



2050 LRTP

Preliminary Planning

Appendices

Appendix A

2050 LRTP Preliminary Revenue Forecast Memorandum

Lake~Sumter MPO 2050 LRTP Revenue Forecast

Introduction

This memorandum documents the financial resources projected to be available for the Lake-Sumter Metropolitan Planning Organization (MPO) 2050 Long Range Transportation Plan (LRTP). Coordination was conducted with the following agencies and local governments in the preparation of the included forecasts:

- Florida Department of Transportation;
- Lake County and Sumter County staff;
- Lake-Sumter MPO Staff;
- MPO Technical Advisory Committee (TAC); and,
- Central Florida MPO Alliance

The following outlines the projected financial resources available for transportation improvements in the Lake~Sumter MPO area for the period of FY 2031 to FY 2050. Financial resources for the period prior to 2031 are identified in the MPO's current Transportation Improvement Program (TIP). Amounts for FY 2030 will be identified in the MPO's *FY 2025/2026 – FY 2029/30 TIP* that will be adopted in July 2025. The projected financial resources include funds from the federal and state governments, as well as revenues generated locally, such as local fuel taxes and transportation impact fees.

Overview of Funding Sources

The available revenues for the long range transportation plan can be categorized into two major categories:

- Federal and State Revenues
- Local Revenues

Federal and state revenue projections were obtained from the *2050 Revenue Forecast Handbook (Technical Appendix A)* developed by FDOT. Federal and state revenues for roadway projects are derived from sources such as State Highway Motor Fuel Taxes, Tourism-Based Taxes (Rental car surcharges), Motor Vehicle License Related Fees, Documentary Stamp Taxes, and federal funding program distributions.

FDOT provided an MPO-specific revenue forecast for Lake-Sumter MPO and Districtwide forecasts for FDOT District Five, and the tables included throughout this document reflect this information. Detailed information regarding specific program details and funding eligibility can be found in the *2050 Revenue Forecast Handbook*. For more detail on project funding eligibility, please refer to Appendix B of the Handbook. Eligibility is organized by capacity and non-capacity programs, which captures the sources included in this document.

Local revenue forecasts considered the following sources:

- Fuel Taxes
- Transportation Impact Fees
- Infrastructure Sales Tax

Revenue sources (federal, state, and local) and projections for local transit providers are detailed in **Tables 10 and 11**.

FUNDING PROJECTIONS

Federal and State Funding Revenue Projections

MPO-Level Revenue Forecasts

Table 1 includes the projected MPO-level revenues attributed to Lake-Sumter MPO through 2050 as provided in the *2050 Revenue Forecast Handbook*.

Other Roads (Non-SIS, Non-SHS) are federal and state funds that may be used off-system which are roads that are not on the SIS or the State Highway System (i.e., roads owned by counties and municipalities).

Table 1: MPO-Level Revenue Projections for Other Roads (Non-SIS, Non-SHS), 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Other Roads (Non-SIS, Non-SHS)	\$9,960,000	\$10,360,000	\$21,100,000	\$41,420,000
Other Roads (Non-SIS, Non-SHS) Product Support*	\$2,190,000	\$2,280,000	\$4,640,000	\$9,110,000
Total	\$12,150,000	\$12,640,000	\$25,740,000	\$50,530,000

Note – Columns and rows may not equal totals due to rounding.

**According to the FDOT 2050 Revenue Forecast. MPOs can also assume that an additional 22 percent of estimated Other Roads (non-SIS, Non-SHS) are available from the statewide “Product Support” program to support PD&E and PE activities.*

The Non-SIS Transit Formula program includes state revenues for technical and operating/capital assistance for transit, paratransit, and commuter assistance programs shown in **Table 2**. These transit funds are determined based on a formula according to county population. Coordination with FDOT and each transit agency is needed to determine the full amount of transit funding available for use through 2050.

Table 2. MPO-Level Revenue Projections for Transit, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Non-SIS Transit Formula	\$5,490,000	\$5,740,000	\$11,710,000	\$22,940,000

Districtwide Revenue Forecasts – Capacity Programs

The *2050 Revenue Forecast Handbook* also includes revenue estimates for programs at the Districtwide level for FDOT District Five. For planning purposes, the estimated allocation to Lake-Sumter MPO of some of these funding sources have been provided for use in the development of the 2050 LRTP. Through the Central Florida MPO Alliance (CFMPOA) and coordination between Lake-Sumter MPO and the other MPOs within FDOT District Five, a consensus was reached with FDOT District Five on how to estimate an allocation of federal funds from the STBG and TA programs that can be used for “any area” by both TMA and Non-TMA MPOs within the District.

These estimated allocations were based on each MPOs proportion of the total population within District Five and considers the changes to those proportions based on the population growth estimated by the University of Florida - Bureau of Economic and Business Research (BEBR). Documentation related to the CFMPOA consensus and additional details on the methodology utilized for the estimated allocations are included in **Technical Appendix B**.

Other Districtwide funds are available to the non-TMA MPOs within the District – Lake-Sumter MPO and Ocala-Marion TPO. These funds include STBG, TA, and Carbon Reduction Program (CRP) for areas with population less than 5,000 (SN, TALN, CARN); population 5,000 to 49,999 (SM, TALM, CARM); and population 50,000 to 200,000 (SL, TALL, CARL) fund types. Districtwide funds for the State Highway System (Non-SIS) are also available to the non-TMA MPOs in the District. The CFMPOA documentation in **Technical Appendix B** also includes the methodology utilized to allocate these funding sources between Lake-Sumter MPO and Ocala Marion TPO.

The estimated allocation of applicable Districtwide funds to Lake-Sumter MPO are shown in **Table 3**.

Table 3. Estimated Lake-Sumter MPO Allocation of Districtwide Funding Sources, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Surface Transportation Block Grant (STBG)				
STBG – SA*	\$38,080,000	\$38,960,000	\$79,260,000	\$156,300,000
STBG – SN**	\$18,000,000	\$18,180,000	\$36,610,000	\$72,780,000
STBG – SM**	\$3,340,000	\$3,370,000	\$6,780,000	\$13,490,000
STBG – SL**	\$33,570,000	\$33,910,000	\$68,270,000	\$135,750,000
Transportation Alternatives				
TALT*	\$4,640,000	\$4,740,000	\$9,650,000	\$19,030,000
TALN**	\$2,660,000	\$2,690,000	\$5,420,000	\$10,780,000
TALM**	\$490,000	\$500,000	\$1,010,000	\$2,000,000
TALL**	\$4,970,000	\$5,020,000	\$10,110,000	\$20,110,000
Carbon Reduction Program (CRP)				
CARN**	\$2,210,000	\$2,230,000	\$4,500,000	\$8,930,000
CARM**	\$410,000	\$410,000	\$840,000	\$1,660,000
CARL**	\$4,410,000	\$4,450,000	\$8,960,000	\$17,820,000
State Highway System (Non-SIS) – Non-TMA MPOs				
SHS (Non-SIS) – Non-TMA**	\$39,340,000	\$41,550,000	\$85,320,000	\$166,210,000
SHS (non-SIS) Product Support***	\$8,660,000	\$9,140,000	\$18,770,000	\$36,570,000
Total	\$160,780,000	\$165,150,000	\$335,500,000	\$661,430,000

*Estimated Lake-Sumter MPO allocation of funding eligible anywhere in FDOT District Five

**Estimated LSMPO allocation of funding eligible for non-TMA MPOs in District Five (Lake-Sumter MPO and Ocala Marion TPO)

***According to the FDOT 2050 Revenue Forecast. MPOs can also assume that an additional 22 percent of estimated SHS (non-SIS) funds are available from the statewide “Product Support” program to support PD&E and PE activities.

The Transportation Regional Incentive Program (TRIP) encourages regional planning by providing state matching funds for improvements to regionally significant transportation facilities in regional transportation areas identified and prioritized by regional partners. MPOs may desire to include projects partially funded with TRIP funds in the LRTP. These projects should be identified as “illustrative”. TRIP funding estimates are reported at the districtwide level and are included in **Table 4**.

Table 4. Districtwide Revenue Projections for TRIP, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Transportation Regional Incentive Program (TRIP) – (Districtwide)	\$55,140,000	\$57,640,000	\$117,580,000	\$230,360,000

Districtwide Revenue Forecasts – Non-Capacity Programs

Non-capacity programs refer to FDOT programs designed to support, operate, and maintain the state highway system: safety, resurfacing, bridge, product support, operations and maintenance, and administration.

Highway Safety Improvement Program (HSIP) – This program addresses low cost (typically \$1,000,000 or less) short-term safety projects that correct specific traffic crash problems involving fatal and serious injury crashes. This program is applicable to all public roads except Turnpike Enterprise.

Resurfacing, Bridge, and Operations & Maintenance (O&M) - Consistent with MPOAC Guidelines, FDOT and FHWA agreed the LRTP will meet FHWA expectations if it contains planned FDOT expenditures to operate and maintain the State Highway System at the District level.

Estimates for both of these programs are reported at the Districtwide level in **Table 5**.

Table 5. Districtwide Non-Capacity Program Revenue Estimates, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Highway Safety Improvement Program (HSIP) – (Districtwide)	\$107,840,000	\$107,840,000	\$215,680,000	\$431,360,000
Resurfacing, Bridge, and Operations & Maintenance - (Districtwide)	2,322,500,000	2,390,110,000	\$4,842,430,000	9,555,040,000

Districtwide Revenue Forecasts – Transit

Districtwide Non-SIS Transit Discretionary funding estimates are shown in **Table 6**. These are federal and state funds awarded based on a competitive process, which may differ depending on the grant. Distribution of these funds are evaluated based on program criteria and selected at the districtwide level but are not guaranteed. Coordination with the FDOT District Liaison should occur prior to consideration of any revenues in this program.

Table 6. Districtwide Revenue Projections for Non-SIS Transit Discretionary Funds, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
Non-SIS Transit Discretionary – (Districtwide)	\$47,260,000	\$47,830,000	96,180,000	\$191,270,000

Strategic Intermodal System (SIS) Expenditures

The *SIS Second Five Year Plan FY 2028/2029 - FY 2032/2033* and *SIS Cost Feasible Plan 2035-2050* were referenced to identify expected SIS project expenditures within Lake and Sumter counties between 2031-2050. These SIS projects and associated projected expenditures will be incorporated by reference in the 2050 LRTP and are summarized **Table 7** below.

Table 7. Projected SIS Expenditures, 2031-2050 (YOE)

Project	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
I-75 Truck Parking	\$2,500,000	0	0	\$2,500,000
SR 429/Wekiva Parkway from SR 46 to I-4	\$3,500,000	0	0	\$3,500,000
SR 50 from US 27 to Montevista	\$3,500,000	0	0	\$3,500,000
SR 50 form East of CR 478A to Sumter/Lake Line	\$1,620,000	0	\$170,370,000	\$171,990,000
US 27 from CR 561A to End of SR 19	\$3,500,000	0	0	\$3,500,000
US 27 from End of SR 19 to Florida's Turnpike North Ramps	\$3,500,000	0	0	\$3,500,000
Total	\$18,120,000	0	\$170,370,000	\$188,490,000

Local Funding Revenue Projections

Projected transportation revenues for Lake County and Sumter County are summarized in **Table 8**. These projections were based on historic trends; documents obtained related to budgeting, impact fees, and other local taxes; and coordination with County staff.

Table 8. Projected Lake County Transportation Revenues, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
County Gas Tax	\$11,333,940	\$14,191,320	\$37,102,500	\$62,627,760
Constitutional Gas Tax	\$26,246,340	\$33,033,000	\$86,977,960	\$146,257,300
First Local Option Gas Tax	\$47,176,590	\$60,464,040	\$163,115,200	\$270,755,830
9 th Cent Gas Tax	\$11,797,050	\$14,790,360	\$38,737,920	\$65,325,330
Infrastructure Sales Tax (1%)	\$34,217,250	\$41,508,480	\$103,718,220	\$179,443,950
Impact Fees	\$65,400,000	\$65,210,000	\$145,820,000	\$276,430,000
Total	\$196,171,170	\$229,197,200	\$575,471,800	\$1,000,840,170

Table 9. Projected Sumter County Transportation Revenues, 2031-2050 (YOE)

<u>Funding Source</u>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
County Gas Tax	\$6,211,350	\$8,016,840	\$21,815,300	\$36,043,490
Constitutional Gas Tax	\$15,238,770	\$20,014,800	\$55,695,460	\$90,949,030
Local Option Gas Tax	\$42,408,750	\$56,043,000	\$157,136,120	\$255,587,870
9 th Cent Gas Tax	\$8,888,100	\$11,829,480	\$33,451,420	\$54,169,000
Impact Fees	\$39,070,000	\$41,960,000	\$97,980,000	\$179,010,000
Total	\$111,816,970	\$137,864,120	\$366,078,300	\$615,759,390

Transit Revenue Projections

The Cost Feasible Plan for transit includes funding the existing transit service in Lake and Sumter counties. Federal, state, and local transit revenues for LakeXpress and Sumter County Transit (SCT) were forecasted utilizing the most recent LakeXpress Transit Development Plan (TDP), Sumter County budget documents, and through coordination with transit agency staff.

The projected revenues for LakeXpress are summarized in

Table 10. and Sumter County Transit in **Table 11.**

Table 10. Projected LakeXpress Revenues, 2031-2050 (YOE)

Operating Revenues				
<i>Funding Category</i>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
5307	\$26,690,000	\$35,650,000	\$102,980,000	\$165,310,000
5310	\$1,510,000	\$2,010,000	\$5,840,000	\$9,360,000
5311	\$4,100,000	\$5,490,000	\$15,850,000	\$25,440,000
PTBG	\$7,190,000	\$9,590,000	\$27,700,000	\$44,480,000
TD Trips	\$6,480,000	\$8,640,000	\$24,970,000	\$40,090,000
Motor Fuel	\$830,000	\$1,110,000	\$3,180,000	\$5,110,000
Interfund Transfer	\$18,180,000	\$24,260,000	\$70,090,000	\$112,530,000
Advertising Fees	\$860,000	\$1,150,000	\$3,340,000	\$5,360,000
Mid-Fla Community	\$860,000	\$1,150,000	\$3,340,000	\$5,360,000
Medicaid Waiv Sv Ag	\$710,000	\$950,000	\$2,740,000	\$4,400,000
Operating Subtotal	\$67,400,000	\$90,010,000	\$260,020,000	\$417,430,000
Capital Revenues				
<i>Funding Category</i>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
5307	\$14,370,000	\$19,190,000	\$55,450,000	\$89,000,000
5310	\$3,500,000	\$4,660,000	\$13,460,000	\$21,620,000
5339	\$3,480,000	\$4,650,000	\$13,440,000	\$21,580,000
5310 Local Match	\$950,000	\$1,280,000	\$3,690,000	\$5,920,000
Capital Subtotals	\$22,300,000	\$29,780,000	\$86,040,000	\$138,120,000
Operating + Capital Total	\$89,710,000	\$119,790,000	\$346,060,000	\$555,560,000

Table 11. Projected Sumter County Transit Revenues, 2031-2050 (YOE)

Operating Revenues				
<i><u>Funding Category</u></i>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
5311	\$2,250,000	\$2,250,000	\$4,500,000	\$9,000,000
CTD	\$1,850,000	\$1,850,000	\$3,700,000	\$7,400,000
Transfer from General Fund	\$5,880,000	\$5,880,000	\$11,760,000	\$23,520,000
<i>Operating Subtotal</i>	\$9,980,000	\$9,980,000	\$19,960,000	\$39,920,000
Capital Revenues				
<i><u>Funding Category</u></i>	2031 – 2035	2036 – 2040	2041 – 2050	Total (2031-2050)
5310 (Federal)	\$2,160,000	\$2,160,000	\$4,320,000	\$8,640,000
5310 (State)	\$270,000	\$270,000	\$540,000	\$1,080,000
5311 (Local)	\$270,000	\$270,000	\$540,000	\$1,080,000
<i>Capital Subtotals</i>	\$2,430,000	\$2,430,000	\$4,860,000	\$10,800,000
Operating + Capital Total	\$12,410,000	\$12,410,000	\$24,820,000	\$50,720,000

Revenue Summary

The Lake-Sumter MPO revenue forecast for 2031-2050 is summarized in **Table 12**. This includes more than \$700 million combined in estimated federal and state revenues. Lake and Sumter counties are estimated to generate a combined \$1.6 billion in local revenues during the LRTP period. Estimated transit revenues total a combined \$640.9 million.

Table 12: Summary of Total Transportation Revenues (2031-2050) (Year of Expenditure)

Revenue Source	Total Projected Revenues 2031-2050
<i>Projected Federal and State Revenues</i>	
Other Roads (Non-SIS, Non-SHS) “Off-System”	\$41,420,000
Other Roads (Non-SIS, Non-SHS) Product Support	\$9,112,000
State Highway System (Non-SIS) – Non-TMA	\$166,210,000
SHS (non-SIS) Product Support	\$36,566,000
Surface Transportation Block Grant – Any Area (SA)	\$156,300,000
Surface Transportation Block Grant – Non-TMA (SN, SM, SL)	\$222,030,000
Transportation Alternatives – Any Area (TALT)	\$19,030,000
Transportation Alternatives – Non-TMA (TALN, TALM, TALL)	\$32,870,000
Carbon Reduction Program – Non-TMA (CARN, CARM, CARL)	\$28,420,000
<i>Strategic Intermodal System (SIS) Projects</i>	
Projected SIS Expenditures	\$188,490,000
<i>Projected Local Government Revenues</i>	
Lake County Revenues	\$1,000,840,170
Sumter County Revenues	\$615,759,390
<i>Projected Transit Revenues (Federal, State, and local)</i>	
Lake County Transit Revenues	\$555,560,000
Sumter County Transit Revenues	\$85,340,000

Appendix B

2050 LRTP Socioeconomic Data Forecast Memorandum

LAKE COUNTY

2050 SOCIOECONOMIC DATA FORECAST

CONTROL TOTALS

POPULATION CONTROL TOTALS

The development of population control totals was one of the first steps in the 2050 socioeconomic data forecast for Lake County. Normally, population control totals used by Florida counties have been based on the University of Florida Bureau of Economic and Business Research (BEBR) population forecasts. These forecasts, prepared for each county, provide three countywide forecasts:

Low: The low range of the forecasts

Medium: The average of all forecasts (typically used for planning forecasts)

High: The high range of the forecasts

EMPLOYMENT CONTROL TOTALS

The employment control totals for each of the scenarios were developed based on a total employees/ population ratio and an assumption that unemployment will settle at a natural rate of 4 percent by 2025 and remain stable through 2050.

Total employment was broken out into Industrial, Commercial, and Service employment categories. The categories are based on the Standard Industrial Classification (SIC) Manual, published by the U.S. Department of Commerce and described as follows:

Industrial Employment - All full-time and regular part-time employees, and self-employed persons by job location, whose job is in an industry classified in Standard Industrial Classification (SIC) categories 01 to 39 (i.e., agriculture, forestry, fisheries, mining, contract construction, and manufacturing).

Commercial Employment - All full-time and regular part-time employees and self-employed persons, by job location, whose job is in an industry classified in SIC categories 50 to 59 (retail trade and wholesale trade are commonly located in areas zoned for commercial land use activities

Service Employment - All full-time and regular part-time employees, and self-employed persons, by job location, whose job is in an industry classified in SIC categories 40 to 49 and 60 to 93 (i.e., transportation, communication and utilities services; finance, insurance and real estate services; selected personal services; tourism and recreational services, health and educational services; government services

Table 1-1 presents the population and employment forecast for Lake County.

Table 1-1: Control Totals

BEBR Data

			BEBR Forecast						Growth
	2023	2022	2025	2030	2035	2040	2045	2050	23->50
BEBR Low	414,749	403,857	404,400	423,500	432,700	434,700	433,200	430,100	15,351
BEBR Medium	414,749	403,857	434,900	478,500	513,600	541,700	566,300	589,200	174,451
BEBR High	414,749	403,857	465,300	533,500	594,500	648,700	699,300	748,300	333,551
BEBR Average of Medium and High	414,749	403,857	450,100	506,000	554,050	595,200	632,800	668,750	254,001

Population Control Totals

	2023	2022	2025	2030	2035	2040	2045	2050	23->50
Preliminary Control Totals	414,749	403,857	450,100	506,000	554,050	595,200	632,800	668,750	254,001
Working Control Totals	414,749	403,857	450,100	506,000	554,050	595,200	632,800	668,750	254,001
Population to Allocate (per time frame)	0	0	35,351	55,900	48,050	41,150	37,600	35,950	254,001

Control Totals

	2015	2022	2025	2030	2035	2040	2045	2050	23->50
Total Permanent Population	324,483	389,767	450,100	506,000	554,050	595,200	632,800	668,750	344,267
Household Population	316,569	380,260	438,938	493,552	540,531	580,796	617,613	652,834	336,265
SF Population Ratio	0.904	0.891	0.904	0.898	0.892	0.886	0.880	0.874	N/A
MF Population Ratio	0.096	0.109	0.096	0.102	0.108	0.114	0.120	0.126	N/A
SF Population	286,229	338,654	396,870	443,289	482,240	514,678	543,598	570,681	284,452
MF Population	32136	41606	42068	50263	58291	66118	74015	82153	50017
Group Quarters Population	7,914	9,507	11,162	12,448	13,519	14,404	15,187	15,916	8,002
Employees	129,709	161,115	190,842	214,544	234,917	252,365	268,307	283,550	153,841
Employees/Population Ratio	0.410	0.424	0.424	0.424	0.424	0.424	0.424	0.424	N/A
Industrial	14,415	24,735	29,490	33,367	36,770	39,754	42,533	45,233	30,818
Commercial	25,444	27,707	32,533	36,144	39,231	41,893	44,271	46,502	21,058
Service	89,850	108,673	128,819	145,033	158,916	170,718	181,503	191,815	101,965

ALLOCATION METHODOLOGY

Base Year Population and Employment Data

This section describes the technical methodology of the Land Use Allocation tool and how dwelling units, population, and employment were allocated for the 2050 forecast. This methodology was used to develop the population and employment forecasts at the TAZ level for the years 2025, 2030, 2040 and 2050. The forecast of population and employment included the standard Florida Standard Urban Transportation Model Structure (FSUTMS) dwelling unit/population (single family and multi-family) and employment (Industrial, Commercial, and Service) categories. Control totals of countywide employment by category were developed using the forecast methodology, with the results presented in previous sections of this report. The base of the population and employment data forecasts was a 2015 population and employment data file developed by FDOT. Population and employment growth was allocated to the TAZ level based on the TAZ's anticipated propensity to accommodate or attract development. This methodology is described in the following sections.

Table 1-2 shows the 2015 base data.

