

2035 Long Range Transportation Plan



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Prepared by :
The East Central Florida Regional Planning Council &
The University of Florida Geoplan Center

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I. LUCIS Background & Project Scope

Professors Paul Zwick and Peggy Carr of the University of Florida GeoPlan Center (“UF”) developed a land use modeling technique known as LUCIS, the Land Use Conflict Identification Strategy. LUCIS is a goal driven geographic information system (GIS) model that produces a spatial representation of probable patterns of future land use. The LUCIS modeling technique analyzes historical development patterns and their relationship to:

- how suitable the land is for certain uses
 - agriculture, conservation and urban
 - LUCIS has a memory of sensitive environmental factors that would be negative to urban development, but conversely might be positive for conservation or agriculture uses (i.e. wetlands, floodplains, endangered species habitat, etc.)
 - LUCIS will screen out unsuitable lands for certain kinds of development potential
- Location, access, transportation choices, proximity to employment and shopping
- Environmental sensitivity, threatened and endangered species habitat
- Land values for urban development, agriculture and conservation

The LUCIS model then produces a suitability surface (GIS raster) that illustrates the “relative degree to which a specific geographic area is fit for a specific purpose (Carr and Zwick 2007, p 14¹).” A preference surface is then developed for each land use type that integrates community input and values. “Preference is a measure of the degree to which a land-use category (agriculture, conservation, or urban) is preferred for any given land unit (Carr and Zwick 2007, p 14).” The preference surfaces for the three lands uses are then “combined” to create a conflict surface. A conflict surface is a single GIS raster that compares the preference derived for each land use category with others for a specific spatial area (Carr and Zwick 2007, p 14). The LUCIS model then indicates areas highly preferred for future urban development and population is allocated into these areas.

Using the steps described above, the UF has been tasked with creating two future land use scenarios for a 10 county region² in Central Florida illustrating potential growth patterns in 2015, 2020, 2025, 2030, and 2035. The first scenario, the Trend, will illustrate future land use patterns if existing policy and development patterns continue. The Trend will also integrate 61 miles of mass transit, which runs from Poinciana to Deland and allocate projected residential population and employment. The second scenario, the Composite, will illustrate future land use patterns using values and assumptions gained from the results of the How Shall We Grow “4C’s Regional Vision”, a regional visioning effort in East Central Florida completed in 2007. The Composite will also integrate a sensitive natural resource plan, additional mass transit options in Lake County, and utilize development “bubbles” to guide population allocation and concentrate urban development in areas identified by mayors around the region.

One outcome of the scenarios and data created by the LUCIS modeling effort is to compare its results with those created by Data Transfer Solutions, Inc. (DTS) using the Future Land Use Allocation Model (FLUAM) model. This comparison will be made to assist participating FDOT District 5 metropolitan planning organizations (MPOs) or transportation planning organizations (TPOs) develop their 2035 long range transportation plans for the 10 county region study area (Figure 1). The participating MPOs/TPOs

¹ Carr, Margaret H., and Paul Dean Zwick. *Smart Land-Use Analysis : The Lucis Model Land-Use Conflict Identification Strategy*. 1st ed. Redlands, Calif.: ESRI Press, 2007.

² The study area is the ten county region of Brevard, Flagler, Lake, Marion, Polk, Orange, Osceola, Seminole, Sumter, and Volusia counties.

are the Lake-Sumter MPO, Ocala/Marion County TPO, and Volusia County MPO³. The MPOs/TPOs that are part of the project team will compare the LUCIS Trend and Composite scenarios to the FLUAM Trend land use model for the same years. After making this comparison, the MPOs/TPOs will select a Preferred Land Use Scenario, which may be a modification of the selected scenario, to be adopted for their respective 2035 Long Range Transportation Plan (2035 LRTP).

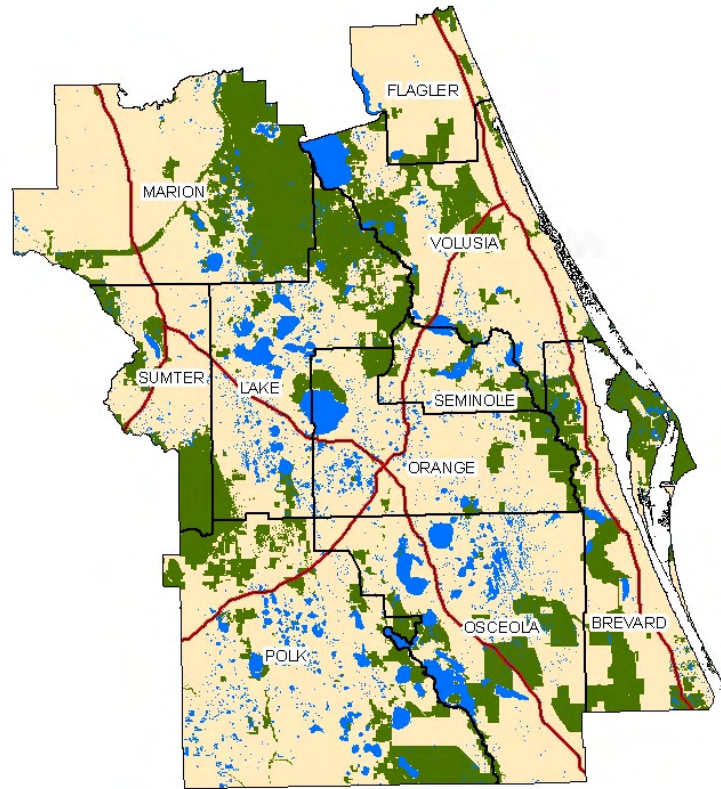


Figure 1 – Regional Map

The summary below describes the methods and assumptions employed by UF to satisfy the scope of work for the Central Florida Long Range Transportation Planning project (“Central Florida Project”).

II. Developing a LUCIS Conflict Surface

The Central Florida Project is unique in that it uses several conflict surfaces to determine future development patterns and patterns of economic growth. The base conflict surface is the standard conflict surface that assumes attractors and detractors to growth in the target year remain the same as the spatial data inputs used in the base year. The event conflict surface is an additional surface(s) that includes any event that may change the pattern of development. This includes the implementation of new roads, new mass transit, or policy changes.

³ Although the study area for this project included counties that are part of METROPLAN Orlando, at the inception of this project a land use and transportation study was underway for METROPLAN counties by Canin and Associates. METROPLAN was not an active participant in this study but they were kept abreast of all developments and outcomes.

Base Conflict Surface

The LUCIS model is a goal driven model from which land use suitability over a given geographic area is determined. LUCIS stops short of representing alternative futures, but instead focuses on the comparison of the results of three suitability analysis purposefully designed to capture biases inherent in the motivations of three stakeholder groups: conservationists, developers, and farmers and ranchers dedicated to an agricultural future. The comparison of the suitabilities results in the identification of areas of potential future land use conflict (Carr and Zwick, 2005, p. 90).

The first step of the LUCIS strategy is to develop a hierarchical set of goals and objectives for each stakeholder group that become suitability criteria. The three stakeholder groups for the Central Florida Project are agriculture, conservation, and urban. The goals and objectives for each of these groups can be found in Appendix A.

The second step of the LUCIS strategy is to develop an inventory of available data that best demonstrate the suitability of the feature(s) identified in each objective or subjective. For the Central Florida Project, data was primarily gathered from the Florida Geographic Data Library. Layers were also collected from project partners and decisions regarding: 1) which attributes within a specific dataset to include; and 2) restrictions on population or employment allocation within features with specific attributes were made by the entire project team.

General data assumptions that governed the generation of the conflict surface and unique data inputs are listed in below.

- Conservation Lands
- Existing conservation
- Super 21 Florida Forever

Transportation Network

- 2035 Base Highway Network Assumptions (provided by HNTB).
 - 2025 Cost Feasible Plan Projects for each MPO
 - 2025 Projects in non-MPO areas assumed in CFRPM v4.1
 - 2035 Draft Cost Feasible Plan SIS projects for FDOT 5
 - We utilized the 2050 MyRegion trend model network to develop the 2035 Base LRTP network because it already included these projects. In addition, we also removed all the additional “unfunded” SIS projects from the network to make sure we were reflecting the YR 2035 condition.

Developments of Regional Impact (DRIs) and Sector Plans

- Maximum population percentages for DRIs:

	Pending/Proposed	Approved
2010	30%	75%
2015	75%	80%
2020	80%	80%
2025	80%	80%
2030	80%	80%
2035	80%	80%
Over allocation		120% (For Altamonte Springs Downtown and Downtown Orlando only)

The third step of the LUCIS strategy makes use of methods employed by Carr and Zwick, including proximity and statistical analysis, to measure the suitability of a specific unit of land within the region with respect to the values and bias of each stakeholder. In the Central Florida Project, suitability and all analysis are calculated in quarter acre units. Depending upon the intent of the objective and/or sub-objective, GIS models are developed, which are a sequence of spatial data and geoprocessing tools that measure suitability in terms of utility value. LUCIS employs a value range of 1 to 9, with 1 representing low suitability and 9 representing high suitability. Once the suitability of each objective and/or sub-objective has been determined, individual layers within a goal are combined using weights or percentage of influence that equal 1.0 (100%). The weights reflect community values, policy, historical development trends, or expert consensus. The result is a single GIS raster layer that illustrates the final suitability for a specific stakeholder group: agriculture, conservation, or urban. These suitabilities are combined to create land use preference.

The fourth step of the LUCIS strategy combines suitability to represent stakeholder preference. First, lands are removed whose use will not change. These lands are:

- Open water
- existing conservation lands
- utilities
- major roadways
- existing urban areas

Preference is a measure of the degree to which a stakeholder is preferred for any given land unit (Carr and Zwick, 2007, p 14). The final suitability raster developed in step three for each stakeholder has values that range between 1 and 9, but may not include the value 9. For a value of 9 to result, at least one cell in the study area would have to be optimally suited for every measure of suitability included in the goals, objectives, and sub-objectives for that land-use category. The probability of this occurring is very low. Carr and Zwick recommend normalizing final suitability values before comparing preferences (Carr and Zwick, 2007, p. 139). Normalization only occurs on areas with development potential.

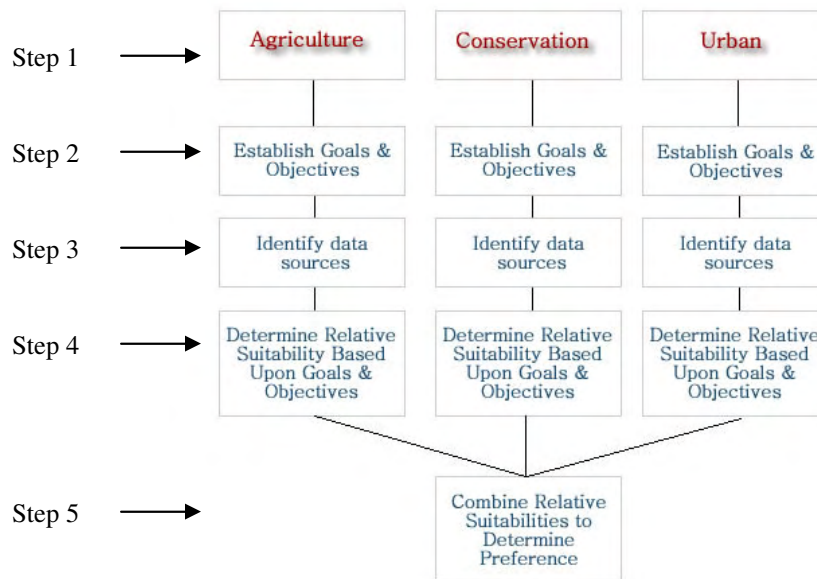
The fifth step of the LUCIS strategy reclassifies the preference of each stakeholder into three classes that correspond to high, medium, and low preference. There are several methods available that produce an even distribution of preference values. The distributed values are characterized using a designation of 1, 2, or 3, which describe the level of preference. This method is called “collapsed preference” and identifies relationships among the three stakeholders.

The sixth and final step to develop a conflict surface compares areas of preference to determine the quantity and spatial distribution of potential land use conflict. As stated above, the collapsed preference surface is characterized using values of 1, 2, or 3. Cells with a value of:

- 1 indicate low preference
- 2 indicate medium preference
- 3 indicate high preference

To compare the preferences of each stakeholder the collapsed preference surface is combined into one GIS raster layer. This GIS raster layer is known as the final conflict surface. The values in the final conflict surface range in value from 111 to 333. The first digit in each number is representative of agricultural preference, the second digit representative of conservation preference, and the third digit represents urban preference. The LUCIS conflict surface illustrates which lands a single stakeholder has the highest preference value, which lands two stakeholders have the same preference value (i.e., moderate conflict), and which land all three stakeholders have the same preference value (i.e., severe/major conflict).

Figure 2: LUCIS Process Map



III. Population Projections

Target years and associated population projections used in both scenarios were determined by the project team. The scope of the Central Florida Project includes an analysis of growth from 2005 – 2035 and an interim analysis for the years 2015, 2020, 2025, and 2030 for the Trend and Composite scenarios. The population projections were adopted from calculations performed by DTS. Projections through 2035 were based upon totals recorded in the document “Florida Population Studies, Volume 41, Bulletin 150, March 2008” from the Bureau of Business and Economic Research (BEER). The BEER medium projection was used for each county except Lake County, which used the BEER Medium/High average. An exception to this rule was the population projections for the counties of Orange, Osceola, and Seminole. These control totals were supplied by the counties and reflect projections used to produce the 2030 LRTP Socioeconomic Data for METROPLAN Orlando. A geometric decrease in the growth rate was applied to the previous 5 year periods in order to accurately portray the 2035 population for Orange, Osceola, and Seminole counties.

Table 2: Population Projections 2005 – 2035 (Trend and Composite Scenarios)

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	533,646	612,700	653,300	692,500	729,000	762,500
Flagler County	82,069	129,400	153,800	177,800	200,600	221,900
Lake County	263,642	347,900	389,500	430,200	468,700	504,500
Marion County	305,256	381,400	419,300	456,300	491,100	523,200
Orange County	1,052,479	1,357,386	1,495,043	1,629,365	1,762,300	1,887,638
Osceola County	243,501	412,172	483,120	547,069	630,140	713,212
Polk County	573,931	660,500	713,900	765,500	813,800	858,200
Seminole County	422,630	488,242	496,011	497,830	497,144*	496,458*
Sumter County	66,447	117,400	136,100	154,500	172,100	188,500
Volusia County	494,631	561,000	596,500	630,700	662,700	691,900
TOTAL	4,002,232	5,095,350	5,581,924	6,048,614	6,519,534	6,968,758

(Source: Data Transfer Systems, Inc., Version 4, April 28, 2008)

* Seminole County projects a decrease in population from 2030 – 2035. LUCIS translates negative population growth by not allocating additional population during this time frame.

IV. Employment Projections

To facilitate the comparison of outcomes from the LUCIS and FLUAM models the project team decided that employment would be generalized using the three FLUAM employment categories, commercial/office, industrial, and service. To allocate new employment it was necessary to create a “cross-walk” or table illustrating how the 23 North American Industry Classification System (NAICS) sectors translate into the three primary categories of employment. The crosswalk is detailed in Table 3 and a description of each NAICS sector can be found in Appendix B.

Table 3: NAICS Employment Crosswalk

NAICS Code	Description	Commercial/ Office	Industrial	Service
11	Forestry, Fishing, Other		X	
21	Mining		X	
22	Utilities			X
23	Construction		X	
31-33	Manufacturing		X	
42	Wholesale Trade	X		
44-45	Retail Trade	X		
48-49	Transportation and Warehousing		X	
51	Information			X
52	Finance and Insurance			X
53	Real Estate, Rental, Leasing			X
54	Professional, Scientific, and Technical Services			X
55	Management of Companies and Enterprises			X
56	Administrative and Support and Waste Management and Remediation Service			X
61	Educational Services			X
62	Health Care and Social Assistance			X
71	Arts, Entertainment, and Recreation			X
72	Accommodation and Food Services	X		
81	Other Services (except Public Administration)	X		
92	State & Local Gov			X
92	Federal Civilian			X
92	Federal Military			X
11	Agriculture		X	

V. Definitions

- Existing Urban. Existing platted parcels classified as residential, industrial, retail or service/commercial.
- Greenfield. A piece of property that is undeveloped except for agricultural use, especially one considered as a site for expanding urban development⁴.
- Infill. Platted parcels currently classified as vacant within a built up area.
- Redevelopment. Process of demolishing existing urban development and constructing improvements on a site. Specific details concerning how areas appropriate for future redevelopment were determined is outlined in section VII-II below.
- Target years: Years in which land use modeling occurred. For this project the target years were 2015, 2020, 2025, 2030, 2035. Interim target years refer to 2015, 2020, 2025, 2030, and 2035. The base year refers to 2005.
- Traffic Analysis Zone (TAZ): A special area delineated by state and/or local transportation officials for tabulating traffic-related data- especially journey-to-work and place-of-work statistics. A TAZ usually consists of one or more census blocks, block groups, or census tracts⁵.
- School Level: Refers to elementary school, middle school, and/or high school

⁴ <http://www.answers.com/topic/greenfield-1>

⁵ U.S. Census Bureau. Cartographic Boundary Files. http://www.census.gov/geo/www/cob/tz_metadata.html

VI. Developing Alternative Futures: Trend Scenario

Trend Scenario: Event Conflict Surface

A conflict surface will be developed for each target year. The interim year event conflict surfaces will reflect changes in policy that affect the pattern of development. For example, new roads that are included in the 2030 Cost Feasible Plan and implemented between 2005 and 2035 are significant attractors of development and are included in the interim year event conflict surface as they are assumed built. Developing the event conflict surface uses the same process described in Figure 2 for the base conflict surface with the exception of step two. In step two the inventory used to measure the objectives and sub-objectives are modified to include spatial data that reflects the event. Data assumptions that governed the generation of the event conflict surface and unique data inputs are listed below.

Trend Scenario: Event Conflict Surface Data Assumptions

Transportation Network

- 2035 Base Transit Network Assumptions (provided by HNTB)
 - 61 miles of committed DOT Commuter rail that extends from Poinciana to Deland. All approved stops were identified as attractors for higher density mixed use. A list of each stop is available in Appendix C. (spatial data provided by HNTB)
- New CFRPM roads built between 2005 and 2035 will be included in the appropriate suitability surface for the year in which they come online. Selected new roads that were included are listed in Appendix D. (implementation dates and new road network provided by HNTB)

Trend Scenario: Employment Projections

Using REMI Policy Insight (REMI), the East Central Florida Regional Planning Council (ECFRPC) calculated employment projections for 2015, 2020, 2025, 2030 and 2035 on a county level according to the 23 NAICS sectors (Tables 3 - 5). These projections were based upon assumptions endogenous to the REMI software. Specific methodologies for employment projections are available as a supplemental report provided by the ECFRPC.

No assumptions were included that lead to major changes in employment, gross regional product, or productivity in the region. This was decided after comparing the employment numbers to BEBR and DTS and deciding that there aren't enough factors under this scenario that will change the forecast from the baseline that depends on current conditions being the same.

Table 3. Commercial/Office Employment Projections for the Trend Scenario, 2005-2035

County	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	75,760	89,027	91,648	93,426	94,527	95,666
Flagler County	7,544	11,384	12,836	13,994	15,038	16,288
Lake County	32,834	42,634	45,639	47,796	49,605	51,736
Marion County	40,667	49,253	51,614	53,206	54,430	56,015
Orange County	241,668	289,870	301,100	307,368	311,660	317,515
Osceola County	33,932	42,654	45,343	47,061	48,287	49,688
Polk County	71,177	84,084	87,435	89,166	90,396	92,135
Seminole County	70,017	81,815	83,899	84,447	84,305	84,617
Sumter County	5,380	7,801	8,510	9,016	9,430	9,896
Volusia County	69,293	82,435	85,502	87,329	88,684	90,637

* The employment figures for 2005 were based upon the total employment for commercial/office activities summarized from the 2005 base TAZ data provided by DTS.

Table 4. Service Employment Projections for the Trend Scenario, 2005-2035

County	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	149,985	185,528	199,119	210,592	220,635	230,773
Flagler County	11,644	18,076	21,246	23,973	26,439	29,065
Lake County	52,277	73,065	82,536	90,444	97,592	105,248
Marion County	62,328	82,048	91,067	98,715	105,648	113,105
Orange County	461,839	591,951	640,088	677,911	711,044	746,471
Osceola County	37,023	50,095	55,812	60,233	64,067	68,184
Polk County	131,696	167,611	183,497	196,255	207,790	220,103
Seminole County	118,680	146,033	156,882	165,068	171,841	178,991
Sumter County	7,508	10,980	12,447	13,645	14,705	15,805
Volusia County	107,176	137,361	150,080	160,778	170,545	181,147

* The employment figures for 2005 were based upon the total employment for service activities summarized from the 2005 base TAZ data provided by DTS.

