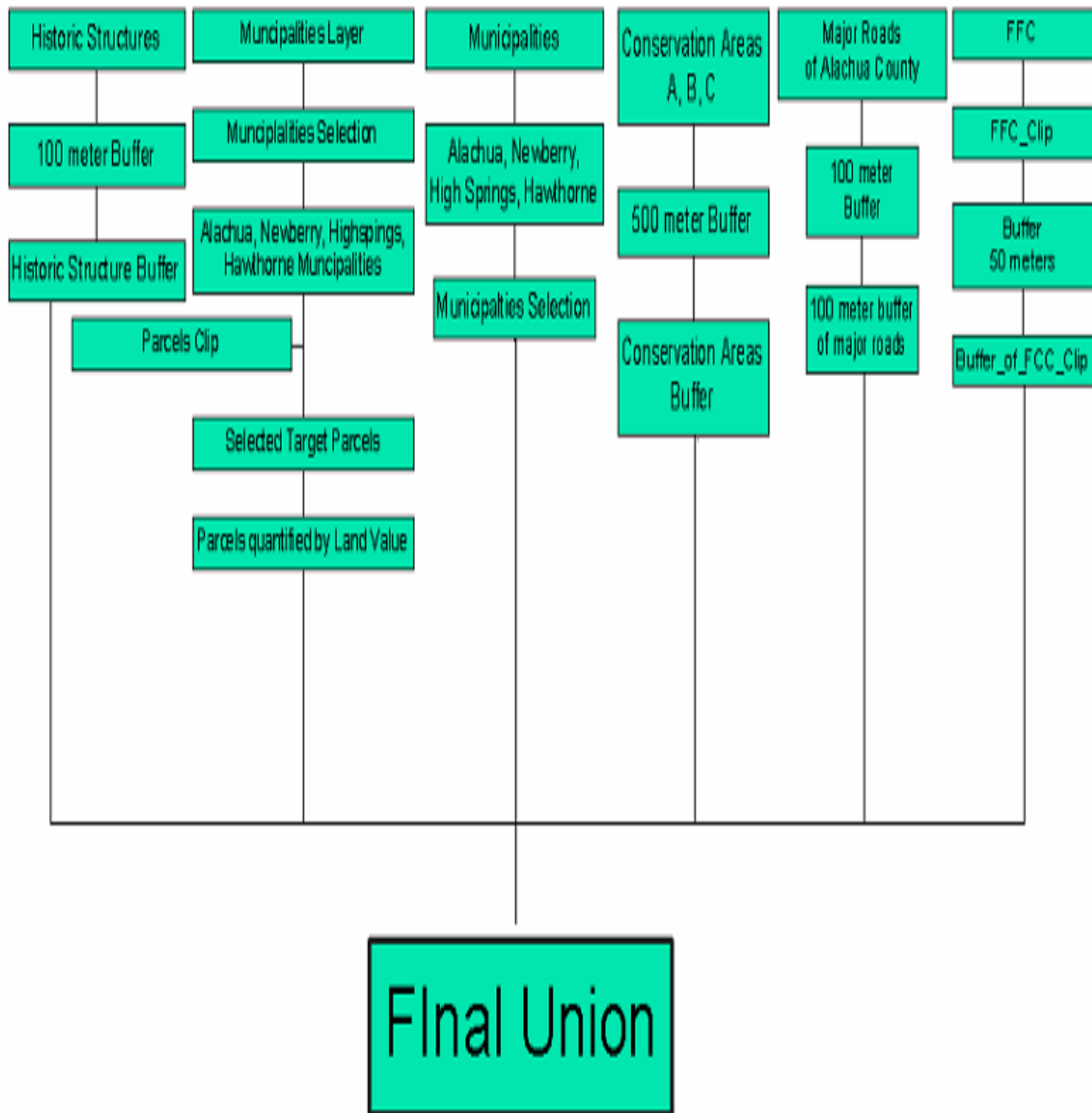
5. The sites must not be within 50 meters of a stream.

Another eco-friendly criterion this is to prevent runoff from development from polluting the waterways of Alachua county.

Methodology: in order to develop the above criteria, we had to use several features of ArcMap. The tools that were used the most were the clip features; we used the clip features in the Geoprocessing Wizard to make the data more manageable. This was accomplished by clipping the parcels with the municipalities so the calculations did not take as much time. This allowed the program to compute all the parcel data in just those selected municipalities. The reason we didn't want as much data is that we calculated the

parcel value by each parcel, a very big calculation. Another feature that we used heavily was the buffer wizard. We used this feature extensively in creating buffers for the floodplain, major roads, conservation areas and streams. Another feature of ArcMap that we used was the book-marking feature; we did this so we could easily move from one view of a municipality to the next with relative ease. These tools enabled us to generate results for all four municipalities that met all the criteria we had set forth as our objectives. These objectives were met by processing all the data from the municipalities through the set criteria, by using the symbology features and buffers.