Table 1-2: 2015 Base Year Data for Lake County

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1725	928	1,363	0	0	19	38	94	151	0	0	0
1726	103	183	0	0	0	0	7	7	0	0	0
1727	379	472	8	13	7	36	164	207	0	0	21
1728	27	67	6	10	11	0	95	106	0	0	0
1729	2	2	0	0	0	0	18	18	0	0	0
1730	87	122	0	0	1	0	0	1	0	0	0
1731	155	297	2	3	1	0	5	6	0	0	0
1732	31	71	0	0	0	3	14	17	0	0	0
1733	157	232	0	0	4	0	15	19	0	0	0
1734	657	1228	0	0	3	16	126	145	605	0	0
1735	149	356	0	0	5	5	25	35	0	0	0
1736	88	196	0	0	0	0	46	46	257	0	0
1737	1072	2,148	0	0	15	24	31	70	0	0	0
1738	85	202	0	0	4	3	9	16	0	0	0
1739	449	761	65	105	38	54	325	417	0	0	0
1740	502	1002	0	0	8	5	8	21	0	0	0
1741	442	926	0	0	20	104	106	230	0	0	0
1742	69	185	0	0	3	0	3	6	0	0	0
1743	66	151	0	0	28	4	24	56	0	0	0
1744	6	16	0	0	0	5	0	5	0	0	0
1745	180	416	58	94	4	66	329	399	660	0	0
1746	373	993	0	0	44	63	102	209	4	0	0
1747	103	265	0	0	5	0	14	19	0	0	0
1748	331	816	0	0	24	7	12	43	0	0	0
1749	935	2,257	0	0	43	15	46	104	0	0	0
1750	236	614	108	176	12	31	378	421	1349	0	0
1751	243	651	23	39	28	31	114	173	0	0	0
1752	226	520	20	33	1	12	83	96	0	0	10
1753	57	153	0	0	4	4	3	11	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1754	27	69	0	0	0	11	7	18	0	0	0
1755	674	1,735	0	0	46	66	171	283	0	0	0
1756	725	1680	0	0	1	20	75	96	0	0	0
1757	49	106	0	0	0	0	5	5	0	0	0
1758	283	760	25	40	256	27	24	307	0	0	0
1759	375	967	0	0	48	12	43	103	0	0	0
1760	104	255	0	0	4	15	32	51	0	0	0
1761	519	1,325	19	32	281	52	125	458	297	0	0
1762	27	61	0	0	1	0	0	1	0	0	0
1763	592	742	17	28	5	1	72	78	0	0	0
1764	79	191	0	0	12	4	22	38	0	0	0
1765	126	312	0	0	1	1	1	3	0	0	0
1766	670	879	0	0	3	189	35	227	0	0	0
1767	743	1,639	0	0	31	19	33	83	0	0	0
1768	96	244	0	0	94	33	24	151	0	0	0
1769	104	268	0	0	15	7	14	36	0	0	0
1770	166	281	176	287	1	277	113	391	48	0	0
1771	95	237	0	0	3	0	166	169	973	0	0
1772	275	286	20	33	0	4	18	22	0	0	0
1773	234	578	0	0	9	157	155	321	0	0	0
1774	106	243	0	0	0	147	8	155	0	0	0
1775	543	1,281	6	10	22	31	157	210	345	0	0
1776	204	473	0	0	3	1	31	35	0	0	0
1777	843	2,024	0	0	32	8	183	223	0	0	0
1778	106	252	0	0	7	18	165	190	557	0	0
1779	182	452	0	0	20	67	79	166	0	0	0
1780	124	293	0	0	0	3	33	36	0	0	0
1781	1307	2,611	2	2	14	24	43	81	0	0	0
1782	766	1817	2	3	102	33	83	218	0	0	0
1783	102	278	6	10	0	0	33	33	0	0	0
1784	73	195	186	303	19	15	517	551	0	0	0
1785	459	1,177	134	219	14	11	168	193	4	0	0
1786	35	81	0	0	275	4	1	280	0	0	0
1787	118	137	90	145	72	176	700	948	0	0	23
1788	64	149	20	33	4	0	19	23	0	0	0
1789	581	1,559	0	0	1	11	48	60	0	0	0
1790	462	1077	0	0	8	9	27	44	0	0	0
1791	15	48	63	174	0	36	523	559	0	0	0
1792	356	822	0	0	9	0	36	45	0	0	0
1793	786	1,733	195	319	71	78	657	806	1439	0	0
1794	884	2239	42	68	35	12	113	160	0	0	0
1795	72	191	0	0	19	224	46	289	0	0	0
1796	883	1902	0	0	20	102	50	172	0	0	0
1797	125	241	117	136	87	31	246	364	4	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1798	7	9	0	0	0	0	0	0	0	0	0
1799	139	353	0	0	1	0	7	8	0	0	0
1800	1903	3005	10	16	3	11	641	655	0	0	0
1801	36	93	0	0	24	12	104	140	0	0	0
1802	179	407	0	0	59	20	149	228	0	0	14
1803	532	1,038	0	0	0	15	198	213	0	0	0
1804	97	251	0	0	3	4	7	14	0	0	0
1805	60	186	68	110	31	14	195	240	586	0	24
1806	568	1530	13	21	39	109	169	317	0	0	0
1807	425	707	16	26	5	3	28	36	0	0	0
1808	36	88	0	0	3	4	0	7	0	0	0
1809	76	175	0	0	0	242	274	516	0	0	0
1810	235	488	0	0	1	18	29	48	0	0	0
1811	572	1,350	0	0	27	230	105	362	0	0	0
1812	333	852	0	0	82	36	76	194	867	0	0
1813	26	60	0	0	0	0	4	4	0	0	0
1814	226	490	0	0	16	11	125	152	0	0	0
1815	141	238	120	196	38	69	493	600	1015	0	0
1816	65	151	0	0	3	145	38	186	0	0	0
1817	1120	2,001	0	0	7	97	113	217	0	0	0
1818	420	1128	0	0	15	15	42	72	0	0	0
1819	15	22	191	230	0	5	119	124	0	0	0
1820	150	325	0	0	18	0	7	25	0	0	0
1821	0	0	424	599	12	44	1771	1827	0	0	47
1822	53	78	4	6	20	9	332	361	247	0	0
1823	271	601	0	0	0	63	223	286	0	0	0
1824	275	540	648	1059	9	5	198	212	958	0	0
1825	0	0	0	0	3	48	254	305	0	0	0
1826	14	30	211	354	46	426	653	1125	0	0	0
1827	0	0	95	114	16	3	133	152	0	0	0
1828	103	204	0	0	15	8	114	137	73	0	0
1829	203	519	0	0	8	0	91	99	0	0	0
1830	0	0	251	409	1	5	383	389	0	0	62
1831	0	0	95	278	0	0	9	9	0	0	0
1832	260	535	11	18	15	8	24	47	0	0	0
1833	365	655	4	6	11	4	40	55	0	0	0
1834	16	36	8	13	0	4	0	4	0	0	0
1835	0	0	0	0	35	109	132	276	0	0	0
1836	156	253	0	0	9	0	2308	2317	0	0	0
1837	651	1,050	171	278	38	126	399	563	0	0	18
1838	0	0	0	0	5	277	263	545	0	0	0
1839	1459	2,877	5	9	43	110	202	355	20	0	11
1840	0	0	0	0	0	5	0	5	0	0	0
1841	51	76	0	0	1	0	28	29	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1842	18	47	0	0	11	5	11	27	0	0	0
1843	154	154	0	0	0	0	81	81	0	0	0
1844	494	1320	87	141	0	118	516	634	791	0	0
1845	193	549	10	16	22	69	247	338	0	0	0
1846	0	0	0	0	0	4	316	320	221	0	0
1847	516	1,289	326	533	35	958	955	1948	0	139	0
1848	41	90	0	0	67	4	1	72	0	0	0
1849	584	975	155	254	7	27	449	483	609	0	0
1850	185	320	694	1028	140	394	1127	1661	742	0	89
1851	159	321	0	0	0	0	11	11	0	0	0
1852	351	728	25	41	46	31	169	246	0	0	0
1853	42	106	0	0	0	3	1	4	0	0	0
1854	345	766	207	338	7	59	242	308	925	0	0
1855	95	231	14	23	1	0	242	243	0	0	0
1856	98	163	183	207	0	82	301	383	0	0	0
1857	0	0	149	215	0	0	497	497	0	0	79
1858	64	85	272	273	7	14	153	174	0	0	0
1859	1001	1,333	0	0	14	174	238	426	0	0	0
1860	47	53	15	24	0	0	51	51	0	0	0
1861	496	1,009	82	133	93	253	704	1050	0	0	0
1862	2021	2623	210	298	3	13	157	173	0	0	0
1863	103	275	0	0	3	15	19	37	3	0	0
1864	254	555	0	0	16	11	134	161	0	0	0
1865	1475	1,840	0	0	0	20	253	273	0	0	0
1866	643	1302	312	509	19	50	984	1053	1073	0	4
1867	993	2,055	4	6	18	20	95	133	0	0	0
1868	1	2	0	0	0	487	1418	1905	0	0	0
1869	463	1,116	183	299	25	44	7	76	0	0	0
1870	515	781	40	65	11	161	524	696	912	0	80
1871	308	667	32	53	1	11	35	47	0	0	0
1872	0	0	0	0	12	789	716	1517	0	0	0
1873	461	1,144	12	19	152	57	52	261	0	0	0
1874	66	144	0	0	0	0	0	0	0	0	0
1875	176	290	5	8	1	18	194	213	0	0	0
1876	71	199	0	0	121	7	18	146	0	0	0
1877	90	70	111	183	18	105	277	400	0	0	5
1878	415	912	432	704	9	39	222	270	0	0	8
1879	51	134	0	0	14	0	0	14	0	0	0
1880	433	937	175	286	19	33	14	66	49	0	0
1881	49	117	36	59	142	20	230	392	0	0	0
1882	922	2108	0	0	4	8	55	67	0	0	0
1883	78	141	14	23	27	42	98	167	0	0	0
1884	0	0	0	0	4	8	296	308	0	0	80
1885	0	0	0	0	3	586	509	1098	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1886	159	287	0	0	98	278	285	661	0	0	0
1887	335	783	56	91	8	61	160	229	4	0	0
1888	21	24	85	97	3	76	422	501	0	0	87
1889	239	640	0	0	5	32	9	46	0	0	0
1890	74	175	0	0	0	4	22	26	0	0	0
1891	389	752	48	79	140	118	153	411	0	0	0
1892	46	83	85	138	14	403	1886	2303	0	0	247
1893	52	137	0	0	0	4	9	13	0	0	0
1894	310	634	22	36	3	0	7	10	0	0	0
1895	458	985	4	7	15	11	42	68	2	0	0
1896	176	372	109	177	0	12	505	517	1239	0	41
1897	16	27	0	0	0	0	21	21	854	0	0
1898	643	867	0	0	9	1047	379	1435	22	0	0
1899	674	1,563	65	105	8	3	27	38	0	0	0
1900	686	1498	0	0	32	7	97	136	0	0	0
1901	0	0	420	684	3	0	22	25	0	0	0
1902	269	477	0	0	3	0	69	72	0	0	0
1903	170	234	10	17	18	19	114	151	0	0	0
1904	18	31	12	19	0	0	0	0	0	0	0
1905	32	88	0	0	12	31	18	61	107	0	0
1906	0	0	0	0	8	12	155	175	0	1991	0
1907	0	0	0	0	25	22	242	289	0	0	0
1908	272	569	10	17	36	25	94	155	0	0	0
1909	29	30	15	26	22	12	296	330	0	0	0
1910	271	373	0	0	0	0	0	0	0	0	0
1911	64	112	105	171	0	0	4	4	0	0	0
1912	55	76	21	34	0	0	9	9	0	0	0
1913	21	48	5	7	28	71	109	208	0	0	0
1914	9	23	0	0	0	36	0	36	0	0	0
1915	21	56	0	0	5	0	18	23	0	0	0
1916	0	0	0	0	7	11	3	21	0	0	0
1917	328	419	0	0	1	1	0	2	0	0	0
1918	609	814	0	0	7	0	144	151	0	0	0
1919	294	752	0	0	0	7	0	7	0	0	0
1920	60	139	34	56	66	28	2417	2511	0	0	0
1921	335	732	1	1	1	18	33	52	0	0	0
1922	0	0	0	0	5	590	99	694	0	0	0
1923	116	240	0	0	59	18	7	84	0	0	0
1924	865	1449	0	0	1	15	274	290	0	0	0
1925	450	1,380	4	6	12	18	2961	2991	8	0	66
1926	758	1942	457	747	192	161	435	788	0	0	80
1927	653	1,004	0	0	22	19	28	69	0	0	0
1928	837	1246	39	64	4	0	48	52	0	0	0
1929	0	0	255	415	0	14	461	475	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1930	204	410	0	0	43	1	38	82	0	0	0
1931	404	561	47	76	15	40	125	180	0	0	0
1932	68	162	0	0	0	0	46	46	0	0	0
1933	102	224	0	0	35	38	161	234	0	0	0
1934	215	481	0	0	1	3	39	43	0	0	0
1935	416	1,237	239	390	4	14	368	386	0	0	0
1936	438	669	0	0	0	5	12	17	0	0	0
1937	295	806	389	520	182	194	1036	1412	0	0	236
1938	0	0	0	0	6	52	293	351	0	0	0
1939	37	119	204	367	28	0	134	162	0	0	0
1940	6	6	0	0	11	18	50	79	0	0	0
1941	36	51	0	0	4	7	4	15	0	0	0
1942	257	486	0	0	32	206	336	574	0	0	75
1943	936	1,513	13	21	18	16	44	78	0	0	0
1944	1003	2443	143	234	79	148	254	481	26	0	0
1945	243	662	0	0	4	4	25	33	0	0	0
1946	402	607	351	574	230	104	153	487	0	0	0
1947	252	617	33	53	19	44	212	275	0	0	0
1948	290	684	155	254	11	4	245	260	0	0	0
1949	401	1,025	28	47	25	155	219	399	0	0	0
1950	298	665	8	13	16	7	72	95	0	0	0
1951	302	744	70	114	55	22	515	592	762	0	0
1952	40	83	167	272	0	447	35	482	0	0	0
1953	30	49	0	0	4	0	32	36	0	0	0
1954	860	1488	103	168	16	180	1758	1954	715	0	50
1955	78	333	0	0	0	7	668	675	39	0	0
1956	167	427	3	5	90	47	429	566	1430	0	0
1957	0	0	0	0	82	86	4	172	0	0	0
1958	34	97	0	0	8	24	3	35	0	0	0
1959	302	506	239	390	109	241	1338	1688	114	0	70
1960	597	1709	212	346	27	7	44	78	0	0	0
1961	39	64	25	41	327	36	66	429	0	0	0
1962	367	993	4	7	8	4	65	77	0	0	0
1963	175	382	104	170	0	4	261	265	0	0	0
1964	4	14	0	0	65	118	273	456	0	0	0
1965	196	438	145	238	65	42	164	271	0	0	0
1966	62	103	116	190	14	376	419	809	793	0	0
1967	143	287	27	45	113	164	1784	2061	114	0	0
1968	0	0	0	0	0	55	87	142	0	0	0
1969	116	248	134	218	11	254	1469	1734	734	0	60
1970	22	41	23	39	0	18	2317	2335	0	0	0
1971	7	25	0	0	7	0	8	15	0	0	0
1972	23	70	0	0	4	0	220	224	0	0	0
1973	1	1	0	0	215	147	141	503	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
1974	251	583	277	452	123	29	419	571	4	0	0
1975	15	35	573	831	3	14	1207	1224	0	0	0
1976	16	34	0	0	0	1	14	15	0	0	0
1977	363	664	129	210	271	85	1209	1565	80	274	0
1978	5	15	0	0	25	8	159	192	0	0	0
1979	214	320	0	0	3	0	849	852	186	0	0
1980	284	704	0	0	4	9	4	17	0	0	0
1981	22	64	0	0	0	0	1	1	0	0	0
1982	183	418	261	425	40	12	188	240	14	0	24
1983	277	772	132	216	483	74	169	726	0	0	0
1984	29	64	0	0	4	0	51	55	0	0	0
1985	420	1,078	191	311	43	59	705	807	1519	0	25
1986	746	1232	0	0	0	5	11	16	0	0	0
1987	417	850	266	434	17	19	132	168	0	0	26
1988	169	402	12	20	122	76	227	425	227	0	0
1989	465	650	17	28	50	76	118	244	0	0	0
1990	207	340	0	0	1	4	12	17	0	0	0
1991	1259	1,967	0	0	7	72	81	160	0	0	0
1992	139	298	0	0	156	4	137	297	649	0	0
1993	405	768	0	0	9	16	32	57	0	0	0
1994	114	267	12	20	3	0	83	86	0	0	0
1995	43	85	0	0	196	132	288	616	0	0	0
1996	37	74	0	0	1	8	25	34	0	0	0
1997	1397	1,948	12	17	7	0	144	151	0	0	0
1998	521	1163	336	549	242	119	318	679	0	0	0
1999	801	1,721	4	6	18	9	55	82	10	0	0
2000	228	295	71	115	243	0	123	366	0	0	189
2001	567	1,020	111	182	58	40	578	676	1343	0	0
2002	135	368	0	0	0	7	8	15	0	0	0
2003	25	55	0	0	5	28	31	64	0	0	0
2004	69	144	0	0	7	0	22	29	10	0	0
2005	158	348	0	0	33	8	20	61	0	0	0
2006	108	181	0	0	5	5	5	15	0	0	0
2007	945	1,549	0	0	62	36	118	216	0	0	0
2008	0	0	0	0	216	0	0	216	0	0	0
2009	265	544	0	0	271	247	185	703	0	0	0
2010	387	790	3	5	33	12	275	320	196	0	0
2011	58	132	5	8	0	11	19	30	0	0	0
2012	955	1551	0	0	0	3	238	241	0	0	14
2013	84	205	0	0	3	5	1	9	2	0	0
2014	97	205	3	5	18	0	3	21	0	0	0
2015	783	944	39	64	152	247	279	678	0	0	23
2016	49	130	0	0	151	27	0	178	0	0	0
2017	188	495	0	0	5	0	11	16	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
2018	123	288	2	3	104	0	35	139	0	0	0
2019	90	227	0	0	8	9	33	50	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0
2021	106	270	0	0	43	7	5	55	8	0	0
2015	7	15	0	0	14	0	0	14	0	0	0
2023	2854	4,661	0	0	4	4	83	91	0	0	0
2024	29	73	0	0	38	0	5	43	0	0	0
2025	15	33	2	3	3	0	0	3	0	0	0
2026	92	183	0	0	7	0	0	7	0	0	0
2027	47	112	0	0	0	0	9	9	0	0	0
2028	9	16	0	0	0	0	0	0	0	0	0
2029	0	0	0	0	0	0	0	0	0	0	0
2030	11	47	0	0	0	0	5	5	0	0	0
2031	16	29	0	0	1	0	0	1	0	0	0
2032	472	1316	5	8	7	11	121	139	0	0	0
2033	210	566	0	0	4	9	18	31	0	0	0
2034	59	127	0	0	0	4	27	31	0	0	0
2035	24	35	0	0	28	3	3	34	0	0	13
2036	102	244	0	0	3	0	4	7	0	0	0
2037	1	1	0	0	11	0	25	36	0	0	0
2038	0	0	0	0	76	0	0	76	0	0	0
2039	32	54	0	0	0	79	27	106	0	0	120
2040	1506	2554	0	0	5	16	140	161	0	0	0
2041	180	426	0	0	0	0	15	15	0	0	0
2042	0	0	0	0	0	151	16	167	0	0	0
2043	8	16	0	0	7	1	112	120	0	0	0
2044	552	584	13	21	0	39	50	89	0	0	100
2045	18	48	0	0	3	0	0	3	0	0	0
2046	89	235	0	0	8	0	4	12	0	0	0
2047	136	173	0	0	4	0	0	4	0	0	0
2048	51	131	0	0	67	11	606	684	0	0	0
2049	0	0	0	0	0	0	0	0	0	0	0
2050	0	0	0	0	298	109	324	731	0	0	0
2051	114	230	0	0	5	9	24	38	0	0	0
2052	30	79	0	0	0	0	5	5	0	0	0
2053	331	779	2	3	29	47	57	133	745	0	0
2054	729	1190	0	0	29	3	19	51	0	0	0
2055	244	662	0	0	7	9	18	34	0	0	0
2056	248	476	0	0	9	0	9	18	0	0	0
2057	101	259	0	0	8	0	24	32	0	0	0
2058	264	798	0	0	0	1	149	150	1032	0	0
2059	64	165	0	0	15	3	1	19	0	0	0
2060	86	222	10	16	1	8	20	29	0	0	0
2061	12	36	0	0	4	0	0	4	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
2062	578	1227	10	16	9	7	335	351	0	0	0
2063	1030	2,782	6	10	21	49	96	166	0	0	0
2064	79	219	4	6	18	7	3	28	0	0	0
2065	90	249	0	0	0	0	0	0	0	0	0
2066	526	1409	0	0	18	71	289	378	0	0	0
2067	198	479	0	0	0	4	8	12	0	0	0
2068	59	167	0	0	5	1	33	39	1925	0	0
2069	1	3	0	0	1	0	0	1	0	0	0
2070	26	75	0	0	0	0	207	207	0	0	0
2071	178	424	0	0	3	5	87	95	0	0	0
2072	232	730	0	0	0	0	4	4	0	0	0
2073	84	215	0	0	0	0	0	0	0	0	0
2074	337	685	0	0	0	4	39	43	0	0	0
2075	146	389	0	0	47	3	42	92	0	0	0
2076	420	1229	66	108	20	11	171	202	1042	0	0
2077	26	57	0	0	8	0	18	26	0	0	0
2078	166	487	0	0	0	3	3	6	0	0	0
2079	394	1,086	0	0	7	0	5	12	0	0	0
2080	1	3	0	0	0	353	0	353	0	0	0
2081	78	170	0	0	3	0	0	3	0	0	0
2082	104	265	0	0	0	1	3	4	0	0	0
2083	55	135	0	0	172	361	309	842	68	0	0
2084	1039	3102	0	0	67	87	412	566	20	0	0
2085	259	623	14	23	66	36	261	363	0	0	10
2086	107	178	0	0	5	5	27	37	0	0	0
2087	156	404	0	0	1	1	16	18	0	0	0
2088	106	271	0	0	14	4	11	29	0	0	0
2089	768	1,261	0	0	3	461	250	714	0	0	0
2090	151	352	169	277	39	3	86	128	0	0	0
2091	12	31	0	0	0	0	0	0	0	0	0
2092	23	65	0	0	0	0	5	5	0	0	0
2093	168	565	334	546	5	14	169	188	86	0	0
2094	217	561	0	0	3	0	3	6	0	0	0
2095	70	176	0	0	0	0	0	0	0	0	0
2096	641	1661	0	0	136	216	245	597	0	0	0
2097	252	651	0	0	0	8	12	20	0	0	0
2098	2	2	0	0	25	35	517	577	73	0	0
2099	395	1,148	0	0	3	11	93	107	0	0	0
2100	504	1397	182	297	0	12	242	254	743	0	0
2101	0	0	0	0	0	0	279	279	0	0	0
2102	0	0	0	0	4	101	159	264	0	0	0
2103	126	252	64	103	29	75	170	274	603	0	0
2104	474	1442	249	405	11	43	384	438	0	0	0
2105	2	5	0	0	0	51	10	61	0	0	121

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
2106	0	0	0	0	0	31	5	36	0	1835	87
2107	469	1,057	6	10	20	253	199	472	0	0	0
2108	0	0	0	0	18	75	2373	2466	0	0	0
2109	1378	3,353	14	23	238	59	313	610	1744	0	0
2110	147	338	143	234	0	9	62	71	0	0	0
2111	16	42	0	0	0	211	180	391	0	0	0
2112	0	0	87	93	4	266	509	779	0	0	85
2113	234	647	197	321	24	212	876	1112	550	0	0
2114	436	696	38	62	8	0	188	196	4	0	0
2115	212	417	126	207	42	205	736	983	0	0	0
2116	0	0	0	0	0	61	336	397	0	0	0
2117	0	0	0	0	0	67	35	102	0	0	0
2118	72	168	41	66	453	40	518	1011	55	55	0
2119	519	1,330	0	0	75	99	189	363	0	0	0
2120	4	7	0	0	32	494	849	1375	108	0	0
2121	649	1,662	50	72	294	119	247	660	0	0	0
2122	659	2017	0	0	81	4	29	114	0	0	0
2123	0	0	0	0	27	33	0	60	0	0	0
2124	3	8	0	0	0	0	68	68	3404	0	0
2125	264	700	41	67	59	31	33	123	0	0	0
2126	396	1076	5	8	1	22	55	78	0	0	0
2127	266	387	0	0	32	101	90	223	0	0	0
2128	51	136	149	215	18	390	390	798	0	0	0
2129	841	1,893	72	116	62	157	1245	1464	52	0	69
2130	200	548	12	19	31	113	24	168	89	0	0
2131	603	1,559	0	0	9	0	332	341	0	0	0
2132	375	961	0	0	7	1	58	66	186	0	0
2133	216	520	0	0	19	63	227	309	297	0	0
2134	177	497	3	5	215	20	31	266	0	0	0
2135	369	801	2	3	16	61	89	166	0	0	0
2136	0	0	398	710	0	433	216	649	509	0	0
2137	0	0	0	0	0	0	0	0	0	0	0
2138	518	1531	0	0	4	0	7	11	1316	0	0
2139	388	1,083	0	0	3	0	4	7	0	0	0
2140	0	0	0	0	0	0	0	0	0	0	0
2141	0	0	0	0	0	0	0	0	0	0	0
2142	71	182	0	0	1	0	0	1	0	0	0
2143	90	232	0	0	1	7	0	8	0	0	0
2144	91	238	0	0	1	3	28	32	0	0	0
2145	96	266	2	3	11	12	40	63	0	0	0
2146	539	1735	38	62	16	47	313	376	851	0	16
2147	11	32	0	0	20	36	223	279	0	0	0
2148	718	1840	0	0	33	7	320	360	0	0	0
2149	130	282	298	487	3	0	382	385	1081	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
2150	271	707	37	60	16	47	246	309	1001	0	0
2151	0	0	0	0	0	0	132	132	29	0	0
2152	87	143	0	0	4	5	31	40	0	0	0
2153	311	795	0	0	35	24	215	274	883	0	0
2154	199	534	68	98	0	169	57	226	0	0	0
2155	360	1,023	0	0	5	9	25	39	0	0	0
2156	216	424	0	0	0	5	22	27	0	0	0
2157	1389	2,266	0	0	5	39	125	169	0	0	0
2158	741	2128	0	0	5	0	28	33	0	0	0
2159	56	116	0	0	0	40	0	40	0	0	0
2160	478	1372	298	486	3	9	86	98	0	0	0
2161	136	367	0	0	16	4	4	24	0	0	0
2162	206	532	0	0	3	1	112	116	1021	0	0
2163	621	1,759	0	0	35	36	32	103	0	0	0
2164	656	1071	0	0	16	201	212	429	0	0	0
2165	102	263	0	0	7	0	14	21	0	0	0
2166	271	778	0	0	5	0	11	16	0	0	0
2167	923	2,649	86	139	7	40	241	288	0	0	86
2168	578	1660	0	0	12	18	74	104	0	0	0
2169	601	1,723	0	0	4	1	24	29	0	0	0
2170	242	588	0	0	32	16	59	107	0	0	0
2171	944	2,730	0	0	13	3	45	61	0	0	0
2172	36	97	0	0	27	8	0	35	0	0	0
2173	0	0	0	0	0	4	57	61	0	0	0
2174	90	189	0	0	0	0	0	0	0	0	0
2175	171	491	0	0	0	0	0	0	0	0	0
2176	209	599	0	0	3	3	4	10	0	0	0
2177	0	0	0	0	0	0	0	0	0	0	0
2178	303	818	4	6	5	51	8	64	0	0	0
2179	0	0	0	0	0	0	0	0	0	0	0
2180	0	0	0	0	12	5	19	36	0	0	0
2181	348	857	0	0	7	0	14	21	0	0	0
2182	838	2304	0	0	28	4	28	60	0	0	0
2183	0	0	0	0	0	0	0	0	0	0	0
2184	0	0	0	0	0	0	0	0	0	0	0
2185	0	0	0	0	0	0	0	0	0	0	0
2186	272	747	34	56	141	11	27	179	11	0	0
2187	0	0	0	0	0	0	0	0	0	0	0
2188	0	0	0	0	0	0	0	0	0	0	0
2189	0	0	0	0	0	0	0	0	0	0	0
2190	0	0	0	0	0	0	0	0	0	0	0
2191	0	0	0	0	0	0	0	0	0	0	0
2192	0	0	0	0	0	0	0	0	0	0	0
2193	0	0	0	0	0	0	0	0	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
2194	0	0	0	0	0	0	0	0	0	0	0
2195	633	1,570	2	3	39	55	177	271	883	0	0
2196	65	181	0	0	0	0	28	28	0	0	0
2197	0	0	0	0	0	0	0	0	0	0	0
2198	0	0	0	0	0	0	0	0	0	0	0
2199	0	0	0	0	0	0	0	0	0	0	0
2200	4	10	0	0	0	0	0	0	0	0	0
2201	0	0	0	0	0	0	0	0	0	0	0
2202	0	0	0	0	0	0	0	0	0	0	0
2203	110	260	0	0	1	4	7	12	0	0	0
2204	0	0	0	0	0	0	0	0	0	0	0
2205	559	1,424	0	0	40	12	24	76	0	0	0
2206	451	1110	0	0	3	0	0	3	0	0	0
2207	138	342	0	0	0	0	0	0	0	0	0
2208	0	0	0	0	0	0	0	0	0	0	0
2209	52	122	0	0	0	0	78	78	1353	0	0
2210	189	465	2	3	0	0	0	0	0	0	0
2211	230	566	0	0	0	0	0	0	0	0	0
2212	61	145	0	0	0	0	0	0	0	0	0
2213	0	0	0	0	0	0	0	0	0	0	0
2214	564	1389	0	0	38	537	739	1314	0	0	0
2215	469	1,158	0	0	0	0	5	5	0	0	0
2216	26	64	0	0	72	52	65	189	0	0	0
2217	912	2,248	372	613	3	25	56	84	0	0	0
2218	745	1835	0	0	16	5	74	95	0	0	0
2219	806	1,808	455	678	0	45	217	262	0	0	0
2220	0	0	0	0	0	0	0	0	0	0	0
2221	51	57	0	0	8	35	263	306	0	0	0
2222	137	274	998	1332	7	5	169	181	0	0	53
2223	172	409	0	0	29	18	33	80	0	0	0
2224	0	0	340	555	543	0	57	600	0	0	671
2225	72	151	0	0	43	35	91	169	0	0	0
2226	284	704	0	0	0	0	0	0	0	0	0
2227	0	0	0	0	0	0	0	0	0	0	0
2228	2	4	0	0	0	0	0	0	0	0	0
2229	0	0	0	0	0	0	0	0	0	0	0
2230	0	0	0	0	0	0	0	0	0	0	0
Totals	132525	286,229	20388	32136	14415	25444	89850	129709	48608	4294	3319

Vacant Developable Lands Methodology

The first step in determining a TAZ's growth potential was to quantify the amount of vacant developable acres by Future Land Use category. This was done using information from the Lake County Property Appraiser's files. Vacant land was identified using the DOR code. In addition, single residential parcels greater than five acres were also considered to be vacant due to the likelihood of being subdivided into additional residential parcels for development in the future. When this occurred, the parcel was treated as vacant and available for development despite having a structure on it. Once the vacant land by TAZ was determined, the following adjustments were made to calculate the total developable land by Future Land Use Category:

Roadway right-of-way acreage was removed
Government-owned properties were removed
Conservation and environmentally-sensitive areas were removed

The adjustments resulted in the vacant developable acres by Future Land Use category by TAZ.

Estimated land-use densities and multiplier factors were applied to unoccupied developable land based on what is reasonably expected to occur. The factors were applied to account for the fact that many land use categories do not develop at their maximum allowable levels. For example, if a specific TAZ has 10 acres of unoccupied developable land designated for residential uses at an approved density of two dwelling units per acre and a multiplier factor of 80% is used, the maximum allowable number of new dwelling units for this TAZ is 16 dwelling units. Employment intensities were applied to developable acreage of land uses that generate employees (commercial, industrial, mixed use, etc.). If there was a mix of uses allowed in the Future Land Use category assumptions for a particular parcel, assumptions were made related to the makeup of land uses. From this information, allowable employee growth was estimated.

Land use densities were obtained from the Future Land Use Plan categories for the county and each municipality within the county. The land use densities contained in the Future Land Use Plans were adjusted to reflect reasonable build-out densities within Lake County. Reduction factors were applied to reflect more reasonable densities, as not all parcels build out to the maximum allowable densities in many cases. The maximum development for each TAZ was estimated by adding the allowable growth to the existing land use components (from 2015 County population, dwelling units, and employment categories). The maximum development was used to determine if the allocated growth was physically possible within the TAZ. If the growth was not possible, the model reallocated it to other TAZs.