Table 5. Industrial Employment Projections for the Trend Scenario, 2005-2035

County	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	54,402	55,036	56,844	58,368	59,680	61,020
Flagler County	5,016	6,673	7,349	7,870	8,397	9,093
Lake County	26,212	31,435	33,340	34,898	36,581	38,762
Marion County	32,059	34,894	36,795	38,466	40,099	42,090
Orange County	117,189	132,419	138,736	142,856	146,630	151,591
Osceola County	13,679	16,288	17,291	17,984	18,659	19,563
Polk County	65,795	71,124	75,857	78,928	81,488	84,494
Seminole County	38,186	43,744	45,415	46,234	46,941	48,126
Sumter County	7,254	8,885	9,412	9,796	10,190	10,723
Volusia County	36,151	40,083	41,566	42,661	43,775	45,332

* The employment figures for 2005 were based upon the total employment for industrial activities summarized from the 2005 base TAZ data provided by DTS.

In the Trend Scenario several “special projects” were considered in Orange County, Polk County, and Volusia County (Table 6). Traffic analysis zones (TAZs) were identified where future projects with significant local impact to employment would occur thus contributing to the regional economy. The ECFRPC provided the average number of indirect and direct jobs these TAZs would generate as a result of these special projects (Tables 7 – 9). These special project jobs are a subset of the projected new employment provided by the ECFRPC (Tables 3 – 5). The UF considered these figures and intentionally directed future urban development to specific locations when allocating employment to satisfy the anticipated demand of these new regional employment centers.

Table 6: Special Projects Contributing to Regional Economic Growth

County	Special Project Name
Orange	Medical City at Lake Nona Downtown Orlando Venues
Polk	CSX Winterhaven new Logistics Center
Volusia	Daytona Race Track

Table 7: Service Employment Due to Special Projects, 2005-2035

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Orange County	1066	93	9572	0	0	1733
Polk County	64	261	413	237	158	145
Volusia County	738	118	0	0	0	0

Table 8: Commercial/Office Employment Due to Special Projects, 2005-2035

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Orange County	379	0	0	0	0	0
Polk County	47	180	243	88	40	40
Volusia County	581	0	0	0	0	0

Table 9: Industrial Employment Due to Special Projects, 2005-2035

COUNTY	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Orange County	441	0	39	0	0	345
Polk County	241	870	1,091	203	0	0
Volusia County	230	0	58	82	4	0

VII. Trend Scenario: LUCIS Allocation

Existing Urban Areas

The FLUAM model organizes socioeconomic data to the TAZ level. As stated previously, upon completion of the Trend and Composite scenarios the FLUAM and LUCIS model will be compared. To simplify comparison, LUCIS data will be allocated at the TAZ level throughout the modeling process and final results will be summarized to the TAZ.

As described in Section II, UF creates a base conflict raster that compares the land use preferences between agriculture, conservation, and urban stakeholders. When determining suitability for urban areas, the LUCIS model considers the sub-urban goals of single family residential development, multi-family residential development, commercial/office uses, retail uses, industrial uses, service uses, and institutional uses. A suitability surface was developed for each of these sub-urban goals (Section II, step 3) making it possible to determine what lands throughout the region are most appropriate for sub-urban uses.

Existing regional land use was identified using 2006 county parcel data. To align the land use descriptions of all 10 counties a crosswalk was developed between county parcel data and the LUCIS generalized land use codes. The FLUAM model employs eight generalized land use categories: single family residential, multi-family residential, hotel/motel, commercial, service, industrial, and enrollment. To ensure the same scale between the UF and DTS team, an additional crosswalk was developed between the LUCIS generalized land use codes and the FLUAM generalized land use codes. A complete crosswalk can be found in Appendix E detailing the alignment of parcel land use categories, LUCIS generalized land use categories, FLUAM generalized land use categories, and the 23 NAICS sectors (for employment). In the following sections this combined crosswalk will be referred to as the parcel-LUCIS-FLUAM crosswalk.

Determining Existing Urban Density, by TAZ

Using spatial parcel data, UF summarized the total area (in acres) of single family and multifamily land uses within each TAZ. Green space in single family or multifamily parcels that was common was removed before calculating existing density. The existing 2005 TAZ data lists the single family and multifamily population for each TAZ. UF then divided the single family or multifamily TAZ population by the total number of acres for each respective residential use to determine TAZ density.

Determining Existing Employment Density, by TAZ

Using spatial parcel data and the parcel-LUCIS-FLUAM crosswalk, UF summarized the total area (in acres) of each FLUAM generalized urban land use category for each TAZ. The existing 2005 TAZ data lists the number of employees for each FLUAM employment variable. UF then divided the 2005 TAZ employment figures for each respective employment type by the area of each parcel-LUCIS-FLUAM generalized employment land use to determine the TAZ density for each employment type.

Future Urban Allocation

Between the base year of 2005 and the final modeling year of 2035 several *events* occur that impact growth and development. These events include the implementation of new roads, new transit stations and lines, and policy changes. To account for these events an event conflict surface was developed for each interim year. This event conflict surface is used as guidance in allocating population and employment in Greenfield areas. From 2015 through 2035 new roads are added and in 2020 new mass transit options are introduced around the region. These additional roads and mass transit lines were treated as new events thus initiating the development of a new conflict surface. Spatial data reflecting any changes were included in the appropriate objective/sub-objective and a new suitability surface was developed. After completing steps 4 and 5 of Figure 2, an event conflict surface was developed and this event conflict surface was used to determine land use preference for each respective event year.

The order of allocation for the Trend Scenario is:

1. Transit Stations⁶ (Starting in 2020)
2. Redevelopment (within transit buffer and outside transit buffer)
3. Infill
4. Greenfield

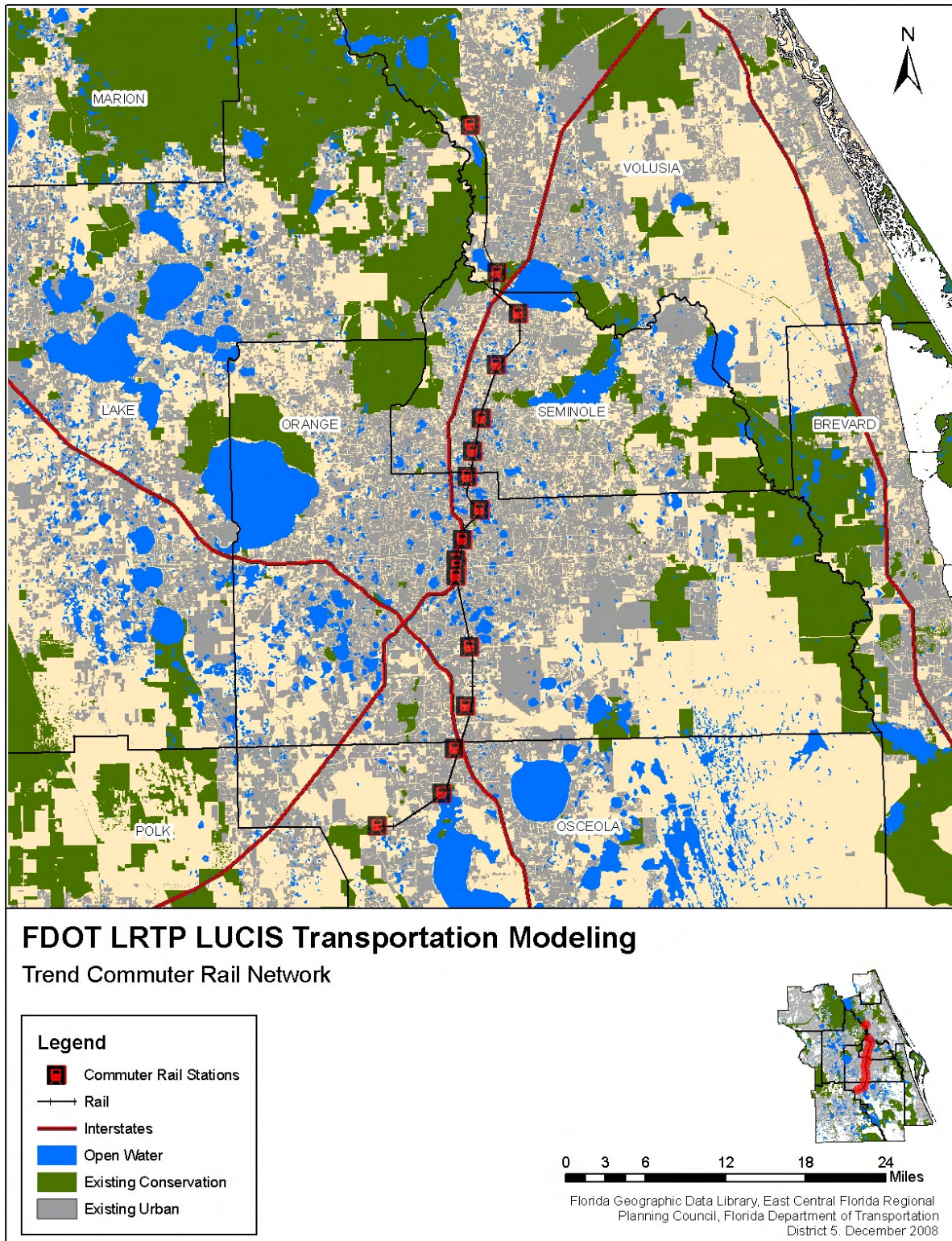
Transit Stations

To allocate population around transit stations:

- Densities for residential, commercial, service, and industrial land uses were determined for each TAZ.
- A mask (“transit mask”) was created that included land within a ¾ mile radius of the transit station.
- Areas within the transit mask that were identified as highly suitable for mixed use were allocated by TAZ according to the existing individual land use densities within that TAZ, but no less than 5 units per acre.
 - See the sections describing redevelopment, infill, and Greenfields for specific allocation methodologies within transit buffers.
- The maximum density within the ¾ mile buffer of the transit station did not exceed the TAZ density, which supports a kiss and ride transit design.

⁶ Mass transit came online in 2020 and during the modeling process in 2020 was the first area population and employment was allocated to. In 2015, before the implementation of mass transit, redevelopment was allocated first across the county regardless of whether it was inside or outside a transit buffer.

Figure 3: Trend Scenario Transit Route



Redevelopment

Before allocation began, UF determined the rate of redevelopment for each county. Three different redevelopment percentages were established and applied to different counties based upon historical redevelopment trends (Table 10). The UF applied a twelve percent (12%) redevelopment rate to the counties of Brevard, Orange and Seminole. An eight percent (8%) redevelopment rate was applied to the counties of Lake, Marion, Osceola, Polk, and Volusia counties. A redevelopment rate was not applied to the counties of Sumter and Flagler for the Trend Scenario.

Table 10: Trend Scenario Rates of Redevelopment

COUNTY	Trend Redevelopment Rate
Brevard County	12%
Flagler County	0%
Lake County	8%
Marion County	8%
Orange County	12%
Osceola County	8%
Polk County	8%
Seminole County	12%
Sumter County	0%
Volusia County	8%

Once rates of redevelopment are determined, UF calculated the number of new residents that would be allocated into redeveloped areas for each target year by multiplying the redevelopment rate by the projected new population for each target year (Table 11).

Table 11: Trend Scenario Redevelopment - Residential

COUNTY	Redev. Rate	Year 2015 Redev.	Year 2020 Redev.	Year 2025 Redev.	Year 2030 Redev.	Year 2035 Redev.
Brevard County	12%	9,486	4,872	4,704	4,380	4,020
Flagler County	0%	0	0	0	0	0
Lake County	8%	6,741	3,328	3,256	3,080	2,864
Marion County	8%	6,092	3,032	2,960	2,784	2,568
Orange County	12%	36,589	16,519	16,119	15,952	15,041
Osceola County	8%	13,494	5,676	5,116	6,646	6,646
Polk County	8%	9,806	4,272	4,128	3,864	3,552
Seminole County	12%	7,873	932	218	0*	0*
Sumter County	0%	0	0	0	0	0
Volusia County	8%	5,310	2,840	2,736	2,560	2,336

* Seminole County projects negative population growth from 2030 - 2035

Locations appropriate for redevelopment were based upon the following criteria and included in a redevelopment mask:

- Existing urban areas classified in the 2006 parcel data as residential, commercial, service, or industrial.
- Existing urban areas classified in the 2006 parcel data as vacant residential, vacant commercial, vacant service, or vacant industrial were removed from the redevelopment mask.
- Areas identified as historic districts were removed from the redevelopment mask.

Figure 2 outlines the LUCIS process and Step 5 illustrates how land use preference is developed. Future redevelopment opportunities are determined by urban preference and land value. Using the redevelopment mask, areas with high urban preference and low land values are allocated first. As lands that satisfy these conditions diminish, areas with lower urban preference values and higher land values are used to accommodate redevelopment population and employment. The density of redevelopment was determined by the average TAZ density. If the existing TAZ density was below 1 person or employee per quarter acre, the density of those infill areas were increased to 2 people per quarter acre. Densities were increased if allocating at the TAZ density did not accommodate the total redevelopment population for that year. In 2015, before the implementation of mass transit, redevelopment was allocated across the county regardless of whether it was inside or outside a transit buffer. Mass transit came online in 2020 and if areas suitable for redevelopment were available within the $\frac{3}{4}$ mile transit buffer then these areas received new redevelopment population first, at a minimum of 5 units per acre, unless the existing TAZ density was higher.

Infill

The remaining populations were placed in infill areas. The sequence of urban allocation was as follows: industrial, commercial, service, and residential. As stated during the redevelopment allocation, in 2015, before the implementation of mass transit, redevelopment was allocated first across the county regardless of whether it was inside or outside a transit buffer. Mass transit came online in 2020 and if vacant platted urban parcels were available then during the 2020 modeling process the $\frac{3}{4}$ mile transit buffer received new population first, at the existing TAZ density, then population would be allocated across the remainder of the region⁷.

If the TAZ had areas of infill that were below 1 person or employee per quarter acre, the density of those infill areas were increased to 2 people per quarter acre. Once future population or employment projections were satisfied allocation ends. If population remains after all infill areas are occupied people and employees are then allocated into Greenfields according to land use suitability.

Greenfields

If population remains after all infill areas are occupied populations are then allocated into Greenfields according to land use suitability at the existing TAZ density. If the TAZ density was below 1 person or employee per quarter acre, the density of those infill areas were increased to 2 people per quarter acre.

Employment and residential population allocation first occurred in areas with the highest densities then in areas with decreasing densities. In residential areas, allocation that occurred at a density of greater than or equal to 4 people per quarter acre were considered multi-family and allocation that occurred at a density of less than or equal to 3 people per quarter acre were considered single family.

⁷ In allocating population for TAZ areas that do not have a history of urban growth or have shown no or little growth, UF looked at the nearest TAZ that has growth data to assist in allocating future growth (local influence as a guide for allocation).

VIII. Composite Scenario: LUCIS Allocation

Composite Scenario: Event Conflict Surface

Between the base year of 2005 and the final modeling year of 2035 several *events* occur that impact growth and development. These events include the implementation of new roads, new transit stations and lines, and policy changes. To account for these events an event conflict surface was developed for each interim year. This event conflict surface is used as guidance in allocating population and employment in Greenfield areas. From 2015 through 2035 new roads are added and in 2020 new mass transit options are introduced around the region. These additional roads and mass transit lines were treated as new events thus encouraging the development of a new conflict surface. Spatial data reflecting any changes were included in the appropriate objective/sub-objective and a new suitability surface was developed. After completing steps 4 and 5 of Figure 2, an event conflict surface was developed and this event conflict surface was used to determine land use preference for each respective year. Please note that the base conflict surface for the Trend Scenario differs from that used in the Composite Scenario due to the change in base assumptions between the two scenarios. Data assumptions that governed the generation of the event conflict surface and unique data inputs are listed below.

Composite Scenario: Event Conflict Surface Data Assumptions

Transportation Network

- 2035 Base Transit Network Assumptions (provided by HNTB)
 - 61 miles of committed DOT Commuter rail that extends from Poinciana to Deland. All approved stops were identified as attractors for higher density mixed use (Appendix C). (provided by HNTB)
 - Lake Sumter MPO provided the visionary mass transit network in Lake and Sumter counties that include bus rapid transit (BRT), commuter rail, trolley, and light rail (Appendix F).
- New CFRPM roads built between 2005 and 2035 will be included in the appropriate suitability surface for the year in which they are implemented (Appendix D). (implementation dates and new road network provided by HNTB)
- Natural resource screens. The layers are classified by priorities indicating how development is restricted in specific natural areas of regional concern (provided by the ECFRPC⁸). For a complete list of natural resource screens and their priorities see Appendix G.

Composite Scenario: Employment Projections

Using REMI, the East Central Florida Regional Planning Council (ECFRPC) calculated employment projections for 2015, 2020, 2025, 2030 and 2035 on a county level and according to the 23 NAICS sectors. A list of sectors is available in Appendix B. These projections were based upon assumptions endogenous to the REMI software. Specific methodologies for employment projections are available as a supplemental report provided by the ECFRPC.

No assumptions were included that lead to major changes in employment, gross regional product, or productivity in the region. This was decided after comparing the employment numbers to BEBR and DTS and deciding that there aren't enough factors under this scenario that will change the forecast from the baseline that depends on current conditions being the same. Projections for each county for each sector are detailed in Tables 12 - 14.

⁸ During data gathering UF modified the original natural resource screen data assumptions. UF does not believe that these modifications change the integrity or intent of the screens. Appendix G lists the data assumptions used.

Table 12. Commercial/Office Employment Projections for the Composite Scenario, 2005-2035

County	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	75,760	89,027	91,648	93,426	94,527	95,666
Flagler County	7,544	11,384	12,836	13,994	15,038	16,288
Lake County	32,834	42,634	45,639	47,796	49,605	51,736
Marion County	40,667	49,253	51,614	53,206	54,430	56,015
Orange County	241,668	289,870	301,100	307,368	311,660	317,515
Osceola County	33,932	42,654	45,343	47,061	48,287	49,688
Polk County	71,177	84,084	87,435	89,166	90,396	92,135
Seminole County	70,017	81,815	83,899	84,447	84,305	84,617
Sumter County	5,380	7,801	8,510	9,016	9,430	9,896
Volusia County	69,293	82,435	85,502	87,329	88,684	90,637

* The employment figures for 2005 were based upon the total employment for commercial/office activities summarized from the 2005 base TAZ data provided by DTS.

Table 13. Service Employment Projections for the Composite Scenario, 2005-2035

County	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	149,985	185,528	199,119	210,592	220,635	230,773
Flagler County	11,644	18,076	21,246	23,973	26,439	29,065
Lake County	52,277	73,065	82,536	90,444	97,592	105,248
Marion County	62,328	82,048	91,067	98,715	105,648	113,105
Orange County	461,839	591,951	640,088	677,911	711,044	746,471
Osceola County	37,023	50,095	55,812	60,233	64,067	68,184
Polk County	131,696	167,611	183,497	196,255	207,790	220,103
Seminole County	118,680	146,033	156,882	165,068	171,841	178,991
Sumter County	7,508	10,980	12,447	13,645	14,705	15,805
Volusia County	107,176	137,361	150,080	160,778	170,545	181,147

* The employment figures for 2005 were based upon the total employment for service activities summarized from the 2005 base TAZ data provided by DTS.

Table 14. Industrial Employment Projections for the Composite Scenario, 2005-2035

COUNTY	Year 2005 *	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	54,402	55,036	56,844	58,368	59,680	61,020
Flagler County	5,016	6,673	7,349	7,870	8,397	9,093
Lake County	26,212	31,435	33,340	34,898	36,581	38,762
Marion County	32,059	34,894	36,795	38,466	40,099	42,090
Orange County	117,189	132,419	138,736	142,856	146,630	151,591
Osceola County	13,679	16,288	17,291	17,984	18,659	19,563
Polk County	65,795	71,124	75,857	78,928	81,488	84,494
Seminole County	38,186	43,744	45,415	46,234	46,941	48,126
Sumter County	7,254	8,885	9,412	9,796	10,190	10,723
Volusia County	36,151	40,083	41,566	42,661	43,775	45,332

* The employment figures for 2005 were based upon the total employment for industrial activities summarized from the 2005 base TAZ data provided by DTS.

Existing Urban Areas

As stated in the methodology for the Trend Scenario, LUCIS data was allocated at the TAZ level throughout the modeling process and final results were summarized to the TAZ. Also, a conflict surface was developed that included

Regional land use was identified using 2005 parcel data. To align the land use descriptions of all 10 counties the parcel-LUCIS-FLUAM crosswalk was used in the Composite Scenario as well.