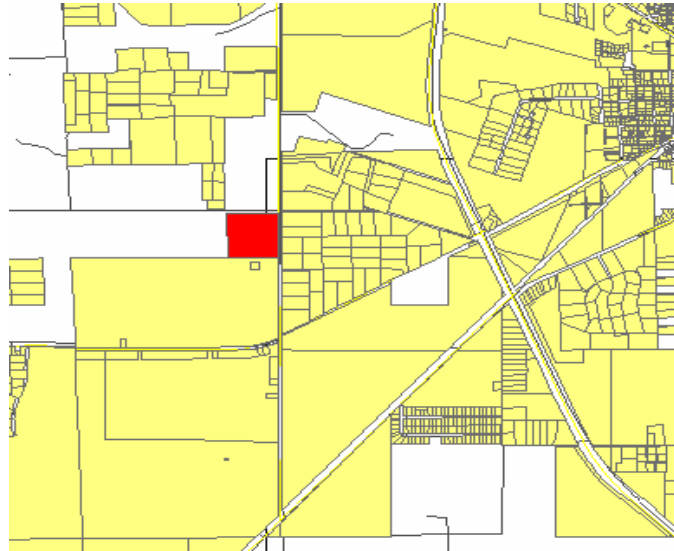




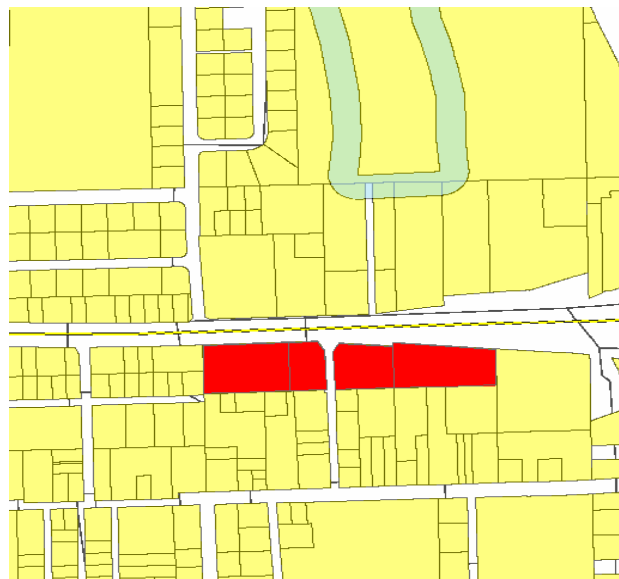
Results and Discussion: These are the descriptions of the sites we choose for each municipality.

Alachua: The parcel is located on the major road County Road 235A. It is one parcel and is currently vacant. It has a good market value and is over thirty five acres. It has a

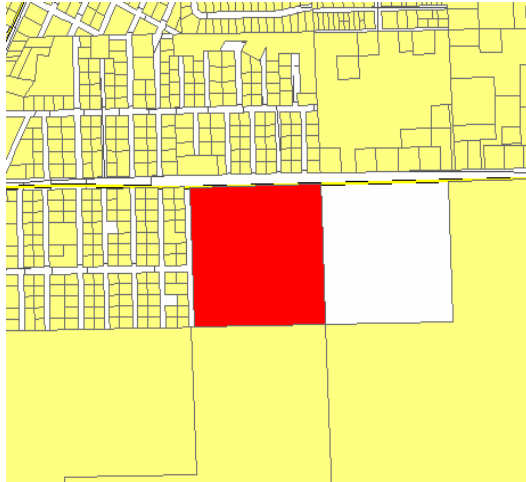
land value of 78,700 dollars. Meets all the criteria we set forth. Currently it is zoned agricultural. It is currently undeveloped.