Table 1-3 shows the maximum densities and intensities for Lake County

Table 1-3: Densities and Intensities for Lake County

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
Mascotte	MC	MC_AG	Agriculture	AG	0.2	0.1	0.1	0.1
	MC	MC_COM	Commercial	COM	0	0.5	0.5	0.5
	MC	MC_CMU	Community Mixed Use	CMU	8	0.35	0.35	0.35
	MC	MC_CON	Conservation	CON	0	0	0	0
	MC	MC_DMU	Downtown Mixed Use	DMU	12	4	4	4
	MC	MC_GSC	Green Swamp Conservation	GSC	0.1	0	0	0
	MC	MC_GSR	Green Swamp Rural	GSR	0.2	0	0	0
	MC	MC_GSS	Green Swamp Site Specific	GSS	0.05	0	0	0
	MC	MC_IND	Industrial	IND	0	0.75	0.75	0.75
	MC	MC_PSP	Public / Semi Public	PSP	0	0.45	0.45	0.45
	MC	MC_ROS	Recreation / Open Space	ROS	0	0.25	0.25	0.25
	MC	MC_LDR	Low Density Residential	LDR	4	0.4	0.4	0.4
	MC	MC_MDR	Medium Density Residential	MDR	8	0.4	0.4	0.4
	MC	MC_RR	Rural Residential	RR	1	0.3	0.3	0.3
	MC	MC_HDR	High Density Residential	HDR	12	0.4	0.4	0.4
Clermont	CL	CL_COM	Commercial	COM	25	0.25	0.25	0.25
	CL	CL_CON	Conservation	CON	0	0	0	0
	CL	CL_DMU	Downtown Mixed Use	DMU	40	3	3	3
	CL	CL_EN	Established Neighborhood	EN	3	0	0.3	0.3
	CL	CL_HDR	High Density Residential	HDR	12	3	3	3
	CL	CL_IND	Industrial	IND	0	1	1	1
	CL	CL_LDR	Low Density Residential	LDR	3	0	0	0
	CL	CL_MPD	Master Planned Development	MPD	25	0.25	0.25	0.25
	CL	CL_MDR	Medium Density Residential	MDR	12	0	0	0
	CL	CL_OFF	Office	OFF	12	0.25	0.25	0.25
	CL	CL_P	Parks	P	0	0.25	0.25	0.25
	CL	CL_PUB	Public Fac / Institutional	PUB	0	0.25	0.25	0.25
	CL	CL_RO	Residential / Office	RO	12	0.25	0.25	0.25
	CL	CL_RO	Residential / Office	RO	12	0.25	0.25	0.25
Eustis	EU	EU_AG	Agriculture	AG	0.2	0	0	0
	EU	EU_CBD	Central Business District	CBD	40	3	3	3
	EU	EU_CON	Conservation	CON	0	0.2	0.2	0.2
	EU	EU_GC	General Commercial	GC	0	2.5	2.5	2.5
	EU	EU_GI	General Industrial	GI	0	2.5	2.5	2.5
	EU	EU_MCI	Mixed Commercial / Industrial	MCI	0	2.5	2.5	2.5
	EU	EU_MCR	Mixed Commercial / Residential	MCR	12	2.5	2.5	2.5
	EU	EU_MH/RV	Manufactured Home Community	MH/RV	8	0	0	0
	EU	EU_PI	Public and Institutional	PI	0	2.5	2.5	2.5
	EU	EU_RR	Rural Residential	RR	1	0	0	0
	EU	EU_RT	Residential / Office Transitional	RT	12	2.5	2.5	2.5
	EU	EU_SR	Suburban Residential	SR	5	0	0	0
	EU	EU_UR	Urban Residential	UR	12	0	0	0

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
Fruitland Park	FP	FP_COMM	Commercial - High Intensity	COMM	0	0.5	0.5	0.5
	FP	FP_IND	Industrial	IND	0	0.5	0.5	0.5
	FP	FP_INST	Institutional	INST	0	0.3	0.3	0.3
	FP	FP_MC	Mixed Community	MC	6	0.7	0.7	0.7
	FP	FP_MFHD	Multi Family High Density Residential	MFHD	15	0.2	0.2	0.2
	FP	FP_MFLD	Multi Family Low Density Residential	MFLD	8	0.2	0.2	0.2
	FP	FP_OSC	Open Space - Conservation	OSC	0	0	0	0
	FP	FP_OSU	Open Space - Utilitarian	OSU	1	0.35	0.35	0.35
	FP	FP_REC	Recreational	REC	0	0.3	0.3	0.3
	FP	FP_SFLD	Single Family Low Density Residential	SFLD	2	0	0	0
	FP	FP_SFMD	Single Family Medium Density Residential	SFMD	4	0.2	0.2	0.2
Groveland	GL	GL_AG	Agriculture	AG	0.2	0.01	0.01	0.01
	GL	GL_CON	Conservation	CON	0	0.01	0.01	0.01
	GL	GL_EM	Employment Center	EM	0	1	1	1
	GL	GL_EN	Established Neighborhood	EN	4	0.25	0.25	0.25
	GL	GL_GSR	Green Swamp Rural	GSR	4	0	0	0
	GL	GL_GST	Green Swamp Town	GST	9	3	3	3
	GL	GL_HAM	Hamlet	HAM	2	0.75	0.75	0.75
	GL	GL_TOWN	Town	TOWN	9	3	3	3
	GL	GL_VIL	Village	VIL	6	1.5	1.5	1.5
Howey In The Hills	HH	HH_AG	Agriculture	AG	0.5	0.15	0.15	0.15
	HH	HH_RL	Rural Lifestyle	RL	0.5	0.15	0.15	0.15
	HH	HH_LDR	Low Density Residential	LDR	2	0	0	0
	HH	HH_MDR	Medium Density Residential	MDR	4	0	0	0
	HH	HH_TCMU	Town Center Mixed Use	TCMU	4	2	2	2
	HH	HH_VMU	Village Mixed Use	VMU	4	0	0	0
	HH	HH_PUB	Public/Utilities	PUB	0	0	0	0.25
	HH	HH_REC1		REC1	0	0.3	0.3	0.3
	HH	HH_NC	Neighborhood Commercial	NC	0	0.5	0.5	0.5
	HH	HH_LI	Light Industrial	LI	0	0.6	0.6	0.6
	HH	HH_INST	Institutional	INST	0	0.25	0.25	0.25
	HH	HH_REC	Recreation	REC	0	0.3	0.3	0.3
Minneola	MI	MI_AG	Agriculture	AG	0.2	0	0	0
	MI	MI_GEN	General Commercial	GEN	0	1.1	1.1	1.1
	MI	MI_IND	General Industrial	IND	0	1	1	1
	MI	MI_INS	Institutional	INS	0	0.8	0.8	0.8
	MI	MI_MFH	Multi Family High Density Residential	MFH	8	0	0	0
	MI	MI_MFM	Multi Family Medium Density Residential	MFM	4	0	0	0
	MI	MI_MUD_H	Mixed Use Development High Density	MUD_H	3	0.6	0.6	0.5
	MI	MI_MUD_S	Mixed Use Development Low Density	MUD_S	3	0.6	0.6	0.5
	MI	MI_MURD_HARB	Mixed Use Development Hills of Minneola	MURD_HARB	3	0.6	0.6	0.5
	MI	MI_MURD_J		MURD_J	3	0.6	0.6	0.5
	MI	MI_MURD_OVER	Overlook at Grassy Lake Mixed Use Residential Development	MURD_OVER	3	0.6	0.6	0.5

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
	MI	MI_MURD_P	Palmer Mixed Use Residential Development	MURD_P	3	0.6	0.6	0.5
	MI	MI_LCS	Lake County Suburban	LCS	3	0	0	0
	MI	MI_LCUE	Lake County Urban Expansion	LCUE	4	0	0	0
	MI	MI_OR	Office /Residential	OR	0	0.9	0.9	0.9
	MI	MI_REC	Recreational	REC	0	0.3	0.3	0.3
	MI	MI_SFH	Single Family High Density Residential	SFH	6	0	0	0
	MI	MI_SFLD	Single Family Low Density Residential	SFLD	2	0	0	0
	MI	MI_SFMD	Single Family Medium Density Residential	SFMD	4	0	0	0
	MI	MI_SFM3	Single Family Medium Density Residential	SFM3	3	0	0	0
	MI	MI_UTIL	Utilities	UTIL	0	0.15	0.15	0.15
Monteverde	MV	MV_A	Agriculture	A	0.2	0.1	0.1	0.1
	MV	MV_C1	Commercial General	C1	0	0	0.75	0
	MV	MV_I	Institutional	I	0	0	0	0.6
	MV	MV_ORC	Office / Residential / Commercial	ORC	0	0	0.7	0.7
	MV	MV_R3	Multifamily	R3	12	0	0	0
	MV	MV_REC	Recreational	REC	0	0	0.35	0.35
	MV	MV_SFAH	Single Family Affordable Housing	SFAH	4	0	0	0
	MV	MV_SFLD	Single Family Low Density Residential	SFLD	2	0	0	0
	MV	MV_SFM	Single Family Medium	SFM	4	0	0	0
	MV	MV_SMF	Single/Multifamily Mixed	SMF	4	0	0	0
	MV	MV_UOS	Utility Open Space	UOS	0	0.15	0.15	0.15
Mont Dora	MD	MD_COMM	Commercial	COMM	0	0	1	0
	MD	MD_CSRV	Conservation	CSRV	0	0	0	0.1
	MD	MD_EC	Employment Center	EC	0	2	2	2
	MD	MD_HD	High Density Residential	HD	12	0	0	0.65
	MD	MD_IND	Industrial	IND	0	0.7	0.7	0.7
	MD	MD_LD	Low Density Residential	LD	2.5	0	0	0.65
	MD	MD_LM	Low / Medium Density Residential	LM	4	0	0	0.65
	MD	MD_MD	Medium Density Residential	MD	6	0	0	0.65
	MD	MD_MU-1	Mixed Use Traditional	MU-1	35	3	3	3
	MD	MD_MU-2	Mixed Use Downtown	MU-2	35	3	3	3
	MD	MD_OFF	Office	OFF	0	1	1	1
	MD	MD_PL	Public Lands / Institutions	PL	0	0	0	0.7
	MD	MD_PLI	Public Lands / Institutions	PLI	0	0	0	0.7
	MD	MD_RD	Low Density Residential	RD	2.5	0	0	0.65
	MD	MD_REC	Recreation	REC	0	0	0	0.25
	MD	MD_RH	High Density Residential	RH	12	0	0	0.65
	MD	MD_RM	High Density Residential	RM	12	0	0	0.65
	MD	MD_RP	Residential Professional / Office	RP	6	0.3	0.3	0.3
Tavares	TV	TV_CD	Commercial Downtown	CD	25	3	3	3
	TV	TV_COM	Commercial	COM	0	2	2	2
	TV	TV_CONS	Conservation	CONS	0	0	0	0
	TV	TV_HD	High Density	HD	25	0	0	0
	TV	TV_IND	Industrial	IND	0	0.5	0.5	0.5

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
	TV	TV_MED	Medium Density	MED	12	0	0	0
	TV	TV_LOW	Low Density	LOW	5.6	0	0	0
	TV	TV_MH	Mobile Home	MH	8.7	0	0	0
	TV	TV_MU	Mixed Use	MU	25	1	1	1
	TV	TV_PUB	Public Facility / Institutional	PUB	0	0.5	0.5	0.5
	TV	TV_RE	Residential Estate	RE	1	0	0	0
	TV	TV_SUB	Suburban	SUB	3	0	0	0
Umatilla	UM	UM_AG	Agriculture	AG	1	0	0	0
	UM	UM_CGENRL	Commercial General	CGENRL	0	0.8	0.8	0.8
	UM	UM_CONSV	Conservation / Open Space	CONSV	0	0	0	0
	UM	UM_CTOUR	Tourist Commercial	CTOUR	12	0	0	0
	UM	UM_CWHOLESL	Commercial Wholesale	CWHOLESL	0	0.8	0.8	0.8
	UM	UM_DMU	Downtown Mixed Use	DMU	12	1	1	1
	UM	UM_INDST	Industrial	INDST	0	0.75	0.75	0.75
	UM	UM_INSTIT	Institutional	INSTIT	0	0.75	0.75	0.75
	UM	UM_REC	Recreational	REC	0	0.3	0.3	0.3
	UM	UM_RM_HHI	Mobile Home High Density	RM/HHI	8	0	0	0
	UM	UM_RMFLR	Residential Multi Family Low Rise	RMFLR	8	0	0	0
	UM	UM_RSFLOW	Single Family Low Density Residential	RSFLOW	3	0	0	0
	UM	UM_RSFMED	Single Family Medium Density Residential	RSFMED	5	0	0	0
	UM	UM_TRANS_AVI A	Transportation / Aviation	TRANS/AVIA	0	0	0	0
	UM	UM_UTIL	Utilities	UTIL	0	0.35	0.35	0.35
Lake County	LC	LC_BC	Bella Collina	BC	0	0	0	0
	LC	LC_BCH	Bella Collina Helipad / Open Space	BCH	0	0	0	0
	LC	LC_CC	Cagan Crossings	CC	11	0	0	0
	LC	LC_CON	Conservation	CON	0	0	0	0
	LC	LC_CONSB	Conservation Subdivision	CONSB	2.7	0	0	0
	LC	LC_GSCC	Green Swamp Core Conservation	GSCC	0.05	0	0	0
	LC	LC_GSI	Green Swamp Interlachen	GSI	35	0	0	0
	LC	LC_GSRD	Green Swamp Ridge	GSRD	4	0.35	0.35	0.35
	LC	LC_RG	Rubin Groves	RG	6	1	1	1
	LC	LC_GSR	Green Swamp Rural	GSR	0.2	0	0	0
	LC	LC_GSRC	Green Swamp Rural Conservation	GSRC	0.1	0	0	0
	LC	LC_HAN	Hansen	HAN	1	0	0	0
	LC	LC_IND	Industrial	IND	0	1	1	1
	LC	LC_MPSMS	Mt Plymouth - Sorrento Main Street	MPSMS	5.5	0.3	0.3	0.3
	LC	LC_MPSN	Mt Plymouth - Sorrento Neighborhood	MPSN	2	0.3	0.3	0.3
	LC	LC_MPRA	Mt Plymouth - Sorrento Receiving Area	MPRA	5.5	0.3	0.3	0.3
	LC	LC_MUL	Multi Use L	MUL	8	0.2	0.2	0.2
	LC	LC_MUW	Multi Use W	MUW	8	0.2	0.2	0.2
	LC	LC_NH	Neighborhood	NH	3.6	0.3	0.3	0.3
	LC	LC_PSF	Public Service Facility & Infrastructure	PSFI	1	1	1	1
	LC	LC_RA20	Receiving Area A-1-20	RA20	0.05	0	0	0

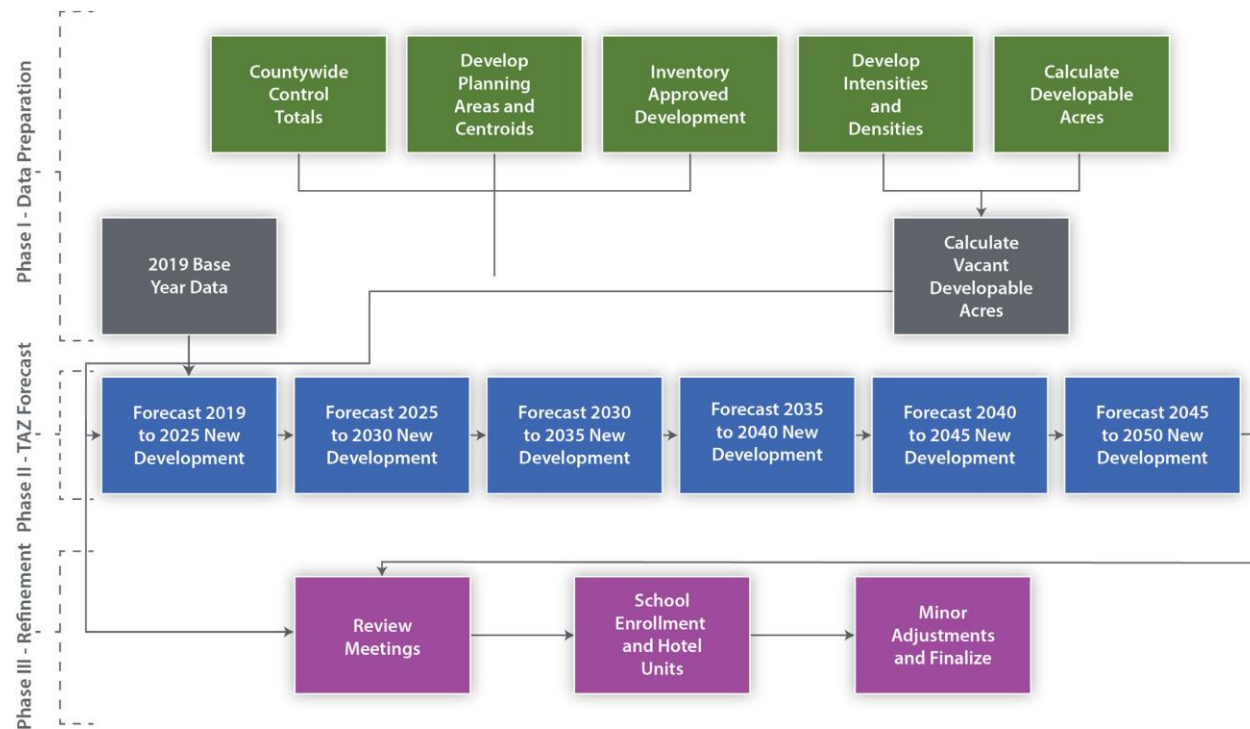
Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
	LC	LC_REC	Recreation	REC	0	0.1	0.1	0.1
	LC	LC_RC	Regional Commercial	RC	4	3	3	3
	LC	LC_RO	Regional Office	RO	4	3	3	3
	LC	LC_R	Rural	R	0.2	0	0	0
	LC	LC_RT	Rural Transition	RT	0.2	0	0	0
	LC	LC_SA20	Sending Area A-1-20	SA20	0.1	0	0	0
	LC	LC_SA40	Sending Area A-1-40	SA40	0.02	0	0	0
	LC	LC_SLRP	South Lake Regional Park	SLRP	0	0.35	0.35	0.35
	LC	LC_SB	Summer Bay	SB	0	0	0	0
	LC	LC_US27	US 27	US27	5.75	0.25	0.25	0.25
	LC	LC_UH	Urban High Density	UH	12	2	2	2
	LC	LC_UL	Urban Low Density	UL	4	0.35	0.35	0.35
	LC	LC_UM	Urban Medium Density	UM	7	0.5	0.5	0.5
	LC	LC_WWN1	Wellness Way North 1	WWN1	3.08	0.33	0.33	0.33
	LC	LC_WWN2	Wellness Way North 2	WWN2	2.67	0.25	0.25	0.25
	LC	LC_WWN3	Wellness Way North 3	WWN3	2.25	0.17	0.17	0.17
	LC	LC_YC	Yacht Club At Lake Susan Lodge	YC	15	0	0	0
Leesburg	LB	LB_A	Estate	A	4	0	0	0
	LB	LB_ARD	Institutional / IND&TECH Commerce Park	ARD	6	2	2	2
	LB	LB_C1	General Commercial	C1	0	0	2	0
	LB	LB_C2	General Commercial	C2	0	0	2	0
	LB	LB_C3	General Commercial	C3	0	0	2	0
	LB	LB_CBD	Downtown Mixed Use	CBD	25	4	4	4
	LB	LB_CIP	Industrial	CIP	0	2	0	0
	LB	LB_M1	Industrial	M1	0	2	0	0
	LB	LB_P	Conservation	P	0	0	0	0
	LB	LB_PSC	General Commercial	PSC	0	0	2	0
	LB	LB_PUD	Neighborhood Mixed Use	PUD	4	0	0	2
	LB	LB_R1	Low Density	R1	8	0	0	0
	LB	LB_R1A	Estate	R1A	4	0	0	0
	LB	LB_R2	Medium Density	R2	12	0	0	0
	LB	LB_R3	High Density	R3	18	0	0	0
	LB	LB_RE1	Estate	RE1	4	0	0	0
	LB	LB_RP	SP Mixed Use	RP	4	2	2	2
	LB	LB_SPUD	SP Mixed Use	SPUD	4	2	2	2
Astatula	AS	AS_AG	Agriculture	AG	0.2	0	0	0
	AS	AS_AH	Mobile Home Residential	AH	8	0	0	0
	AS	AS_COM	Commercial	COM	0	0	2	0
	AS	AS_EN	Established Neighborhood	EN	4	0.25	0.25	0.25
	AS	AS_HAMLET	Hamlet	HAMLET	2	0.75	0.75	0.75
	AS	AS_IND	Industrial	IND	0	0.75	0.75	0.75
	AS	AS_INS	Institutional	INS	0	0.75	0.75	0.75
	AS	AS_M	Recreation	M	0	0.1	0.1	0.1
	AS	AS_MF	Single Family Medium Residential	MF	6	0	0	0

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
	AS	AS_OUT	Outside of City	OUT	0	0	0	0
	AS	AS_PUD	Single Family Low Residential	PUD	3	0	0	0
	AS	AS_REC	Recreation	REC	0	0	0	0.5
	AS	AS_SFL	Single Family Low Residential	SFL	3	0	0	0
	AS	AS_SFM	Single Family Medium Residential	SFM	6	0	0	0
	AS	AS_U	Utilities	U	0	0.35	0.35	0.35
Lady Lake	LL	LL_CON	Conservation/Open Space	CON	0	0	0	0
	LL	LL_CT	Commercial-Tourist	CT	12		0.6	0.6
	LL	LL_GF	Government Facilities	GF	0	0	0	0.7
	LL	LL_I	Industrial	I	0	0.6	0.6	0.6
	LL	LL_MDTD	Mixed Development/Traditional Neighborhood	MDTD	0	0	0	0
	LL	LL_MFHD	Multifamily-High Density	MFHD	18	0	0	0
	LL	LL_MFLR	Multifamily-Low Rise	MFLR	12	0	0	0
	LL	LL_MHHD	Manufactured Home High Density	MHHD	9	0	0	0
	LL	LL_MRLD	Manufactured Home Low Density	MRLD	5	0	0	0
	LL	LL_MRMD	Manufactured Home Medium Density	MRMD	8	0	0	0
	LL	LL_OIF	Other Institutional Facilities	OIF	0	0	0	0.7
	LL	LL_P	Recreational	P	0	0	0	0.5
	LL	LL_PS	Professional Services	PS	12	0	0	0.5
	LL	LL_RET	Commercial General - Retail	RET	0	0	0.5	0.5
	LL	LL_SFLD	Single Family-Low Density	SFLD	3	0	0	0
	LL	LL_SFMD	Single Family-Medium Density	SFMD	6	0	0	0
	LL	LL_CW	Commercial Wholesale	CW	0	0	0.6	0
	LL	LL_RF	Religious Facilities	RF	0	0	0	0.6
	LL	LL_RLD	Rural Low Density	RLD	0.2	0	0	0
	LL	LL_RMD	Rural Medium Density	RMD	0.333	0	0	0
	LL	LL_RHD	Rural High Density	RHD	1	0	0	0

Population and Employment Allocation Methodology

The allocation methodology for population and employment to vacant developable lands was accomplished using a multi-step process that culminated in the allocation of growth based on the results of a gravity model. The gravity model distributes growth based on the “mass” (or attractiveness) of a TAZ multiplied by the “mass” of an activity centroid divided by the square of the distance between the two. The results of the TAZ distribution were reviewed in several meetings with staff from the Lake TPO and staff from the local municipalities. Where appropriate, adjustments were made to individual TAZs based on the feedback received from staff.

Figure 1-1: Land Use Allocation Process



Population and Employment Allocation Methodology

The county was delineated into five Planning Areas identified by the Lake TPO staff. Planning Areas represent a set of TAZs that have been grouped together based on a number of factors which may include:

- Existing land use
- Future land use
- Existing population and employment
- Location of cities
- Major roadway corridors
- Character of areas
- Functional relationship of land uses

Activity centroids were developed for each Planning Area for dwelling units and for industrial, commercial, and service employment. The activity centroids were found by weighting each geographical center of each TAZ by these land use components (dwelling units and industrial, commercial, and service employment) within the planning area for the year 2015. Stated another way, each TAZ has its own weighted centroid for each category. Centroids were calculated for each Planning Area based on the location of the existing units, which relates to population, as well as for each of the three employment categories based on the weighted centroids for each TAZ. The weighted geographical centers of each TAZ were then combined to find the center of mass for each Planning Area for population and the individual employment categories. The location and weighting of planning areas was adjusted for some forecasts at the direction of staff to adjust the allocation taking place between the different planning areas.

Thus, the centroid of the Planning Area does not represent the geographical center of the area, but rather a more realistic center based on the existing concentration of each land use component. Generally, these centroids represent locations of existing urbanized development or locations that will likely become more urbanized in the future. Due to the concentric allocation procedure, it was unnecessary to redefine regions or centroids for each planning year of the socioeconomic data sets. The allocation methodology simulates compact growth patterns from the centroid of the Planning Area outward.

Calculation of Attractiveness Index

As mentioned previously, the Land Use Allocation Model was based on the gravity model. An “attractiveness” index was found for each TAZ and divided by the sum of all the attractiveness indexes for each TAZ. This ratio was then multiplied by the growth increment for the specific year to determine the quantity of growth to allocate to each TAZ. If the sum of existing development plus the allocated growth exceeded the maximum development in the TAZ, then the model reallocated the growth to other TAZs. The maximum allowable development in a TAZ can be exceeded by applying a manual adjustment within the spreadsheet. The variables used in the model were:

i = TAZ number (1–845)

j = Activity centroid (A–E)

AI_{ij} = Attractiveness index between TAZi and centroidj

$F(AI_{ij})$ = Function of attractiveness index (see below)

AG_i = Allowable growth for TAZi (units population)

D_{ij} = Straight line distance from geographical center of TAZi to centroidj

FF_{ij} = Friction factor based on the function e^{-kD} , where D is the distance from the geographical center of the TAZ to the centroid and k is a constant

NG_i = New growth for TAZi

$TAZ(AI)_i$ = Total attractiveness for TAZi ($F(AI_{iA}) + F(AI_{iB}) + F(AI_{iC}) + F(AI_{iD})...$)

$\Sigma TAZ(A)$ = Sum of all total attractiveness indexes for each TAZ in the county

GI_x = Growth increment for year x

The attractiveness index (AI_{ij}) is a number that can start from zero and continue until it approaches infinity. An attractiveness index of zero has no “attractiveness.” As the index increases, the “attractiveness” of the TAZ increases as well. The function of the attractiveness index ($F(AI_{ij})$) is the question used to develop the attractiveness index. **2-10**

It is defined as follows:

$$F(AI_{ij}) = \frac{AG_i \times CU_i \times FF_{ij}}{D_{ij}}$$

The variable AG_i is the first “mass” or maximum allowable growth in the gravity model calculations. The centroid units (CU_i) is the second “mass” in the gravity model and is the total sum of all the land use components under analysis (employees by category) for the particular region. The above mass components were multiplied together, divided by the

distance (D_{ij}), and multiplied by the friction factor (FF_{ij}) to determine the attractiveness index.

For the function of attractiveness index ($F(AI_{ij})$), i remains constant for each TAZ, whereas j flows through each activity centroid. Starting with TAZ Number 1, the function would be $F(AI_{1A})$, $F(AI_{1B})$, $F(AI_{1D})$, $F(AI_{1E})$, $F(AI_{1F})$, $F(AI_{2A})$, $F(AI_{2B})$... until all TAZs were completed. Friction factors (FF_{ij}) further weight distances that are closer to an activity centroid. As the distance increases, its potential for development is less likely. Friction factors are determined by the function e^{-kD} , where D is the distance from geographical center of the TAZ to the centroid. The constant “k” is based on the allocation preference and may be established by the local governing agency. When the constant “k” is small, the model places less emphasis on the proximity of the TAZ to the centroids. As “k” increases, the importance of the proximity of the TAZ to the centroid also increases.