Determining Existing Residential Density, by TAZ

Using spatial parcel data, UF summarized the total area (in acres) of single family and multifamily land uses within each TAZ. Green space in single family or multifamily parcels that was common was removed before calculating existing density. The existing 2005 TAZ data lists the single family and multifamily population for each TAZ. UF then divided the single family or multifamily TAZ population by the total number of acres for each respective residential use to determine TAZ density.

Determining Existing Employment Density, by TAZ

Using spatial parcel data and the parcel-LUCIS-FLUAM crosswalk, UF summarized the total area (in acres) of each FLUAM generalized urban land use category for each TAZ. The existing 2005 TAZ data lists the number of employees for each FLUAM employment variable. UF then divided the 2005 TAZ employment figures for each respective employment type by the area of each parcel-LUCIS-FLUAM generalized employment land use to determine the TAZ density for each employment type.

Future Urban Allocation

The emphasis in the Composite Scenario is two-fold: consider the importance of sensitive natural environments in controlling future development and concentrate future urban populations in fixed city boundaries. Before any populations or employment were allocated Priority One (P1) natural resource areas were removed from areas viable for future population allocation. Areas highly suitable for urban development but lie in Priority Two (P2) areas were set aside until all other areas were populated. If necessary, the same condition held true for Priority Three (P3) areas. It was required in some counties for population to allocate into P2 areas but at no point in the population allocation process did lands in P3 areas accommodate future populations.

In addition to considering additional mass transit options and restricting development in certain natural areas, the Composite Scenario differs from the Trend Scenario in that it concentrates development within fixed city boundaries and integrates future population targets identified by local mayors. The Bubble Map (Figure 4) indicates new regional growth centers.

The order of allocation for the Composite Scenario is:

1. Transit Stations⁹ (Starting in 2020)
2. Redevelopment
3. Infill and DRIs within Bubbles
4. Greenfields within DRIs
5. Infill development outside of bubbles

Transit Stations

To allocate population around transit stations:

- Densities for residential, commercial, service, and industrial land uses were determined for each TAZ.
- A mask (“transit mask”) was created that included land within a $\frac{3}{4}$ mile radius of the transit station.
- Areas within the transit mask that are identified as highly suitable for mixed use are allocated by TAZ according to the existing individual land use densities within that TAZ, but no less than 5 units per acre.

The maximum density within the $\frac{3}{4}$ mile buffer of the transit station does not exceed the TAZ density, which should support a kiss and ride transit design.

⁹ Mass transit came online in 2020 and during the modeling process in 2020 was the first area population and employment was allocated to. In 2015, before the implementation of mass transit, redevelopment was allocated first across the county regardless of whether it was inside or outside a transit buffer.

Figure 4 – Bubble Map

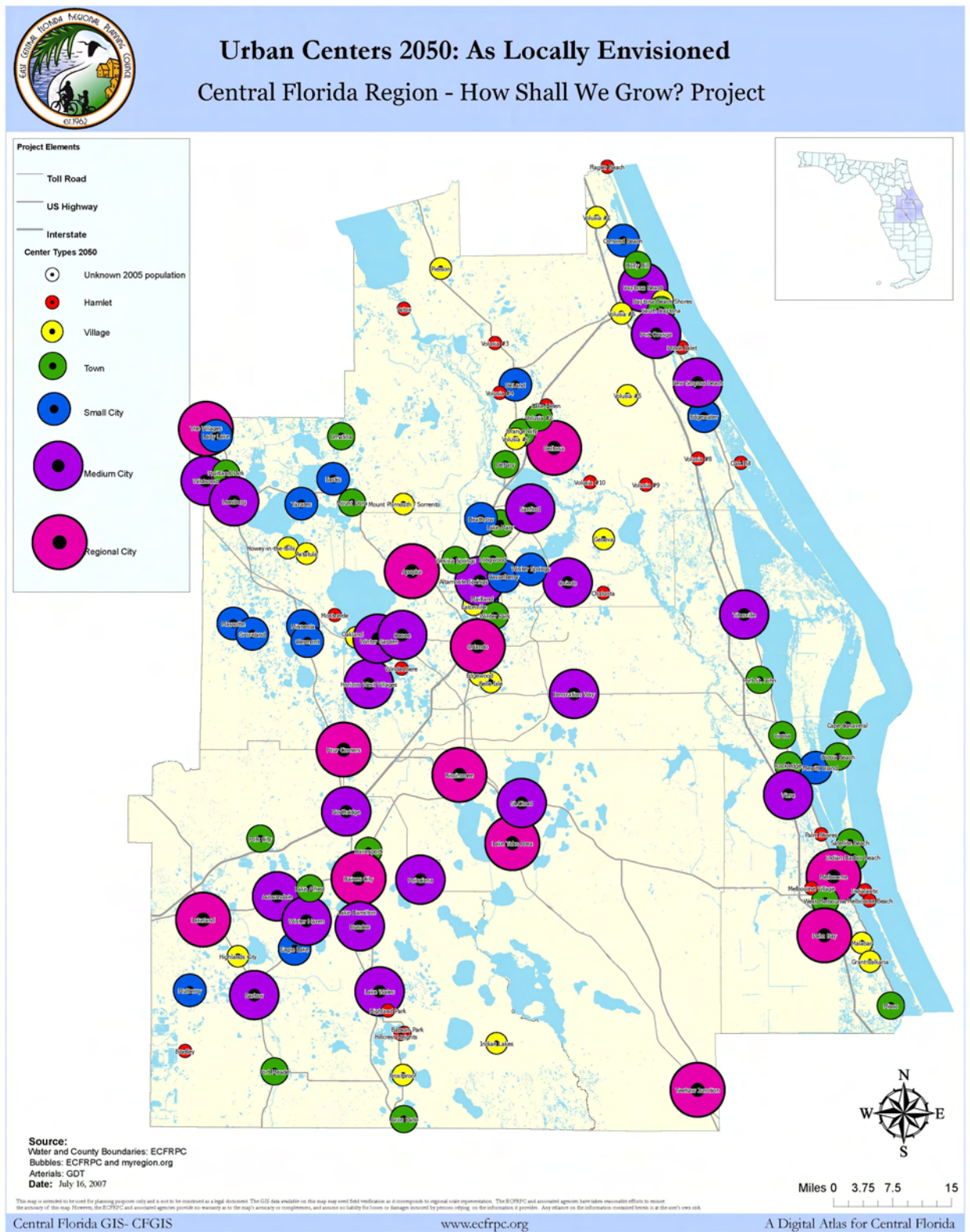
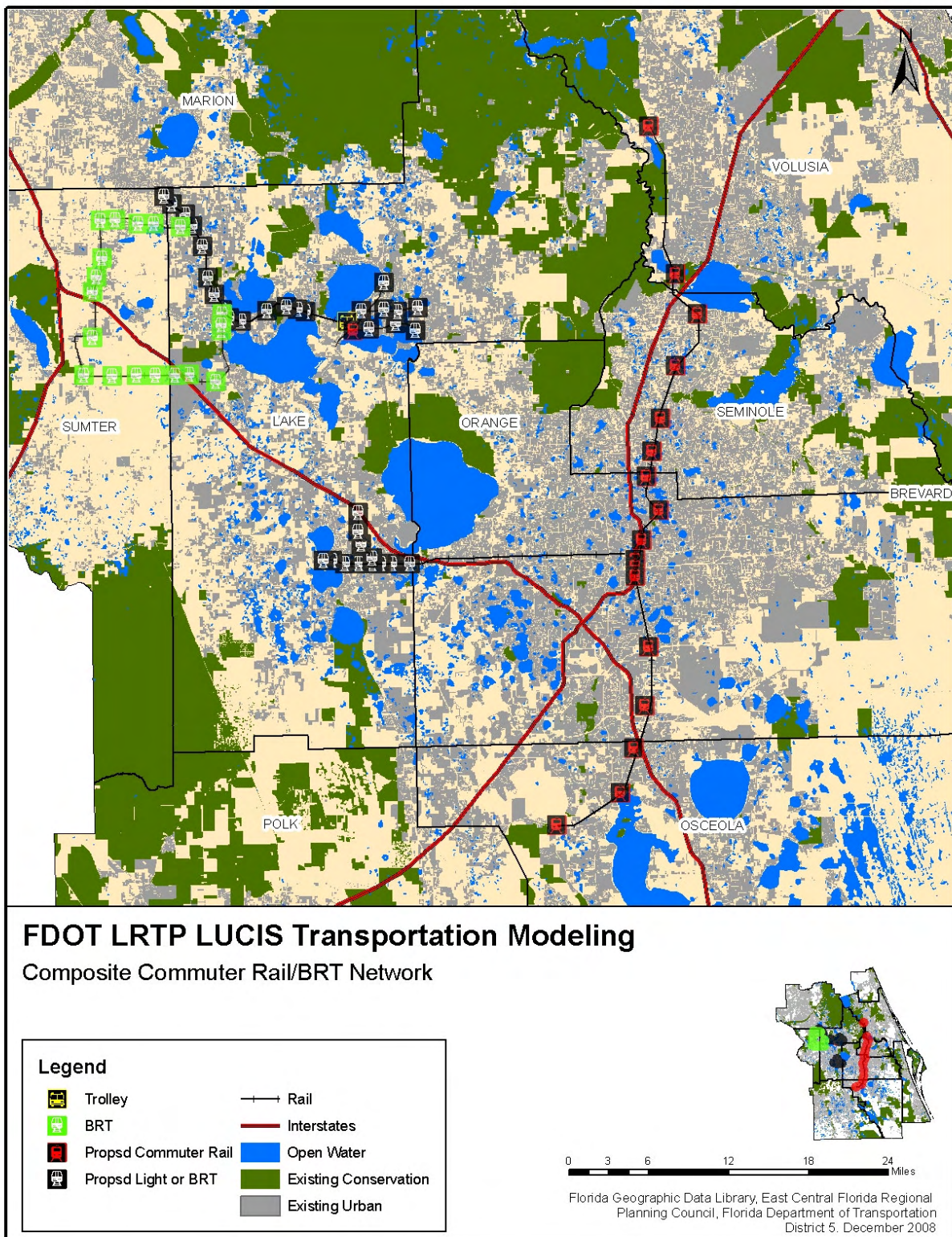


Figure 5 – Regional Transit Network, Composite Scenario



Redevelopment

Before allocation began, UF determined the rate of redevelopment for each county. Three different redevelopment percentages were established and were applied to different counties based upon historical redevelopment trends (Table 15). The UF applied a forty nine and half percent (49.5%) redevelopment rate to Orange County, a thirty one percent (31%) rate to Brevard County, and a fifteen percent (15%) redevelopment rate to the counties of Lake, Marion, Osceola, Polk, Sumter, and Volusia. A redevelopment rate was not applied to Flagler County for the Composite Scenario.

Table 15: Composite Scenario Rates of Redevelopment

County	Composite Redevelopment Rate
Brevard County	31%
Flagler County	0%
Lake County	15%
Marion County	15%
Orange County	49.5%
Osceola County	15%
Polk County	15%
Seminole County	31%
Sumter County	15%
Volusia County	15%

Once rates of redevelopment are determined, UF calculated the number of new residents that would be allocated into redeveloped areas for each target year by multiplying the redevelopment rate by the projected new population for each target year (Table 16). In the Composite Scenario redevelopment was calculated and allocated for employment (Table 16 to 20).

Table 16: Composite Scenario Redevelopment - Residential

County	Year 2015 Redev.	Year 2020 Redev.	Year 2025 Redev.	Year 2030 Redev.	Year 2035 Redev.
Brevard County	24,507	12,586	12,152	11,315	10,385
Flagler County	0	0	0	0	0
Lake County	12,639	6,240	6,105	5,775	5,370
Marion County	11,422	5,685	5,550	5,220	4,815
Orange County	150,929	68,140	66,489	65,803	62,042
Osceola County	25,301	10,642	9,592	12,461	12,461
Polk County	18,385	8,010	7,740	7,245	6,660
Seminole County	20,340	2,408	564	0	0
Sumter County	7,643	2,805	2,760	2,640	2,460
Volusia County	9,955	5,325	5,130	4,800	4,380

Table 17: Composite Scenario Redevelopment - Commercial

County	Year 2015 Redev.	Year 2020 Redev.	Year 2025 Redev.	Year 2030 Redev.	Year 2035 Redev.
Brevard County	4,123	807	549	341	353
Flagler County	0	0	0	0	0
Lake County	1,476	448	322	272	320
Marion County	1,290	603	153	0	85
Orange County	24,238	5,368	3,058	2,114	2,865
Osceola County	1,341	400	254	179	204
Polk County	1,943	498	258	185	261
Seminole County	3,762	603	153	0	85
Sumter County	0	0	0	0	0
Volusia County	2,013	443	267	201	289

Table 18: Composite Scenario Infill - Commercial

County	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	9,177	1,796	1,221	760	787
Flagler County	3,845	1,452	1,154	1,042	1,250
Lake County	8,361	2,536	1,827	1,541	1,812
Marion County	7,307	1,753	1,437	1,225	1,501
Orange County	24,728	5,477	3,119	2,157	2,922
Osceola County	7,596	2,266	1,441	1,012	1,154
Polk County	11,009	2,824	1,463	1,049	1,479
Seminole County	8,372	1,342	340	0	189
Sumter County	0	0	0	0	0
Volusia County	11,404	2,511	1,514	1,142	1,640

Table 19: Composite Scenario Redevelopment – Service

County	Year 2015 Redev.	Year 2020 Redev.	Year 2025 Redev.	Year 2030 Redev.	Year 2035 Redev.
Brevard County	11,034	4,209	3,554	3,114	3,143
Flagler County	0	0	0	0	0
Lake County	3,125	1,420	1,185	1,073	1,149
Marion County	2,961	1,353	1,146	1,040	1,119
Orange County	65,324	23,518	18,590	16,360	17,457
Osceola County	2,053	834	647	565	608
Polk County	5,397	2,380	1,912	1,731	1,847
Seminole County	8,726	3,290	2,498	2,082	2,191
Sumter County	0	0	0	0	0
Volusia County	4,617	1,884	1,589	1,460	1,583

Table 20: Composite Scenario Infill – Service

County	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	24,558	9,367	7,909	6,931	6,995
Flagler County	0	0	0	0	0
Lake County	17,709	8,044	6,713	6,078	6,508
Marion County	16,777	7,665	6,497	5,891	6,341
Orange County	66,643	23,994	18,965	16,690	17,810
Osceola County	11,632	4,726	3,664	3,202	3,446
Polk County	30,582	13,488	10,833	9,806	10,466
Seminole County	19,421	7,323	5,559	4,635	4,878
Sumter County	0	0	0	0	0
Volusia County	26,163	10,674	9,007	8,274	8,971

The special projects from the Trend Scenario were also considered in allocating employment for the Composite Scenario using the same number of direct and indirect jobs listed in Tables 6 - 9.

Locations appropriate for redevelopment were based upon the following criteria and included in a redevelopment mask:

1. Existing urban areas were identified in the 2006 parcel data with land use classifications of residential, commercial, service, or industrial
2. Existing urban areas classified in the 2006 parcel data as vacant residential, vacant commercial, vacant service, or vacant industrial were removed from the redevelopment mask.
3. Areas identified as historic districts were removed from the redevelopment mask.

Figure 2 outlines the LUCIS process and Step 5 illustrates how land use preference is developed. Future redevelopment opportunities are determined by urban preference and land value. Using the redevelopment mask, areas with high urban preference and low land values are allocated first. As lands that satisfy these conditions diminish, areas with lower urban preference values and higher land values are used to accommodate redevelopment population and employment. The density of redevelopment was determined by the average TAZ density. If the existing TAZ density was below 2 persons or employees per quarter acre, the density of those infill areas were increased to 2 people per quarter acre. Densities were increased if allocating at the TAZ density did not accommodate the total redevelopment population for that year. In 2015, before the implementation of mass transit, redevelopment was allocated across the county regardless of whether it was inside or outside a transit buffer. Mass transit came online in 2020 and if areas suitable for redevelopment were available then during the 2020 modeling process the $\frac{3}{4}$ mile transit buffer received new redevelopment population first. Population and employment within the $\frac{3}{4}$ mile transit buffer was guided by the maximum densities desired around each respective transit station (Tables 21 and 22).

Table 21: Density around Central Florida Commuter Rail Transit Stations

DU/AC based on Distance from Commuter Rail Stop				
Distance (Buffer) from Rail Stop				
Distance from Orlando		¼ mile	½ mile	¾ mile
	0 mile	100 du/ac	50 du/ac	30 du/ac
	1-2 mile	60 du/ac	30 du/ac	12 du/ac
	2-3 mile	30 du/ac	16 du/ac	8 du/ac
	3-6 mile	30 du/ac	12 du/ac	6 du/ac
	6-10 mile	16 du/ac	8 du/ac	4 du/ac
	10-30 mile	6 du/ac	4 du/ac	3 du/ac

Table 22: Density around Lake/Sumter Visionary Transit Network

DU/AC based on Distance from Commuter Rail Stop			
Distance (Buffer) from Rail Stop			
Station Name	¼ mile	½ mile	¾ mile
Tavares BRT/Light Rail Stops	30 du/ac	16 du/ac	8 du/ac
Eustis Mount Dora	30 du/ac	12 du/ac	6 du/ac
Lake Gem	6 du/ac	4 du/ac	3 du/ac

Infill

After satisfying redevelopment populations, the remaining populations are then placed in infill areas within bubbles and DRIs. The sequence of allocation was as follows: industrial, commercial, service, and residential. In 2015 populations are placed throughout each county based upon urban preference. If infill areas remained after satisfying 2015 population projections, in 2020 populations were then placed in infill areas within the ¾ mile buffer and then within infill areas outside of the ¾ mile buffer. The density of allocation was the same as the existing TAZ density¹⁰. If the TAZ had areas of infill that were below 2 persons or employees per quarter acre, the density of those infill areas were increased to 2 people per quarter acre. Once future population or employment projections were satisfied allocation ended. If population remained after all infill areas are occupied, people and employees were then allocated into Greenfields within DRIs according to land use suitability.

Greenfields

If population or employment remained after all infill areas were occupied populations are then allocated into Greenfields within DRIs according to land use suitability at the existing TAZ density. If the TAZ density was below 2 person or employee per quarter acre, the density increased to 2 people per quarter acre. DRIs were “developed” using suitability analysis based upon the development thresholds listed in Table 1. The percentages are a function of the development program for each specific DRI.

¹⁰ In allocating population for TAZ areas that do not have a history of urban growth or have shown no or little growth, UF looked at the nearest TAZ that has growth data to assist in allocating future growth (local influence as a guide for allocation).

If population or employment remained after all greenfields within DRIs were allocated, the population and employment was allocated in infill areas outside of bubbles according to land use suitability at the existing TAZ density. If the TAZ density was below 2 persons or employees per quarter acre, the density increased to 2 people per quarter acre. DRIs were developed using suitability analysis using the development thresholds listed in Table 1. The percentages are a function of the development program for each specific DRI.

As stated previously, employment and population were allocated at the existing TAZ density. For transit, infill, and Greenfields allocations first occurred in areas with the highest densities then into areas with decreasing densities. In residential areas, allocation that occurred at a density of greater than or equal to 4 people per quarter acre were considered multi-family and allocation that occurred at a density of less than or equal to 3 people per quarter acre were considered single family.

IX. Schools (Trend and Composite)

Each school district currently projects future school enrollment by considering several factors, including:

- Student Generation Rate: the number of students generated from each household based upon the housing type.
- County population projections
- Rate a student will advance to the next grade at the same school

Depending upon the county, these are several factors among many used in a cohort model to determine future enrollment. For this project, UF considered these factors when developing its methodology for projecting school enrollment, which are as follows:

1. During residential allocation a distinction was made between single family and multi-family. Using the most currently available county student generation rates (Table 22), the number of students generated from each housing type for each TAZ was determined. County student generation rates are in terms of per household therefore before actually calculating the number of students generated from the number of residents allocated by LUCIS the LUCIS allocation had to be converted into number of households. The number of people per household was determined for each TAZ using the people per unit rate from the 2005 TAZ base data.
2. The number of new students generated from single family and multi-family LUCIS allocation was calculated by multiplying the county student generation rate by the number of single family and multi-family households.
3. The total students generated from single family and multi-family housing units were then added together for each respective year.

