

Undeveloped Land and Estimate of Potential Residential Development within City of Newberry

The following table provides gross estimates of the amount of undeveloped land within the current Newberry City limits and its potential for new residential development in response to a County Commissioner's request. County staff asked Newberry staff if they had data on this subject and they indicated they did not, therefore, County staff has compiled the following estimates using available Geographic Information System (GIS) data layers including Property Appraiser tax parcels, current municipal boundary, existing land use, and the City of Newberry's currently adopted Comprehensive Plan Future Land Use Map. The estimates below do not take into account environmental constraints, availability of urban services such as road access or central water and wastewater, zoning, market demand, or other relevant policies in the City of Newberry Comprehensive Plan that may affect development on any given parcel. The estimates reflect current conditions and do not consider the possibility of future conversion of lands designated as City "Agriculture" to other designations that would allow for more urban types of development. Also, the estimates do not address the possibility for redevelopment of currently developed areas in the City. A more in-depth buildout analysis might address these limitations in a comprehensive manner.

City Future Land Use Category	Undeveloped Acres ¹	Potential Residential Development Units Based on Future Land Use Category ²	Potential Population ³
Agriculture	24,526	4,725	12,049
Commercial	76	0	0
Industrial	116	0	0
Mining	1,290	0	0
Mixed Use	411	2,461	6,276
Planned Development	122	544	1,387
Public	7	0	0
Residential Low Density	392	1,545	3,940
Rural/Agriculture (County)	1,981	377	961
Total	28,922	9,652	24,613

Total acres within Newberry city limits, including both developed and undeveloped parcels: 37,976

Notes on Methodology for the Table Above

- For purposes of this estimate, "undeveloped acres" includes tax parcels with an Alachua County Property Appraiser property use category ("PUSECAT") code of "Agriculture", "Vacant Residential", "Vacant Commercial", and "Vacant Industrial". While many parcels that are coded as "Agriculture" are actively used for agricultural or silvicultural purposes, it is expected that some of these lands within the City limits could be converted to urban uses in the future in accordance with the City of Newberry Comprehensive Plan.
- Potential residential development units for undeveloped lands was estimated based on the residential densities permitted in accordance with the applicable Comprehensive Plan Future Land Use Category for parcels within the Newberry City limits as follows:
 - "Agriculture": One residential unit per 5 acres was used as a general rule (maximum density allowed for Agriculture category under City Comprehensive Plan). For parcels 5 acres or less, 1 residential unit per parcel was used.
 - "Mixed Use": 6 residential units per acre was used as a general rule. Per City of Newberry Comprehensive Plan, "Mixed Use" areas may have up to 4 units per acre for single-family residential or duplex development, up to 8 units per acre for townhouse type development, or up to 20 units per acre for freestanding apartment buildings integrated with non-residential uses. Given this wide range of allowable densities, 6 units per acre was thought to be a reasonable estimate of average density across all such areas in the City for this purpose.
 - "Planned Development": 4 residential units per acre was used as a general rule. For parcels less than 1 acre, 1 residential unit per parcel was used. The Planned Development future land use category is a site-specific category in the City Comprehensive Plan, therefore, there is no generally applicable maximum density standard. The City Comprehensive Plan provides that Planned Development areas may include residential low (up to 4 units per acre), medium (up to 8 units per acre), or high density (up to 20 units per acre) land uses. Given the prevailing land use patterns of the City, 4 units per acre was thought to be a reasonable estimate of average density across all such areas in the City for this purpose.

- “Residential Low Density”: 4 residential units per acre was used as a general rule (maximum density allowed for Residential Low Density category under City Comprehensive Plan). For parcels less than 1 acre, 1 residential unit per parcel was used.
 - “Rural/Agriculture” (Alachua County): One residential unit per 5 acres was used as a general rule (maximum density allowed for Rural/Agriculture category under County Comprehensive Plan). For parcels 5 acres or less, 1 residential unit per parcel was used.
 - Other Future Land Use designations listed in the table do not generally allow for residential uses, therefore, no residential units were estimated for those lands.
3. “Potential Population” was calculated based on 2.55 persons per household for Alachua County multiplied by potential residential development units. Source for Persons per Household: United States Census, American Community Survey, 2015-2019 for Alachua County.