Distribution of Growth to Traffic Analysis Zones

The new growth was determined by dividing the total attractiveness index for a TAZ by the sum of the total attractiveness index for all TAZs in the county. This ratio developed for each TAZ was then multiplied by the growth increment (GIX) for the year (X) analyzed. The new growth formula is:

$$NG_{ix} = \frac{TAZ(AI_{ij})_x \times GI_x}{\Sigma TAZ(AI_{ij})_x}$$

This calculation was repeated for each TAZ in the county. The new growth was added to the current development checking against the maximum development, or

$$(NG_{ix} + \text{Current Development}_{ix}) < \text{Maximum Development}_i$$

where i represents each TAZ. After the new development was allocated and the maximum development was checked, a visual inspection of the allocation process was performed to determine if any spreadsheet adjustments were required. If the current development plus new growth that was allocated to the TAZ was greater than the maximum development, then the model reallocated the new growth to other TAZs.

Staff from the Lake TPO and local municipalities reviewed the initial projections. This was accomplished through both an interactive work session using a series of maps illustrating the growth increment in dwelling units and service, commercial, and industrial employment for each planning year horizon and one-on-one meetings or conference calls. Adjustments to specific areas of the county were recommended by staff to more accurately reflect future year patterns. These adjustments also were made to include approved developments. Allocation of growth for each increment of time used the development totals resulting from the preceding growth allocation iteration. This allowed manual data

adjustments to the maximum allowable development and manual attractiveness factors to be preserved throughout each analysis period.

POPULATION AND EMPLOYMENT FORECASTS

For the forecasted data we have taken into account the 2015 base year data with considerations from the Department of Transportation (DOT) 2022 Model that is in development.

The forecasted 2050 population and dwelling units are summarized and contains maps illustrating the 2015 base year, the 2050 forecast year, and the difference between the base year and the forecast year for single- and multi-family dwelling units. The forecasted 2050 industrial employment, commercial employment, and service employment in Table 1-4.

The maps on the following pages illustrate the forecasted data. These maps (Figures 1-2 to 1-9) illustrate the 2015 base year, the 2050 forecast year, and the difference between the base year and the forecast year for each of the forecast categories.

Figure 1-2: Single Family Dwelling Units (2025 – 2050)

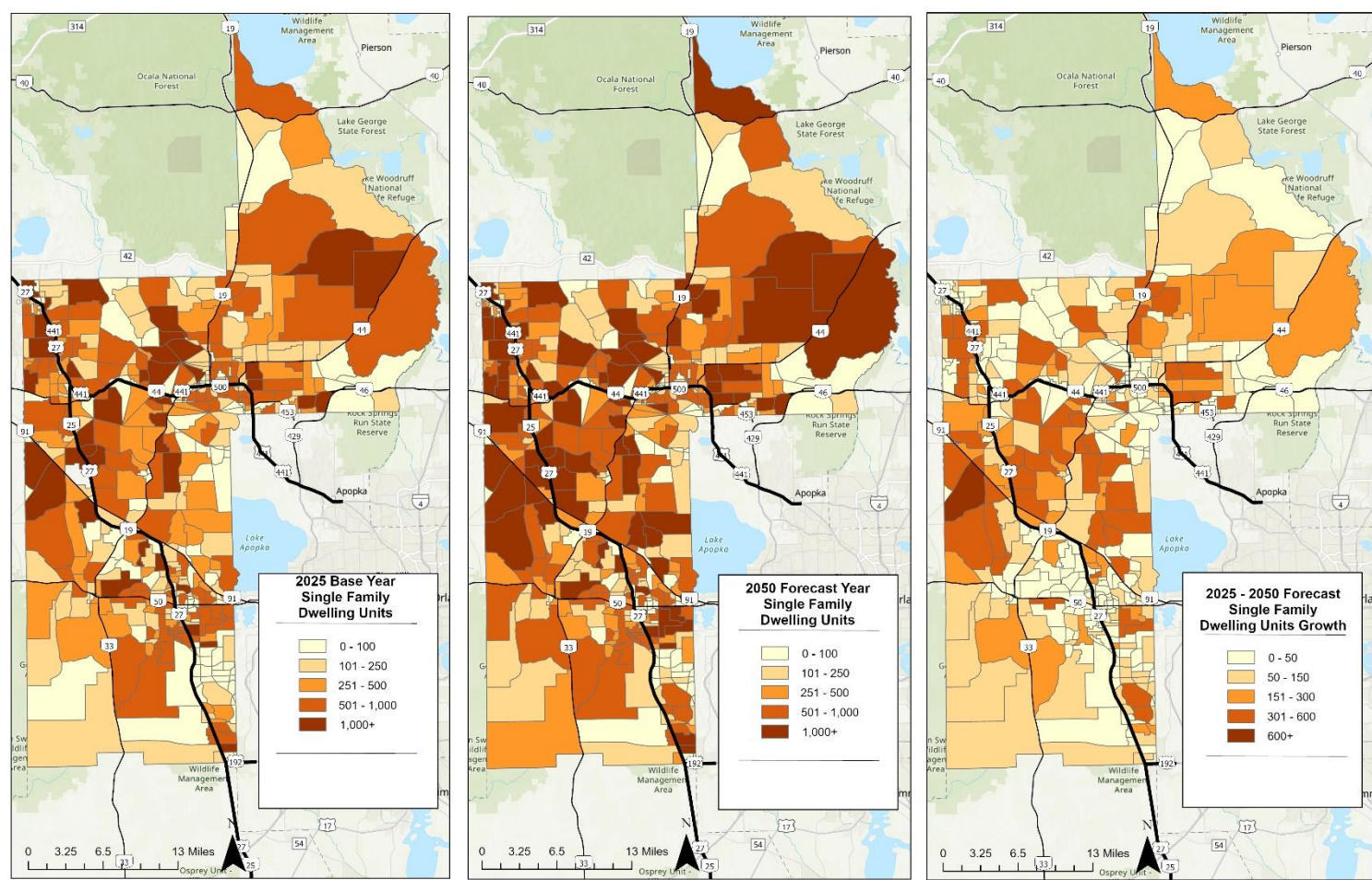


Figure 1-3: Multi Family Dwelling Units (2025 – 2050)

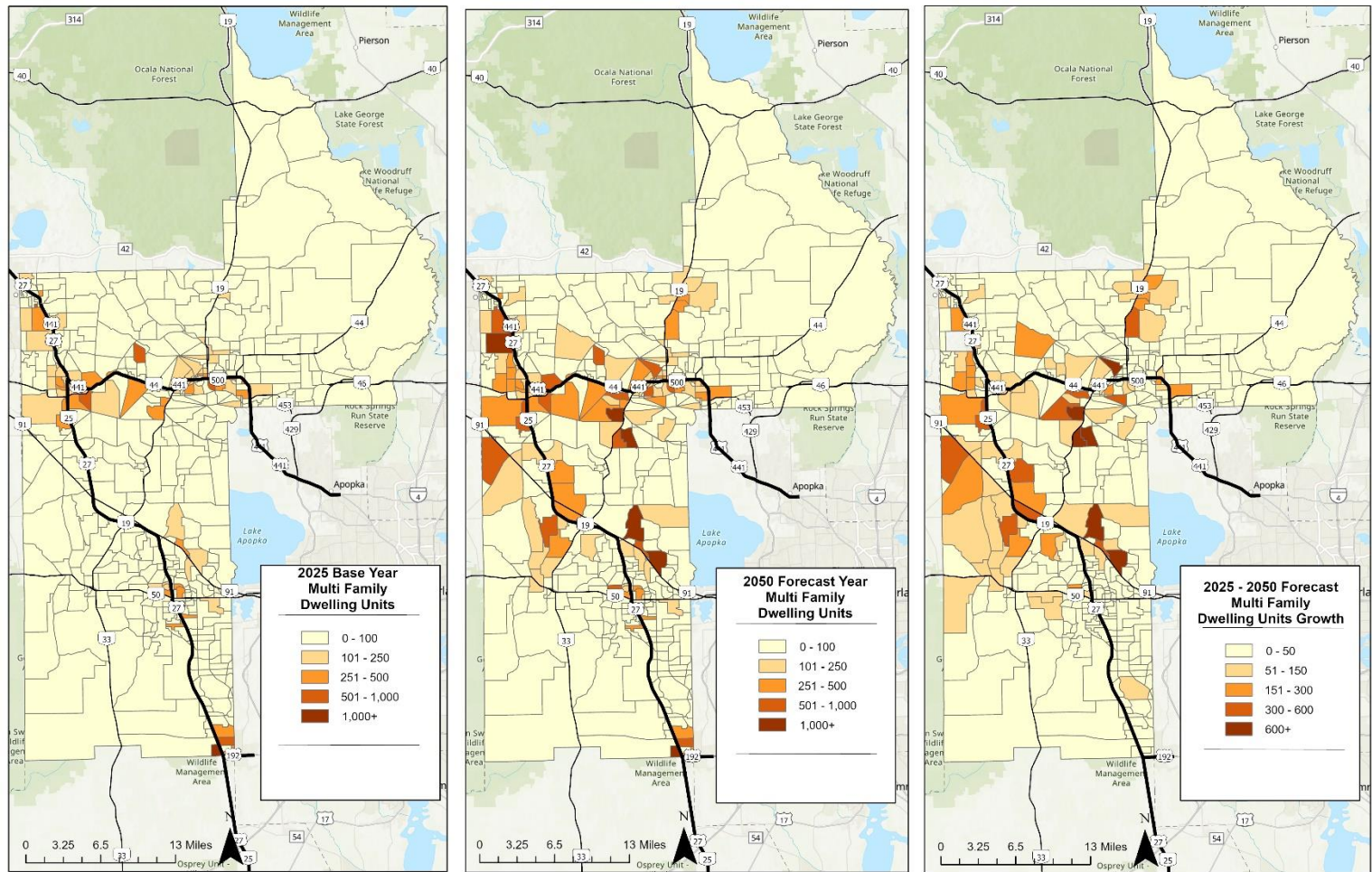


Figure 1-4: Total Dwelling Units (2025 – 2050)

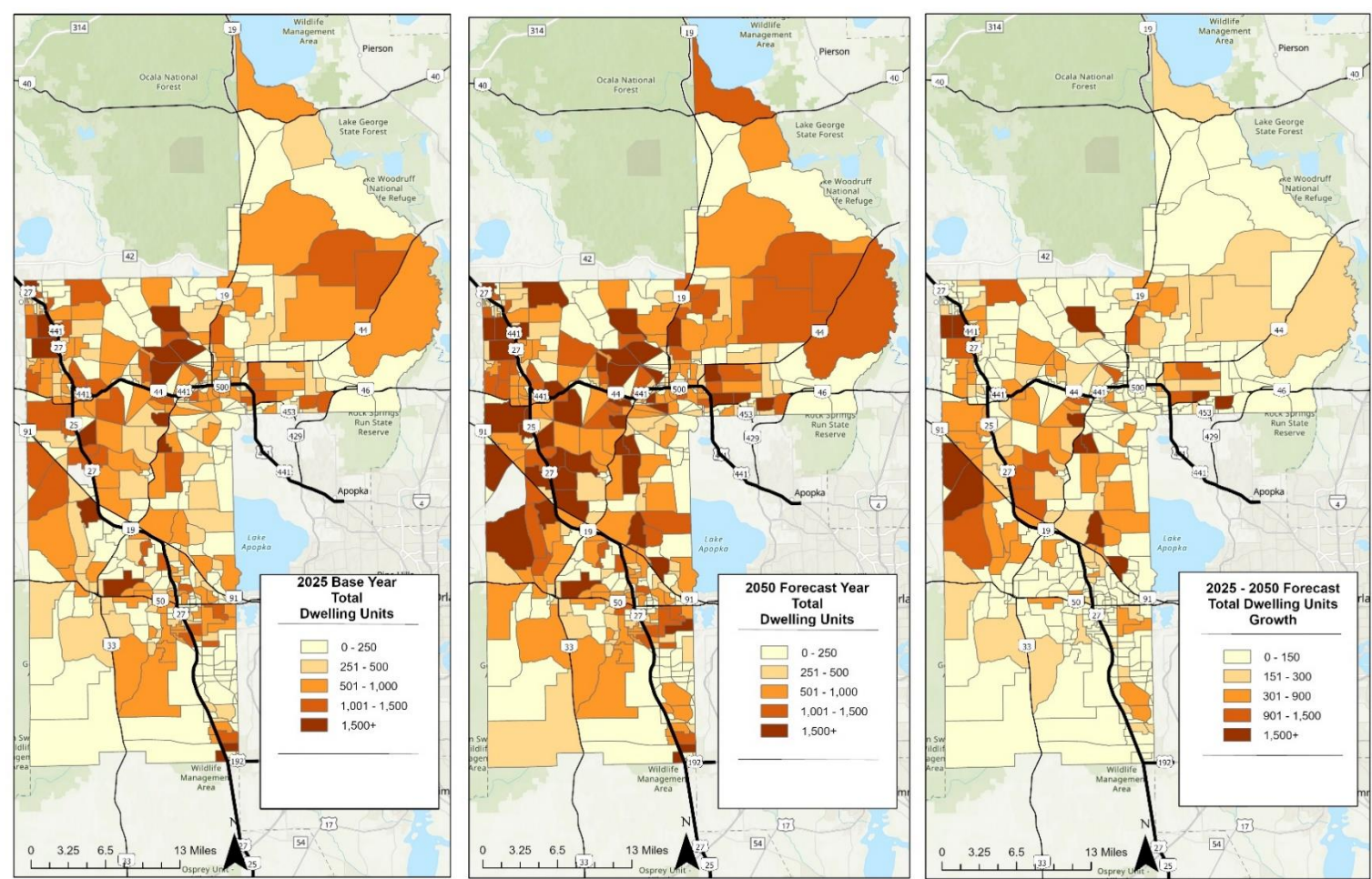


Figure 1-5: Total Population (2025 – 2050)

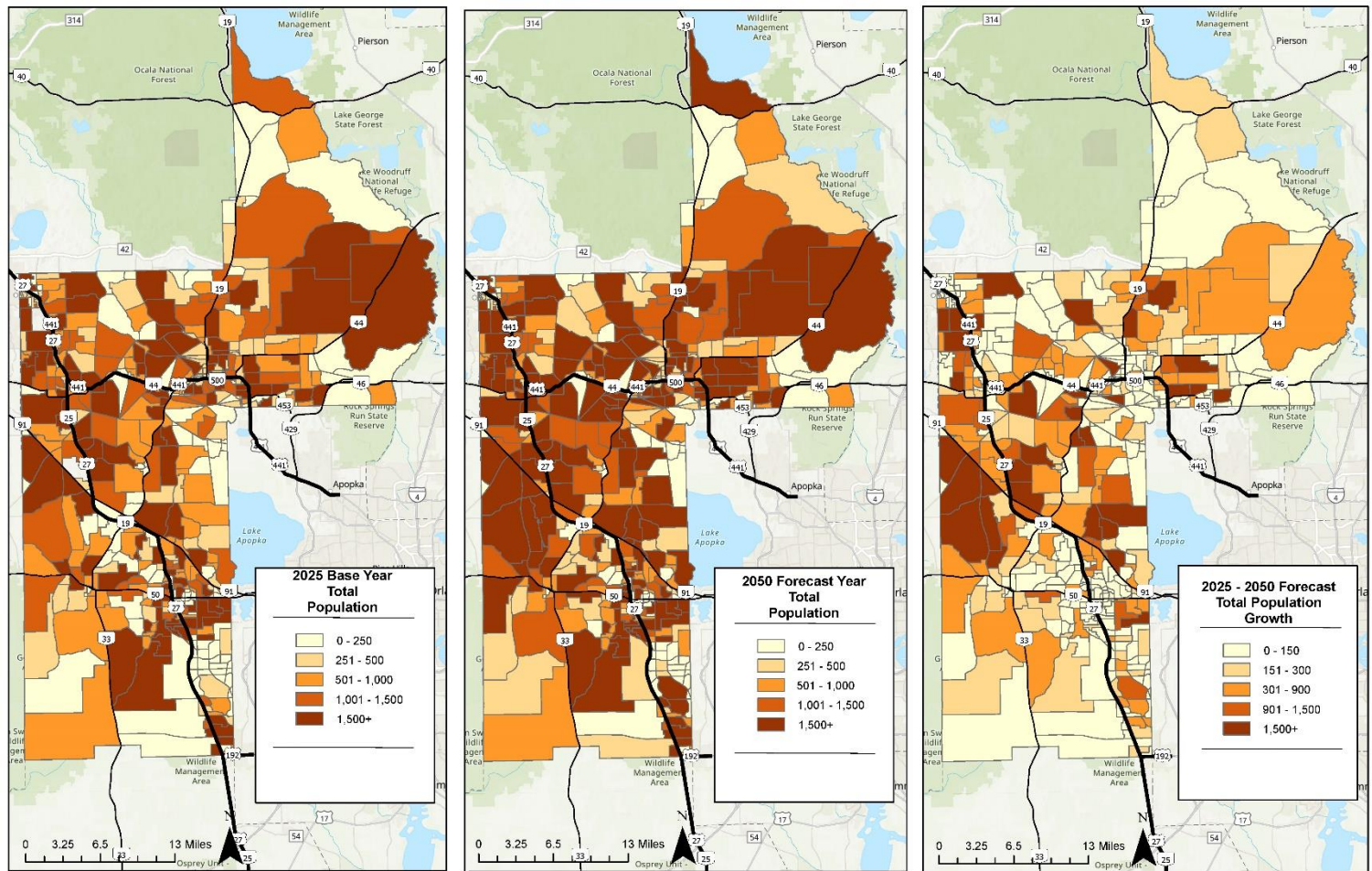


Figure 1-6: Industrial Employment (2025 – 2050)

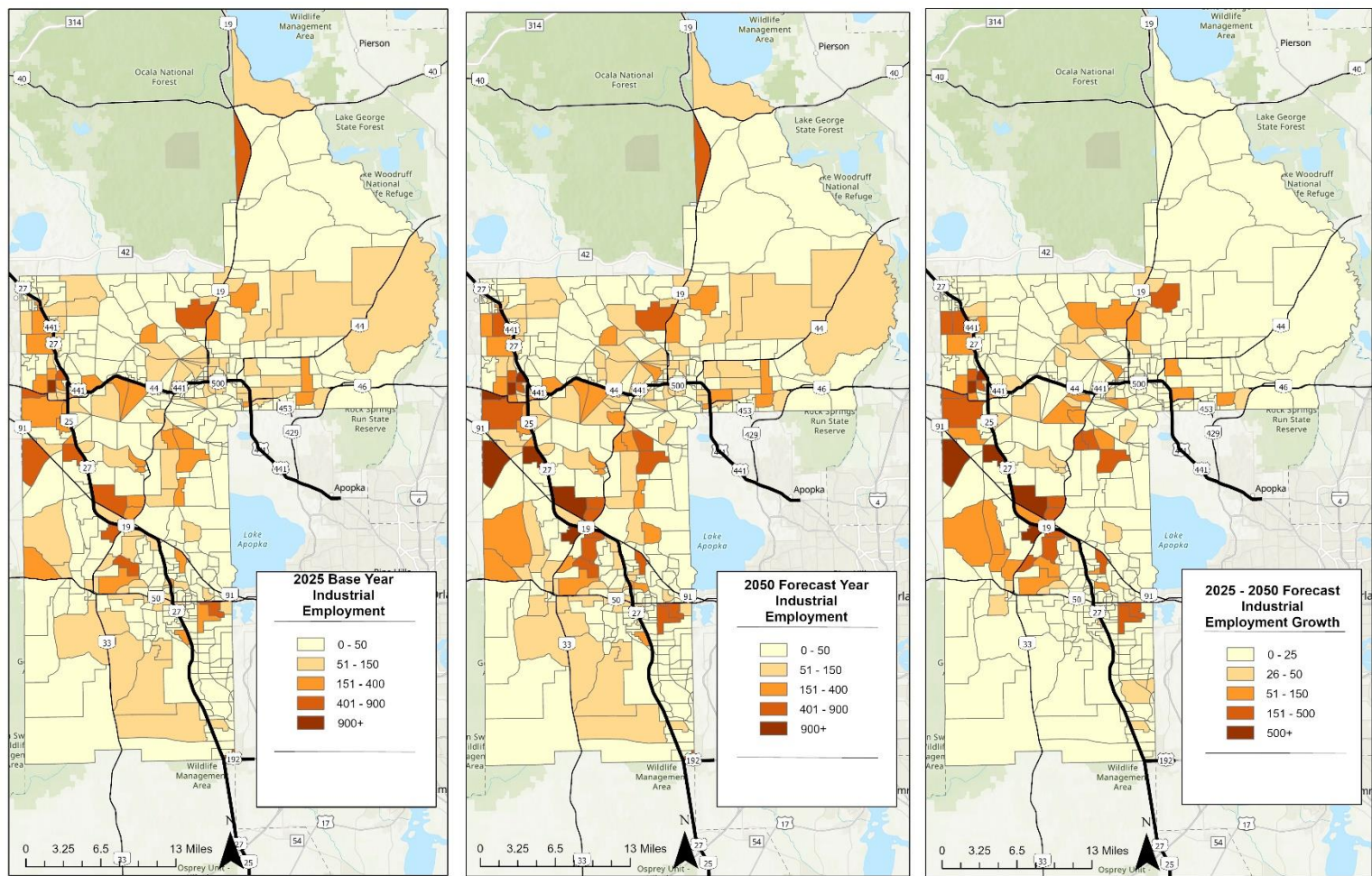


Figure 1-7: Commercial Employment (2025 – 2050)

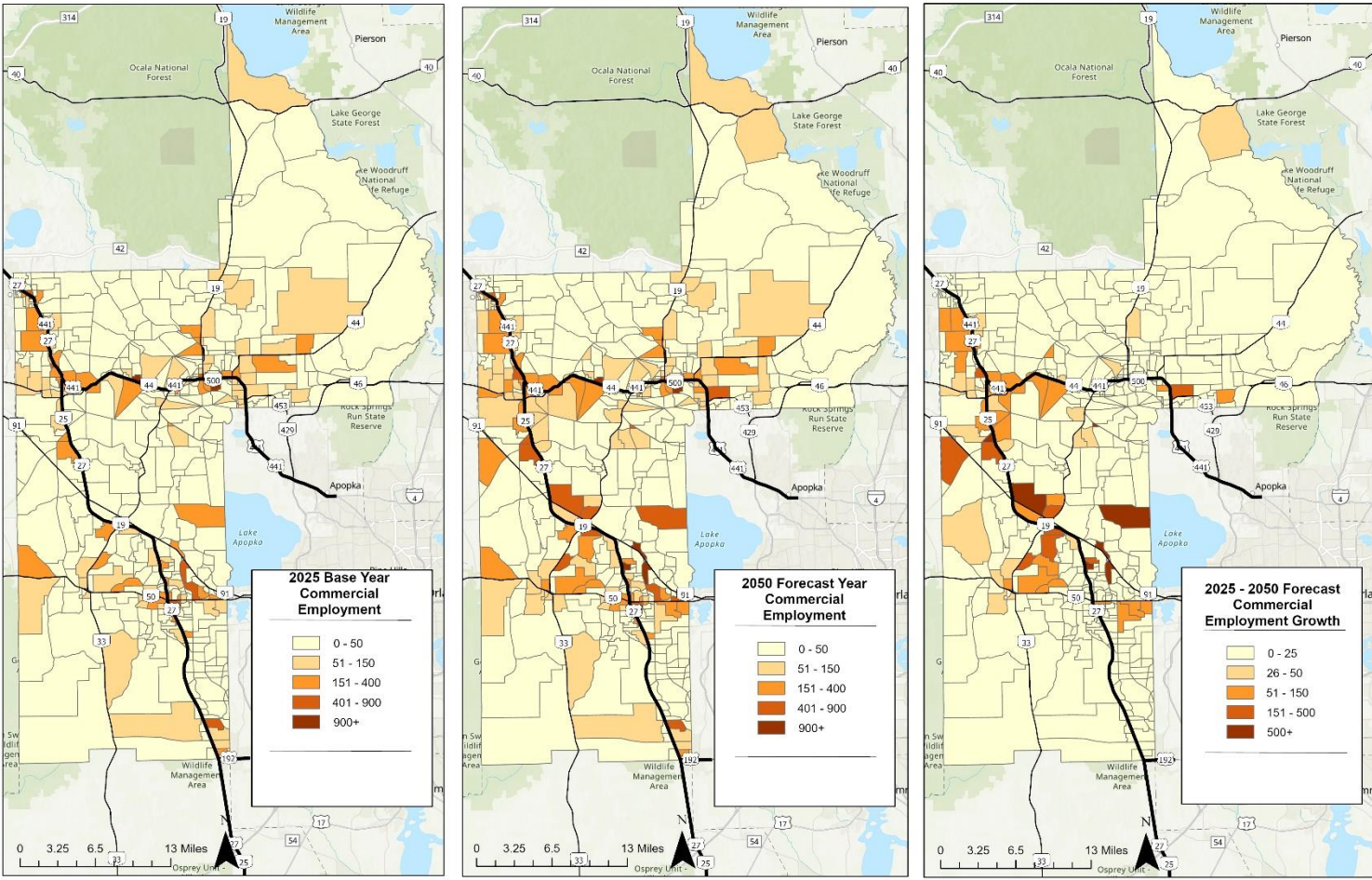


Figure 1-8: Service Employment (2025 – 2050)

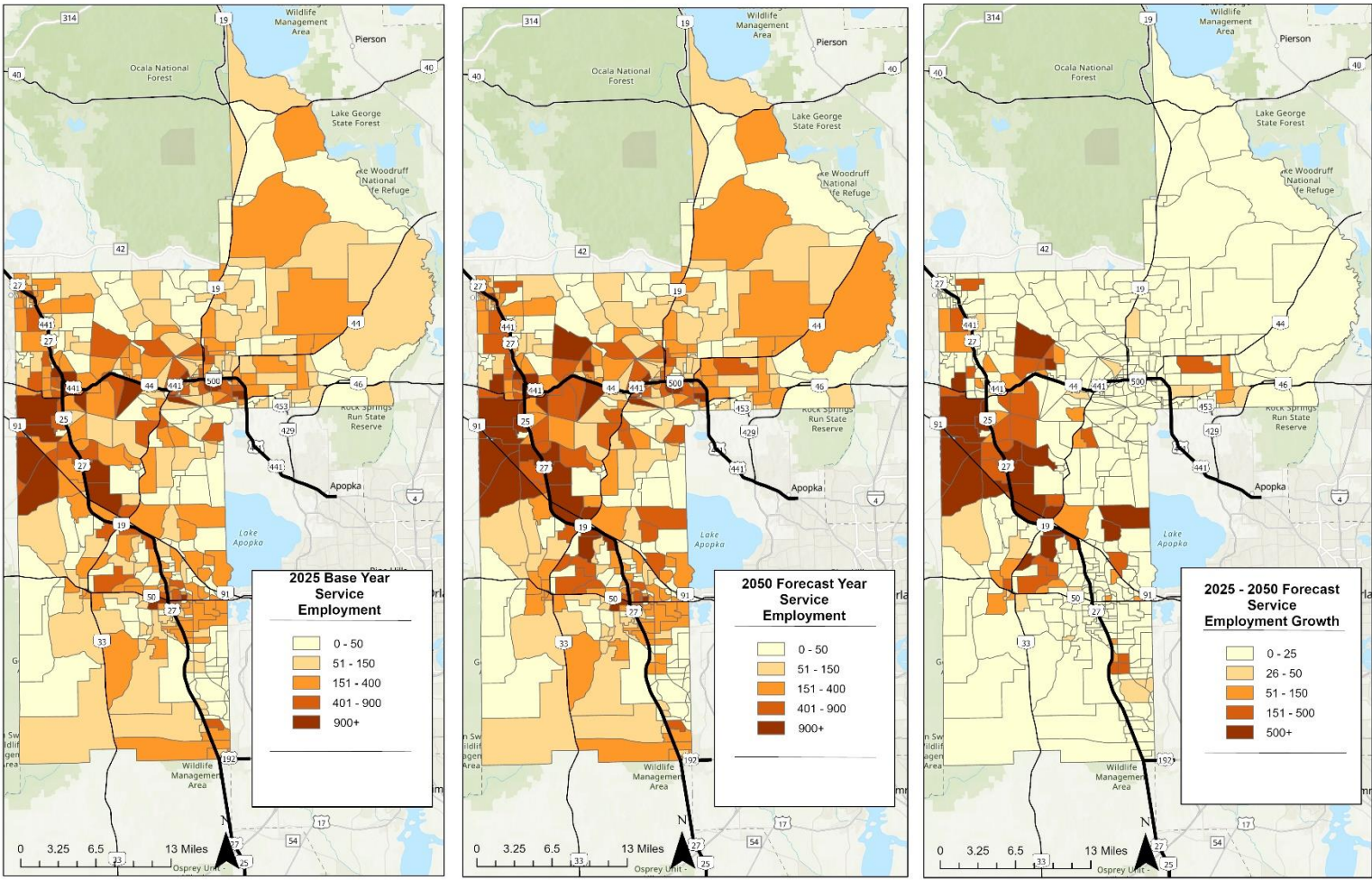


Figure 1-9: Total Employment (2025 – 2050)