Table 22: Student Generation Rates, By County

County Brevard		Student Generation Rates			
		Single Family	Mobile Home	Condo/Co- op	Multi Family
	Elementary	0.2	0.07	0.03	0.19
	Middle	0.06	0.02	0.01	0.05
	High	0.12	0.03	0.02	0.07
	Total	0.38	0.12	0.06	0.31
	Adj Total	0.25		0.37	
Flagler	Elementary	0.146	0.056		0.051
	Middle	0.082	0.018		0.02
	High	0.104	0.026		0.018
	Total	0.332	0.101		0.09
	Adj Total	0.433		0.09	
Lake	Elementary	0.186	0.065		0.131
	Middle	0.1	0.036		0.057
	High	0.124	0.044		0.066
	Total	0.41	0.145		0.254
	Adj Total	0.555		0.254	
Polk	Elementary	0.205	0.106		0.132
	Middle	0.126	0.047		0.071
	High	0.118	0.036		0.074
	Total	0.449	0.189		0.277
	Adj Total	0.638		0.277	
Orange	Elementary	0.22			0.15
	Middle	0.11			0.06
	High	0.15			0.3
	Total	0.48		0.51	
	Adj Total	0.48		0.51	
Lake	Elementary	0.186	0.065		0.131
	Middle	0.1	0.036		0.057
	High	0.124	0.044		0.066
	Total	0.41	0.145		0.254
	Adj Total	0.555		0.254	

County		Single Family	Mobile Home	Condo/Co- op	Multi Family
Osceola	Elementary	0.254	0.13		0.13
	Middle	0.116	0.066		0.066
	High	0.153	0.06		0.107
	Total	0.523	0.256		0.303
	Adj Total	0.779		0.303	

Marion	Elementary	0.178	0.147		0.109
	Middle	0.087	0.079		0.045
	High	0.109	0.101		0.051
	Total	0.374	0.327		0.205
	Adj Total	0.701		0.205	

Volusia	Elementary				
	Middle				
	High				
	Total	0.396	0.135		0.152
	Adj Total	0.531		0.152	

Sumter*	Elementary				
	Middle				
	High				
	Total				
	Adj Total	0.701		0.205	

Seminole	Elementary	0.224	0.073	0.098	0.123
	Middle	0.118	0.046	0.062	0.046
	High	0.146	0.064	0.074	0.047
	Total	0.488	0.183	0.234	0.216
	Adj Total	0.671		0.45	

* For Sumter County, UF was unable to obtain student generation rates. Therefore we used the same student generation rates as Marion County.

For this project UF calculated the number of new students projected for private and public schools. To determine the number of **private school students** the following methodology was employed:

- Using available data provided by county school boards, the Florida Department of Education, and GIS data private and public schools for each county were located and, if available, total enrollment was calculated. Since private school enrollment is regulated by several different non-state government agencies an existing rate of enrollment was calculated by dividing the most recent total enrollment for all private schools by the total number of students enrolled in private and public schools. This rate was used as a guide for determining what percentage of total students generated would attend private school (“private school generation rate”). The private school generation rate was multiplied by the

total number of students generated for each specific year to determine the projected number of private school students in that respective year. The projected private school students were generated for each TAZ.

5. Unlike public schools where there is a cap on classroom size and school size, private schools control their enrollment independently. To determine the number of students that would attend each private school the total number of private school students was divided evenly between all private schools in which we were aware of.

To determine the number of **public school students** the following methodology was employed:

6. The number of students generated for public schools was calculated by subtracting the number of projected private school students from the total number of new students generated for each year respective year in that TAZ.
7. Most school districts provided school attendance zones, which represent the spatial catchment area for a particular school. Table 23 lists which school districts provided attendance zone data and which did not have this data available. In counties that did provide this data the attendance zones were broken down for elementary, middle and high school. To determine the number of students that would attend each level UF attained projected demographic breakdowns from REMI for each of the target years. Projected demographic data was available in age ranges like that presented by the U.S. Census Bureau (i.e. 5 to 9 years, 10 to 14 years, 15-19 years, etc.). UF assumed that ages 5 to 9 corresponded with children in elementary school, ages 10 to 14 corresponded to middle school, and ages 15 to 19 corresponded with high school. The percentage of each age range of the total population of people between the ages of 5 and 19 was calculated for each target year (Table 24).

Table 23: Counties that Provided School Attendance Zone Data

County	Data Provider
Brevard	Brevard County School Board
Flagler	UF developed
Lake	Lake County School Board
Marion	Marion County School Board
Orange	UF developed
Osceola	Osceola County School Board
Polk	UF developed
Seminole	UF developed
Sumter	UF developed
Volusia	Volusia County School Board

Table 24: Projected Demographic Population Rate for Ages 5 to 19, By County

			CENSUS		REMI				
		<u>School Level</u>	<u>2007 Population</u>	<u>2007 %</u>	<u>2015 %</u>	<u>2020 %</u>	<u>2025 %</u>	<u>2030 %</u>	<u>2035 %</u>
Brevard County									
	5 to 9 years	Elem	27,270	0.29	0.36	0.36	0.35	0.33	0.33
	10 to 14 years	Middle	31,613	0.34	0.33	0.34	0.34	0.34	0.34
	15 to 19 years	High	34,578	0.37	0.31	0.29	0.31	0.32	0.34
Flagler County									
	5 to 9 years	Elem	3,493	0.26	0.39	0.37	0.34	0.33	0.32
	10 to 14 years	Middle	5,059	0.38	0.33	0.35	0.35	0.34	0.34
	15 to 19 years	High	4,747	0.36	0.28	0.28	0.31	0.33	0.34
Lake County									
	5 to 9 years	Elem	15,230	0.33	0.39	0.37	0.35	0.33	0.33
	10 to 14 years	Middle	15,225	0.33	0.34	0.35	0.35	0.34	0.34
	15 to 19 years	High	15,712	0.34	0.27	0.28	0.30	0.33	0.33
Marion County									
	5 to 9 years	Elem	16,898	0.32	0.38	0.37	0.35	0.33	0.33
	10 to 14 years	Middle	17,561	0.33	0.34	0.35	0.35	0.35	0.34
	15 to 19 years	High	18,052	0.34	0.28	0.28	0.30	0.32	0.33
Orange County									
	5 to 9 years	Elem	72,093	0.34	0.35	0.34	0.33	0.33	0.33
	10 to 14 years	Middle	69,147	0.32	0.34	0.33	0.33	0.33	0.33
	15 to 19 years	High	73,152	0.34	0.31	0.33	0.34	0.34	0.34
Osceola County									
	5 to 9 years	Elem	15,808	0.31	0.37	0.36	0.34	0.33	0.33
	10 to 14 years	Middle	17,613	0.35	0.34	0.34	0.35	0.34	0.34
	15 to 19 years	High	17,318	0.34	0.29	0.30	0.32	0.33	0.34
Polk County									
	5 to 9 years	Elem	34,468	0.32	0.36	0.36	0.35	0.34	0.33
	10 to 14 years	Middle	38,168	0.35	0.35	0.34	0.35	0.34	0.34
	15 to 19 years	High	36,453	0.33	0.29	0.30	0.31	0.32	0.33

			CENSUS		REMI				
Seminole County		School Level	2007 Population	2007 %	2015 %	2020 %	2025 %	2030 %	2035 %
	5 to 9 years	Elem	26,198	0.32	0.34	0.35	0.34	0.33	0.32
	10 to 14 years	Middle	26,681	0.33	0.33	0.33	0.34	0.34	0.34
	15 to 19 years	High	28,617	0.35	0.33	0.32	0.32	0.33	0.34
Sumter County		School Level	2007 Population	2007 %	2015 %	2020 %	2025 %	2030 %	2035 %
	5 to 9 years	Elem	2,029	0.24	0.38	0.37	0.34	0.32	0.32
	10 to 14 years	Middle	3,582	0.43	0.33	0.35	0.34	0.34	0.34
	15 to 19 years	High	2,801	0.33	0.29	0.29	0.32	0.34	0.34
Volusia County		School Level	2007 Population	2007 %	2015 %	2020 %	2025 %	2030 %	2035 %
	5 to 9 years	Elem	26,351	0.30	0.35	0.35	0.34	0.33	0.32
	10 to 14 years	Middle	26,877	0.31	0.33	0.33	0.34	0.34	0.33
	15 to 19 years	High	33,653	0.39	0.32	0.31	0.32	0.34	0.35

(Source: East Central Florida Regional Planning Council)

8. The number of students projected to attend public school for each TAZ was then multiplied by the projected demographic rate for each respective year to determine the number of students projected for enrollment in each school level.
9. Using the student attendance zones acquired from the school districts, each TAZ was assigned a school in which its students would attend.
10. The TAZs for each respective school were then summarized for each year, thus producing the total number of new students projected for each school per year.

School enrollment is represented within the TAZ base data only in the TAZ in which the school is located. Once the total number of students was calculated for private and public schools the total enrollment of projected public and private school students was applied to each TAZ containing each respective school.

For counties in which school attendance zones were not available:

The methodology was the same as above for calculating the number of projected students for each TAZ. To determine the school in which they would attend UF located attendance zones on county school board websites and created a generalized set of attendance zones for elementary, middle, and high school. Each TAZ was then assigned a generalized attendance zone in which its students would attend. Using GIS school location point data the total number of students attending a particular school level in a particular school zone would To determine the number of students that would attend each school in a given school level the total number of students projected to enroll at a particular level was divided evenly between all schools of that level in that generalized TAZ. For example if 30 TAZs fall within generalized school attendance zone “A” and the total number of elementary school students generated from new residential development within those 30 TAZs in 2015 is 150. If there are 10 elementary schools in that TAZ then each elementary school will receive 15 new students in 2015.

NOTE: Unless a school board indicated that a new school would be built in the future and informed UF of the specific location of that school, the projected new enrollments generated by UF represent those

students generated by new residential development. The school enrollment figures produced assume that once a specific school exceeds 150% of its capacity a new school will be built in the same TAZ to absorb the overflow population.

Hotels/Motels

The Hotel/Motel fields in the TAZ base data represent the number of rooms in that TAZ. The Hotel/Motel (HT/MT) calculations are pretty generalized and in line with the methods from DTS. First, UF calculated the HT/MT density for each TAZ. The HT/MT units were calculated as a percentage of population. The 2005 TAZ base data provided enough information to calculate the density and change in population for each 5 year increment. UF then considered the TAZs that have new service employment. In those TAZs that have a high hotel density and new service employees we placed new HT/MT rooms in those TAZs.

RESULTS

Trend Scenario - Population

TREND - POPULATION ALLOCATION, BY COUNTY (2015 - 2035)

(October 12, 2008)

COUNTY	Year 2005	Year 2015	ALLOC 2015	Year 2020	ALLOC 2020	Year 2025	ALLOC 2025	Year 2030	ALLOC 2030	Year 2035	ALLOC 2035
Brevard County	533,646	612,700	613,807	653,300	654,432	692,500	693,581	729,000	730,062	762,500	782827
Flagler County	82,069	129,400	129,432	153,800	153,799	177,800	177,804	200,600	200,648	221,900	221892
Lake County	263,642	347,900	343,950	389,500	387,130	430,200	425,251	468,700	463,526	504,500	508764
Marion County	305,256	381,400	381,395	419,300	419,377	456,300	456,319	491,100	491,177	523,200	529904
Orange County	1,052,479	1,357,386	1,357,203	1,495,043	1,495,327	1,629,365	1,629,344	1,762,300	1,762,294	1,887,638	1802347
Osceola County	243,501	412,172	412,182	483,120	483,127	547,069	547,178	630,140	630,147	713,212	722395
Polk County	537,931	660,500	660,439	713,900	713,916	765,500	765,460	813,800	813,832	858,200	877619
Seminole County	422,630	488,242	488,157	496,011	496,009	497,830	497,831	497,144	497,831	496,458	508749
Sumter County	66,447	117,400	111,140	136,100	134,279	154,500	152,946	172,100	170,047	188,500	186238
Volusia County	494,631	561,000	558,654	596,500	592,452	630,700	625,420	662,700	656,363	691,900	704337
TOTAL	4,002,232	5,068,100	5,056,359	5,536,574	5,529,848	5,981,764	5,971,134	6,427,584	6,415,927	6,848,008	6,845,072

NOTES

- * Fields in gray represent the result of LUCIS allocations.
- * Figures listed in the above table illustrate total population for the target year.

RESULTS

Trend Scenario – Employment

UF TREND EMPLOYMENT ALLOCATION

(October 12, 2008)

BREVARD

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	162,333	35,543	197,876	13,590	211,466	11,474	222,940	10,043	232,983	10,138	243,121	80,788
ACTUAL SERVICE	162,333	35,544	197,877	13,564	211,441	11,560	223,001	10,027	233,028	10,096	243,124	80,791
Commercial	54,322	13,267	67,589	2,621	70,210	1,778	71,988	1,101	73,089	1,139	74,228	19,906
ACTUAL COMMERCIAL	54,322	13,421	67,743	2,717	70,460	1,632	72,092	1,108	73,200	1,133	74,333	20,011
Industry	60,637	634	61,271	1,808	63,079	1,524	64,603	1,312	65,915	1,340	67,255	6,618
ACTUAL INDUSTRIAL	60,637	633	61,270	1,823	63,093	1,522	64,615	1,322	65,937	1,357	67,294	6,657

FLAGLER

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	12,369	6,432	18,801	3,170	21,971	2,727	24,698	2,466	27,164	2,626	29,790	17,421
ACTUAL SERVICE	12,369	6,427	18,796	3,175	21,971	2,737	24,708	2,466	27,174	2,620	29,794	17,425
Commercial	6,528	3,840	10,368	1,452	11,820	1,158	12,978	2,576	15,554	1,344	16,898	10,370
ACTUAL COMMERCIAL	6,528	3,687	10,215	1,541	11,756	1,163	12,919	2,592	15,511	1,348	16,859	10,331
Industry	3,398	1,657	5,055	676	5,731	521	6,252	527	6,779	696	7,475	4,077
ACTUAL INDUSTRIAL	3,398	1,642	5,040	724	5,764	491	6,255	537	6,792	679	7,471	4,073

Trend Scenario – Employment, Continued

LAKE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	57,493	20,788	78,281	9,471	87,752	7,908	95,660	7,148	102,808	7,656	110,464	52,971
ACTUAL SERVICE	57,493	21,362	78,855	9,194	88,049	7,501	95,550	7,143	102,693	7,640	110,333	52,840
Commercial	24,283	9,800	34,083	3,005	37,088	2,157	39,245	1,809	41,054	2,131	43,185	18,902
ACTUAL COMMERCIAL	24,283	10,379	34,662	2,597	37,259	2,198	39,457	1,687	41,144	2,249	43,393	19,110
Industry	19,808	5,223	25,031	1,905	26,936	1,558	28,494	1,683	30,177	2,181	32,358	12,550
ACTUAL INDUSTRY	19,808	5,241	25,049	1,893	26,942	1,572	28,514	1,685	30,199	2,170	32,369	12,561

MARION

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	63,272	19,720	82,992	9,019	92,011	7,648	99,659	6,933	106,592	7,457	114,049	50,777
ACTUAL SERVICE	63,272	19,698	82,970	9,054	92,024	7,693	99,717	7,006	106,723	7,374	114,097	50,825
Commercial	28,468	8,586	37,054	2,361	39,415	1,592	41,007	1,224	42,231	1,585	43,816	15,348
ACTUAL COMMERCIAL	28,468	8,520	36,988	2,395	39,383	1,593	40,976	1,209	42,185	1,607	43,792	15,324
Industry	27,643	2,835	30,478	1,901	32,379	1,671	34,050	1,633	35,683	1,991	37,674	10,031
ACTUAL INDUSTRY	27,643	2,829	30,472	1,906	32,378	1,684	34,062	1,636	35,698	2,028	37,726	10,083

Trend Scenario – Employment, Continued

ORANGE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	544,730	130,112	674,842	48,137	722,979	37,823	760,802	33,133	793,935	35,427	829,362	284,632
ACTUAL SERVICE	544,730	130,178	674,908	48,140	723,048	37,726	760,774	33,367	794,141	35,310	829,451	284,721
Commercial	168,417	48,202	216,619	11,230	227,849	6,268	234,117	4,292	238,409	5,855	244,264	75,847
ACTUAL COMMERCIAL	168,417	48,169	216,586	11,301	227,887	6,220	234,107	4,331	238,438	5,836	244,274	75,857
Industry	94,210	15,230	109,440	6,317	115,757	4,120	119,877	3,774	123,651	4,961	128,612	34,402
ACTUAL INDUSTRY	94,210	15,232	109,442	6,315	115,757	4,137	119,894	3,755	123,649	4,958	128,607	34,397

OSCEOLA

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	45,697	13,072	58,769	5,717	64,486	4,421	68,907	3,834	72,741	4,117	76,858	31,161
ACTUAL SERVICE	45,697	13,079	58,776	5,719	64,495	4,410	68,905	3,845	72,750	4,176	76,926	31,229
Commercial	22,118	8,722	30,840	2,689	33,529	1,718	35,247	1,226	36,473	1,401	37,874	15,756
ACTUAL COMMERCIAL	22,118	8,688	30,806	2,817	33,623	1,604	35,227	1,269	36,496	1,396	37,892	15,774
Industry	9,604	2,609	12,213	1,003	13,216	693	13,909	675	14,584	904	15,488	5,884
ACTUAL INDUSTRY	9,604	2,609	12,213	1,006	13,219	690	13,909	677	14,586	907	15,493	5,889

Trend Scenario – Employment, Continued

POLK

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	114,806	35,915	150,721	15,886	166,607	12,758	179,365	11,535	190,900	12,313	203,213	88,407
ACTUAL SERVICE	114,806	35,911	150,717	15,922	166,639	12,772	179,411	11,499	190,910	12,294	203,204	88,398
Commercial	65,017	12,907	77,924	3,351	81,275	1,731	83,006	1,230	84,236	1,739	85,975	20,958
ACTUAL COMMERCIAL	65,017	13,426	78,443	3,376	81,819	1,525	83,344	1,238	84,582	1,718	86,300	21,283
Industry	45,876	5,329	51,205	4,733	55,938	3,071	59,009	2,560	61,569	3,006	64,575	18,699
ACTUAL INDUSTRY	45,876	5,330	51,206	4,731	55,937	3,072	59,009	2,563	61,572	2,997	64,569	18,693

SEMINOLE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	122,811	27,353	150,164	10,849	161,013	8,186	169,199	6,773	175,972	7,150	183,122	60,311
ACTUAL SERVICE	122,811	27,296	150,107	10,908	161,015	8,131	169,146	6,647	175,793	7,194	182,987	60,176
Commercial	56,760	11,798	68,558	2,084	70,642	548	71,190	-142	71,048	312	71,360	14,600
ACTUAL COMMERCIAL	56,760	11,791	68,551	2,059	70,610	554	71,164	0	71,164	314	71,478	14,718
Industry	34,917	5,558	40,475	1,671	42,146	819	42,965	707	43,672	1,185	44,857	9,940
ACTUAL INDUSTRY	34,917	5,506	40,423	1,713	42,136	805	42,941	719	43,660	1,203	44,863	9,946

Trend Scenario – Employment, Continued

SUMTER

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	8,523	3,472	11,995	1,467	13,462	1,198	14,660	1,060	15,720	1,100	16,820	8,297
ACTUAL SERVICE	8,523	3,472	11,995	1,466	13,461	1,198	14,659	1,059	15,718	1,100	16,818	8,295
Commercial	3,256	2,421	5,677	709	6,386	506	6,892	414	7,306	466	7,772	4,516
ACTUAL COMMERCIAL	3,256	2,500	5,756	710	6,466	484	6,950	440	7,390	454	7,844	4,588
Industry	3,504	1,631	5,135	527	5,662	384	6,046	394	6,440	533	6,973	3,469
ACTUAL INDUSTRIAL	3,504	1,536	5,040	562	5,602	368	5,970	423	6,393	501	6,894	3,390

VOLUSIA

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	119,981	30,185	150,166	12,719	162,885	10,698	173,583	9,767	183,350	10,602	193,952	73,971
ACTUAL SERVICE	119,981	29,853	149,834	12,740	162,574	10,701	173,275	9,771	183,046	10,604	193,650	73,669
Commercial	47,593	13,142	60,735	3,067	63,802	1,827	65,629	1,355	66,984	1,953	68,937	21,344
ACTUAL COMMERCIAL	47,593	13,204	60,797	3,045	63,842	1,838	65,680	1,345	67,025	1,957	68,982	21,389
Industry	30,945	3,932	34,877	1,483	36,360	1,095	37,455	1,114	38,569	1,557	40,126	9,181
ACTUAL INDUSTRIAL	30,945	3,955	34,900	1,464	36,364	1,096	37,460	1,112	38,572	1,555	40,127	9,182