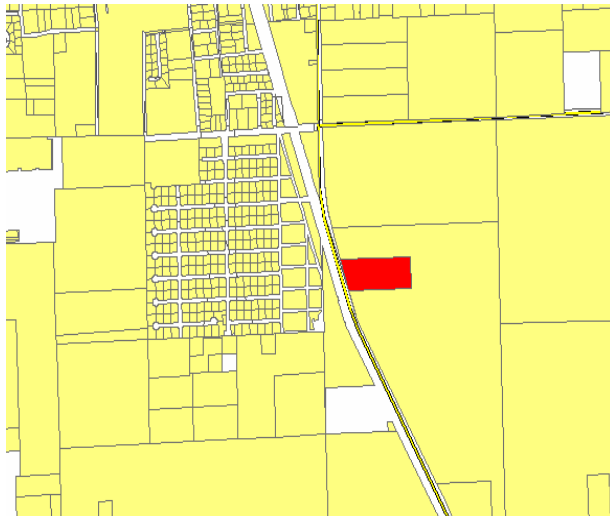
Hawthorne: The four parcels are adjacent and located on Hawthorne road. The parcels are currently vacant. There is a possibility of mixed uses for the site. The site is over 5 acres and only costs 17,500 dollars. It meets all of the criteria we set forth. It is currently zoned residential and is undeveloped.



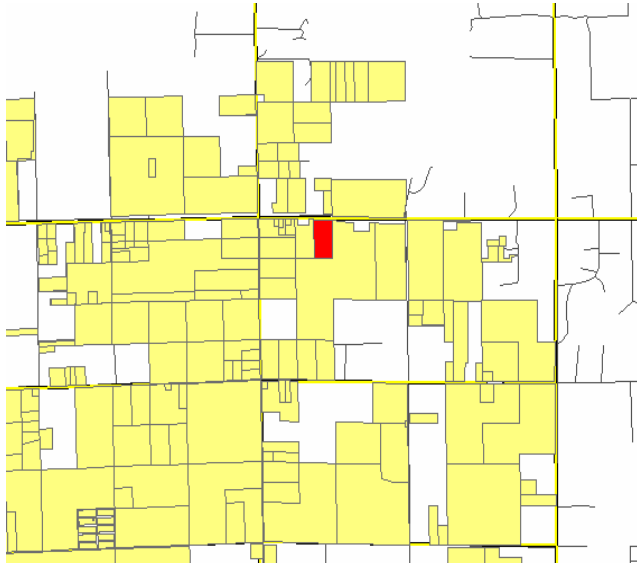
High Springs: The parcel is located on NW 222 ST. It is composed of one parcel which is currently vacant. It is in close proximity to established development. It is thirty seven acres and costs 68,000 dollars. It meets all the criteria. It is currently undeveloped and zoned for agricultural use.



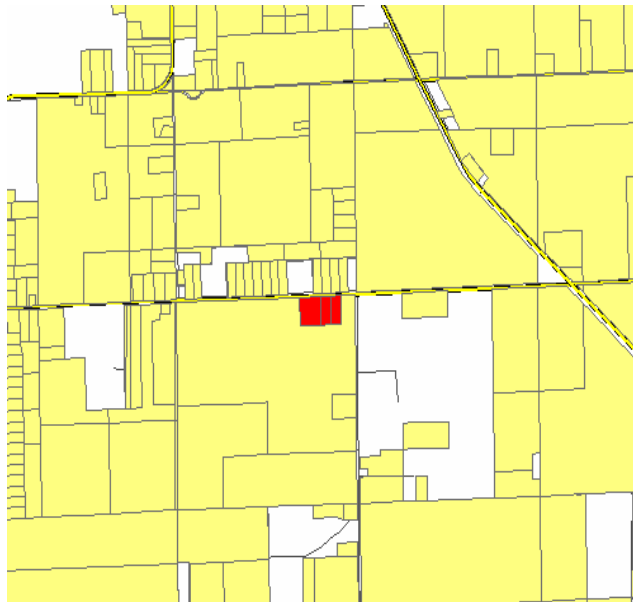
Newberry 1: This one parcel is located on US-41. It is vacant and in close proximity to established development. It is a little over nine acres and cost 22,600 dollars. It is zoned agricultural and meets all of the criteria. It is currently undeveloped.



Newberry 2: This one parcel is located on State Road 26. It is twenty acres and costs just under 40,000 dollars. It meets all criteria and is currently vacant. It is zoned for agriculture currently and is undeveloped.



Newberry 3: This site is made up of three parcels one of ten acres the two of five each giving it an area of twenty acres. The site is located on SW 40 AVE. It costs 52,000 dollars. Currently it is undeveloped and zoned for agriculture. It meets all of our criteria.



Conclusion: All of sites listed above have met the set criteria and could be scheduled for redevelopment over a five-year time span. Before any steps of redevelopment are taken, current owners will need to be contacted with an appropriate fair market value price offer for these parcels. And a contract showing owners are willing to sell at such a price. Another essential step would be to actually visit the sites in order to determine if the site are of a standard that will meet and possible exceed the demands of any future redevelopment.