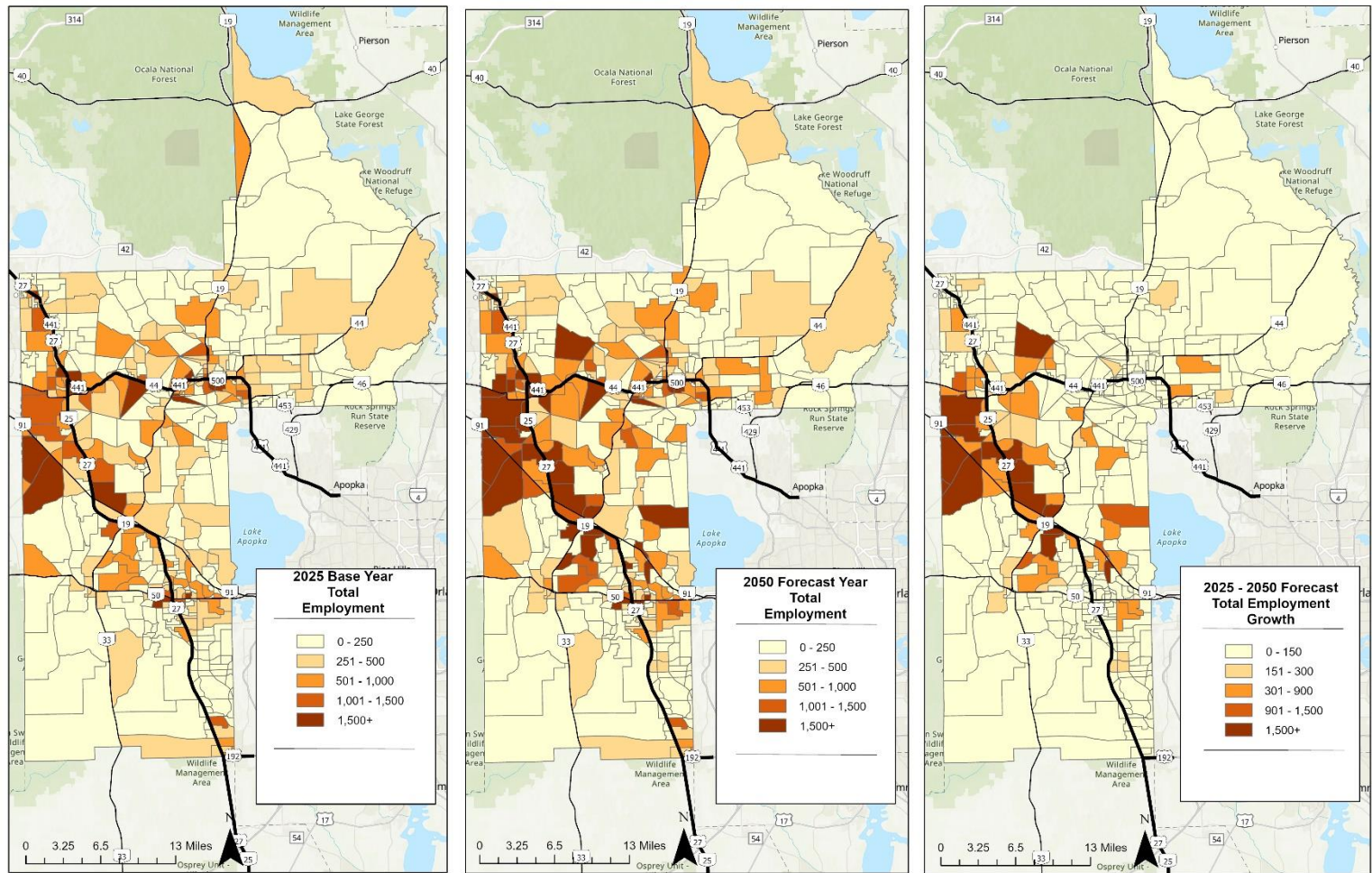


Table 1-4: Population/ Employment Forecasting Data for 2050

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1725	1,160	1,704	0	0	1,160	72	78	149	299
1726	116	207	0	0	116	19	0	13	32
1727	548	682	8	13	556	27	88	170	285
1728	30	74	7	12	37	508	0	95	603
1729	3	3	0	0	3	0	0	19	19
1730	121	170	0	0	121	3	4	9	16
1731	164	315	2	3	166	4	0	7	11
1732	37	85	0	0	37	0	3	14	17
1733	187	276	0	0	187	8	1	16	25
1734	743	1,389	0	0	743	25	26	195	246
1735	236	564	1	2	237	10	9	43	62
1736	136	303	1	2	137	1	27	83	111
1737	1,410	2,824	0	0	1,410	31	27	78	136
1738	128	304	1	2	129	12	13	13	38
1739	1,114	1,889	136	218	1,250	96	73	344	513
1740	547	1,092	0	0	547	23	5	36	64
1741	1,114	2,334	170	376	1,284	108	117	157	382
1742	380	1,018	0	0	380	10	5	12	27
1743	179	410	0	0	179	38	6	25	69
1744	67	180	0	0	67	2	5	0	7
1745	320	739	115	186	435	22	69	333	424
1746	1,161	3,091	132	281	1,293	358	78	121	557
1747	372	957	86	189	458	31	8	47	86
1748	619	1,526	0	0	619	57	13	57	127
1749	1,107	2,672	0	0	1,107	66	36	118	220
1750	635	1,652	271	443	906	63	48	389	500
1751	462	1,238	109	184	571	65	36	149	250
1752	872	2,007	292	482	1,164	64	26	107	197
1753	168	451	0	0	168	5	6	47	58
1754	54	138	0	0	54	1	11	15	27
1755	1,045	2,689	0	0	1,045	128	71	283	482
1756	854	1,979	0	0	854	42	22	81	145
1757	81	177	0	0	81	1	4	13	18
1758	527	1,415	40	65	567	612	30	58	700
1759	529	1,364	2	4	531	59	23	107	189
1760	423	1,036	82	181	505	39	22	59	120
1761	1,760	4,493	353	594	2,113	400	94	190	684
1762	61	137	0	0	61	3	5	9	17
1763	4,038	5,062	22	36	4,060	103	24	132	259
1764	153	370	0	0	153	12	9	37	58
1765	167	412	0	0	167	16	11	40	67
1766	908	1,191	0	0	908	29	194	42	265
1767	1,027	2,266	0	0	1,027	74	47	155	276
1768	162	412	0	0	162	129	33	105	267
1769	173	447	0	0	173	28	50	30	108
1770	204	345	216	352	420	6	277	309	592

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1771	319	794	1	2	320	26	5	173	204
1772	275	286	20	33	295	3	96	19	118
1773	256	631	0	0	256	23	157	155	335
1774	210	482	1	2	211	16	149	29	194
1775	990	2,334	16	26	1,006	70	39	171	280
1776	245	568	0	0	245	7	6	56	69
1777	1,362	3,270	1	2	1,363	82	29	199	310
1778	141	337	0	0	141	20	18	165	203
1779	333	827	0	0	333	36	67	105	208
1780	128	302	0	0	128	1	5	33	39
1781	1,748	3,492	4	4	1,752	45	29	138	212
1782	2,622	6,220	3	5	2,625	111	49	112	272
1783	108	295	6	10	114	0	9	63	72
1784	89	238	214	349	303	20	21	517	558
1785	498	1,277	140	229	638	17	15	198	230
1786	95	221	0	0	95	357	9	12	378
1787	123	143	93	150	216	72	179	788	1,039
1788	119	278	20	33	139	4	1	19	24
1789	627	1,682	0	0	627	11	25	114	150
1790	678	1,581	0	0	678	35	21	63	119
1791	15	48	64	177	79	2	36	523	561
1792	468	1,081	0	0	468	20	13	57	90
1793	786	1,733	195	319	981	125	78	657	860
1794	928	2,350	50	82	978	94	22	149	265
1795	1,328	3,523	0	0	1,328	60	229	674	963
1796	1,851	3,987	49	110	1,900	120	122	158	400
1797	125	241	117	136	242	111	31	246	388
1798	36	45	0	0	36	1	0	6	7
1799	193	490	0	0	193	8	2	23	33
1800	2,504	3,954	11	18	2,515	96	36	658	790
1801	49	127	0	0	49	24	12	104	140
1802	196	446	1	2	197	59	47	149	255
1803	931	1,817	0	0	931	70	23	307	400
1804	98	254	0	0	98	4	5	26	35
1805	66	205	74	120	140	44	22	195	261
1806	576	1,552	13	21	589	81	109	225	415
1807	568	944	20	34	588	23	7	45	75
1808	439	1,075	1	2	440	39	11	21	71
1809	289	666	58	133	347	23	274	281	578
1810	1,926	3,998	822	1,853	2,748	191	53	102	346
1811	603	1,423	0	0	603	29	286	149	464
1812	412	1,054	9	18	421	227	58	255	540
1813	245	566	0	0	245	24	5	19	48
1814	272	590	2	4	274	19	11	411	441
1815	160	270	136	222	296	42	77	601	720
1816	142	330	0	0	142	16	159	68	243
1817	1,394	2,490	6	12	1,400	46	127	200	373
1818	664	1,784	4	8	668	85	34	119	238
1819	20	29	216	260	236	46	11	139	196

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1820	371	804	112	241	483	45	8	35	88
1821	0	0	426	601	426	16	44	1,771	1,831
1822	59	86	4	6	63	20	13	332	365
1823	335	742	0	0	335	12	63	245	320
1824	847	1,663	669	1,096	1,516	71	23	333	427
1825	366	755	231	479	597	7	56	254	317
1826	17	36	251	421	268	90	426	653	1,169
1827	0	0	259	311	259	26	6	134	166
1828	143	284	0	0	143	19	9	116	144
1829	269	688	5	10	274	37	11	111	159
1830	158	327	260	424	418	3	5	383	391
1831	0	0	109	319	109	0	2	9	11
1832	394	812	13	21	407	23	8	44	75
1833	1,273	2,284	188	284	1,461	26	9	2,345	2,380
1834	514	1,157	56	88	570	33	108	626	767
1835	0	0	0	0	0	39	116	166	321
1836	263	426	141	250	404	19	11	2,671	2,701
1837	885	1,427	282	459	1,167	75	145	424	644
1838	0	0	0	0	0	5	280	263	548
1839	1,658	3,270	117	217	1,775	73	146	234	453
1840	0	0	0	0	0	0	5	4	9
1841	126	186	16	32	142	8	7	100	115
1842	51	133	0	0	51	14	7	11	32
1843	166	166	0	0	166	0	3	81	84
1844	754	2,016	216	349	970	137	194	523	854
1845	209	596	15	26	224	46	77	308	431
1846	39	79	20	40	59	22	125	316	463
1847	630	1,573	412	674	1,042	58	966	958	1,982
1848	3,863	8,481	4	8	3,867	104	19	48	171
1849	702	1,172	162	266	864	35	30	559	624
1850	215	371	758	1,122	973	141	394	1,186	1,721
1851	198	400	0	0	198	2	5	12	19
1852	806	1,673	44	73	850	89	43	193	325
1853	57	144	0	0	57	18	3	15	36
1854	1,934	4,295	387	632	2,321	180	470	335	985
1855	156	380	52	87	208	25	3	278	306
1856	108	181	188	212	296	5	88	301	394
1857	44	89	169	244	213	5	2	544	551
1858	88	117	370	371	458	24	18	177	219
1859	1,115	1,485	0	0	1,115	65	174	238	477
1860	49	55	16	26	65	0	0	71	71
1861	681	1,385	145	237	826	121	253	704	1,078
1862	2,049	2,658	226	320	2,275	18	15	157	190
1863	117	311	1	2	118	22	22	82	126
1864	708	1,547	75	150	783	35	15	995	1,045
1865	1,475	1,840	5	10	1,480	28	25	253	306
1866	691	1,399	339	552	1,030	52	70	984	1,106
1867	1,148	2,377	92	142	1,240	59	34	121	214
1868	100	200	0	0	100	1	487	1,418	1,906

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1869	647	1,560	218	359	865	26	50	94	170
1870	696	1,055	125	204	821	38	181	530	749
1871	323	698	54	91	377	3	11	41	55
1872	0	0	0	0	0	12	931	793	1,736
1873	3,919	9,726	42	68	3,961	306	128	248	682
1874	274	598	27	54	301	14	27	323	364
1875	212	350	10	18	222	13	18	244	275
1876	83	234	0	0	83	136	11	48	195
1877	104	82	123	205	227	18	105	321	444
1878	843	1,853	671	1,094	1,514	63	55	430	548
1879	62	163	0	0	62	33	8	24	65
1880	1,788	3,870	232	380	2,020	149	81	85	315
1881	105	251	75	123	180	158	20	246	424
1882	1,011	2,311	12	24	1,023	106	37	156	299
1883	84	152	16	27	100	27	42	119	188
1884	0	0	0	0	0	4	8	296	308
1885	0	0	0	0	0	8	659	523	1,190
1886	159	287	0	0	159	98	278	285	661
1887	346	808	61	101	407	22	101	253	376
1888	46	52	98	110	144	6	83	459	548
1889	259	694	1	2	260	45	44	76	165
1890	91	216	9	18	100	3	5	22	30
1891	428	829	61	99	489	170	118	153	441
1892	60	108	110	179	170	144	403	1,886	2,433
1893	278	732	0	0	278	37	17	16	70
1894	386	789	28	46	414	7	3	68	78
1895	576	1,239	5	9	581	17	11	74	102
1896	279	590	157	256	436	13	20	646	679
1897	289	488	0	0	289	2	85	62	149
1898	654	882	0	0	654	11	1,081	381	1,473
1899	729	1,691	65	105	794	15	15	74	104
1900	737	1,610	6	12	743	48	16	117	181
1901	0	0	723	1,177	723	4	0	22	26
1902	269	477	0	0	269	3	3	181	187
1903	176	241	16	29	192	25	19	114	158
1904	73	126	26	43	99	27	9	133	169
1905	181	497	0	0	181	40	34	44	118
1906	0	0	0	0	0	8	12	170	190
1907	7	14	1	2	8	33	40	242	315
1908	1,111	2,324	417	709	1,528	139	45	126	310
1909	37	38	20	36	57	22	12	296	330
1910	272	374	0	0	272	5	3	7	15
1911	83	145	169	274	252	2	1	7	10
1912	63	87	27	45	90	0	2	103	105
1913	33	75	11	13	44	28	71	109	208
1914	9	23	0	0	9	0	36	5	41
1915	28	75	0	0	28	5	0	18	23
1916	0	0	0	0	0	15	17	4	36
1917	328	419	0	0	328	1	1	21	23

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1918	698	933	43	86	741	17	4	146	167
1919	316	810	6	12	322	49	24	68	141
1920	99	229	54	91	153	70	43	2,772	2,885
1921	756	1,652	40	40	796	30	37	510	577
1922	10	20	1	2	11	18	660	135	813
1923	550	1,137	1	2	551	63	56	30	149
1924	1,088	1,823	58	116	1,146	39	22	281	342
1925	496	1,520	26	40	522	28	25	4,117	4,170
1926	3,405	8,725	633	1,035	4,038	449	215	804	1,468
1927	677	1,042	0	0	677	23	28	55	106
1928	1,987	2,957	584	957	2,571	126	29	102	257
1929	93	194	273	443	366	9	105	463	577
1930	219	440	0	0	219	43	3	50	96
1931	487	674	93	151	580	33	85	126	244
1932	103	245	0	0	103	2	2	46	50
1933	397	873	94	206	491	80	138	168	386
1934	249	557	0	0	249	20	9	101	130
1935	463	1,377	257	421	720	21	103	368	492
1936	915	1,397	159	318	1,074	57	17	32	106
1937	358	978	404	540	762	189	291	1,382	1,862
1938	48	103	0	0	48	269	163	444	876
1939	2,541	8,173	216	389	2,757	271	53	295	619
1940	6	6	0	0	6	11	31	50	92
1941	144	204	108	208	252	18	9	7	34
1942	357	675	17	34	374	33	235	367	635
1943	1,250	2,021	42	68	1,292	25	36	320	381
1944	1,961	4,776	1,215	1,990	3,176	290	266	436	992
1945	307	837	2	4	309	27	23	50	100
1946	1,096	1,655	519	849	1,615	332	243	286	861
1947	296	725	53	85	349	19	72	217	308
1948	2,333	5,501	1,113	1,823	3,446	222	65	447	734
1949	906	2,316	97	161	1,003	42	233	409	684
1950	695	1,550	157	256	852	62	19	84	165
1951	858	2,113	288	467	1,146	118	30	522	670
1952	43	89	179	292	222	0	463	46	509
1953	763	1,248	339	678	1,102	80	17	55	152
1954	929	1,607	212	346	1,141	44	251	1,760	2,055
1955	157	669	0	0	157	5	11	668	684
1956	270	690	80	135	350	116	49	432	597
1957	0	0	0	0	0	240	822	80	1,142
1958	258	737	0	0	258	15	43	15	73
1959	326	546	239	390	565	1,167	421	1,338	2,926
1960	1,729	4,949	342	558	2,071	87	59	570	716
1961	41	67	37	59	78	422	51	66	539
1962	1,171	3,167	144	256	1,315	67	94	135	296
1963	227	495	161	261	388	40	42	277	359
1964	5	18	0	0	5	106	283	281	670
1965	368	822	387	634	755	529	65	514	1,108
1966	86	142	127	209	213	96	391	467	954

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
1967	172	345	38	62	210	122	283	1,795	2,200
1968	2	4	0	0	2	44	267	173	484
1969	252	540	152	249	404	51	329	1,492	1,872
1970	37	70	61	104	98	3	68	3,585	3,656
1971	15	55	0	0	15	7	0	8	15
1972	34	103	0	0	34	4	0	220	224
1973	53	53	0	0	53	462	147	360	969
1974	524	1,217	429	700	953	755	53	505	1,313
1975	172	400	645	934	817	7	79	1,561	1,647
1976	71	152	0	0	71	3	1	14	18
1977	423	773	150	247	573	354	177	1,267	1,798
1978	2,338	7,014	1,028	2,167	3,366	381	59	786	1,226
1979	534	797	119	238	653	44	16	877	937
1980	633	1,569	1	2	634	4	9	14	27
1981	41	120	0	0	41	2	0	3	5
1982	255	583	304	495	559	52	41	237	330
1983	373	1,040	354	581	727	1,790	158	176	2,124
1984	102	225	0	0	102	4	2	51	57
1985	582	1,493	214	349	796	79	85	742	906
1986	3,026	4,997	945	2,001	3,971	245	56	100	401
1987	517	1,052	292	476	809	69	63	272	404
1988	1,119	2,662	264	438	1,383	281	128	1,862	2,271
1989	580	813	70	113	650	234	106	200	540
1990	813	1,334	1	2	814	26	9	78	113
1991	1,277	1,995	0	0	1,277	8	72	103	183
1992	735	1,575	18	36	753	666	33	137	836
1993	682	1,293	18	36	700	38	23	284	345
1994	259	607	19	33	278	92	64	233	389
1995	154	306	14	28	168	911	166	520	1,597
1996	52	104	0	0	52	7	8	25	40
1997	1,650	2,302	34	49	1,684	25	64	516	605
1998	944	2,108	703	1,148	1,647	247	200	1,106	1,553
1999	1,658	3,563	57	87	1,715	79	36	132	247
2000	626	810	71	115	697	284	12	327	623
2001	1,211	2,179	408	669	1,619	556	64	2,426	3,046
2002	379	1,032	0	0	379	1	9	24	34
2003	104	228	0	0	104	24	28	31	83
2004	82	171	0	0	82	7	4	36	47
2005	1,740	3,832	54	108	1,794	113	21	782	916
2006	220	369	9	18	229	5	5	25	35
2007	1,241	2,034	48	96	1,289	70	67	654	791
2008	164	339	0	0	164	280	4	7	291
2009	342	702	27	54	369	276	829	294	1,399
2010	575	1,174	4	7	579	50	27	315	392
2011	76	173	6	10	82	6	11	36	53
2012	1,874	3,044	155	310	2,029	14	17	2,434	2,465
2013	744	1,816	0	0	744	14	7	11	32
2014	631	1,333	5	9	636	116	33	5,128	5,277
2015	1,167	1,409	160	262	1,327	1,878	407	908	3,193

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
2016	376	998	1	2	377	235	27	39	301
2017	482	1,270	1	2	483	12	4	24	40
2018	493	1,156	66	100	559	119	24	917	1,060
2019	1,864	4,701	344	705	2,208	10	9	5,094	5,113
2020	14	28	0	0	14	0	0	2,641	2,641
2021	234	596	1	2	235	70	17	16	103
2022	781	1,671	146	309	927	15	0	2,236	2,251
2023	3,210	5,243	30	60	3,240	31	18	591	640
2024	132	333	0	0	132	540	147	345	1,032
2025	1,091	2,400	177	267	1,268	39	871	761	1,671
2026	392	782	51	102	443	13	2	815	830
2027	1,825	4,349	283	583	2,108	1,815	732	6,042	8,589
2028	3,401	6,045	613	1,288	4,014	1,574	172	12,034	13,780
2029	118	243	22	44	140	0	0	346	346
2030	1,182	5,051	69	138	1,251	0	0	1,103	1,103
2031	364	662	0	0	364	590	506	1,972	3,068
2032	670	1,869	65	108	735	35	15	277	327
2033	1,488	4,009	1,046	2,212	2,534	55	27	68	150
2034	1,217	2,618	0	0	1,217	166	17	732	915
2035	289	423	384	726	673	134	126	916	1,176
2036	136	327	1	2	137	4	3	14	21
2037	58	58	26	52	84	58	48	161	267
2038	1	2	0	0	1	119	0	0	119
2039	95	160	2	4	97	4	79	63	146
2040	1,633	2,769	62	143	1,695	26	21	160	207
2041	4,587	10,856	214	445	4,801	13	1	8,080	8,094
2042	0	0	0	0	0	20	151	25	196
2043	90	180	0	0	90	78	3	112	193
2044	591	624	32	54	623	424	498	1,467	2,389
2045	715	1,906	0	0	715	3	0	1	4
2046	111	294	64	128	175	9	0	13	22
2047	178	228	109	218	287	5	0	10	15
2048	88	226	0	0	88	135	59	941	1,135
2049	0	0	841	1,736	841	0	1,645	0	1,645
2050	2	4	6	12	8	1,556	152	489	2,197
2051	434	876	121	251	555	21	14	57	92
2052	118	311	570	1,240	688	4	0	24	28
2053	353	830	8	15	361	37	48	172	257
2054	1,180	1,926	59	118	1,239	30	8	92	130
2055	1,344	3,643	1,044	2,208	2,388	24	9	855	888
2056	545	1,045	162	307	707	410	337	1,437	2,184
2057	924	2,368	117	251	1,041	95	24	64	183
2058	742	2,242	122	253	864	599	13	157	769
2059	104	269	39	78	143	20	4	32	56
2060	136	351	14	23	150	14	8	34	56
2061	329	987	0	0	329	22	333	6	361
2062	778	1,652	78	126	856	43	20	342	405
2063	1,096	2,960	8	14	1,104	53	68	219	340
2064	310	860	11	20	321	19	10	37	66

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
2065	126	348	0	0	126	13	4	10	27
2066	527	1,412	0	0	527	18	1,263	289	1,570
2067	309	749	305	593	614	34	22	97	153
2068	75	212	173	386	248	5	2,439	81	2,525
2069	835	2,505	0	0	835	93	20	39	152
2070	41	118	1	2	42	0	2	207	209
2071	193	460	0	0	193	4	15	152	171
2072	232	730	0	0	232	11	7	12	30
2073	374	957	0	0	374	0	0	106	106
2074	363	738	23	46	386	14	12	86	112
2075	1,534	4,086	85	190	1,619	170	30	88	288
2076	650	1,904	71	118	721	61	54	346	461
2077	108	238	43	86	151	664	119	467	1,250
2078	184	541	0	0	184	3	5	36	44
2079	443	1,222	1	2	444	14	4	49	67
2080	123	369	0	0	123	348	559	726	1,633
2081	90	195	0	0	90	5	13	32	50
2082	300	764	0	0	300	33	9	29	71
2083	56	137	0	0	56	172	364	309	845
2084	1,062	3,171	0	0	1,062	196	87	583	866
2085	284	683	16	26	300	97	36	291	424
2086	134	223	0	0	134	8	5	44	57
2087	169	438	0	0	169	6	5	40	51
2088	886	2,264	118	256	1,004	106	24	58	188
2089	848	1,390	0	0	848	12	468	322	802
2090	179	417	182	300	361	73	5	98	176
2091	98	251	0	0	98	10	3	7	20
2092	108	305	26	52	134	0	0	14	14
2093	179	602	408	667	587	22	21	186	229
2094	217	561	0	0	217	8	12	49	69
2095	1,161	2,920	0	0	1,161	14	5	7	26
2096	666	1,726	1	2	667	137	221	247	605
2097	253	654	0	0	253	8	8	29	45
2098	2	2	15	30	17	25	50	521	596
2099	541	1,572	102	192	643	117	97	262	476
2100	506	1,403	182	297	688	7	29	242	278
2101	0	0	29	58	29	0	0	308	308
2102	25	50	0	0	25	19	420	329	768
2103	173	346	532	856	705	53	99	218	370
2104	541	1,646	283	460	824	27	64	403	494
2105	214	535	0	0	214	42	54	37	133
2106	0	0	0	0	0	5	42	261	308
2107	534	1,206	21	34	555	100	335	441	876
2108	0	0	0	0	0	18	85	2,442	2,545
2109	1,667	4,056	63	105	1,730	360	220	760	1,340
2110	158	363	157	259	315	3	18	62	83
2111	31	83	11	22	42	15	211	180	406
2112	0	0	188	201	188	4	284	595	883
2113	336	930	459	748	795	93	296	900	1,289

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
2114	512	817	47	77	559	30	6	194	230
2115	332	651	212	348	544	97	220	773	1,090
2116	0	0	0	0	0	0	84	336	420
2117	0	0	0	0	0	0	174	35	209
2118	93	217	59	97	152	465	48	530	1,043
2119	829	2,125	1	2	830	118	189	255	562
2120	6	11	44	98	50	70	549	886	1,505
2121	1,079	2,763	173	249	1,252	723	173	298	1,194
2122	847	2,593	78	168	925	101	15	110	226
2123	0	0	0	0	0	27	55	6	88
2124	47	126	17	34	64	0	5	157	162
2125	311	826	64	106	375	66	33	39	138
2126	453	1,231	131	206	584	36	52	167	255
2127	267	388	0	0	267	136	103	118	357
2128	651	1,738	149	215	800	18	410	397	825
2129	930	2,093	85	136	1,015	99	218	1,251	1,568
2130	260	712	39	61	299	110	184	267	561
2131	673	1,739	1	2	674	27	9	333	369
2132	859	2,201	75	170	934	97	32	105	234
2133	225	541	0	0	225	30	70	284	384
2134	425	1,193	8	15	433	237	369	38	644
2135	403	875	7	13	410	22	68	148	238
2136	0	0	660	1,177	660	10	440	867	1,317
2137	0	0	0	0	0	13	17	63	93
2138	1,396	4,125	12	27	1,408	447	117	291	855
2139	447	1,246	0	0	447	24	9	81	114
2140	0	0	0	0	0	12	20	37	69
2141	0	0	0	0	0	7	7	21	35
2142	89	228	0	0	89	3	0	22	25
2143	122	314	0	0	122	10	7	16	33
2144	100	262	0	0	100	23	8	37	68
2145	177	490	46	70	223	11	12	48	71
2146	549	1,765	106	173	655	27	56	359	442
2147	16	47	6	12	22	33	51	267	351
2148	1,628	4,173	28	62	1,656	33	13	341	387
2149	214	464	298	487	512	5	3	386	394
2150	274	715	37	60	311	46	84	343	473
2151	0	0	0	0	0	3	0	252	255
2152	151	248	97	211	248	5	5	35	45
2153	443	1,132	9	18	452	62	54	267	383
2154	277	743	95	137	372	60	172	82	314
2155	398	1,130	0	0	398	9	27	83	119
2156	285	561	0	0	285	14	6	42	62
2157	1,495	2,439	0	0	1,495	10	46	268	324
2158	754	2,167	0	0	754	26	17	91	134
2159	113	236	10	20	123	13	40	24	77
2160	634	1,820	298	486	932	16	42	202	260
2161	216	584	3	6	219	66	59	186	311
2162	283	731	0	0	283	6	11	128	145