Trend Scenario – Employment, Continued

REGION

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	1,252,015	322,592	1,574,607	130,025	1,704,632	104,841	1,809,473	92,692	1,902,165	98,586	2,000,751	748,736
ACTUAL SERVICE	1,252,015	322,820	1,574,835	129,882	1,704,717	104,429	1,809,146	92,830	1,901,976	98,408	2,000,384	748,369
Commercial	476,762	132,685	609,447	32,569	642,016	19,283	661,299	15,085	676,384	17,925	694,309	217,547
ACTUAL COMMERCIAL	476,762	133,785	610,547	32,558	643,105	18,811	661,916	15,219	677,135	18,012	695,147	218,385
Industry	330,542	44,638	375,180	22,024	397,204	15,456	412,660	14,379	427,039	18,354	445,393	114,851
ACTUAL INDUSTRIAL	330,542	44,513	375,055	22,137	397,192	15,437	412,629	14,429	427,058	18,355	445,413	114,871

NOTES: Rows in white are calculated figures derived from REMI
Rows in yellow are the actual employment figures allocated using the LUCIS model

RESULTS

Composite Scenario – Population

TREND - POPULATION ALLOCATION, BY COUNTY (2015 - 2035)

(October 13, 2008)

COUNTY	Year 2005	Year 2015	UF ALLOCATION 2015	Year 2020	UF ALLOCATION 2020	Year 2025	UF ALLOCATION 2025	Year 2030	UF ALLOCATION 2030	Year 2035	UF ALLOCATION 2035
Brevard County	533,646	612,700	612,690	653,300	653,491	692,500	692,620	729,000	729,123	762,500	759,548
Flagler County	82,069	129,400	129,406	153,800	153,783	177,800	177,815	200,600	200,587	221,900	221,901
Lake County	263,642	347,900	347,904	389,500	389,832	430,200	430,249	468,700	468,696	504,500	504,537
Marion County	305,256	381,400	385,201	419,300	423,102	456,300	459,617	491,100	494,430	523,200	526,503
Orange County	1,052,479	1,357,386	1,358,099	1,495,043	1,496,113	1,629,365	1,630,332	1,762,300	1,763,156	1,887,638	1,888,518
Osceola County	243,501	412,172	412,171	483,120	500,720	547,069	564,691	630,140	647,708	713,212	730,855
Polk County	537,931	660,500	660,534	713,900	713,990	765,500	765,727	813,800	820,185	858,200	858,638
Seminole County	422,630	488,242	488,290	496,011	495,952	497,830	498,273	497,144	498,273	496,458	498,273
Sumter County	66,447	117,400	117,400	136,100	136,100	154,500	155,071	172,100	172,101	188,500	188,509
Volusia County	494,631	561,000	561,005	596,500	597,476	630,700	630,550	662,700	662,723	691,900	685,713
TOTAL	4,002,232	5,068,100	5,072,700	5,536,574	5,560,559	5,981,764	6,004,945	6,427,584	6,456,982	6,848,008	6,862,995

NOTES: Rows in white are calculated figures derived from REMI
 Rows in yellow are the actual employment figures allocated using the LUCIS model

RESULTS

Composite Scenario – Employment

UF COMPOSITE EMPLOYMENT ALLOCATION

(October 13, 2008)

BREVARD

	2005	2015		2020		2025		2030		2035		2005-205
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	162,333	35,592	197,925	13,576	211,501	11,463	222,964	10,045	233,009	10,138	243,147	80,814
ACTUAL SERVICE	162,333	35,575	197,908	13,555	211,463	11,430	222,893	10,043	232,936	10,152	243,088	80,755
Commercial	54,322	13,300	67,622	2,603	70,225	1,770	71,995	1,101	73,096	1,140	74,236	19,914
ACTUAL COMMERCIAL	54,322	13,266	67,588	2,593	70,181	1,779	71,960	1,105	73,065	1,146	74,211	19,889
Industry	60,637	675	61,312	1,785	63,097	1,511	64,608	1,315	65,923	1,338	67,261	6,624
ACTUAL INDUSTRIAL	60,637	660	61,297	1,800	63,097	1,511	64,608	1,314	65,922	1,337	67,259	6,622

FLAGLER

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	12,369	6,439	18,808	3,171	21,979	2,725	24,704	2,467	27,171	2,624	29,795	17,426
ACTUAL SERVICE	12,369	6,451	18,820	3,162	21,982	2,710	24,692	2,468	27,160	2,690	29,850	17,481
Commercial	6,528	3,845	10,373	1,452	11,825	1,154	12,979	1,045	14,024	1,250	15,274	8,746
ACTUAL COMMERCIAL	6,528	3,843	10,371	1,471	11,842	1,193	13,035	1,046	14,081	1,248	15,329	8,801
Industry	3,398	1,662	5,060	673	5,733	520	6,253	528	6,781	695	7,476	4,078
ACTUAL INDUSTRIAL	3,398	1,664	5,062	672	5,734	520	6,254	530	6,784	692	7,476	4,078

Composite Scenario – Employment, Continued

LAKE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	57,493	20,834	78,327	9,464	87,791	7,898	95,689	7,150	102,839	7,657	110,496	53,003
ACTUAL SERVICE	57,493	20,796	78,289	9,544	87,833	7,894	95,727	7,143	102,870	7,652	110,522	53,029
Commercial	24,283	9,837	34,120	2,984	37,104	2,149	39,253	1,813	41,066	2,132	43,198	18,915
ACTUAL COMMERCIAL	24,283	9,838	34,121	3,134	37,255	2,161	39,416	1,817	41,233	2,130	43,363	19,080
Industry	19,808	5,259	25,067	1,883	26,950	1,546	28,496	1,688	30,184	2,181	32,365	12,557
ACTUAL INDUSTRY	19,808	5,248	25,056	1,894	26,950	1,544	28,494	1,736	30,230	2,132	32,362	12,554

MARION

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	63,272	19,738	83,010	9,018	92,028	7,643	99,671	6,931	106,602	7,460	114,062	50,790
ACTUAL SERVICE	63,272	19,772	83,044	9,018	92,062	7,883	99,945	6,930	106,875	7,231	114,106	50,834
Commercial	28,468	8,597	37,065	2,356	39,421	1,590	41,011	1,225	42,236	1,586	43,822	15,354
ACTUAL COMMERCIAL	28,468	8,600	37,068	2,143	39,211	1,617	40,828	1,467	42,295	1,353	43,648	15,180
Industry	27,643	2,846	30,489	1,898	32,387	1,635	34,022	1,635	35,657	1,990	37,647	10,004
ACTUAL INDUSTRY	27,643	2,864	30,507	1,886	32,393	1,662	34,055	1,630	35,685	2,005	37,690	10,047

Composite Scenario – Employment, Continued

ORANGE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	544,730	131,967	676,697	47,512	724,209	37,555	761,764	33,050	794,814	35,267	830,081	285,351
ACTUAL SERVICE	544,730	131,732	676,462	47,544	724,006	37,374	761,380	33,020	794,400	35,237	829,637	284,907
Commercial	168,417	48,966	217,383	10,845	228,228	6,177	234,405	4,271	238,676	5,787	244,463	76,046
ACTUAL COMMERCIAL	168,417	48,999	217,416	10,594	228,010	6,221	234,231	4,309	238,540	5,615	244,155	75,738
Industry	94,210	16,752	110,962	4,933	115,895	3,801	119,696	3,921	123,617	5,014	128,631	34,421
ACTUAL INDUSTRY	94,210	16,747	110,957	5,042	115,999	3,704	119,703	3,755	123,628	5,003	128,631	34,251

OSCEOLA

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	45,697	13,685	59,382	5,560	64,942	4,311	69,253	3,767	73,020	4,054	77,074	31,377
ACTUAL SERVICE	45,697	13,551	59,248	5,728	64,976	3,878	68,854	3,266	72,120	3,955	76,075	30,378
Commercial	22,118	8,937	31,055	2,666	33,721	1,695	35,416	1,191	36,607	1,358	37,965	15,847
ACTUAL COMMERCIAL	22,118	8,678	30,796	2,834	33,630	1,796	35,426	1,005	36,431	1,149	37,580	15,462
Industry	9,604	3,192	12,796	481	13,277	558	13,835	728	14,563	927	15,490	5,886
ACTUAL INDUSTRY	9,604	3,202	12,806	479	13,285	559	13,844	725	14,569	934	15,503	5,899

Composite Scenario – Employment, Continued

POLK

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	114,806	35,979	150,785	15,868	166,653	12,745	179,398	11,537	190,935	12,313	203,248	88,442
ACTUAL SERVICE	114,806	36,239	151,045	15,719	166,764	12,899	179,663	11,423	191,086	12,224	203,310	88,504
Commercial	65,017	12,952	77,969	3,322	81,291	1,721	83,012	1,234	84,246	1,740	85,986	20,969
ACTUAL COMMERCIAL	65,017	12,904	77,921	3,318	81,239	1,802	83,041	1,208	84,249	1,662	85,911	20,894
Industry	45,876	5,373	51,249	4,710	55,959	3,056	59,015	2,563	61,578	3,007	64,585	18,709
ACTUAL INDUSTRY	45,876	5,370	51,246	4,704	55,950	3,062	59,012	2,569	61,581	2,970	64,551	18,675

SEMINOLE

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	122,811	28,147	150,958	10,613	161,571	8,057	169,628	6,717	176,345	7,150	183,495	60,684
ACTUAL SERVICE	122,811	28,050	150,861	10,730	161,591	8,065	169,656	6,641	176,297	6,660	182,957	60,146
Commercial	56,760	12,134	68,894	1,945	70,839	493	71,332	0	71,332	274	71,606	14,846
ACTUAL COMMERCIAL	56,760	11,996	68,756	3,326	72,082	165	72,247	0	72,247	48	72,295	15,535
Industry	34,917	6,489	41,406	820	42,226	602	42,828	804	43,632	1,224	44,856	9,939
ACTUAL INDUSTRY	34,917	6,485	41,402	824	42,226	601	42,827	804	43,631	1,226	44,857	9,940

Composite Scenario – Employment, Continued

SUMTER

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	8,523	3,475	11,998	1,467	13,465	1,198	14,663	1,059	15,722	1,099	16,821	8,298
ACTUAL SERVICE	8,523	3,396	11,919	1,487	13,406	1,195	14,601	1,068	15,669	1,316	16,985	8,462
Commercial	3,256	2,423	5,679	708	6,387	506	6,893	415	7,308	465	7,773	4,517
ACTUAL COMMERCIAL	3,256	2,427	5,683	713	6,396	505	6,901	428	7,329	450	7,779	4,523
Industry	3,504	1,635	5,139	526	5,665	382	6,047	394	6,441	533	6,974	3,470
ACTUAL INDUSTRIAL	3,504	1,638	5,142	520	5,662	386	6,048	396	6,444	530	6,974	3,470

VOLUSIA

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	119,981	30,780	150,761	12,558	163,319	10,596	173,915	9,734	183,649	10,554	194,203	74,222
ACTUAL SERVICE	119,981	30,791	150,772	12,519	163,291	9,614	172,905	9,881	182,786	10,478	193,264	73,283
Commercial	47,593	13,417	61,010	2,954	63,964	1,781	65,745	1,343	67,088	1,929	69,017	21,424
ACTUAL COMMERCIAL	47,593	13,725	61,318	2,907	64,225	1,783	66,008	1,293	67,301	1,621	68,922	21,329
Industry	30,945	4,503	35,448	981	36,429	954	37,383	1,171	38,554	1,581	40,135	9,190
ACTUAL INDUSTRIAL	30,945	4,503	35,448	982	36,430	953	37,383	1,169	38,552	1,583	40,135	9,190

Composite Scenario – Employment, Continued

REGION

	2005	2015		2020		2025		2030		2035		2005-2035
	(DTS)	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	New Emp	Total Emp	Total New
Service	1,252,015	326,636	1,578,651	128,807	1,707,458	104,191	1,811,649	92,457	1,904,106	98,316	2,002,422	750,407
ACTUAL SERVICE	1,252,015	326,353	1,578,368	129,006	1,707,374	102,942	1,810,316	91,883	1,902,199	97,595	1,999,794	747,779
Commercial	476,762	134,408	611,170	31,835	643,005	19,036	662,041	13,638	675,679	17,661	693,340	216,578
ACTUAL COMMERCIAL	476,762	134,276	611,038	33,033	644,071	19,022	663,093	13,678	676,771	16,422	693,193	216,431
Industry	330,542	48,386	378,928	18,690	397,618	14,565	412,183	14,747	426,930	18,490	445,420	114,878
ACTUAL INDUSTRIAL	330,542	48,381	378,923	18,803	397,726	14,502	412,228	14,628	427,026	18,412	445,438	114,726

NOTES: Rows in white are calculated figures derived from REMI
Rows in yellow are the actual employment figures allocated using the LUCIS model

RESULTS

Average TAZ Gross Urban Density (people + employees / acre), By County (EXCLUDING WATER)

Trend Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	4.55	5.40	5.68	5.89	6.06	6.30
Flagler County	1.91	2.57	2.77	3.02	3.15	3.23
Lake County	3.16	4.03	4.42	4.69	4.87	5.14
Marion County	4.19	4.89	5.12	5.28	5.37	5.17
Orange County	11.89	13.59	14.12	14.52	14.91	15.14
Osceola County	4.40	5.87	6.22	6.53	6.76	6.92
Polk County	6.99	7.79	7.93	8.03	8.14	8.32
Seminole County	8.11	9.37	9.52	9.61	9.71	9.90
Sumter County	1.64	2.63	2.77	2.88	2.99	3.06
Volusia County	4.60	5.47	5.69	5.87	6.04	6.21

Composite Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	4.55	5.40	5.70	5.94	6.17	6.34
Flagler County	1.91	2.71	2.94	3.03	3.16	3.29
Lake County	3.16	4.11	4.47	4.77	5.00	5.19
Marion County	4.19	5.2	5.44	5.70	5.95	6.07
Orange County	11.89	14.24	15.70	16.97	17.53	18.01
Osceola County	4.40	6.04	6.70	7.27	7.59	7.96
Polk County	6.99	8.07	8.56	8.92	9.18	9.37
Seminole County	8.11	9.50	9.78	9.96	10.03	10.15
Sumter County	1.64	2.40	2.59	3.17	3.32	3.43
Volusia County	4.60	5.50	5.79	5.96	6.19	6.42

METHODS: Density was calculated by adding the total residents and employees for each given year and dividing by the TAZ acres. Keep in mind the TAZ files do not include water features therefore county area does not include areas occupied by water.

NOTE: High county densities are because the TAZs with high densities raise the overall average density.

RESULTS

Average TAZ Gross Urban Density (people + employees / acre), By County (EXCLUDING WATER & CONSERVATION)

Trend Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	5.70	6.60	6.92	7.18	7.37	7.56
Flagler County	1.54	2.15	2.33	2.56	2.65	2.74
Lake County	3.76	4.50	4.90	5.13	5.30	5.51
Marion County	3.09	3.58	3.84	4.02	4.14	3.92
Orange County	9.44	11.01	11.54	11.94	12.35	12.56
Osceola County	3.67	5.04	5.34	5.65	5.84	5.90
Polk County	6.78	7.76	7.84	7.93	8.03	8.19
Seminole County	6.51	7.60	7.76	7.83	7.90	8.06
Sumter County	1.25	2.01	2.16	2.31	2.43	2.46
Volusia County	4.08	4.84	5.07	5.22	5.38	5.60

Composite Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	5.70	6.64	6.95	7.20	7.43	7.63
Flagler County	1.54	2.27	2.59	2.74	2.86	2.98
Lake County	3.76	4.50	4.87	5.15	5.44	5.63
Marion County	3.09	3.93	4.17	4.32	4.45	4.59
Orange County	9.44	11.40	12.44	13.55	14.03	14.50
Osceola County	3.67	4.80	5.77	6.18	6.39	6.64
Polk County	6.78	7.89	8.13	8.45	8.62	8.79
Seminole County	6.51	7.70	7.85	7.99	8.06	8.18
Sumter County	1.65	2.40	2.59	3.18	3.33	3.43
Volusia County	4.08	4.88	5.17	5.30	5.52	5.74

METHODS: Density was calculated by adding the total residents and employees for each given year and dividing by the TAZ acres. Keep in mind the TAZ files do not include water features therefore county area does not include areas occupied by water.

NOTE: High county densities are because the TAZs with high densities raise the overall average density.

RESULTS

County Gross Urban Density (people + employees / acre), By County (EXCLUDING WATER)

Trend Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	1.24	1.44	1.53	1.61	1.68	1.78
Flagler County	0.33	0.52	0.61	0.70	0.79	0.88
Lake County	0.57	0.75	0.84	0.92	1.00	1.08
Marion County	0.41	0.51	0.56	0.61	0.65	0.70
Orange County	3.22	4.08	4.43	4.75	5.05	5.20
Osceola County	0.39	0.62	0.71	0.80	0.91	1.02
Polk County	0.65	0.80	0.86	0.92	0.97	1.04
Seminole County	3.22	3.78	3.89	3.95	3.98	4.08
Sumter County	0.23	0.37	0.43	0.49	0.54	0.59
Volusia County	0.93	1.08	1.15	1.21	1.27	1.36

Composite Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	1.24	1.43	1.52	1.61	1.68	1.75
Flagler County	0.33	0.54	0.65	0.74	0.82	0.90
Lake County	0.57	0.75	0.84	0.92	1.00	1.07
Marion County	0.41	0.52	0.57	0.61	0.66	0.70
Orange County	3.22	4.09	4.44	4.75	5.05	5.35
Osceola County	0.39	0.62	0.71	0.80	0.90	1.01
Polk County	0.65	0.79	0.86	0.91	0.97	1.02
Seminole County	3.22	3.78	3.90	3.95	3.99	4.03
Sumter County	0.23	0.39	0.45	0.51	0.56	0.62
Volusia County	0.93	1.09	1.16	1.22	1.28	1.34

METHODS: Density was calculated by adding the total residents and employees for each given year and dividing by the TAZ acres. Keep in mind the TAZ files do not include water features therefore county area does not include areas occupied by water.

NOTE: High county densities are because the TAZs with high densities raise the overall average density.

RESULTS

County Gross Urban Density (people + employees/ acre) (EXCLUDING WATER & CONSERVATION)

Trend Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	2.04	2.37	2.52	2.65	2.78	2.94
Flagler County	0.38	0.59	0.69	0.80	0.90	0.99
Lake County	0.81	1.08	1.21	1.32	1.43	1.55
Marion County	0.62	0.77	0.85	0.92	0.98	1.05
Orange County	3.82	4.85	5.27	5.64	6.00	6.18
Osceola County	0.48	0.77	0.89	0.99	1.12	1.27
Polk County	0.82	1.01	1.10	1.17	1.24	1.33
Seminole County	3.93	4.61	4.75	4.82	4.86	4.98
Sumter County	0.33	0.53	0.62	0.70	0.78	0.85
Volusia County	1.26	1.46	1.55	1.63	1.71	1.82

Composite Scenario

County	Year 2005	Year 2015	Year 2020	Year 2025	Year 2030	Year 2035
Brevard County	2.04	2.37	2.51	2.65	2.77	2.89
Flagler County	0.38	0.61	0.73	0.84	0.93	1.02
Lake County	0.81	1.08	1.21	1.32	1.43	1.54
Marion County	0.62	0.78	0.85	0.92	0.99	1.05
Orange County	3.82	4.86	5.27	5.65	6.00	6.36
Osceola County	0.48	0.77	0.89	0.99	1.12	1.25
Polk County	0.82	1.01	1.09	1.17	1.24	1.30
Seminole County	3.93	4.62	4.76	4.82	4.86	4.91
Sumter County	0.33	0.56	0.65	0.73	0.81	0.88
Volusia County	1.26	1.46	1.56	1.64	1.72	1.80

METHODS: Density was calculated by adding the total residents and employees for each given year and dividing by the TAZ acres. Keep in mind the TAZ files do not include water features therefore county area does not include areas occupied by water.

NOTE: High county densities are because the TAZs with high densities raise the overall average density.

Economic Impact Modeling: How REMI Policy Insight Works In the Long Range Transportation Plan (LRTP) Project

X. Background

The ECFRPC is using REMI Policy Insight to forecast the regional economy for the years 2008-2035. REMI Policy Insight is one of the most widely applied regional economic policy analysis models in the world. The model is used by government agencies on the national, state and local level, as well as by private consulting firms, utilities and universities. The original version of the model was developed at the University of Massachusetts as the Massachusetts Economic Policy Analysis (MEPA, Treyz, Friedlander, and Stevens) model in 1977. It was then extended for all states and counties in the U.S. under a grant from the National Cooperative Highway Research Program.

The REMI model will be used to:

- Forecast the number and types of jobs in the Central Florida region from 2008-2035
- Model the separate economic impacts of two development scenarios:
 - Trend Land Use Patterns
 - Composite Alternative future land use

How REMI Works:

The REMI model consists of thousands of simultaneous equations based upon five major sets of economic data inputs:

- Output
- Labor and Capital Demand
- Population and Labor Supply
- Wages, Prices, and Costs and
- Market Shares

The model allows policy assumptions to be inserted that affect the model's output.