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
2163	913	2,585	33	66	946	48	37	113	198
2164	695	1,135	0	0	695	28	222	248	498
2165	186	480	1	2	187	38	0	22	60
2166	302	866	0	0	302	16	10	58	84
2167	996	2,859	89	144	1,085	174	55	397	626
2168	622	1,786	0	0	622	32	18	130	180
2169	630	1,804	1	2	631	15	11	96	122
2170	349	846	2	4	351	58	21	89	168
2171	1,116	3,227	0	0	1,116	30	27	182	239
2172	83	223	0	0	83	27	8	9	44
2173	256	541	0	0	256	0	13	217	230
2174	277	581	2	4	279	6	15	28	49
2175	265	759	0	0	265	22	8	77	107
2176	209	599	0	0	209	11	92	44	147
2177	6	12	0	0	6	0	0	0	0
2178	546	1,474	68	106	614	34	51	50	135
2179	46	98	0	0	46	0	0	30	30
2180	0	0	0	0	0	12	5	19	36
2181	399	982	0	0	399	27	12	53	92
2182	901	2,477	0	0	901	55	20	171	246
2183	0	0	0	0	0	0	8	135	143
2184	86	179	28	56	114	0	0	330	330
2185	0	0	0	0	0	0	0	0	0
2186	512	1,407	34	56	546	141	15	58	214
2187	0	0	0	0	0	0	0	0	0
2188	45	97	15	30	60	0	0	0	0
2189	145	298	48	96	193	0	0	341	341
2190	65	107	21	42	86	0	0	0	0
2191	0	0	0	0	0	0	0	350	350
2192	44	67	10	20	54	15	7	15	37
2193	114	181	28	56	142	22	9	21	52
2194	151	246	48	73	199	0	0	0	0
2195	835	2,070	2	3	837	53	63	242	358
2196	126	350	0	0	126	9	0	39	48
2197	3	6	0	0	3	0	0	0	0
2198	86	138	13	26	99	43	19	43	105
2199	85	137	13	26	98	43	19	44	106
2200	631	1,580	85	129	716	47	19	46	112
2201	103	164	32	64	135	0	0	0	0
2202	12	19	5	10	17	2	0	3	5
2203	175	413	0	0	175	4	5	28	37
2204	36	56	12	24	48	0	0	0	0
2205	797	2,030	0	0	797	82	38	122	242
2206	629	1,548	10	20	639	35	16	85	136
2207	667	1,654	0	0	667	30	5	17	52
2208	118	188	3	6	121	0	0	0	0
2209	160	375	0	0	160	16	5	84	105
2210	228	560	2	3	230	7	4	21	32
2211	353	868	0	0	353	12	6	19	37

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
2212	169	403	0	0	169	9	2	6	17
2213	381	613	0	0	381	0	0	0	0
2214	906	2,231	0	0	906	80	545	752	1,377
2215	536	1,323	0	0	536	6	8	64	78
2216	88	217	0	0	88	72	95	76	243
2217	1,041	2,566	372	613	1,413	18	68	170	256
2218	759	1,869	0	0	759	18	23	197	238
2219	1,260	2,826	617	919	1,877	34	148	389	571
2220	91	147	20	40	111	18	356	95	469
2221	236	263	0	0	236	25	37	269	331
2222	378	756	1,441	1,923	1,819	8	41	290	339
2223	270	642	0	0	270	37	18	59	114
2224	0	0	492	803	492	543	125	239	907
2225	72	151	0	0	72	46	35	142	223
2226	388	962	0	0	388	0	0	9	9
2227	277	565	0	0	277	0	2	8	10
2228	2	4	0	0	2	0	0	3,304	3,304
2229	18	38	0	0	18	1	0	1,120	1,121
2230	0	0	0	0	0	0	0	1,566	1,566
Total	257,287	570,706	47,487	82,203	304,774	45,223	46,516	191,816	283,555

SUMTER COUNTY

2050 SOCIOECONOMIC DATA

FORECAST

CONTROL TOTALS

POPULATION CONTROL TOTALS

The development of population control totals was one of the first steps in the 2050 socioeconomic data forecast for Sumter County. Normally, population control totals used by Florida counties have been based on the University of Florida Bureau of Economic and Business Research (BEBR) population forecasts. These forecasts, prepared for each county, provide three countywide forecasts:

Low: The low range of the forecasts

Medium: The average of all forecasts (typically used for planning forecasts)

High: The high range of the forecasts

EMPLOYMENT CONTROL TOTALS

The employment control totals for each of the scenarios were developed based on a total employees/ population ratio and an assumption that unemployment will settle at a natural rate of 4 percent by 2025 and remain stable through 2050.

Total employment was broken out into Industrial, Commercial, and Service employment categories. The categories are based on the Standard Industrial Classification (SIC) Manual, published by the U.S. Department of Commerce and described as follows:

Industrial Employment - All full-time and regular part-time employees, and self-employed persons by job location, whose job is in an industry classified in Standard Industrial Classification (SIC) categories 01 to 39 (i.e., agriculture, forestry, fisheries, mining, contract construction, and manufacturing).

Commercial Employment - All full-time and regular part-time employees and self-employed persons, by job location, whose job is in an industry classified in SIC categories 50 to 59 (retail trade and wholesale trade are commonly located in areas zoned for commercial land use activities)

Service Employment - All full-time and regular part-time employees, and self-employed persons, by job location, whose job is in an industry classified in SIC categories 40 to 49 and 60 to 93 (i.e., transportation, communication and utilities services; finance, insurance and real estate services; selected personal services; tourism and recreational services, health and educational services; government services)

Table 1-1 presents the population and employment forecast for Sumter County.

Table 1-1: Control Totals

BEBR Data

			BEBR Forecast						Growth
	2022	2022	2025	2030	2035	2040	2045	2050	22->50
BEBR Low	155,318	155,318	153,200	165,900	173,400	176,800	178,000	178,000	22,682
BEBR Medium	155,318	155,318	166,500	190,700	210,900	227,400	242,200	256,100	100,782
BEBR High	155,318	155,318	179,800	215,500	248,300	278,000	306,300	334,100	178,782
BEBR Average of Medium and High	155,318	155,318	173,150	203,100	229,600	252,700	274,250	295,100	139,782

Population Control Totals

	2022	2022	2025	2030	2035	2040	2045	2050	22->50
Preliminary Control Totals	155,318	155,318	173,150	203,100	229,600	252,700	274,250	295,100	139,782
Working Control Totals	155,318	155,318	173,150	203,100	229,600	252,700	274,250	295,100	139,782
Population to Allocate (per time frame)	0	0	17,832	29,950	26,500	23,100	21,550	20,850	139,782

Control Totals

	2015	2022	2025	2030	2035	2040	2045	2050	22->50
Total Permanent Population	115,657	140,095	173,150	203,100	229,600	252,700	274,250	295,100	179,443
Household Population	108,557	130,636	162,607	190,835	215,850	237,693	258,100	277,870	169,313
SF Population Ratio	0.977	0.977	0.975	0.973	0.971	0.969	0.967	0.965	N/A
MF Population Ratio	0.023	0.023	0.025	0.027	0.029	0.031	0.033	0.035	N/A
SF Population	106,063	127,598	158,546	185,687	209,596	230,331	249,589	268,152	162,089
MF Population	2,494	3,038	4,061	5,148	6,254	7,362	8,511	9,718	7,224
Group Quarters Population	7,100	9,459	10,543	12,265	13,750	15,007	16,150	17,230	10,130
Employees	30,189	52,770	48,152	56,481	63,850	70,274	76,267	82,065	51,876
Employees/Population Ratio	0.278	0.404	0.278	0.278	0.278	0.278	0.278	0.278	N/A
Industrial	3,902	11,949	6,320	7,526	8,636	9,645	10,620	11,592	7,690
Commercial	5,117	7,719	7,921	9,009	9,865	10,506	11,020	11,448	6,331
Service	21,170	33,102	33,911	39,946	45,349	50,123	54,627	59,025	37,855

ALLOCATION METHODOLOGY

Base Year Population and Employment Data

This section describes the technical methodology of the Land Use Allocation tool and how dwelling units, population, and employment were allocated for the 2050 forecast. This methodology was used to develop the population and employment forecasts at the TAZ level for the years 2025, 2030, 2040 and 2050. The forecast of population and employment included the standard Florida Standard Urban Transportation Model Structure (FSUTMS) dwelling unit/population (single family and multi-family) and employment (Industrial, Commercial, and Service) categories. Control totals of countywide employment by category were developed using the forecast methodology, with the results presented in previous sections of this report. The base of the population and employment data forecasts was a 2015 population and employment data file developed by FDOT. Population and employment growth was allocated to the TAZ level based on the TAZ's anticipated propensity to accommodate or attract development. This methodology is described in the following sections.

Table 1-2 shows the 2015 base data.

Table 1-2: 2015 Base Year Data for Sumter County

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7400	0	0	0	0	0	0	0	0	0	0	0
7401	3	10	0	0	0	0	0	0	0	0	0
7402	126	296	0	0	0	9	6	15	0	0	0
7403	140	365	0	0	4	1	0	5	0	0	0
7404	80	201	0	0	0	0	3	3	0	0	0
7405	141	361	0	0	3	3	5	11	0	0	0
7406	109	238	0	0	9	12	6	27	0	0	0
7407	11	24	0	0	16	0	0	16	0	0	0
7408	136	323	0	0	0	0	2	2	0	0	0
7409	173	391	0	0	2	2	112	116	601	0	0
7410	118	213	0	0	23	0	0	23	0	0	0
7411	15	34	0	0	0	0	0	0	0	0	0
7412	475	649	0	0	0	19	34	53	0	0	0
7413	166	382	0	0	4	55	9	68	0	0	0
7414	184	184	0	0	7	4	2	13	0	0	0
7415	183	480	42	56	14	21	67	102	0	0	0
7416	1,021	2,202	0	0	29	5	10	44	27	0	0
7417	339	760	0	0	19	67	293	379	852	0	0
7418	25	59	0	0	3	0	2	5	0	0	0
7419	79	183	0	0	0	0	12	12	0	0	0
7420	121	404	3	5	4	0	15	19	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7421	200	455	0	0	28	12	21	61	0	0	0
7422	10	27	0	0	0	39	13	52	0	0	0
7423	557	1,187	0	0	15	4	95	114	0	0	0
7424	81	202	0	0	11	0	2	13	0	0	0
7425	43	86	0	0	0	0	2	2	0	0	0
7426	59	146	0	0	2	0	10	12	0	0	0
7427	58	120	0	0	0	19	14	33	0	0	0
7428	56	116	0	0	15	0	348	363	0	0	0
7429	0	0	31	69	4	22	196	222	0	0	0
7430	154	358	0	0	86	0	1	87	0	0	0
7431	63	130	0	0	101	0	604	705	0	0	0
7432	52	92	0	0	2	7	50	59	0	0	0
7433	186	293	8	8	9	412	338	759	0	0	0
7434	259	602	1	1	15	3	10	28	0	0	0
7435	25	49	0	0	0	2	5	7	0	0	0
7436	94	214	0	0	0	0	0	0	0	0	0
7437	303	545	0	0	2	7	17	26	0	0	0
7438	541	1,317	2	2	69	105	266	440	345	413	0
7439	1,040	1,095	189	192	196	179	854	1,229	1,010	0	48
7440	310	669	0	0	22	16	10	48	0	0	0
7441	0	0	0	0	0	0	0	0	0	0	0
7442	387	814	37	37	251	71	159	481	0	0	0
7443	85	200	0	0	2	0	3	5	0	0	0
7444	246	523	2	2	23	17	107	147	0	0	69
7445	521	870	4	4	9	7	1	17	0	0	0
7446	129	133	0	0	292	1	21	314	0	0	0
7447	21	21	0	0	0	0	5	5	0	0	0
7448	15	38	0	0	10	0	0	10	0	0	0
7449	0	0	0	0	0	0	0	0	0	0	0
7450	396	606	26	26	13	0	22	35	0	0	2
7451	42	81	0	0	0	0	6	6	0	0	0
7452	736	1,411	67	67	34	16	169	219	484	0	10
7453	86	182	2	4	0	0	3	3	0	0	0
7454	108	268	0	0	5	0	0	5	0	0	0
7455	787	1,300	46	41	13	7	62	82	0	0	8
7456	7	18	0	0	0	0	17	17	0	0	0
7457	321	663	6	10	2	3	5	10	0	0	0
7458	261	366	0	0	1	3	2	6	0	0	14
7459	1,132	1,515	0	0	7	13	94	114	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7460	261	463	9	16	96	53	101	250	0	0	0
7461	148	162	0	0	3	1	6	10	0	0	0
7462	317	478	11	11	4	0	3	7	0	0	10
7463	234	302	0	0	0	0	10	10	0	0	0
7464	11	19	0	0	0	0	0	0	0	0	0
7465	95	102	0	0	0	0	2	2	0	0	0
7466	181	297	0	0	5	0	183	188	0	0	0
7467	215	183	0	0	0	0	9	9	0	0	0
7468	1,377	2,088	0	0	0	0	0	0	0	0	0
7469	1,230	1,901	0	0	0	0	1	1	0	0	0
7470	0	0	0	0	2	28	65	95	0	0	304
7471	377	459	0	0	91	118	60	269	0	0	0
7472	16	27	0	0	1	101	38	140	0	0	0
7473	0	0	0	0	2	2	43	47	0	0	0
7474	179	193	0	0	0	0	1	1	0	0	0
7475	757	1,122	0	0	0	0	0	0	0	0	0
7476	9	18	4	10	181	26	60	267	0	0	0
7477	542	639	45	86	0	60	266	326	0	0	0
7478	894	1,328	0	0	0	0	5	5	0	0	0
7479	19	55	0	0	2	0	0	2	0	0	0
7480	923	1,199	0	0	0	2	0	2	0	0	0
7481	756	1,153	0	0	0	0	2	2	0	0	0
7482	754	979	0	0	0	0	102	102	0	0	0
7483	1,784	2,553	0	0	0	125	154	279	0	0	0
7484	114	229	63	152	73	22	33	128	0	0	0
7485	165	295	0	0	29	5	16	50	0	0	6
7486	9	16	0	0	3	20	135	158	0	0	0
7487	408	919	231	298	23	82	856	961	1,458	0	0
7488	110	190	0	0	107	31	11	149	0	0	0
7489	880	1,173	0	0	0	0	0	0	0	0	0
7490	696	928	0	0	0	0	0	0	0	0	0
7491	0	0	0	0	0	23	83	106	0	0	0
7492	6	23	0	0	0	0	0	0	0	0	0
7493	278	399	0	0	0	7	1	8	0	0	0
7494	2,035	2,888	0	0	0	10	9	19	0	0	0
7495	533	663	0	0	0	0	0	0	0	0	0
7496	1,022	1,510	0	0	3	251	292	546	0	0	0
7497	364	899	95	144	402	225	324	951	0	0	0
7498	978	1,275	0	0	0	1	124	125	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7499	689	894	0	0	0	0	7	7	0	0	0
7500	129	331	148	389	15	11	47	73	0	0	0
7501	162	223	0	0	0	0	3	3	0	0	0
7502	1,602	1,802	0	0	0	3	18	21	0	0	0
7503	1,724	2,182	0	0	0	0	5	5	0	0	0
7504	5	8	0	0	29	0	26	55	0	0	0
7505	910	1,367	0	0	32	2	13	47	0	0	0
7506	78	172	0	0	452	3	1	456	0	0	0
7507	745	1,073	0	0	0	0	3	3	0	0	0
7508	645	861	0	0	5	0	29	34	0	0	0
7509	730	1,090	0	0	0	2	3	5	0	0	0
7510	696	1,007	0	0	0	5	5	10	0	0	0
7511	50	101	0	0	0	22	13	35	0	0	0
7512	999	1,657	0	0	6	3	10	19	8	0	0
7513	1,032	1,286	0	0	2	0	0	2	0	0	0
7514	58	127	0	0	0	94	19	113	0	0	48
7515	230	534	0	0	0	0	15	15	0	0	0
7516	158	312	0	0	0	1	21	22	0	0	0
7517	34	66	2	2	168	78	14	260	0	0	0
7518	372	579	0	0	0	0	3	3	0	0	0
7519	884	1,326	0	0	0	0	69	69	0	0	0
7520	65	171	0	0	4	0	0	4	0	0	0
7521	969	1,407	0	0	0	7	56	63	0	0	0
7522	425	623	0	0	0	2	0	2	0	0	0
7523	1,286	2,433	220	250	0	1	44	45	0	0	0
7524	347	810	300	300	16	22	34	72	0	0	0
7525	226	345	109	55	9	491	3,621	4,121	0	0	120
7526	98	229	0	0	0	0	6	6	0	0	0
7527	264	438	0	0	4	0	6	10	0	0	0
7528	51	100	0	0	0	0	5	5	0	0	0
7529	499	792	0	0	0	3	3	6	0	0	0
7530	134	310	0	0	1	9	23	33	0	0	0
7531	1,029	1,684	12	6	9	1	651	661	0	0	0
7532	711	1,070	0	0	0	0	16	16	0	0	0
7533	59	142	0	0	0	0	2	2	0	0	0
7534	56	115	0	0	61	33	73	167	0	0	0
7535	1,161	1,471	8	8	4	16	403	423	3,150	0	0
7536	153	407	2	2	0	144	19	163	0	0	0
7537	315	383	0	0	0	0	0	0	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7538	1,286	1,812	0	0	563	37	223	823	0	0	0
7539	976	1,327	0	0	5	18	211	234	0	0	0
7540	352	549	0	0	3	316	816	1,135	0	0	0
7541	180	300	0	0	0	6	34	40	0	0	0
7542	70	138	0	0	0	0	121	121	0	0	82
7543	1,177	1,838	0	0	0	0	138	138	0	0	0
7544	29	60	0	0	3	17	37	57	0	0	0
7545	437	537	121	121	15	137	1,100	1,252	0	0	0
7546	882	1,282	0	0	0	0	1	1	0	0	0
7547	628	842	0	0	0	0	68	68	0	0	0
7548	53	101	0	0	0	0	40	40	0	0	0
7549	11	23	0	0	0	410	288	698	0	0	0
7550	1,014	1,539	0	0	3	3	34	40	0	0	0
7551	144	319	0	0	0	0	2	2	0	0	0
7552	80	170	0	0	0	0	1	1	0	0	0
7553	1,292	2,004	0	0	1	0	36	37	0	0	0
7554	1,486	2,147	86	86	3	3	108	114	0	0	0
7555	279	657	0	0	40	0	16	56	0	0	0
7556	2,576	4,060	0	0	0	18	122	140	0	0	0
7557	0	0	0	0	0	0	0	0	0	0	0
7558	1	3	0	0	4	375	1,145	1,524	0	0	0
7559	42	95	0	0	4	0	2	6	0	0	0
7560	35	76	0	0	3	0	2	5	0	0	0
7561	659	878	0	0	0	0	0	0	0	0	0
7562	6	12	0	0	0	0	0	0	0	0	0
7563	332	725	0	0	5	7	2,658	2,670	0	0	0
7564	183	244	0	0	0	0	0	0	0	0	0
7565	1	2	0	0	0	0	5	5	0	0	0
7566	1	1	5	6	2	325	758	1,085	0	0	0
7567	667	1,049	28	28	8	111	313	432	715	0	0
7568	0	0	0	0	0	0	0	0	0	0	0
7569	0	0	0	0	0	0	2	2	0	0	0
7570	22	46	0	0	0	0	0	0	0	0	0
7571	22	46	0	0	0	0	0	0	0	0	0
7572	22	46	0	0	0	0	0	0	0	0	0
7573	20	44	0	0	0	0	0	0	0	0	0
7574	0	0	0	0	0	0	0	0	0	0	0
7575	0	0	0	0	0	0	0	0	0	0	0
7576	0	0	0	0	0	0	0	0	0	0	0

TAZ	2015 ZDATA										
	SF DU	SF POP	MF DU	MF POP	IND EMP	COM EMP	SVC EMP	TOT EMP	SCHOOL	UNIVERSITY	HOTEL
7577	0	0	0	0	0	0	0	0	0	0	0
7578	0	0	0	0	0	0	0	0	0	0	0
7579	0	0	0	0	0	0	0	0	0	0	0
7580	1,132	1,515	0	0	7	13	94	114	0	0	0
7581	5	8	0	0	0	0	0	0	0	0	0
7582	5	7	0	0	7	12	404	423	0	0	62
7583	0	0	0	0	0	0	0	0	0	0	0
7584	5	14	0	0	6	0	0	6	0	0	0
7585	0	0	0	0	0	0	0	0	0	0	0
7586	0	0	0	0	0	0	0	0	0	0	0
7587	0	0	0	0	0	0	0	0	0	0	0
7588	0	0	0	0	0	0	0	0	0	0	0
7589	1	2	0	0	0	0	0	0	0	0	0
7590	0	0	0	0	0	0	0	0	0	0	0
7591	0	0	0	0	0	0	0	0	0	0	0
7592	0	0	0	0	0	0	0	0	0	0	0
7593	0	0	0	0	0	0	0	0	0	0	0
7594	0	0	0	0	0	0	0	0	0	0	0
7595	0	0	0	0	0	0	0	0	0	0	0
7596	0	0	0	0	0	0	0	0	0	0	0
7597	0	0	0	0	0	0	0	0	0	0	0
7598	3	7	0	0	0	0	0	0	0	0	0
7599	0	0	0	0	0	0	0	0	0	0	0
7600	0	0	0	0	0	0	0	0	0	0	0
7601	0	0	0	0	0	0	0	0	0	0	0
7602	8	12	0	0	0	0	0	0	0	0	0
7603	0	0	0	0	0	0	0	0	0	0	0
7604	0	0	0	0	0	0	0	0	0	0	0
7605	0	0	0	0	0	0	0	0	0	0	0
7606	0	0	0	0	0	0	0	0	0	0	0
7607	0	0	0	0	0	0	0	0	0	0	0
7608	0	0	0	0	0	0	0	0	0	0	0
7609	0	0	0	0	0	0	0	0	0	0	0
7610	0	0	0	0	0	0	0	0	0	0	0
7611	0	0	0	0	0	0	0	0	0	0	0
Totals	67,597	106,063	1,965	2,494	3,902	5,117	21,170	30,189	8,650	413	783

Vacant Developable Lands Methodology

The first step in determining a TAZ's growth potential was to quantify the amount of vacant developable acres by Future Land Use category. This was done using information from the Sumter County Property Appraiser's files. Vacant land was identified using the DOR code. In addition, single residential parcels greater than five acres were also considered to be vacant due to the likelihood of being subdivided into additional residential parcels for development in the future. When this occurred, the parcel was treated as vacant and available for development despite having a structure on it. Once the vacant land by TAZ was determined, the following adjustments were made to calculate the total developable land by Future Land Use Category:

Roadway right-of-way acreage was removed
Government-owned properties were removed
Conservation and environmentally-sensitive areas were removed

The adjustments resulted in the vacant developable acres by Future Land Use category by TAZ.

Estimated land-use densities and multiplier factors were applied to unoccupied developable land based on what is reasonably expected to occur. The factors were applied to account for the fact that many land use categories do not develop at their maximum allowable levels. For example, if a specific TAZ has 10 acres of unoccupied developable land designated for residential uses at an approved density of two dwelling units per acre and a multiplier factor of 80% is used, the maximum allowable number of new dwelling units for this TAZ is 16 dwelling units. Employment intensities were applied to developable acreage of land uses that generate employees (commercial, industrial, mixed use, etc.). If there was a mix of uses allowed in the Future Land Use category assumptions for a particular parcel, assumptions were made related to the makeup of land uses. From this information, allowable employee growth was estimated.

Land use densities were obtained from the Future Land Use Plan categories for the county and each municipality within the county. The land use densities contained in the Future Land Use Plans were adjusted to reflect reasonable build-out densities within Sumter County. Reduction factors were applied to reflect more reasonable densities, as not all parcels build out to the maximum allowable densities in many cases. The maximum development for each TAZ was estimated by adding the allowable growth to the existing land use components (from 2015 County population, dwelling units, and employment categories). The maximum development was used to determine if the allocated growth was physically possible within the TAZ. If the growth was not possible, the model reallocated it to other TAZs.

Table 1-3 shows the maximum densities and intensities for Sumter County

Table 1-3: Densities and Intensities for Sumter County

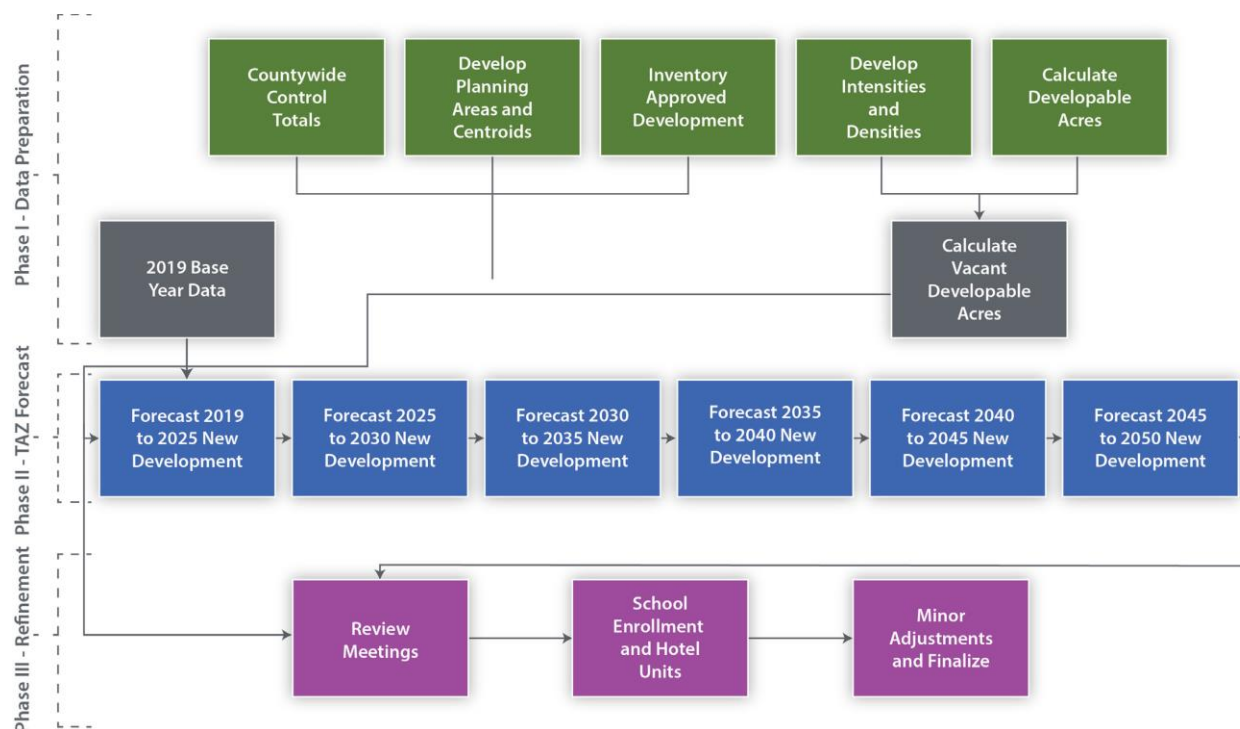
Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
Bushnell	BU	BU_AG	Agriculture	AG	0.2	0.3	0.3	0.3
	BU	BU_AGP	Agriculture / Preserve	AG-P	0	0.3	0.3	0.3
	BU	BU_CO	Conservation	C-O	0	0	0	0
	BU	BU_CBD	Central Business District	CBD	15	3	3	3
	BU	BU_CMU	Community Mixed Development	CMU	8	0	0.5	0.5
	BU	BU_GCOM	General Commercial	G-COMM	8	0	0.5	0.5
	BU	BU_GIND	General Industrial	G-IND	0	0.5	0	0
	BU	BU_LIND	Light Industrial	L-IND	0	0.25	0.25	0
	BU	BU_LDR	Low Density Residential	LDR	1	0	0	0
	BU	BU_MDR	Medium Density Residential	MDR	4	0	0.2	0
	BU	BU_MHDR	Medium High Density Residential	MHDR	6	0	0	0
	BU	BU_MLDR	Moderate Low Density Residential	MLDR	2	0	0.2	0
	BU	BU_NCOM	Neighborhood Commercial	N-COMM	4	0	0.2	0.2
	BU	BU_NMU	Neighborhood Mixed Use	NMU	4	0	0.2	0.2
	BU	BU_P	Public	P	0	0	0	0.5
	BU	BU_PFI	Public Facilities	PFI	0	0.3	0	0
	BU	BU_RVP	RV Park	RVP	12	0	0	0
	BU	BU_T	Transitional	T	0	0.2	0.2	0.2
Center Hill	CH	CH_AGR	Agriculture	AGR	0.1	0	0	0
	CH	CH_COM	General Commercial	COM	0	0	0.5	0
	CH	CH_IND	Industrial	IND	0	0.5	0	
	CH	CH_PIE	Public/Institutional/Education	PIE	0	0.5	0.5	0.5
	CH	CH_RLD	Low Density Residential	RLD	2.2	0	0	0
	CH	CH_RMD	Medium Density Residential	RMD	3.6	0	0	0
	CH	CH_RR	Rural Residential	RR	2	0	0	0
Coleman	CO	CO_COM	General Commercial	COM	0	0	0.5	0
	CO	CO_IND	Industrial	IND	0	0.5	0	0
	CO	CO_MU	Mixed Use	MU	8	0.5	0.5	0.5
	CO	CO_PIE	Public/Institutional/Education	PIE	0	0.5	0.5	0.5
	CO	CO_RR	Rural Residential	RR	2	0	0	0
	CO	CO_UR	Urban Residential	UR	6	0	0	0
Webster	WB	WB_AGR	Agriculture	AGR	0.1	0	0	0
	WB	WB_COM	General Commercial	COM	0	0	0.5	0
	WB	WB_PIE	Public/Institutional/Education	PIE	0	0.5	0.5	0.5
	WB	WB_MU	Mixed Use	MU	8	0.5	0.5	0.5
	WB	WB_REC	Recreational	REC	1	0.5	0.5	0.5
	WB	WB_RR	Rural Residential	RR	2	0	0	0
	WB	WB_UR	Urban Residential	UR	6	0	0	0
Willard Wood	WW	WW_AG	Agriculture	AG	0.2	0.2	0.2	0.2

Juris	Juris	Juris FLU	Land Use	Land Use Code	Maximum Dwelling Units	Maximum FAR		
						Industrial Use	Commercial Use	Service Use
	WW	WW_ARD	Age Restricted Development	ARD	15	0.5	0.5	0.5
	WW	WW_CMU	Central Mixed Use	CMU	15	0.75	0.75	0.75
	WW	WW_COM	Commercial	COM	0	0.5	0.5	0.5
	WW	WW_ER	Estate Residential	ER	2	0.2	0.2	0.2
	WW	WW_HDMU	High Density Mixed Use	HDMU	24	1	1	1
	WW	WW_HDR	High Density Residential	HDR	15	0.3	0.3	0.3
	WW	WW_IND	Industrial	IND	0	0.5	0.5	0.5
	WW	WW_LDR	Low Density Residential	LDR	4	0.3	0.3	0.3
	WW	WW_MDR	Medium Density Residential	MDR	9	0.3	0.3	0.3
	WW	WW_MHP	Mobile Home Park	MHP	10	0.3	0.3	0.3
	WW	WW_NC	Neighborhood Commercial	NC	15	0.6	0.6	0.6
	WW	WW_PF	Public Facilities	PF	0	0.6	0.6	0.6
	WW	WW_RMU	Residential Mixed Use	RMU	10	0.3	0.3	0.3
	WW	WW_VWW	Villages of Wildwood DRI	V-WW DRI	7	0.5	0.5	0.5
	WW	WW_WWS	Wildwood Springs DRI	WWS DRI	3	0.2	0.2	0.2
Sumter County	SC	SC_AGR	Agriculture	AGR	0.1	0	0	0
	SC	SC_COM	Commercial	COM	0	0	0.5	
	SC	SC_CON	Conservation	CON	0	0	0	0
	SC	SC_HDR	High Density Residential	HDR	24	0	0	0
	SC	SU_ID	Agriculture	ID	0.1	0	0	0
	SC	SC_IND	Industrial	IND	0	0.5	0.5	0.5
	SC	SC_MU	Mixed Use	MU	8	0.5	0.5	0.5
	SC	SC_PIE	Public/Institutional/Education	PIE	0	0.5	0.5	0.5
	SC	SC_REC	Recreational	REC	1	0.5	0.5	0.5
	SC	SC_RR	Rural Residential	RR	2	0	0	0
	SC	SC_UR	Urban Residential	UR	6	0	0	0

Population and Employment Allocation Methodology

The allocation methodology for population and employment to vacant developable lands was accomplished using a multi-step process that culminated in the allocation of growth based on the results of a gravity model. The gravity model distributes growth based on the “mass” (or attractiveness) of a TAZ multiplied by the “mass” of an activity centroid divided by the square of the distance between the two. The results of the TAZ distribution were reviewed in several meetings with staff from the Sumter TPO and staff from the local municipalities. Where appropriate, adjustments were made to individual TAZs based on the feedback received from staff.

Figure 1-1: Land Use Allocation Process



Population and Employment Allocation Methodology

The county was delineated into five Planning Areas identified by the Sumter TPO staff. Planning Areas represent a set of TAZs that have been grouped together based on a number of factors which may include:

- Existing land use
- Future land use
- Existing population and employment
- Location of cities
- Major roadway corridors
- Character of areas
- Functional relationship of land uses

Activity centroids were developed for each Planning Area for dwelling units and for industrial, commercial, and service employment. The activity centroids were found by weighting each geographical center of each TAZ by these land use components (dwelling units and industrial, commercial, and service employment) within the planning area for the year 2015. Stated another way, each TAZ has its own weighted centroid for each category. Centroids were calculated for each Planning Area based on the location of the existing units, which relates to population, as well as for each of the three employment categories based on the weighted centroids for each TAZ. The weighted geographical centers of each TAZ were then combined to find the center of mass for each Planning Area for population and the individual employment categories. The location and weighting of planning areas was adjusted for some forecasts at the direction of staff to adjust the allocation taking place between the different planning areas.

Thus, the centroid of the Planning Area does not represent the geographical center of the area, but rather a more realistic center based on the existing concentration of each land use component. Generally, these centroids represent locations of existing urbanized development or locations that will likely become more urbanized in the future. Due to the concentric allocation procedure, it was unnecessary to redefine regions or centroids for each planning year of the socioeconomic data sets. The allocation methodology simulates compact growth patterns from the centroid of the Planning Area outward.

Calculation of Attractiveness Index

As mentioned previously, the Land Use Allocation Model was based on the gravity model. An “attractiveness” index was found for each TAZ and divided by the sum of all the attractiveness indexes for each TAZ. This ratio was then multiplied by the growth increment for the specific year to determine the quantity of growth to allocate to each TAZ. If the sum of existing development plus the allocated growth exceeded the maximum development in the TAZ, then the model reallocated the growth to other TAZs. The maximum allowable development in a TAZ can be exceeded by applying a manual adjustment within the spreadsheet. The variables used in the model were:

i = TAZ number (1–845)

j = Activity centroid (A–E)

AI_{ij} = Attractiveness index between TAZi and centroidj

$F(AI_{ij})$ = Function of attractiveness index (see below)

AG_i = Allowable growth for TAZi (units population)

D_{ij} = Straight line distance from geographical center of TAZi to centroidj

FF_{ij} = Friction factor based on the function e^{-kD} , where D is the distance from the geographical center of the TAZ to the centroid and k is a constant

NG_i = New growth for TAZi

$TAZ(AI)_i$ = Total attractiveness for TAZi ($F(AI_{iA}) + F(AI_{iB}) + F(AI_{iC}) + F(AI_{iD})...$)

$\Sigma TAZ(A)$ = Sum of all total attractiveness indexes for each TAZ in the county

GI_x = Growth increment for year x

The attractiveness index (AI_{ij}) is a number that can start from zero and continue until it approaches infinity. An attractiveness index of zero has no “attractiveness.” As the index increases, the “attractiveness” of the TAZ increases as well. The function of the attractiveness index ($F(AI_{ij})$) is the question used to develop the attractiveness index. **2-10**

It is defined as follows:

$$F(AI_{ij}) = \frac{AG_j \times CU_j \times FF_{ij}}{D_{ij}}$$

The variable AG_j is the first “mass” or maximum allowable growth in the gravity model calculations. The centroid units (CU_j) is the second “mass” in the gravity model and is the total sum of all the land use components under analysis (employees by category) for the particular region. The above mass components were multiplied together, divided by the distance (D_{ij}), and multiplied by the friction factor (FF_{ij}) to determine the attractiveness index.

For the function of attractiveness index ($F(AI_{ij})$), i remains constant for each TAZ, whereas j flows through each activity centroid. Starting with TAZ Number 1, the function would be $F(AI_{1A})$, $F(AI_{1B})$, $F(AI_{1D})$, $F(AI_{1E})$, $F(AI_{1F})$, $F(AI_{2A})$, $F(AI_{2B})$... until all TAZs were completed. Friction factors (FF_{ij}) further weight distances that are closer to an activity centroid. As the distance increases, its potential for development is less likely. Friction factors are determined by the function e^{-kD} , where D is the distance from geographical center of the TAZ to the centroid. The constant “k” is based on the allocation preference and may be established by the local governing agency. When the constant “k” is small, the model places less emphasis on the proximity of the TAZ to the centroids. As “k” increases, the importance of the proximity of the TAZ to the centroid also increases.

Distribution of Growth to Traffic Analysis Zones

The new growth was determined by dividing the total attractiveness index for a TAZ by the sum of the total attractiveness index for all TAZs in the county. This ratio developed for each TAZ was then multiplied by the growth increment (GIX) for the year (X) analyzed. The new growth formula is:

$$NG_{ix} = \frac{TAZ(AI_{ij})_x \times GIX}{\Sigma TAZ(AI_{ij})_x}$$

This calculation was repeated for each TAZ in the county. The new growth was added to the current development checking against the maximum development, or

$$(NG_{ix} + \text{Current Development}_{ix}) < \text{Maximum Development}_i$$

where i represents each TAZ. After the new development was allocated and the maximum development was checked, a visual inspection of the allocation process was performed to determine if any spreadsheet adjustments were required. If the current development plus new growth that was allocated to the TAZ was greater than the maximum development, then the model reallocated the new growth to other TAZs.

Staff from the Sumter TPO and local municipalities reviewed the initial projections. This was accomplished through both an interactive work session using a series of maps illustrating the growth increment in dwelling units and service, commercial, and industrial employment for each planning year horizon and one-on-one meetings or conference calls. Adjustments to specific areas of the county were recommended by staff to more accurately reflect future year patterns. These adjustments also were made to include approved developments. Allocation of growth for each increment of time used the development totals resulting from the preceding growth allocation iteration. This allowed manual data adjustments to the maximum allowable development and manual attractiveness factors to be preserved throughout each analysis period.

POPULATION AND EMPLOYMENT FORECASTS

For the forecasted data we have taken into account the 2015 base year data with considerations from the Department of Transportation (DOT) 2022 Model that is in development.

The forecasted 2050 population and dwelling units are summarized and contains maps illustrating the 2015 base year, the 2050 forecast year, and the difference between the base year and the forecast year for single- and multi-family dwelling units. The forecasted 2050 industrial employment, commercial employment, and service employment in Table 1-4.

The maps on the following pages illustrate the forecasted data. These maps (Figures 1-2 to 1-9) illustrate the 2015 base year, the 2050 forecast year, and the difference between the base year and the forecast year for each of the forecast categories.

Figure 1-2: Single Family Dwelling Units (2025 – 2050)

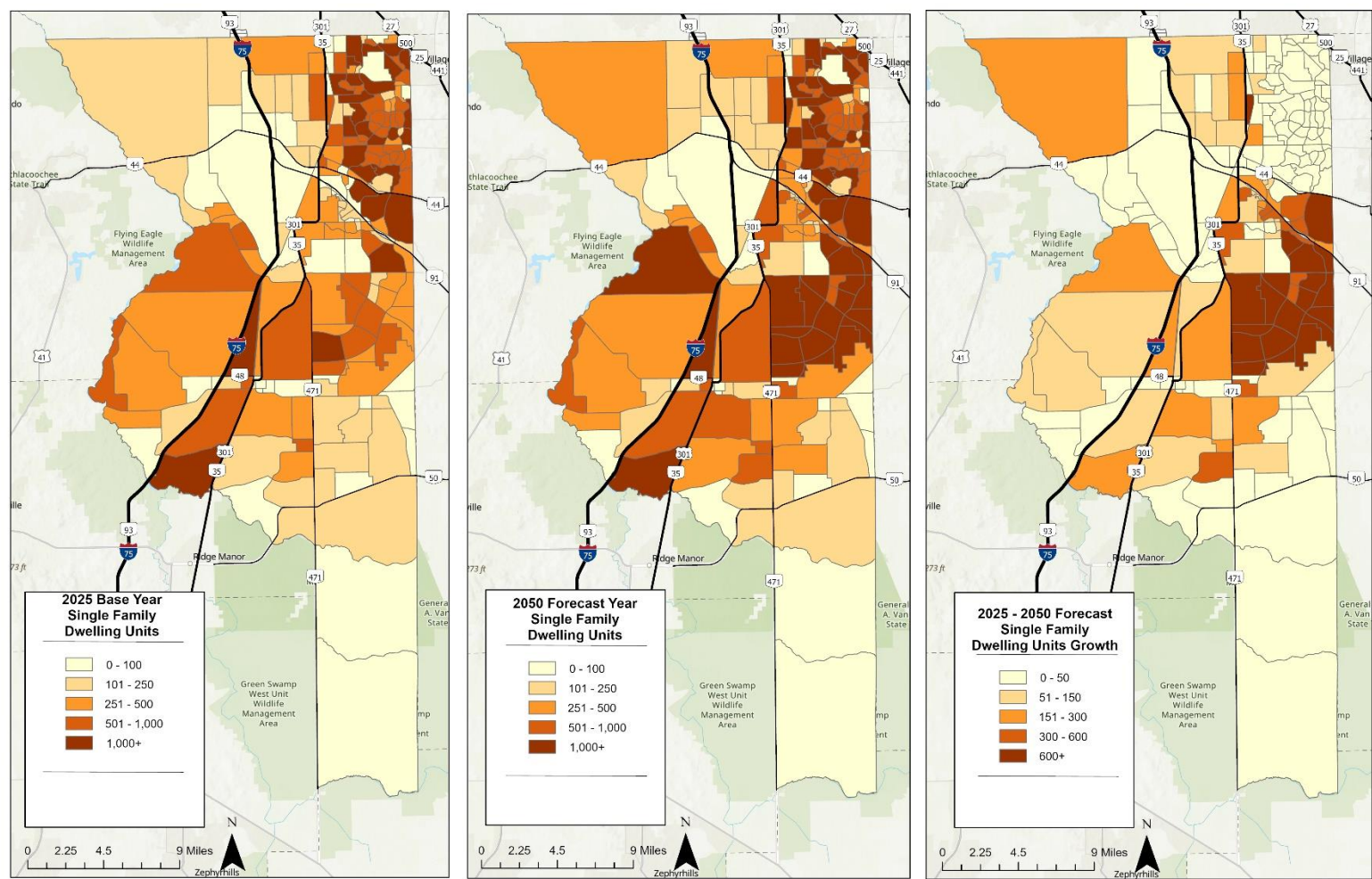


Figure 1-3: Multi Family Dwelling Units (2025 – 2050)

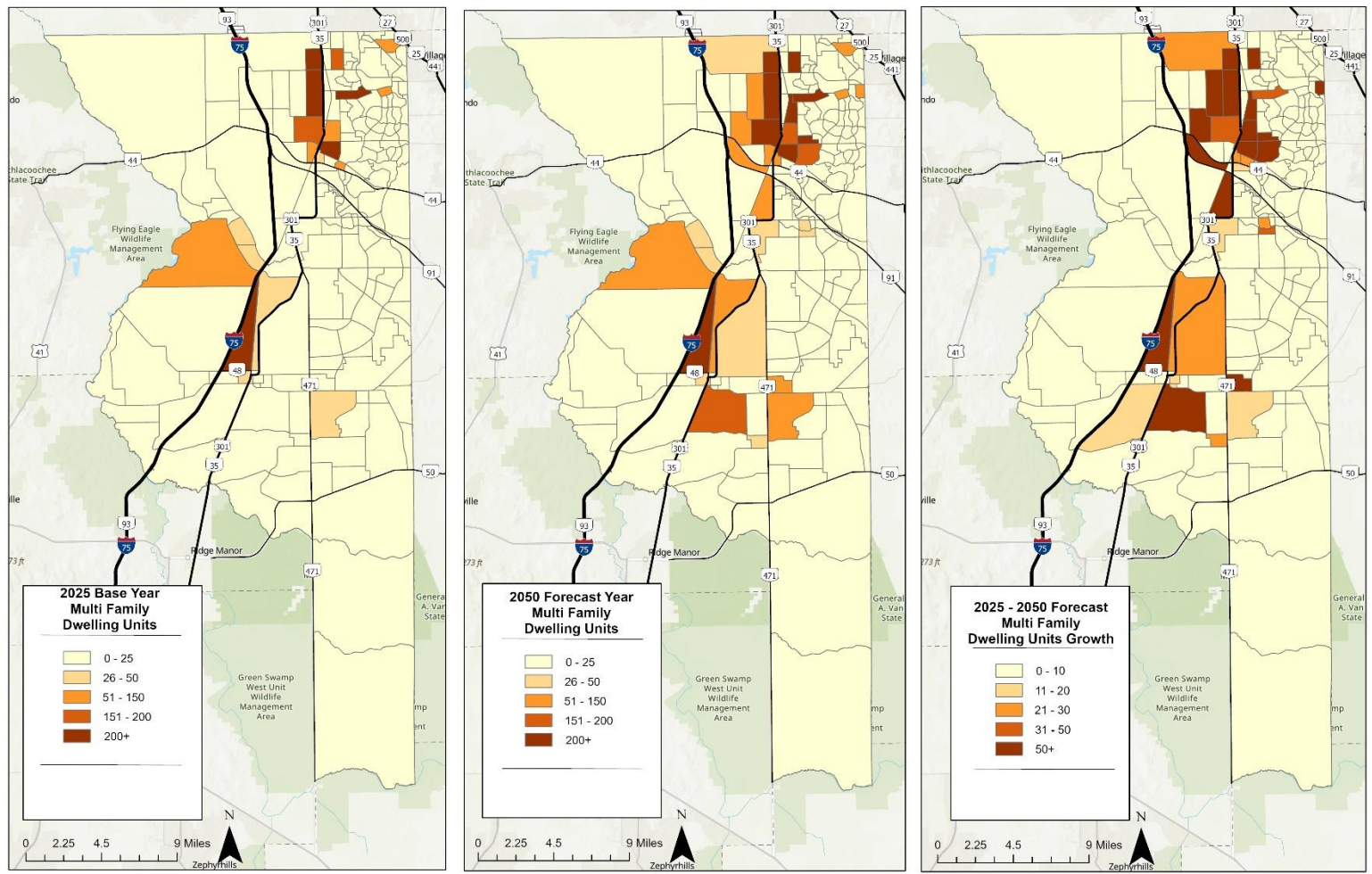


Figure 1-4: Total Dwelling Units (2025 – 2050)

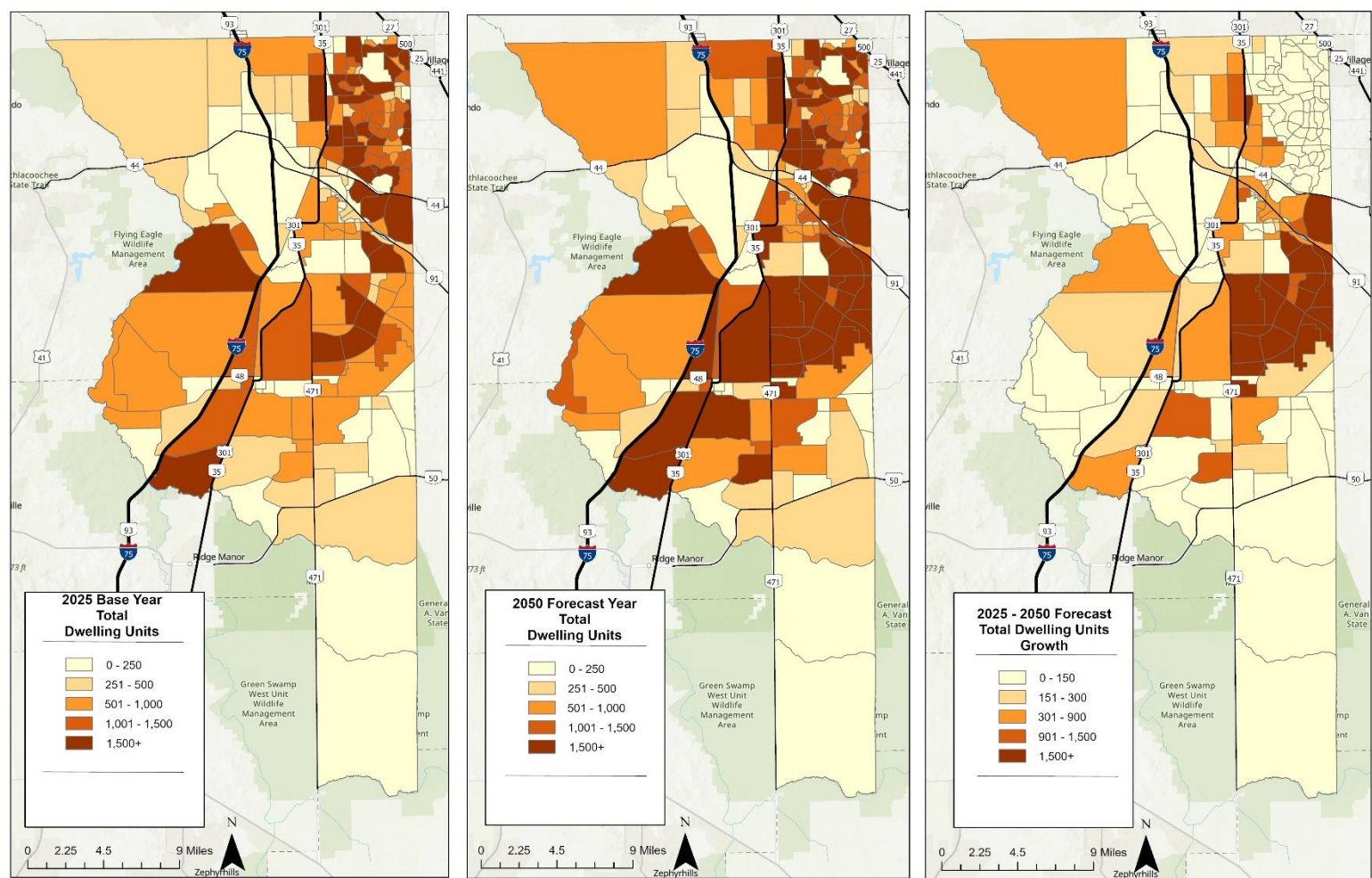


Figure 1-5: Total Population (2025 – 2050)

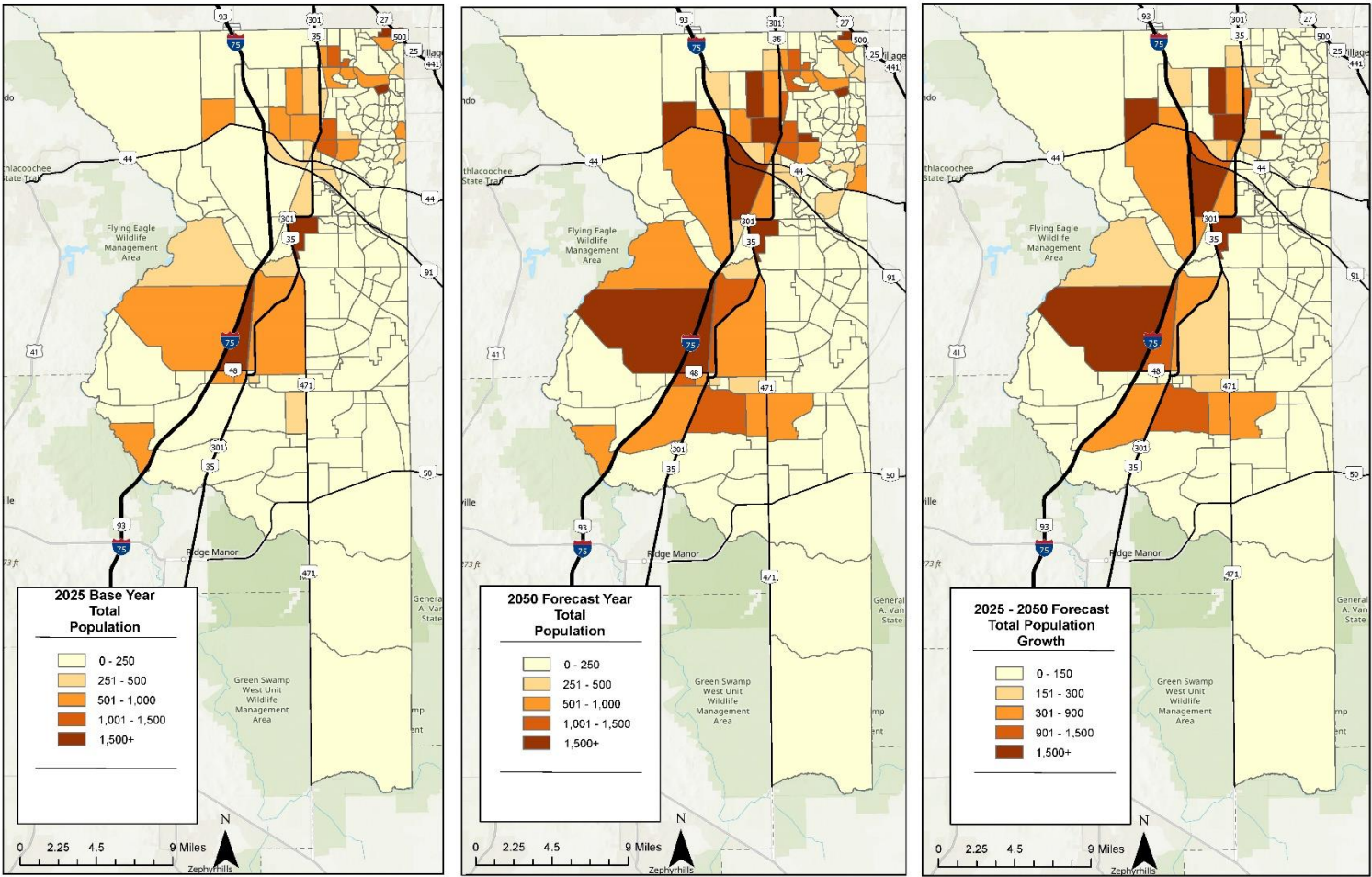


Figure 1-6: Industrial Employment (2025 – 2050)