XI. Trend Scenario:

The Trend generally assumes no major impacts to the basic REMI model forecast except for the following assumptions:

- Construction of the 3 Orlando downtown venues, which will take place over 3 to 4 years (2009-2012) and will be in operation thereafter.
 - Citrus Bowl renovation
 - New Performing Arts Center
 - New Basketball Arena

Total construction Cost of the three venues: \$1.1 Billion in Orange County

- New Medical City at Lake NONA will be constructed between 2007 and 2012 and will be operational thereafter
 - UCF School of Biomedical Sciences
 - UCF College of Medicine
 - Burnham Institute
 - VA Hospital
 - Nemours Children Hospital

Total Investment in excess of \$1.193 Billion; the investment will be in Educational Services, Professional and Technical Services, and Hospitals.

- 61 miles of Commuter Rail to be constructed (with stations) between 2008 and 2012 and operational thereafter. (Orange, Osceola, Seminole, and Volusia)

- Total Capital Investment \$615 Million
- 71 Acres Development in Volusia County: “Daytona Live”
- Total Investment \$437 Million

How the Trend Scenario is modeled in REMI:

REMI provides a National forecast for the economy as well as county by county forecast, known as baseline forecasts. The user is able to change this baseline by entering new information for any of the years until 2050.

In the Trend scenario we will change the fuel prices, on a National level, for Consumer Spending to reflect the recent increases in gasoline oil. As well, we will apply recent developments with potential impacts that can cause bigger changes in employment than the average change forecasted by REMI.

- Change the fuel prices, on a National level, for Consumer Spending to reflect the recent increases in gasoline oil.
 - Consumer spending includes a basket of 13 products of which fuel prices directly impact 2 of them, Gasoline & oil and Fuel & Coal. Gasoline & Oil is what consumers spend on their cars while Fuel & Coal is what is used to heat households.
 - REMI forecasts the increase in prices as a ratio of a baseline year which is 2000, which means that Gasoline & Oil and Fuel & Coal have a factor “1” in 2000. Table 25 shows the forecast before the recent changes in prices and calculated are the year to year changes and the 5 year increment changes.

Table 25: Projected Change in fuel cost on a National Level

Nation	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025	2030	2035
PCE price Index Gasoline & Oil	1	0.967	0.905	1.056	1.241	1.514	1.557	1.596	1.627	1.66	1.707	1.922	2.142	2.381	2.645	2.949
PCE Price Index Fuel Oil & Coal	1	0.967	0.905	1.056	1.241	1.514	1.557	1.596	1.627	1.66	1.707	1.922	2.142	2.381	2.645	2.949
Year to year Jump Gas & Oil			-6.4%	16.7%	17.5%	22.0%	2.8%	2.5%	1.9%	2.0%	2.8%	12.6%	11.4%	11.2%	11.1%	11.5%
Year to year Jump Fuel Oil & Coal			-6.4%	16.7%	17.5%	22.0%	2.8%	2.5%	1.9%	2.0%	2.8%	12.6%	11.4%	11.2%	11.1%	11.5%
							2006-2005	2007-2006	2008-2007	2009-2008	2010-2005	2015-2010	2020-2015	2025-2020	2030-2025	2035-2030
							2.8%	2.5%	1.9%	2.0%	12.7%	12.6%	11.4%	11.2%	11.1%	11.5%

Table 26 & 27 show the prices per gallon for gasoline and diesel in cents from 2000 until mid 2008 from the Energy Information Administration. These are the national average prices. Calculated is the percent change by year until 2007. Since data is only available until May 2008, a 6 months average price is calculated for 2008.

Table 26: Energy Admin Prices in Cents per gallon

Energy Admin Prices in cents per gallon	2000	2001	2002	2003	2004	2005	2006	2007
Price	152.3	146	138.6	160.3	189.5	231.4	261.8	284.3
Price Change			-5.1%	15.7%	18.2%	22.1%	13.1%	8.6%
						00-05	2006-2005	2007-2006
						51.9%	13.1%	8.6%

Table 27: Energy Admin Prices in Cents per gallon

Energy Admin Prices in cents per gallon	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08
Price	307	309.5	307.8	329.3	350.7	381.5
Month to Month 2008	8.0%	0.8%	-0.5%	7.0%	6.5%	8.8%
6 months Average Price						331.0
6 months Average 2008- 2007						16.4%

The Energy Administration data show increases in prices for 2006, 2007 and average 2008 that are 13.1%, 8.6% and 16.4% respectively.

Table 28: Difference Between REMI National Increase in Price Of Gasoline and Oil and that of the Energy Administration.

Year	Difference
2006-2005	10.3%
2007-2006	6.1%
Av 2008-2007	14.5%

REMI's data show growths of 2.8%, 2.5% and 1.9% for 2006, 2007 and 2008. The differences between the two sets of data are 10.3%, 6.1% and 14.5% for 2006, 2007 and 2008 shown in Table 28. As a result of these differences, REMI's data will be changed.

Table 29: Total National Consumption in Billions

	2005	2006	2007	2008	2005 Percent	2005 Percent	2005 Percent	2005 Percent
Vehicles & Parts	\$452.52	\$436.95	\$453.22	\$473.16	5.7%	5.4%	5.4%	5.5%
Computers & Furniture	\$490.61	\$551.04	\$587.88	\$636.06	6.2%	6.8%	7.0%	7.4%
Other Durables	\$212.74	\$214.09	\$218.80	\$225.36	2.7%	2.6%	2.6%	2.6%
Food & Beverages	\$1,065.69	\$1,092.08	\$1,114.94	\$1,143.23	13.5%	13.5%	13.4%	13.3%
Clothing & Shoes	\$372.87	\$391.42	\$409.37	\$427.59	4.7%	4.8%	4.9%	5.0%
Gasoline & Oil	\$183.41	\$186.78	\$184.53	\$189.06	2.3%	2.3%	2.2%	2.2%
Fuel Oil & Coal	\$15.99	\$11.97	\$13.05	\$12.99	0.2%	0.1%	0.2%	0.2%
Other Non-Durables	\$644.99	\$667.48	\$687.50	\$712.73	8.2%	8.2%	8.2%	8.3%
Housing	\$1,122.60	\$1,150.83	\$1,182.91	\$1,215.92	14.3%	14.2%	14.2%	14.1%
Household Operation	\$417.94	\$428.37	\$440.25	\$452.50	5.3%	5.3%	5.3%	5.2%
Transportation	\$284.39	\$291.49	\$299.57	\$307.91	3.6%	3.6%	3.6%	3.6%
Medical Care	\$1,260.90	\$1,292.39	\$1,328.21	\$1,365.17	16.0%	16.0%	15.9%	15.8%
Other Services	\$1,349.43	\$1,383.37	\$1,421.92	\$1,461.60	17.1%	17.1%	17.0%	16.9%
	\$7,874.08	\$8,098.26	\$8,342.14	\$8,623.28	100.0%	100.0%	100.0%	100.0%

The way to do that is to enter the change in REMI into a Consumer Expenditure Price index for all personal consumption expenditures. However this index is for a basket of 13 products shown in Table 29. The change has to be entered into Gasoline & Oil and Fuel Oil & Coal only.

Total National Consumption of Gasoline & Oil and Fuel Oil & Coal out of total consumption is 2.5%, 2.4%, 2.4% and 2.4 percent for 2005, 2006, 2007 and 2008 respectively.

To enter the change into these 2 items only, the percent differences calculated in Table 28 will be multiplied by the percents of these items to total consumption.

Table 30: Change to be entered into REMI (percent differ* percent of consumption of gasoline & oil and fuel & coal to total consumption)

Year	Calculations to be entered
2006	0.25%
2007	0.14%
2008	0.34%
Average 2006, 2007 and 2008	0.25%
Estimated 2009	0.25%
Estimated 2010	0.25%
Estimated 2011	0.25%
Estimated 2012	0.25%
Estimated 2013	0.25%
Estimated 2014	0.25%
Estimated 2015	0.25%

Table 30 shows the calculations for the changes to be entered into REMI. For 2006, 2007 and 2008 the changes are 0.25%, 0.14% and 0.34% respectively. The average change for these three years is 0.25%. For 2009 until 2015 we apply the average change from 2006, 2007 and 2008 which is 0.25%. From 2015 on we will let the model assume its default growth rates.

Table 31: Change to be entered into REMI (percent differ* percent of consumption of gasoline & oil and fuel & coal to total consumption)

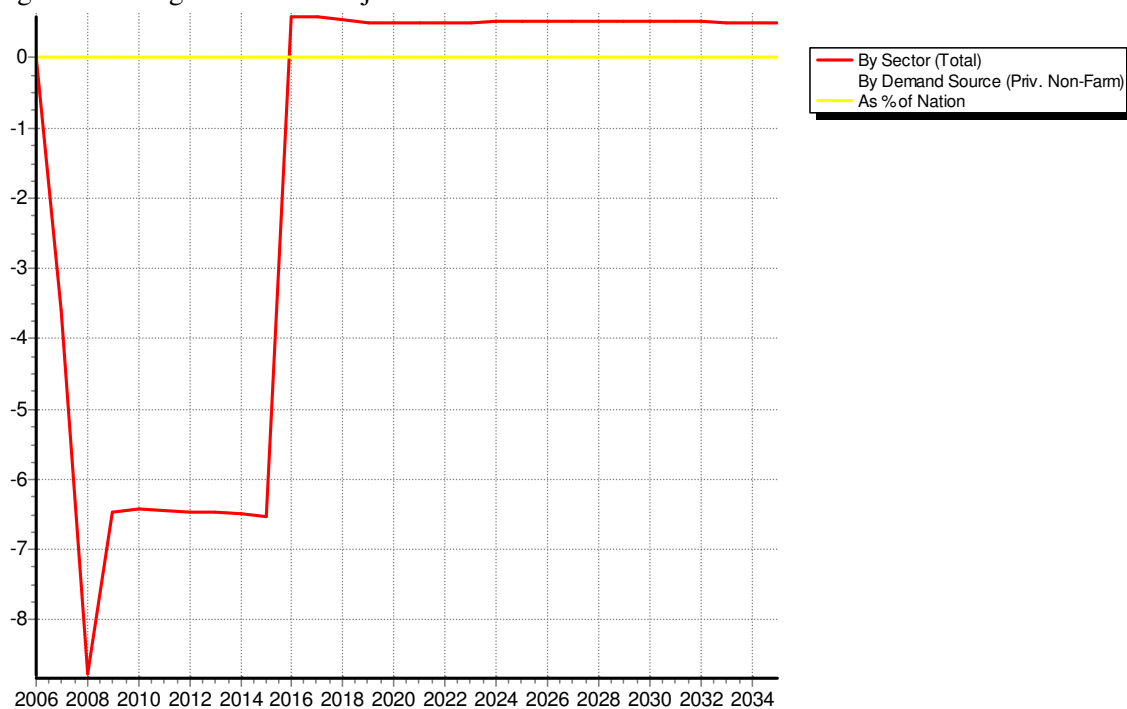
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Job Loss as a result of National Increase in Price of Gasoline Oil- District Five	-6,319	-3,589	-8,767	-6,463	-6,423	-6,444	-6,455	-6,464	-6,489	-6,528

Table 31 shows the total loss in jobs by year until 2015 as a result of the oil price changes entered into REMI. On average the economy will grow with 6,394 jobs less than it would have if it was not for the increase in oil prices.

Figure 6 shows the loss in jobs from the baseline. Notice how the number of jobs lost is higher in the years where we have the highest increase in fuel prices. Remember from 2009 until 2015 we increased the price of the basket of goods by 0.25% and left it unchanged after that. That's why the loss in jobs stops at 2015 and the economy starts to recover as the price of the basket of goods starts going down.

It is important to mention here that if we are to assume that the price of oil will keep rising after 2015 in a similar way like it did in the last three years, then it will be safe to assume that the region as well as the nation's employment numbers will remain below the baseline (which represents 2005 oil prices and growth in price of around 2.5% to 3% per year) well beyond 2015. The baseline in REMI Policy Insight reflects the growth rates the economy would have grown if no changes were introduced into the model.

Figure 6: Change in number of jobs from the baseline



- Apply recent developments with potential impacts that can cause bigger changes in employment than the average change forecasted by REMI.

These developments are:

- 61 miles of commuter rail
- Medical City at Lake Nona
- Downtown Orlando Venues
- Daytona Live
- CSX Winter Haven new logistics center

Table 32: Assumptions for Orange County Developments to be entered in REMI (Downtown Venues and Medical City)

Developments	Value
Total Construction	\$1.258 Billion
Revenues from Operations	
Downtown Development	\$208 Million per year starting in 2010 and growing @ 3%
Hospitals	\$400 Million and growing at 3%
Colleges	\$200 Million and growing at 3%

Table 33: Assumptions For Volusia County Development to be entered in REMI (Daytona Live)

Development	Value
Construction	\$437 Million
Revenues from Operations	
Entertainment, Hotels, Rest...	Starting at \$25 Million and topping at \$120 Million and then growing at 3 % after that
Offices	Starting at \$5 Million and topping at \$17.5 Million and growing at 3% after that

Table 34: Assumptions for Polk County Development to be entered into REMI

Polk County Assumptions
The winter haven CSX logistics center is expected to have 200 jobs when it is operational by 2009. More jobs will be created as the center expands its operations. The number of jobs entered into the transportation and warehousing sector in REMI Policy Insight is 200 jobs in 2009 and grows to 2000 jobs by 2020.

Work on the 61 miles commuter rail in Central Florida is divided into two phases, one to be completed by 2011 and the second by 2013. Total cost is \$615 million divided into 46% for railway construction, 18% equipment, 25% station cost, and 11% for construction management. For the Trend scenario, the expected ridership is 3,500 to 4,000 passenger trip per workday with an average ticket price of \$2.5 to \$3.5 (*cflrail.com*).

Table 35: Commuter Rail Cost Analysis and Input into REMI

Commuter Rail Cost Analysis						
			Orange	Osceola	Seminole	Volusia
Total Cost in Million	\$615.00	100%	\$289.41	\$108.53	\$144.71	\$72.35
Railway Infrastructure	\$282.90	46%	\$133.13	\$49.92	\$66.56	\$33.28
Equipment	\$110.70	18%	\$52.09	\$19.54	\$26.05	\$13.02
Station Cost	\$153.75	25%	\$72.35	\$27.13	\$36.18	\$18.09
Construction Phase Management	\$67.65	11%	\$31.84	\$11.94	\$15.92	\$7.96

Table 35 shows the calculations for the rail cost by county based on the number of stations per county. Revenues from operations are assumed to be around \$2.84 Million starting at 2011 with a 3% increase per year after that.

XII. Results: Trend Scenario

Table 36 shows the number of new jobs that will be created when all the new projects are in place and operational. The numbers would have been higher if it wasn't for the loss of jobs that our region is expected to face as a result of the increase in fuel prices. Notice the number of jobs is higher in 2010 because of the increase in construction jobs during that period as a result of the new developments and the construction of the commuter rail. Under the trend scenario assumptions of new oil prices and new regional developments, the region will add an average of 18,760 jobs more than the baseline forecast.

Table 36: New jobs in District five with new developments

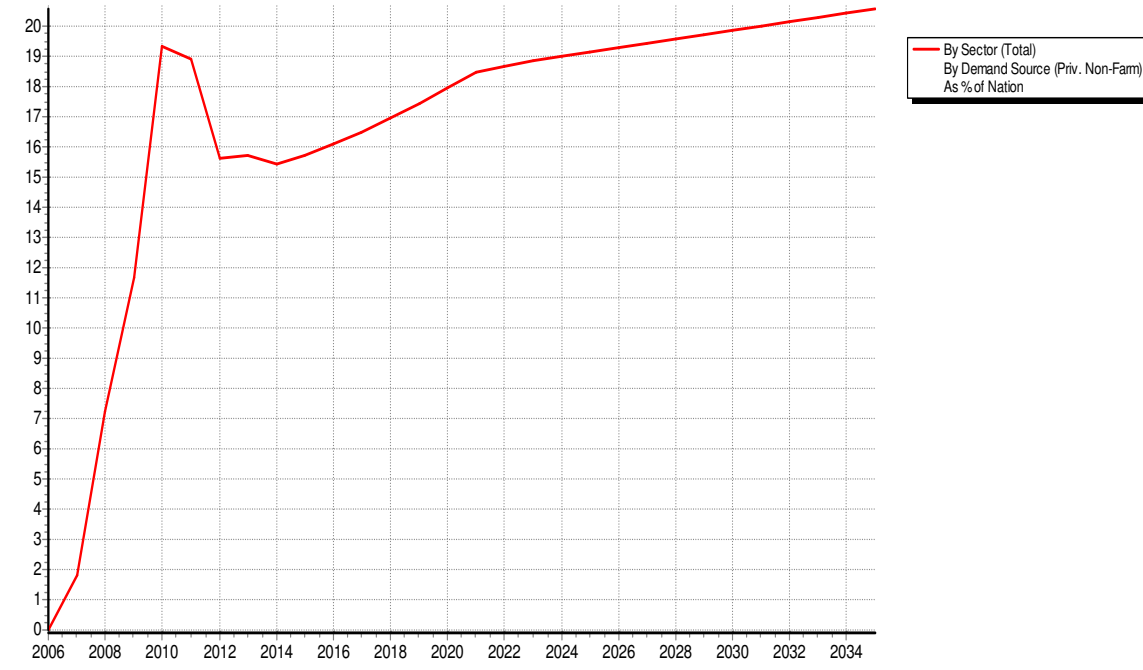
New jobs in District five with new developments						
	2010	2015	2020	2025	2030	2035
Net Jobs gained after adjusting fuel prices and implementing new development	19,330	15,710	17,930	19,160	19,860	20,570

Table 37 shows the number of jobs in district five by year by sector until 2035. These numbers reflect the higher gas prices until 2015 and the new developments taken into account in this scenario.

Table 37: Employment in District Five (Ten Counties)

Employment in District Five (Ten Counties)							
	2005	2010	2015	2020	2025	2030	2035
Natural Resources, Mining, Utilities, Construction	207,702	235,843	251,623	262,846	269,763	277,525	289,636
Manufacturing	113,592	104,816	107,740	116,401	124,586	131,658	138,302
Trade	337,621	379,386	398,458	405,479	405,619	402,482	401,022
Transportation, Information, Finance, Insurance, Real Estate...	291,331	318,413	339,044	358,712	372,871	384,527	397,835
Services	997,746	1,167,002	1,289,451	1,403,639	1,497,207	1,580,632	1,668,980
State & Local Gov	184,807	213,017	245,220	271,573	290,318	305,628	322,017
Federal Civilian	22,785	24,375	24,376	23,519	22,848	22,498	22,531
Federal Military	10,004	10,749	11,110	10,656	10,285	10,192	10,538
Farm	18,783	18,098	17,257	16,083	14,989	13,970	13,020
Total Employment	2,184,371	2,471,698	2,684,279	2,868,909	3,008,487	3,129,113	3,263,882

Figure 7: Change in number of jobs (in thousands) based on Trend assumptions



Under the Trend scenario the region's economy will continue to grow at its historical rates. The region is set to gain new jobs from local efforts to diversify the economy and attract new economic clusters. Examples of such developments include the Lake Nona developments of the new medical city, the downtown Orlando venues, Daytona live and the CSX winter have logistics center.

XIII. Composite Scenario

The composite scenario has all the employment related assumptions used in the Trend scenario in addition to new adjustments related to the commuter rail and the development around the stations.

Assumptions:

- For every one dollar investment in public money on commuter rail, five dollars of private investment in residential and non-residential capital around transit stations will be stimulated.
- Public transit users will save \$8,000 on cars and gas. Total amount will be reallocated to other consumer products including transportation.
- The amenity value of the region will increase as a result of the advancement of public transportation and transit oriented development. The value is equal to the amount of investment around the stations.

How the Composite Scenario is modeled in REMI:

REMI provides a National forecast for the economy as well as county by county forecast, known as baseline forecasts. All assumptions used in the trend scenario regarding higher gas prices and new developments are also adopted in the composite scenario.

New Assumptions for the Composite Scenario:

- Investment in Residential and Non-Residential Capital
 - Total investment around transit stations will be five times the amount of public investment in the commuter rail. This puts total private investment at \$3.075 Billion with 80% in residential investment and 20% in non-residential investment.
 - The money will be spread around the region according to the number of stations per county. Investment will take place over a period starting from 2011 and ending in 2035.
- Cost saving by users of public transportation
 - According to the American Public Transportation Association (APTA), a person can save more than \$8,000 per year by using public transportation. Under the composite scenario we are assuming that total ridership will be around 12,000 trips on opening day like Charlotte, North Carolina and then tripling by 2035. Assuming two way trip per person, this means 6,000 people will save \$48 Million by 2013. This number will grow to \$145 Million by 2035 as the number of ridership reaches 36,000 trips or 18,000 riders.
- Increase in amenity value
 - The amenity value is calculated using the same dollar amount of new private investment in the region. The total is then split between the counties according to the number of stations in each county. Total amenity value is \$3.075 Billion.

Table 38: Private Investment in millions

		2015	2016	2017	2018	2019	2020	2025	2030	2035
Orange	Residential	\$173.6472	\$231.5296	\$173.6472	\$173.6472	\$57.8824	\$57.8824	\$2.8941	\$2.8941	\$2.8941
	Non-Residential	\$43.4118	\$57.8824	\$43.4118	\$43.4118	\$14.4706	\$14.4706	\$0.7235	\$0.7235	\$0.7235
Osceola	Residential	\$65.1180	\$86.8240	\$65.1180	\$65.1180	\$21.7060	\$21.7060	\$1.0853	\$1.0853	\$1.0853
	Non-Residential	\$16.2795	\$21.7060	\$16.2795	\$16.2795	\$5.4265	\$5.4265	\$0.2713	\$0.2713	\$0.2713
Seminole	Residential	\$86.8236	\$115.7648	\$86.8236	\$86.8236	\$28.9412	\$28.9412	\$1.4471	\$1.4471	\$1.4471
	Non-Residential	\$21.7059	\$28.9412	\$21.7059	\$21.7059	\$7.2353	\$7.2353	\$0.3618	\$0.3618	\$0.3618
Volusia	Residential	\$43.4112	\$57.8816	\$43.4112	\$43.4112	\$14.4704	\$14.4704	\$0.7235	\$0.7235	\$0.7235
	Non-Residential	\$10.8528	\$14.4704	\$10.8528	\$10.8528	\$3.6176	\$3.6176	\$0.1809	\$0.1809	\$0.1809

XIV. Results: Composite Scenario

Figure 8: Change in number of jobs (in thousands) based on Composite assumptions

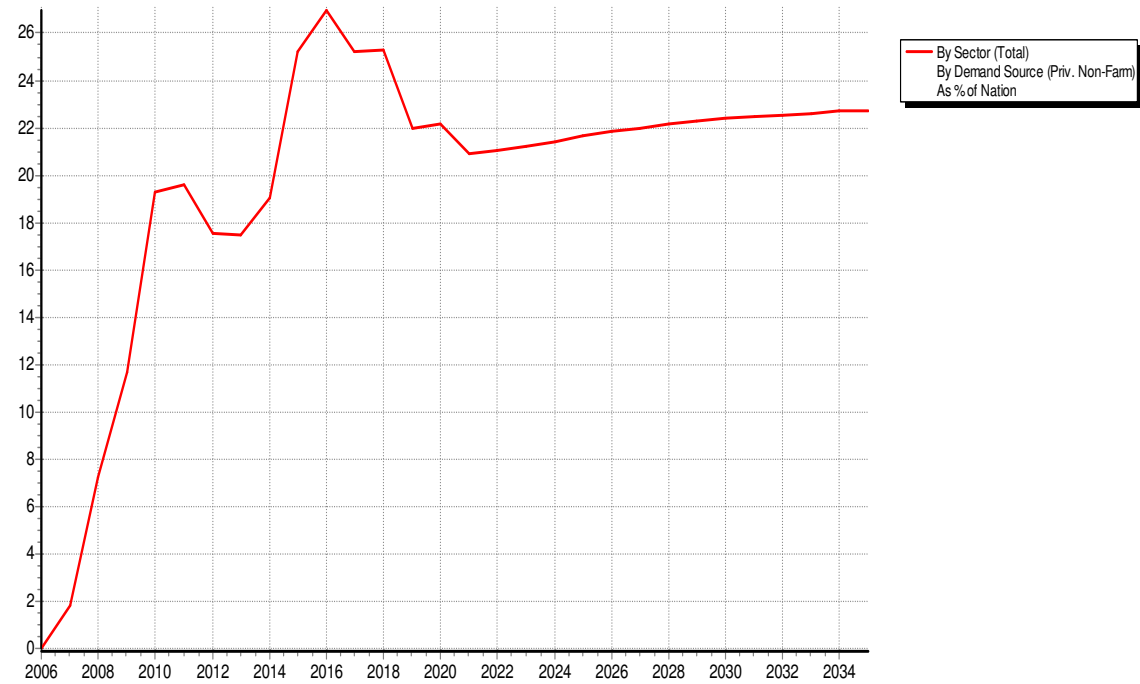


Table 39: New jobs in District Five with Composite Developments

	2010	2015	2020	2025	2030	2035
New jobs with Composite Assumptions	19,310	25,230	22,160	21,640	22,380	22,720

Comparing the results of the composite and the trend scenarios in tables 36 and 39, we can see the effects of the new development patterns assumed under the composite scenario. The increase in number of jobs come as development takes place around the transit stations, and people realizing the cost savings from using public transportation and the amenity of living and working close by.

Transit oriented development will create thousands of new jobs in several sectors including construction, services, and trade. Despite our conservative assumptions for the changes between the trend and the composite scenarios, we are still able to see some differences in the professional, educational and healthcare sectors among others.

Appendices

APPENDIX A

LUCIS Goals and Objectives (Updated June 2, 2008)

LUCIS SUMMARY

LUCIS-MODELS

Agriculture

- Row Crops
- Livestock
- Specialty Farms
- Nurseries
- Aquaculture
- Timber Production

Conservation

- Native Biodiversity
- Protection of Water Quality
- Ecological Processes
- Enhancing Existing Conservation Areas
- Resource Based Recreation

Urban

- Residential
 - Multi-Family
 - Single-Family
- Commercial/Office
- Retail
- Industrial
- Service
- Entertainment

GOALS AND OBJECTIVES

Agriculture Goals and Objectives

Goal 1: Row Crops: Identify the suitability for row crops.

- 1.1 Physical Suitability
 - 1.1.1 Identify the soils suitability for the row crops.
 - 1.1.2 Identify land uses suitable for row crops.
- 1.2 Economic
 - 1.2.1 Identify land values suitable for row crops
 - 1.2.2 Identify lands proximal to markets
 - 1.2.3 Identify lands proximal to major roadways (transportation routes)

Goal 2: Livestock

- 2.1 Determine lands physically suitable for high-intensity livestock
 - 2.1.1 Identify land uses suitable for high intensity livestock
 - 2.1.2 Identify lands away from water bodies (pollution)
 - 2.1.3 Identify geology (porosity) suitable for high intensity livestock
 - 2.1.4 Identify suitable soils for high intensive agriculture
 - 2.1.5 Identify lands away from existing urban areas (smell)
- 2.2 Determine lands economically suitable for high intensity livestock
 - 2.2.1 Identify lands proximal to markets
 - 2.2.2 Identify land values suitable for high intensity livestock
 - 2.2.3 Identify lands proximal to major roads
- 2.3 Determine lands physically suitable for low-intensity livestock
 - 2.3.1 Identify land uses suitable for low-intensity livestock
 - 2.3.2 Identify lands away from water bodies (prevent pollution)
 - 2.3.3 Identify geology (porosity) suitable for high intensity livestock
 - 2.3.4 Identify suitable soils for low intensive agriculture
 - 2.3.5 Identify lands away from existing urban areas (smell)
- Determine lands economically suitable for low-intensity livestock
 - Identify lands proximal to markets
 - 2.4.2 Identify land values suitable for low intensity livestock
 - 2.4.3 Identify lands proximal to major roads

Goal 3: Specialty Farms

- 3.1 Determine lands physically suitable for specialty farms
 - 3.1.1 Identify land uses suitable for specialty farms
 - 3.1.2 Identify lands away from water bodies (pollution)
 - 3.1.3 Identify geology (porosity) suitable for specialty farms
 - 3.1.4 Identify suitable soils for specialty farms
 - 3.1.5 Identify lands away from existing urban areas (smell)
- 3.2 Determine lands economically suitable for specialty farming
 - 3.2.1 Identify lands proximal to processing plants
 - 3.2.2 Identify land values suitable for specialty farming
 - 3.2.3 Identify lands proximal to major roads

Goal 4: Nurseries

- Determine lands physically suitable for nurseries
 - Identify land uses suitable for nurseries
 - parcels large enough for nurseries (+10 acres)
- Determine lands economically suitable for nurseries
 - 4.2.1 Identify lands proximal to markets
 - 4.2.2 Identify land values suitable for nurseries
 - 4.2.3 Identify lands proximal to major roads

Goal 5: Aquaculture

- 5.1 Determine lands physically suitable for aquaculture
 - 5.1.1 Identify land uses suitable for aquaculture
 - 5.1.2 Identify lands proximal to wetlands/surface water
 - 5.1.3 Identify geology (porosity) suitable for aquaculture
 - 5.1.4 Identify lands away from urban areas (smell)
- 5.2 Determine lands economically suitable for aquaculture
 - 5.2.1 Identify lands proximal to markets
 - 5.2.2 Identify land values suitable for aquaculture
 - 5.2.3 Identify lands proximal to major roads

Goal 6: Timber Production

- Determine lands physically suitable for timber production
- Identify land uses suitable for timber production
- Identify lands proximal to water bodies
- 6.1.3 Identify geology (porosity) suitable for timber production
- 6.1.4 Identify soils suitable for timber production
- 6.1.5 Identify lands with suitable parcel sizes for timber production (+10 acres)

Conservation Goals and Objectives

Goal 1: Native Biodiversity

- Identify lands important for protecting native focal species
 - Identify species hotspots
 - Identify areas important for protecting wide-ranging species
 - Identify areas important for protecting viable populations of focal species
- Identify areas important for protecting natural communities
- Identify areas important for protecting or restoring intact landscapes

Goal 2: Protection of Water Quality

- Identify areas important for protecting surface water bodies
 - Identify all riparian systems, lakes, and ponds as well as special and unique surface water features
 - Identify floodplains
 - Identify wetlands and wetland buffers
- Identify areas important for protecting groundwater resources
 - Identify recharge zones for groundwater
 - Identify unconfined aquifers (springs) and sinkholes

Goal 3: Ecological Processes

Identify land important for the maintenance of the process of flooding and flood storage in the landscape

Identify lands near wetlands that are more prone to flooding

Identify areas that are within floodplains

Identify surface waters and associated buffers of a size sufficient to protect their flood storage function

Identify lands dependent on fire for natural function and buffers

Identify fire maintained communities

Goal 4: Enhancing Existing Conservation Areas

Identify lands proximal to existing conservation lands

Identify areas of continuous native vegetation most likely to facilitate functional connections between existing conservation lands

Goal 5: Resource Based Recreation

Identify potential areas used for resource based recreation

Identify existing and potential trail systems

Identify cultural and historic sites potentially compatible with outdoor recreation

Identify areas that provide access to resource based recreation

Identify all surface water features with the potential for the use for outdoor recreation

Identify areas more suitable for wilderness based experiences and hunting

Urban Goals and Objectives

Goal 1: Residential

Physical Multi-family

Identify lands away from noise pollution

Identify soils suitable for multi-family development

Identify lands away from flood prone areas

Identify lands with suitable air quality

Identify lands away from hazardous sites

Economic multi-family

Identify lands near infrastructure amenities

Identify lands near transportation amenities

Identify lands near environmental amenities

Identify lands near retail and shopping

Identify lands near existing multi-family

Identify lands with potential for walkability

Identify lands near entertainment opportunities

Identify lands away from prisons

Physical Single-family

Identify lands away from noise pollution

Identify soils suitable for single family development

Identify lands away from flood prone areas

Identify lands with suitable air quality

Identify lands away from hazardous sites

Economic Single-family

- Identify lands near infrastructure/service amenities
- Identify lands near transportation amenities
- Identify lands near environmental amenities
- Identify lands near retail and shopping
- Identify lands near existing single-family
- Identify lands with potential for walk ability
- Identify lands near entertainment opportunities
- Identify lands away from prison

Goal 2: Commercial/Office

- 2.1 Determine lands physically suitable for commercial/office
 - Identify soils suitable for commercial/office
 - Identify lands with suitable air quality
 - Identify lands away from noise pollution
 - Identify lands away from flood prone areas
- Determine lands economically suitable for commercial/office
 - Identify lands with land values suitable for commercial/office
 - Identify lands near other commercial property
 - Identify lands near institutional property
 - Identify lands near infrastructure
 - Identify lands near shopping opportunities
 - Identify lands near entertainment opportunities

Goal 3: Retail

- 3.1 Determine lands physically suitable for retail
 - 3.1.1 Identify lands with suitable soils for retail
 - 3.1.2 Identify lands with suitable air quality
 - Identify lands away from noise pollution
 - Identify lands that avoid flood prone areas
- Determine lands economically suitable for retail
 - Identify lands with land values suitable for retail
 - Identify lands near support infrastructure
 - Identify lands near existing retail
 - Identify lands near institutional properties
 - Identify lands near residential properties
 - Identify lands near commercial properties

Goal 4: Industrial

- 4.1 Determine lands physically suitable for industrial
 - 4.1.1 Identify lands with soils suitable for industrial
 - 4.1.2 Identify lands away from flood prone areas
- 4.2 Determine lands economically suitable for industrial
 - 4.2.1 Identify lands with land values suitable for industrial
 - 4.2.2 Identify lands near support infrastructure
 - 4.2.3 Identify lands near existing industrial
 - 4.2.4 Identify lands away from residential uses
 - 4.2.5 Identify lands away from commercial/office use
 - 4.2.6 Identify lands away from institutional uses
 - 4.2.7 Identify lands away from retail uses

Goal 5: Service

- Determine lands physically suitable for services
 - Identify lands with soils suitable for service
 - Identify lands with air quality suitable for service
 - Identify lands away from noise pollution
 - Identify lands that avoid flood prone areas
- Determine lands economically suitable for services
 - Identify lands with land values suitable for service
 - Identify lands near other service property
 - Identify lands near institutional property
 - Identify lands near office/commercial
 - Identify lands near infrastructure
 - Identify lands near shopping opportunities
 - Identify lands near entertainment opportunities

Goal 6: Institutional

- Determine lands physically suitable for institutional land uses
 - Identify lands with soils suitable for institutional
 - Identify lands with suitable air quality
 - Identify lands away from noise pollution
 - Identify lands away from flood prone areas
- Determine lands economically suitable for institutional land uses
 - Identify lands with suitable land values
 - Identify lands near other institutional property
 - Identify lands near commercial property
 - Identify lands near infrastructure

APPENDIX B

North American Industry Classification System (NAICS) Codes Descriptions

NAICS is a system for classifying business establishments that is made of a 6-digit hierarchical structure:

<u>Code</u>	<u>Level of hierarchy</u>
XX	Industry Sector – 23 sectors
XXX	Industry Subsector

(Source: Supply Chain Management. <http://scm.ncsu.edu/public/naics/index.html>)

23 NAICS Sectors

Agriculture, Forestry, Fishing and Hunting (NAICS 11)

Mining, Quarrying, and Oil and Gas Extraction (NAICS 21)

Utilities (NAICS 22)

Construction (NAICS 23)

Manufacturing (NAICS 31-33)

Wholesale Trade (NAICS 42)

Retail Trade (NAICS 44-45)

Transportation and Warehousing (NAICS 48-49)

Information (NAICS 51)

Finance and Insurance (NAICS 52)

Real Estate and Rental and Leasing (NAICS 53)

Professional, Scientific, and Technical Services (NAICS 54)

Management of Companies and Enterprises (NAICS 55)

Administrative and Support and Waste Management and Remediation Services (NAICS 56)

Educational Services (NAICS 61)

Health Care and Social Assistance (NAICS 62)

Arts, Entertainment, and Recreation (NAICS 71)

Accommodation and Food Services (NAICS 72)

Other Services (except Public Administration) (NAICS 81)

Public Administration (NAICS 92)

NAICS Subsector Description

Agriculture, Forestry, Fishing and Hunting (NAICS 11)

- Crop Production (NAICS 111)
- Animal Production (NAICS 112)
- Forestry and Logging (NAICS 113)
- Fishing, Hunting and Trapping (NAICS 114)
- Support Activities for Agriculture and Forestry (NAICS 115)

Mining, Quarrying, and Oil and Gas Extraction (NAICS 21)

- Oil and Gas Extraction (NAICS 211)
- Mining (except Oil and Gas) (NAICS 212)
- Support Activities for Mining (NAICS 213)

Utilities (NAICS 22)

Construction (NAICS 23)

- Construction of Buildings (NAICS 236)
- Heavy and Civil Engineering Construction (NAICS 237)
- Specialty Trade Contractors (NAICS 238)

Manufacturing (NAICS 31-33)

- Food Manufacturing (NAICS 311)
- Beverage and Tobacco Product Manufacturing (NAICS 312)
- Textile Mills (NAICS 313)
- Textile Product Mills (NAICS 314)
- Apparel Manufacturing (NAICS 315)
- Leather and Allied Product Manufacturing (NAICS 316)
- Wood Product Manufacturing (NAICS 321)
- Paper Manufacturing (NAICS 322)
- Printing and Related Support Activities (NAICS 323)
- Petroleum and Coal Products Manufacturing (NAICS 324)
- Chemical Manufacturing (NAICS 325)
- Plastics and Rubber Products Manufacturing (NAICS 326)
- Nonmetallic Mineral Product Manufacturing (NAICS 327)
- Primary Metal Manufacturing (NAICS 331)
- Fabricated Metal Product Manufacturing (NAICS 332)
- Machinery Manufacturing (NAICS 333)
- Computer and Electronic Product Manufacturing (NAICS 334)
- Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)
- Transportation Equipment Manufacturing (NAICS 336)
- Furniture and Related Product Manufacturing (NAICS 337)
- Miscellaneous Manufacturing (NAICS 339)

Wholesale Trade (NAICS 42)

- Merchant Wholesalers, Durable Goods (NAICS 423)
- Merchant Wholesalers, Nondurable Goods (NAICS 424)
- Wholesale Electronic Markets and Agents and Brokers (NAICS 425)

Retail Trade (NAICS 44-45)

- Motor Vehicle and Parts Dealers (NAICS 441)
- Furniture and Home Furnishings Stores (NAICS 442)
- Electronics and Appliance Stores (NAICS 443)
- Building Material and Garden Equipment and Supplies Dealers (NAICS 444)
- Food and Beverage Stores (NAICS 445)
- Health and Personal Care Stores (NAICS 446)
- Gasoline Stations (NAICS 447)
- Clothing and Clothing Accessories Stores (NAICS 448)
- Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)
- General Merchandise Stores (NAICS 452)
- Miscellaneous Store Retailers (NAICS 453)
- Nonstore Retailers (NAICS 454)

Transportation and Warehousing (NAICS 48-49)

- Air Transportation (NAICS 481)
- Rail Transportation (NAICS 482)
- Water Transportation (NAICS 483)
- Truck Transportation (NAICS 484)
- Transit and Ground Passenger Transportation (NAICS 485)
- Pipeline Transportation (NAICS 486)
- Scenic and Sightseeing Transportation (NAICS 487)
- Support Activities for Transportation (NAICS 488)
- Postal Service (NAICS 491)
- Couriers and Messengers (NAICS 492)
- Warehousing and Storage (NAICS 493)

Information (NAICS 51)

- Publishing Industries (except Internet) (NAICS 511)
- Motion Picture and Sound Recording Industries (NAICS 512)
- Broadcasting (except Internet) (NAICS 515)
- Internet Publishing and Broadcasting (NAICS 516)
- Telecommunications (NAICS 517)
- Data Processing, Hosting, and Related Services (NAICS 518)
- Other Information Services (NAICS 519)

Finance and Insurance (NAICS 52)

- Monetary Authorities - Central Bank (NAICS 521)
- Credit Intermediation and Related Activities (NAICS 522)
- Securities, Commodity Contracts, and Other Financial Investments and Related Activities (NAICS 523)
- Insurance Carriers and Related Activities (NAICS 524)
- Funds, Trusts, and Other Financial Vehicles (NAICS 525)

Real Estate and Rental and Leasing (NAICS 53)

Real Estate (NAICS 531)

Rental and Leasing Services (NAICS 532)

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) (NAICS 533)

Professional, Scientific, and Technical Services (NAICS 54)

Management of Companies and Enterprises (NAICS 55)

Administrative and Support and Waste Management and Remediation Services (NAICS 56)

Administrative and Support Services (NAICS 561)

Waste Management and Remediation Services (NAICS 562)

Educational Services (NAICS 61)

Health Care and Social Assistance (NAICS 62)

Ambulatory Health Care Services (NAICS 621)

Hospitals (NAICS 622)

Nursing and Residential Care Facilities (NAICS 623)