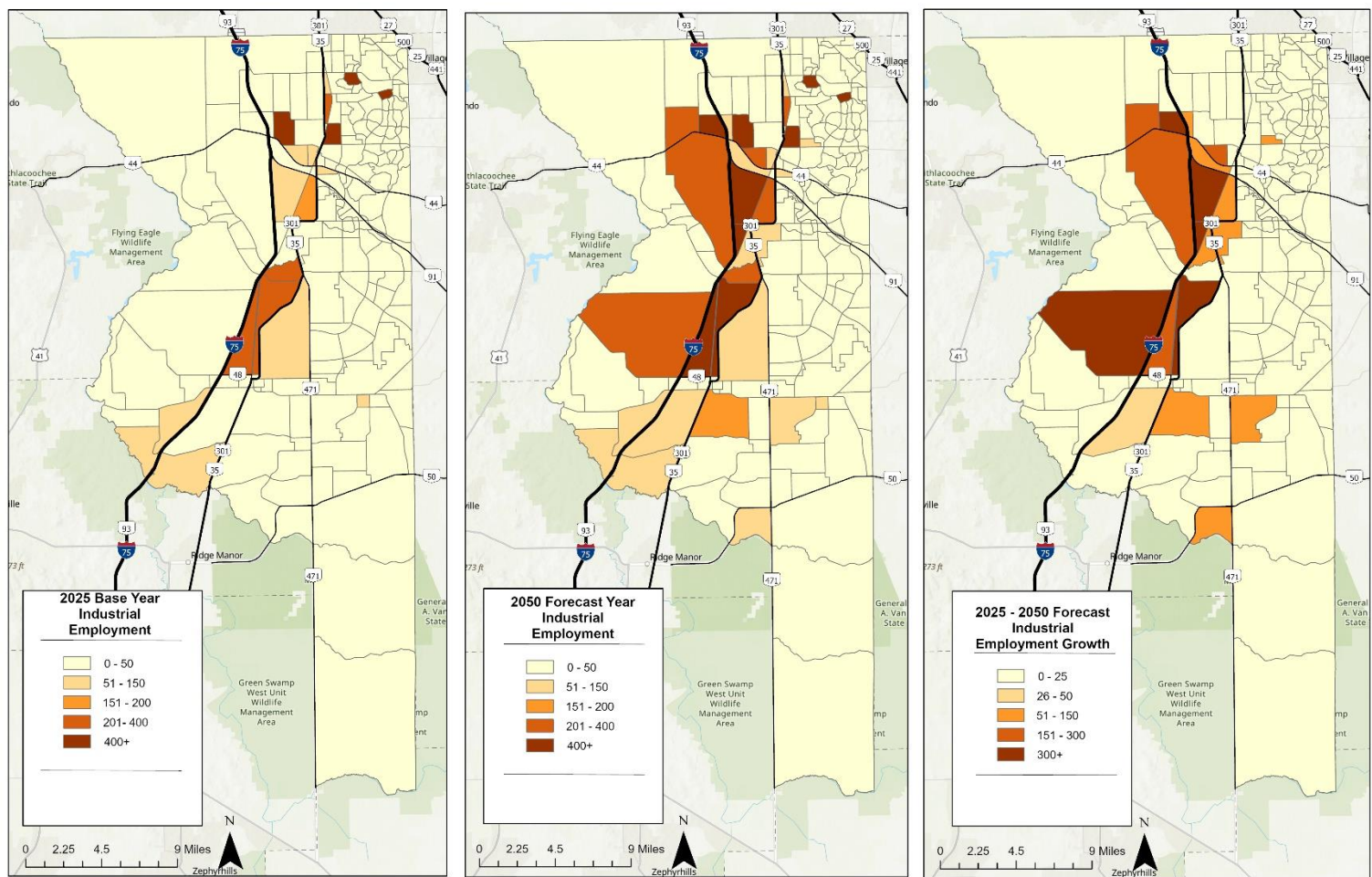


Figure 1-7: Commercial Employment (2025 – 2050)

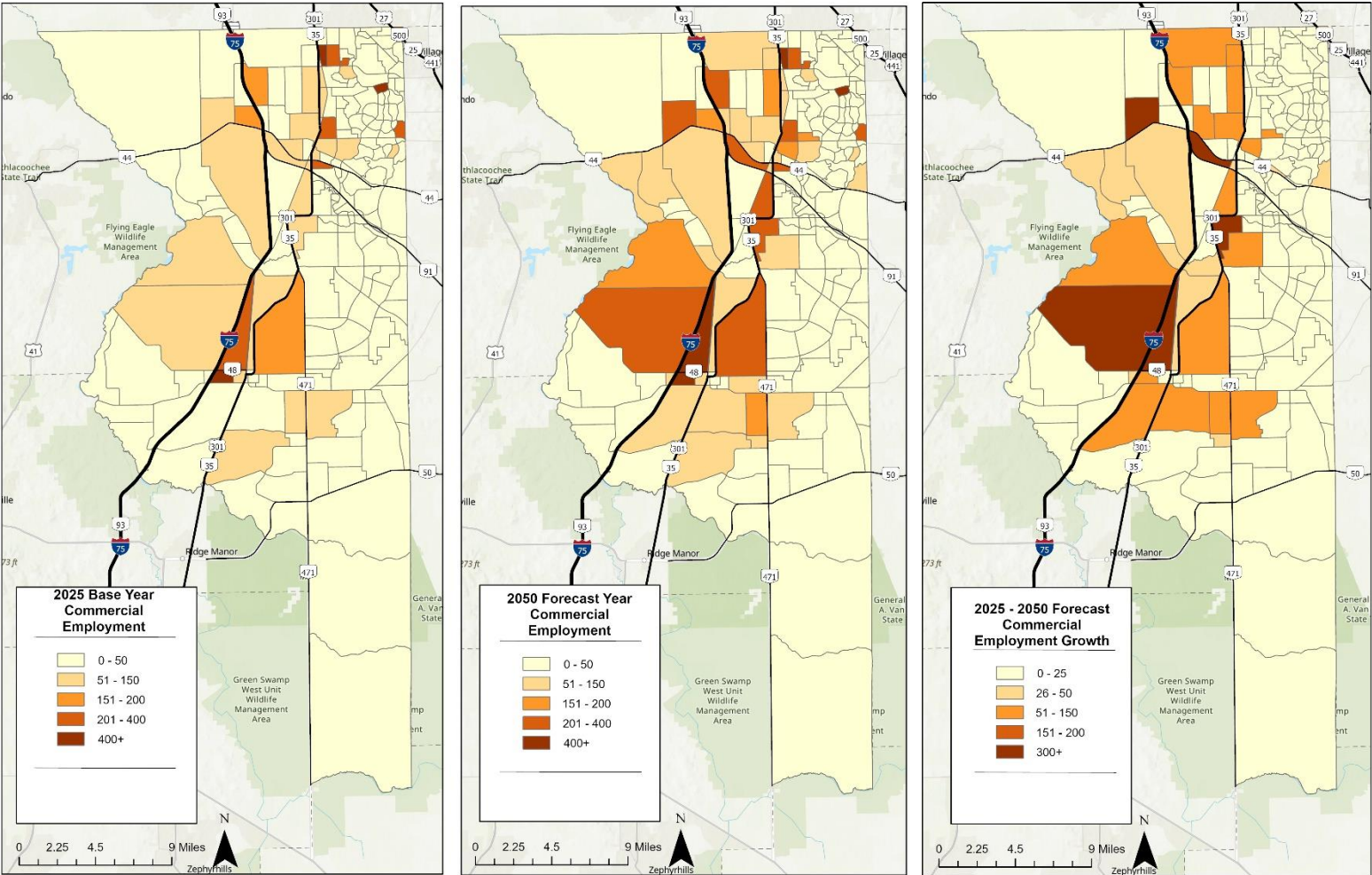


Figure 1-8: Service Employment (2025 – 2050)

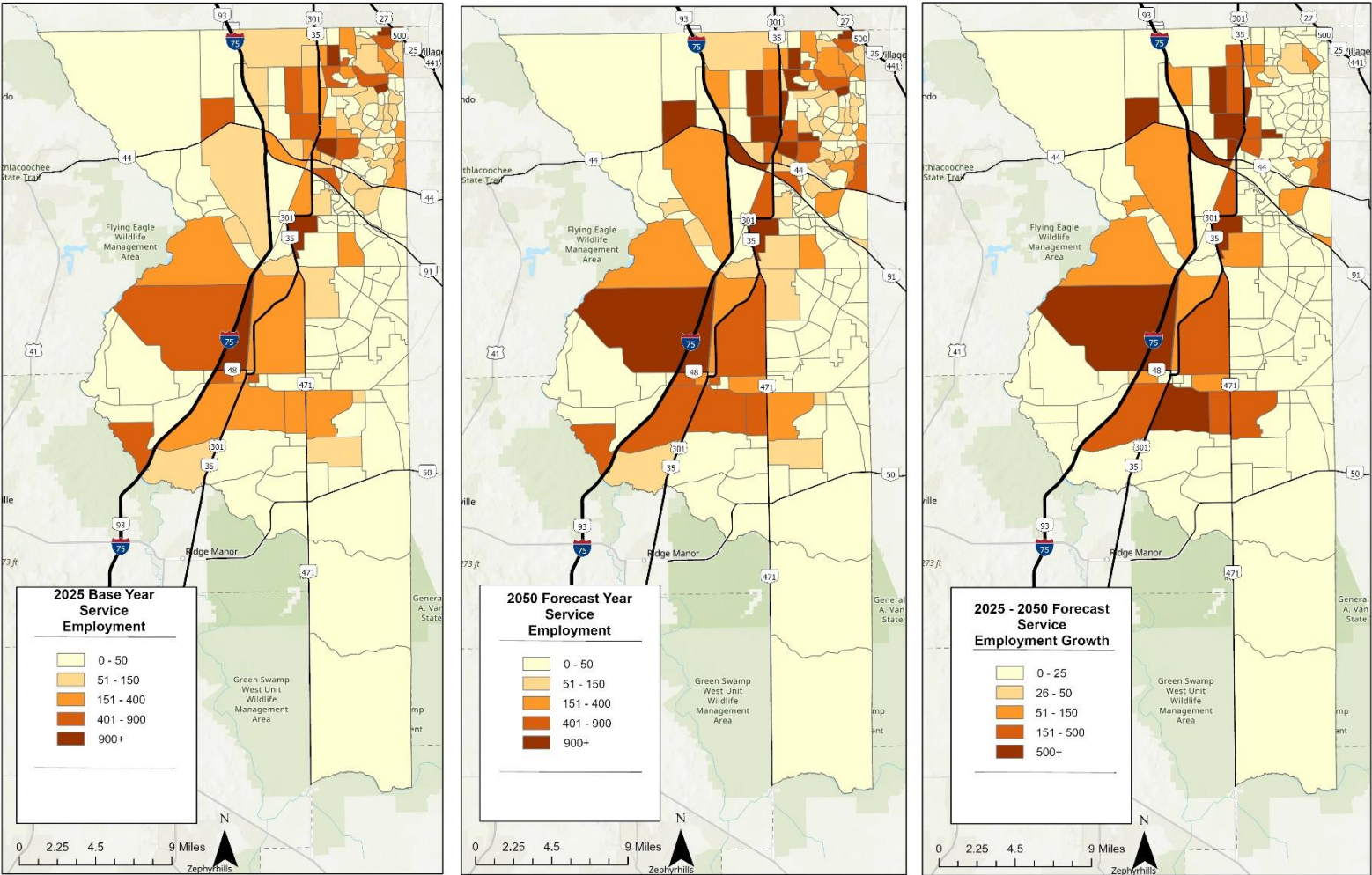


Figure 1-9: Total Employment (2025 – 2050)

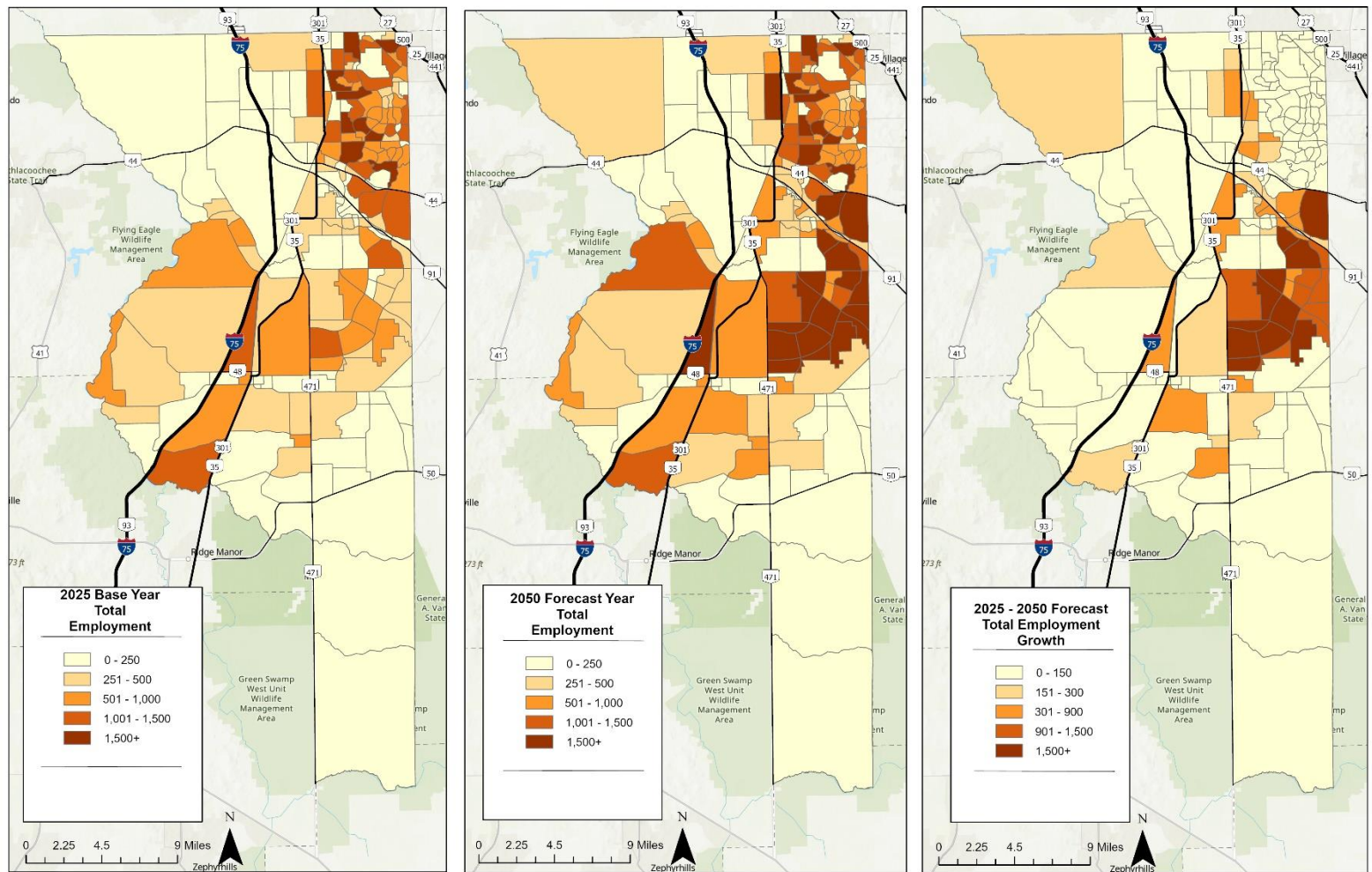


Table 1-4: Population/ Employment Forecasting Data for 2050

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
7400	0	0	0	0	0	0	0	0	0
7401	3	10	0	0	3	0	0	13	13
7402	145	340	0	0	145	2	15	13	30
7403	153	398	0	0	153	59	16	12	87
7404	93	234	0	0	93	4	2	13	19
7405	155	397	0	0	155	7	4	19	30
7406	137	300	0	0	137	9	35	15	59
7407	21	45	0	0	21	20	0	6	26
7408	771	1,832	0	0	771	4	17	18	39
7409	337	760	6	12	343	4	5	131	140
7410	172	309	0	0	172	23	7	2	32
7411	23	52	0	0	23	0	0	4	4
7412	748	1,022	32	64	780	0	85	44	129
7413	278	639	0	0	278	12	55	16	83
7414	218	218	0	0	218	7	4	8	19
7415	424	1,111	57	77	481	92	128	379	599
7416	1,279	2,759	0	0	1,279	53	13	104	170
7417	422	946	12	24	434	47	168	602	817
7418	59	138	0	0	59	3	0	2	5
7419	91	212	0	0	91	104	3	123	230
7420	151	502	4	7	155	10	8	16	34
7421	571	1,299	170	360	741	183	111	897	1,191
7422	739	1,996	108	223	847	1	43	13	57
7423	779	1,659	13	26	792	53	85	619	757
7424	140	349	11	22	151	21	53	180	254
7425	69	138	0	0	69	1	0	5	6
7426	62	153	14	28	76	4	7	47	58
7427	107	219	3	6	110	2	19	33	54
7428	70	145	14	28	84	15	2	432	449
7429	1	2	32	71	33	13	36	210	259
7430	201	468	0	0	201	86	1	9	96
7431	63	130	0	0	63	107	0	819	926
7432	57	101	0	0	57	4	20	56	80
7433	229	360	16	16	245	24	494	569	1,087
7434	381	887	1	1	382	34	16	38	88
7435	25	49	0	0	25	0	61	49	110
7436	107	246	0	0	107	2	0	2	4
7437	414	746	0	0	414	4	15	48	67
7438	758	1,846	30	30	788	81	286	448	815
7439	1,344	1,415	337	341	1,681	609	487	1,959	3,055
7440	389	840	0	0	389	33	26	33	92
7441	603	1,259	0	0	603	0	0	0	0
7442	488	1,026	61	61	549	797	120	385	1,302
7443	1,467	3,451	0	0	1,467	6	7	142	155
7444	376	800	7	7	383	390	292	2,480	3,162
7445	635	1,060	4	4	639	9	12	16	37

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
7446	135	139	0	0	135	294	48	64	406
7447	21	21	0	0	21	0	15	194	209
7448	133	338	0	0	133	47	67	100	214
7449	635	1,158	0	0	635	0	0	0	0
7450	427	655	27	27	454	13	59	30	102
7451	52	101	0	0	52	73	9	9	91
7452	1,108	2,124	70	70	1,178	35	180	340	555
7453	732	1,550	27	54	759	143	309	4,207	4,659
7454	116	285	6	12	122	444	0	0	444
7455	829	1,371	47	42	876	15	33	84	132
7456	3,130	8,048	0	0	3,130	0	9	17	26
7457	407	841	6	10	413	7	13	62	82
7458	287	404	0	0	287	2	8	12	22
7459	1,714	2,293	0	0	1,714	12	30	216	258
7460	591	1,048	123	217	714	252	208	494	954
7461	149	163	0	0	149	6	1	6	13
7462	377	570	12	12	389	13	9	129	151
7463	353	457	0	0	353	0	7	35	42
7464	12	21	0	0	12	1,585	0	0	1,585
7465	124	132	0	0	124	0	0	12	12
7466	627	1,029	0	0	627	20	71	426	517
7467	282	240	0	0	282	0	35	46	81
7468	1,525	2,312	0	0	1,525	10	32	222	264
7469	1,243	1,921	0	0	1,243	2	8	57	67
7470	0	0	0	0	0	239	110	215	564
7471	384	466	18	29	402	96	241	129	466
7472	22	37	0	0	22	6	138	117	261
7473	0	0	133	243	133	9	17	105	131
7474	346	373	25	43	371	0	36	91	127
7475	768	1,138	0	0	768	1	7	56	64
7476	9	18	4	10	13	196	34	64	294
7477	555	653	72	139	627	5	108	298	411
7478	906	1,346	0	0	906	8	10	57	75
7479	59	169	0	0	59	4	62	3	69
7480	936	1,216	0	0	936	1	116	84	201
7481	800	1,220	0	0	800	14	20	429	463
7482	765	993	0	0	765	3	13	102	118
7483	1,813	2,592	186	372	1,999	12	138	654	804
7484	114	229	63	152	177	125	22	735	882
7485	205	367	0	0	205	29	56	40	125
7486	49	88	117	182	166	73	343	1,270	1,686
7487	458	1,032	575	741	1,033	38	169	1,179	1,386
7488	111	192	0	0	111	298	70	64	432
7489	893	1,190	0	0	893	1	10	25	36
7490	706	941	0	0	706	0	4	43	47
7491	0	0	0	0	0	0	26	110	136
7492	670	2,568	582	1,077	1,252	113	159	1,506	1,778
7493	376	540	0	0	376	1	17	46	64
7494	2,035	2,888	0	0	2,035	1	13	78	92

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
7495	533	663	0	0	533	1	4	16	21
7496	1,024	1,513	0	0	1,024	5	377	332	714
7497	1,114	2,751	194	295	1,308	541	247	560	1,348
7498	1,036	1,351	0	0	1,036	3	3	124	130
7499	848	1,100	0	0	848	2	11	34	47
7500	239	614	215	565	454	26	115	3,014	3,155
7501	162	223	0	0	162	0	2	14	16
7502	1,602	1,802	0	0	1,602	1	14	73	88
7503	1,733	2,194	8	16	1,741	4	6	57	67
7504	5	8	0	0	5	40	11	39	90
7505	910	1,367	0	0	910	32	4	40	76
7506	177	392	65	137	242	512	131	19	662
7507	806	1,161	0	0	806	1	6	79	86
7508	662	884	0	0	662	5	4	80	89
7509	791	1,181	0	0	791	1	11	87	99
7510	696	1,007	0	0	696	0	5	37	42
7511	118	237	0	0	118	86	62	81	229
7512	1,191	1,975	0	0	1,191	8	3	42	53
7513	1,115	1,389	0	0	1,115	3	11	32	46
7514	99	216	0	0	99	434	156	24	614
7515	289	671	304	608	593	5	4	28	37
7516	190	375	5	10	195	1	3	34	38
7517	1,494	2,901	2	2	1,496	225	96	1,090	1,411
7518	382	595	0	0	382	0	7	19	26
7519	884	1,326	0	0	884	0	21	80	101
7520	105	276	0	0	105	285	388	4,868	5,541
7521	969	1,407	0	0	969	2	7	105	114
7522	437	641	0	0	437	0	4	8	12
7523	1,410	2,669	259	295	1,669	6	15	143	164
7524	880	2,054	956	956	1,836	43	156	711	910
7525	227	347	109	55	336	1,232	601	3,628	5,461
7526	180	421	100	207	280	4	15	4,931	4,950
7527	266	441	0	0	266	4	1	22	27
7528	79	156	59	111	138	0	9	30	39
7529	513	814	0	0	513	2	3	20	25
7530	159	369	0	0	159	4	9	25	38
7531	1,029	1,684	12	6	1,041	9	16	864	889
7532	733	1,103	0	0	733	0	2	34	36
7533	103	248	0	0	103	0	8	3	11
7534	56	115	1	2	57	64	92	98	254
7535	1,792	2,270	9	9	1,801	19	46	991	1,056
7536	226	601	2	2	228	9	224	188	421
7537	316	384	0	0	316	2	2	10	14
7538	1,292	1,820	0	0	1,292	563	87	284	934
7539	991	1,347	0	0	991	10	21	222	253
7540	354	552	0	0	354	3	391	823	1,217
7541	180	300	0	0	180	2	6	49	57
7542	89	176	7	14	96	3	16	173	192
7543	1,252	1,955	0	0	1,252	10	33	285	328

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
7544	46	95	0	0	46	16	27	37	80
7545	950	1,167	232	232	1,182	28	257	1,205	1,490
7546	1,018	1,480	0	0	1,018	1	8	50	59
7547	628	842	0	0	628	1	4	68	73
7548	493	938	446	932	939	10	92	246	348
7549	11	23	0	0	11	7	568	358	933
7550	1,014	1,539	0	0	1,014	3	4	60	67
7551	199	442	0	0	199	9	29	33	71
7552	295	626	0	0	295	2	2	6	10
7553	1,292	2,004	0	0	1,292	3	11	54	68
7554	1,532	2,213	89	89	1,621	3	10	861	874
7555	409	964	31	62	440	40	76	54	170
7556	2,576	4,060	0	0	2,576	2	29	196	227
7557	0	0	0	0	0	0	0	0	0
7558	1	3	0	0	1	8	379	1,226	1,613
7559	131	296	0	0	131	4	7	16	27
7560	35	76	0	0	35	5	15	23	43
7561	665	886	0	0	665	0	6	10	16
7562	7	14	0	0	7	0	0	0	0
7563	333	727	0	0	333	17	29	2,680	2,726
7564	184	245	0	0	184	0	0	20	20
7565	7	14	0	0	7	0	0	5	5
7566	14	14	91	109	105	2	374	817	1,193
7567	723	1,137	37	37	760	9	127	395	531
7568	2,533	4,622	0	0	2,533	0	0	0	0
7569	17	27	0	0	17	3	8	95	106
7570	430	899	1	2	431	0	0	1	1
7571	404	845	1	2	405	0	0	4	4
7572	447	933	27	54	474	0	0	4	4
7573	240	528	0	0	240	0	0	0	0
7574	497	1,062	42	91	539	0	6	6	12
7575	524	1,120	0	0	524	0	0	0	0
7576	293	628	0	0	293	0	0	0	0
7577	205	438	0	0	205	0	0	0	0
7578	479	1,026	0	0	479	0	0	0	0
7579	117	251	0	0	117	0	0	8	8
7580	1,138	1,521	0	0	1,138	7	20	100	127
7581	1,804	2,889	0	0	1,804	0	0	0	0
7582	394	552	0	0	394	7	26	410	443
7583	4,123	8,609	0	0	4,123	0	0	0	0
7584	5,013	14,036	0	0	5,013	6	0	0	6
7585	1,542	3,218	0	0	1,542	0	0	0	0
7586	4,219	8,808	0	0	4,219	0	0	0	0
7587	435	722	3	5	438	0	0	91	91
7588	274	455	0	0	274	0	0	0	0
7589	792	1,584	0	0	792	0	0	0	0
7590	0	0	0	0	0	0	0	0	0
7591	361	595	0	0	361	0	0	0	0
7592	1,446	2,640	0	0	1,446	0	0	0	0

TAZ	2050 Forecasted Data								
	SF DU	SF POP	MF DU	MF POP	TOT DU	IND EMP	COM EMP	SVC EMP	TOT EMP
7593	2,103	4,391	0	0	2,103	0	0	0	0
7594	2,531	5,286	0	0	2,531	0	0	0	0
7595	5,515	11,514	0	0	5,515	0	0	0	0
7596	3,020	6,305	0	0	3,020	0	0	0	0
7597	3,489	7,288	0	0	3,489	0	0	0	0
7598	9	20	0	0	9	0	0	4	4
7599	1,881	3,929	0	0	1,881	0	0	0	0
7600	1,333	2,783	0	0	1,333	0	0	0	0
7601	2,749	5,738	0	0	2,749	0	0	0	0
7602	1,795	2,694	0	0	1,795	0	0	2	2
7603	761	1,590	0	0	761	0	0	0	0
7604	1,886	3,938	0	0	1,886	0	0	0	0
7605	75	162	0	0	75	0	0	0	0
7606	674	1,231	0	0	674	0	0	0	0
7607	290	622	0	0	290	0	0	0	0
7608	637	1,360	0	0	637	0	0	0	0
7609	187	402	0	0	187	0	0	0	0
7610	187	400	1	2	188	1	0	0	1
7611	176	293	0	0	176	0	24	41	65
Totals	145,070	268,150	6,333	9,747	151,403	11,591	11,452	59,027	82,070