Social Assistance (NAICS 624)

Arts, Entertainment, and Recreation (NAICS 71)

Performing Arts, Spectator Sports, and Related Industries (NAICS 711)

Museums, Historical Sites, and Similar Institutions (NAICS 712)

Amusement, Gambling, and Recreation Industries (NAICS 713)

Accommodation and Food Services (NAICS 72)

Accommodation (NAICS 721)

Food Services and Drinking Places (NAICS 722)

Other Services (except Public Administration) (NAICS 81)

Repair and Maintenance (NAICS 811)

Personal and Laundry Services (NAICS 812)

Religious, Grantmaking, Civic, Professional, and Similar Organizations (NAICS 813)

Private Households (NAICS 814)

(Source: Bureau of Labor Statistics, <http://www.bls.gov/bls/naics.htm>)

APPENDIX C

Central Florida Commuter Rail

DELAND STATION

- 4 Adjacent to historic DeLand Amtrak station
- 5 184 space Park-n-Ride lot with bus drop off area
- 6 7.8 acres
- 7 Residential development planned adjacent to station

FORT FLORIDA ROAD STATION

- 8 286-space Park-n-Ride lot with bus drop off area
- 9 7.3 acres
- 10 City of DeBary commercial/retail corridor adjacent to station

SANFORD STATION

- 11 256-space Park-n-Ride lot with bus drop off area
- 12 6.2 acres
- 13 New residential development on east side of tracks with proposed pedestrian access

LAKE MARY STATION

- 14 264-space Park-n-Ride lot with bus drop off area
- 15 7.1 acres
- 16 Lake Mary Downtown redevelopment plan includes commuter rail station

LONGWOOD STATION

- 17 332-space Park-n-Ride lot with bus drop area
- 18 5.4 acres
- 19 Multi-use transit-oriented development planned for station area

ALTAMONTE SPRINGS STATION

- 20 402-space Park-n-Ride lot with bus drop area
- 21 7.8 acres
- 22 Located adjacent to Altamonte Springs Government Complex

MAITLAND STATION

- 23 150-space Park-n-Ride lot with bus drop off area provided by city and developer
- 24 Multi-use transit oriented development planned adjacent to station
- 25 Pedestrian access to neighborhood provided by City of Maitland

WINTER PARK STATION

- 26 Connects to existing Amtrak station building
- 27 New platform for Amtrak passengers
- 28 Adjacent to existing Central Park, retail and commercial corridor, Morse Museum of American Art, high-density residential housing
- 29 Walking distance to Rollins College, Winter Park Welcome Center, and City of Winter Park offices

FLORIDA HOSPITAL STATION

- 2 Florida Hospital Master Plan includes:
 - 3.1 20,000 employees
 - 3.2 1,500 additional beds and 1.5 million square feet of development
 - 3.3 CRT Station linked to planned “Health Village”
- 3 Florida Hospital will invest \$230 million in new facility within 5 years
- 4 Major cultural and recreational uses located nearby include:
 - 3.4 Orlando Museum of Art
 - 3.5 Orlando Science Center
 - 3.6 Edyth Bush Theater
 - 3.7 Mennelo Museum of American Art
 - 3.8 Orlando Children’s Theatre
 - 3.9 Orlando Loch Haven Park

LYNX COMMUTER RAIL STATION

- 5 LYNX Central Station designed to accommodate commuter rail
- 6 Downtown Intermodal Terminal with 24 covered bus bays and connections to LYMMO (Downtown Orlando Free BRT)
- 7 18,000 square feet for the bus terminal
- 8 2,400 square feet of retail
- 9 Nearby major developments include the Orange County Courthouse Complex, Federal Courthouses, Amway Arena, and FAMU College of Law

CHURCH STREET STATION

- 10 Adjacent to historic Church Street train station
- 11 Walking distance to:
 - 3.10 New \$480 million Events Center
 - 3.11 New \$376 million Performing Arts Center
 - 3.12 CNL Center I and II
 - 3.13 Signature Plaza
 - 3.14 SunTrust Tower
 - 3.15 Citrus Center
 - 3.16 Premier Trade Towers

ORMC / AMTRAK STATION

- 12 Adjacent to historic Amtrak station
- 13 Adjacent to Orlando Regional Healthcare System (ORHS) campus, which includes:
 - 3.17 Orlando Regional Medical Center
 - 3.18 M.D. Anderson Cancer Center
 - 3.19 Ambulatory Care Center
 - 3.20 Arnold Palmer Children’s Hospital
 - 3.21 Winnie Palmer Hospital for Women and Babies
 - 3.22 The Lucerne Hospital
- 14 ORHS projected to have over 2,000 beds, 19,000 employees over the next 25 years

SAND LAKE ROAD STATION

- 15 439-space Park-n-Ride lot with bus drop off area
- 16 7.2 acres
- 17 Expanding residential and business hub in south Orlando
- 18 Nearby amenities include:
 - 3.23 Florida Mall
 - 3.24 International Drive attractions area
 - 3.25 Orlando International Airport (OIA)
- 19 Local government developing transit-oriented development overlay

MEADOW WOODS STATION

- 20 390-space Park-n-Ride lot with bus drop off area
- 21 6.8 acres
- 22 High concentration of affordable housing adjacent to station
- 23 Local government developing transit oriented development overlay

OSCEOLA PARKWAY STATION

- 24 254-space Park-n-Ride lot with bus drop off area
- 25 7.8 acres
- 26 Adjacent to large scale retail and commercial development
- 27 Potential transit-oriented development on west side of station

KISSIMMEE STATION

- 28 Adjacent to historic Kissimmee Amtrak station
- 29 Walking distance to:
 - 3.26 Downtown Kissimmee retail
 - 3.27 Osceola County Courthouse
 - 3.28 Osceola County Government Center
 - 3.29 Osceola Regional Medical Center
 - 3.30 Lake Tohopekaliga shore and Lakefront Park
- 30 Included in Kissimmee Intermodal Center Concept Plan with 379 parking spaces

POINCIANA INDUSTRIAL PARK STATION

- 31 255-space Park-n-Ride lot with bus drop off area
- 32 8.4 acres
- 33 Potential transit-oriented development adjacent to station

APPENDIX D

2035 LRTP Base Highway Network

Roadway	From	To	Improvement
Interstate 4	Kirkman Road	Orange/Seminole Co. Line	Ultimate Improvement including Special Use Lanes
Interstate 4	Orange/Seminole County Line	SR 434	Ultimate Improvement including Special Use Lanes
Interstate 4	SR 46		Modified Interchange
Interstate 4	SR 44	Interstate 95	Widen to Six Lanes
Interstate 75	CR 470	Florida's Turnpike	Widen to Six Lanes
Interstate 95	SR 50	SR 46	Widen to Six Lanes
Interstate 95	SR 46	Brevard/Volusia Co. Line	Widen to Six Lanes
Interstate 95	Brevard/Volusia County Line	SR 44	Widen to Six Lanes
Interstate 95	SR 44	Interstate 4	Widen to Six Lanes
Interstate 95	Interstate 4	US 92	Widen to Eight Lanes and Interchange Improvements
US 27	Boggy Marsh Road	Lake Louisa	Widen to Six Lanes
SR 40	SR 326	CR 314	Widen to Four Lanes
SR 429/Wekiva Parkway	US 441	Interstate 4	New Four/Six Lane Expressway

APPENDIX E

Lake/Sumter Visionary Transit Network

Transit Type	Station Name	COUNTY
BRT	27/33/470	LAKE
Propsd Light or BRT	7th Avenue	LAKE
Propsd Light or BRT	Airport	LAKE
BRT	Citizens Blvd Transfer	LAKE
Propsd Light or BRT	Citizens Drive	LAKE
Propsd Light or BRT	David Walker Drive	LAKE
Propsd Light or BRT	Donnelly Street	LAKE
Propsd Light or BRT	Downtown Mt. Dora	LAKE
Propsd Light or BRT	East Ave	LAKE
Propsd Light or BRT	East Clermont	LAKE
Propsd Light or BRT	East Downtown Leesburg	LAKE
Propsd Light or BRT	Eustis Downtown	LAKE
Propsd Light or BRT	Fruitland Park	LAKE
Propsd Light or BRT	Grand Highway	LAKE
Propsd Light or BRT	Hancock/LSCC	LAKE
Propsd Light or BRT	Hartle Road	LAKE
Propsd Light or BRT	Hills of Minneola	LAKE
Propsd Light or BRT	Lady Lake	LAKE
Propsd Light or BRT	Lady Lake Town Center	LAKE
Propsd Light or BRT	LSCC	LAKE
Propsd Light or BRT	LSCC	LAKE
Propsd Light or BRT	Mall	LAKE
Propsd Light or BRT	Minneola Town Center	LAKE
Propsd Light or BRT	Plaza Collina	LAKE
Propsd Light or BRT	Sleepy Hollow Road	LAKE
Propsd Light or BRT	South Bay Street	LAKE
Propsd Light or BRT	South Lady Lake	LAKE
Propsd Light or BRT	South Lake Hospital	LAKE
Propsd Light or BRT	Spanish Springs - The Villages	LAKE
Propsd Light or BRT	Spring Harbor	LAKE
Trolley	Tavares	LAKE
Propsd Commuter Rail	Tavares	LAKE
BRT	TURNPIKE	LAKE
Propsd Light or BRT	Walmart	LAKE
Propsd Light or BRT	Washington Street	LAKE
Propsd Light or BRT	Waterman Hospital	LAKE
Propsd Light or BRT	West Downtown Leesburg	LAKE
Propsd Light or BRT	West Mt. Dora	LAKE
BRT	BRT 4	LAKE
BRT	BRT 5	LAKE
BRT	BRT 6	LAKE
BRT	BRT 7	LAKE

Transit Type	Station Name	COUNTY
Propsd Light or BRT	Villages	SUMTER
BRT	BRT 8	SUMTER
BRT	BRT 9	SUMTER
BRT	BRT 10	SUMTER
BRT	BRT 11	SUMTER
BRT	BRT 12	SUMTER
BRT	BRT 13	SUMTER
BRT	BRT 14	SUMTER
BRT	BRT 15	SUMTER
BRT	BRT 16	SUMTER
BRT	BRT 17	SUMTER
BRT	BRT 18	SUMTER
BRT	BRT 19	SUMTER

APPENDIX F

Natural Resources Areas to be screened for the LRTP Land Use Modeling (Provided by the ECFRPC – In Progress)

The layers below were suggested to be used in the screening process for the LRTP Composite Land Use Modeling. The layers are classified by Priorities to be taken in consideration when running the LUCIS Model.

Priority One (P1): Development Restricted: No development to occur in the LUCIS Composite Land Use Model

Priority Two (P2): Development strongly discouraged, but possible based upon suitability, and appropriate design. Allow LUCIS conflict analysis surface to run.

Priority Three (P3): Development discouraged, but possible based upon suitability and appropriate design. Allow LUCIS conflict analysis surface to run.

Priority Four (P4): Development not recommended, but permissible with approved elevations or fill and appropriate design. Allow LUCIS conflict analysis surface to run.

Layers to Include in LRTP Modeling

P1: Regional Committed Conservation

P1: Mitigation Banks

P1: Bald Eagles Nests (includes a 660 foot radius protected area around each bald eagle nest; buffer regulation does not apply to unoccupied nests)

P1: Lakes, Streams, Rivers and Seasonal streams (Blue line streams from USGS)

P2: Wetlands – Include if wetland less than 5 acres and in the aggregate CLIP (CLIP Priority 1 and 2). Include all wetlands greater than 5 acres from National Wetlands Inventory (NWI).

P2: Endangered Species – Include rare species from CLIP (CLIP Priority 1-4 only). Include FWC strategic habitat from CLIP (Priority 1-4 only).

P2: Florida Forever

P2: Regional Proposed conservation from counties and Water Management Districts

P2: Hydrography Water Bodies by Type from USGS (ponds and reservoirs; UF did not include swamps and marshes as the available data is a poor representation of these areas). Layer to be checked against CLIP (see below) for inclusion of hydrographic water types.

P3: FDEP Ecological Greenways Network (Reprioritization Layer – 2005) – Priority 1 and 2 (critical parcels only)

P3: Biodiversity Hot Spots – Special occurrence locations from 8-13 species based on CLIP project

P4: 100 year Floodplain – CLIP data was not used for this priority as CLIP floodplains are riparian floodplains and are not necessarily 100 year floodplains.

Note: Critical Lands and Water Identification Project (CLIP) being done by UF for the Century Commission is expected to release its GIS data layers to GeoPlan and ECFRPC for limited use in this contract.

APPENDIX G

Regional Bubble Data

Envisioned 2050 Development Type	CITY	2015 GROSS URBAN DENSITY	2020 GROSS URBAN DENSITY	2025 GROSS URBAN DENSITY	2030 GROSS URBAN DENSITY	2035 GROSS URBAN DENSITY
Town	Avon Park	6.26	10.63	10.74	12.19	12.19
Town	Bellevue	16.55	17.60	18.50	19.67	22.43
Town	Bushnell	7.43	8.13	8.17	9.10	9.19
Town	Cape Canaveral	13.01	13.76	13.88	13.91	14.42
Town	Cocoa	5.82	6.22	6.78	6.99	7.51
Town	Cocoa Beach	7.24	7.27	7.32	7.32	7.38
Town	Davenport	5.34	5.60	5.94	6.17	7.42
Town	DeBary	2.56	2.82	3.01	3.05	3.08
Town	Flagler Beach	5.53	5.81	5.86	5.92	5.92
Town	Fort Meade	5.09	7.37	11.41	14.28	14.39
Town	Fruitland Park	3.14	3.31	3.33	3.40	3.46
Town	Holly Hill	8.11	8.35	8.40	8.55	8.55
Town	Indian Harbor Beach	9.07	9.08	9.27	9.28	9.36
Town	Lake Alfred	1.34	1.63	1.81	1.82	1.83
Town	Lake Mary	11.64	12.63	12.71	12.82	13.00
Town	Longwood	11.38	11.95	12.24	12.27	12.35
Town	Micco	2.19	2.21	2.22	2.23	2.25
Town	Mount Dora	5.11	5.77	6.13	6.45	6.81
Town	Orange City	7.42	8.36	8.96	9.65	9.98
Town	Polk City	22.18	24.35	24.76	25.32	25.48
Town	Port St. John	7.01	7.17	7.21	7.23	7.42
Town	Rockledge	6.75	7.18	7.31	7.62	7.78
Town	Satellite Beach	8.07	8.15	8.16	8.18	8.28
Town	South Daytona	6.23	6.57	6.74	7.13	7.15
Town	Umatilla	3.86	4.28	4.60	4.86	5.08
Town	Volusia #2	0.10	0.18	0.24	1.14	3.08
Town	Wekiva Springs	5.56	5.56	5.56	5.56	5.56
Town	West Melbourne	5.12	5.19	5.32	5.60	5.89
Town	Winter Park	15.25	16.23	17.30	17.64	17.86
Village	Astatula	1.74	1.87	1.97	2.09	2.09
Village	Belle Isle	5.15	5.52	6.15	6.18	6.35
Village	Center Hill	1.46	1.46	1.46	1.48	1.61
Village	Coleman	0.00	0.00	0.00	0.00	0.00
Village	Daytona Beach Shores	9.33	9.42	9.43	9.43	9.43
Village	Dunnellon	2.26	2.34	2.47	2.50	2.57
Village	Eatonville	22.05	22.75	24.26	24.84	27.24
Village	Edgewood	11.80	11.91	12.33	12.36	12.73
Village	Frostproof	17.13	4.62	5.05	5.10	5.36
Village	Geneva	1.36	1.64	1.64	1.64	1.64

Envisioned 2050 Development Type	CITY	2015 GROSS URBAN DENSITY	2020 GROSS URBAN DENSITY	2025 GROSS URBAN DENSITY	2030 GROSS URBAN DENSITY	2035 GROSS URBAN DENSITY
Village	Grant-Valkaria	0.20	0.20	0.21	0.21	0.21
Village	Highlands City	2.67	11.15	11.36	11.88	14.15
Village	Howey-in-the-Hills	1.15	1.34	2.29	3.38	0.47
Village	Indian Lakes	1.66	1.66	1.66	1.66	1.66
Village	Lake Hamilton	1.25	1.51	1.63	1.67	1.93
Village	Lake Panasoffkee	2.71	2.71	2.71	2.71	2.88
Village	Malabar	0.64	0.68	0.74	0.76	0.77
Village	Oakland	3.81	4.46	4.47	4.62	5.03
Village	Pierson	0.72	1.13	1.68	1.69	1.69
Village	Volusia #1	0.16	0.61	0.63	0.64	2.24
Village	Volusia #5	0.36	0.62	0.97	0.97	0.97
Village	Volusia #6	0.12	0.15	0.43	0.43	0.48
Village	Volusia #7	0.00	0.00	0.00	0.00	0.00
Village	Webster	5.31	5.31	5.31	5.71	6.15
Hamlet	Astor	1.98	2.64	2.99	3.02	3.03
Hamlet	Babson Park	8.20	9.18	9.75	9.83	10.49
Hamlet	Beverly Beach	5.66	7.18	7.22	7.22	7.24
Hamlet	Bradley	3.90	3.95	19.87	26.05	26.36
Hamlet	Chuluota	5.42	5.47	5.47	5.48	5.48
Hamlet	Highland Park	7.84	8.03	8.04	8.12	9.70
Hamlet	Hillcrest Heights	33.64	34.15	37.66	36.72	39.15
Hamlet	Indialantic	10.58	10.65	10.65	10.89	10.89
Hamlet	Lake Helen	2.68	3.42	3.69	3.82	3.82
Hamlet	Marineland	6.42	7.41	7.41	7.45	7.45
Hamlet	McIntosh	6.57	6.63	6.71	7.00	7.95
Hamlet	Melbourne Beach	8.35	8.36	8.36	8.37	8.38
Hamlet	Melbourne Village	0.00	0.00	0.00	0.00	0.00
Hamlet	Montverde	2.50	2.90	2.92	2.92	2.92
Hamlet	Mount Plymouth / Sorrento	4.32	5.01	5.30	5.35	5.36
Hamlet	Oak Hill	1.02	1.30	1.40	1.46	1.46
Hamlet	Ponce Inlet	1.55	1.68	1.75	1.75	1.75
Hamlet	Reddick	3.15	3.15	3.17	3.81	4.25
Hamlet	Volusia #10	0.14	0.14	0.14	0.14	0.14
Hamlet	Volusia #3	5.48	6.04	6.05	6.05	6.11
Hamlet	Volusia #4	4.12	4.38	4.38	4.38	4.43
Hamlet	Volusia #8	0.00	0.00	0.00	0.00	0.63
Hamlet	Volusia #9	1.21	1.86	2.54	2.55	2.55
Hamlet	Windermere	16.81	16.82	17.20	18.16	19.26
Regional City	Apopka	5.95	6.25	7.04	7.52	8.29
Regional City	Deltona	4.70	4.86	4.90	4.99	5.06
Regional City	Four Corners	3.42	3.97	4.38	4.80	5.09
Regional City	Haines City	8.38	9.16	10.03	10.31	10.57

Envisioned 2050 Development Type	CITY	2015 GROSS URBAN DENSITY	2020 GROSS URBAN DENSITY	2025 GROSS URBAN DENSITY	2030 GROSS URBAN DENSITY	2035 GROSS URBAN DENSITY
Regional City	Kissimmee	12.98	14.31	15.26	15.70	16.26
Regional City	Lake Toho Area	5.45	5.47	5.51	5.51	5.58
Regional City	Lakeland	7.25	7.55	7.88	8.16	8.54
Regional City	Melbourne	9.75	10.51	11.09	11.62	12.24
Regional City	Ocala	6.98	7.47	7.83	8.12	8.33
Regional City	Orlando	12.72	14.00	14.90	16.17	16.43
Regional City	Palm Bay	3.51	3.92	37.19	4.61	4.73
Regional City	Palm Coast	3.82	4.50	4.66	4.53	5.10
Regional City	The Villages	7.13	8.94	9.04	9.48	9.68
Regional City	Yeehaw Junction	0.04	1.49	2.84	5.98	5.98
Small City	Casselberry	17.96	18.22	18.24	18.29	18.36
Small City	Clermont	7.50	8.12	8.46	8.86	9.04
Small City	DeLand	7.52	7.79	8.40	8.83	9.29
Small City	Eagle Lake	9.87	10.04	10.23	10.25	10.88
Small City	Edgewater	4.63	4.83	5.28	5.37	5.44
Small City	Eustis	6.13	6.86	7.44	7.77	7.96
Small City	Groveland	1.70	2.31	3.47	4.01	4.42
Small City	Heathrow	9.70	10.86	10.86	10.92	11.30
Small City	Lady Lake	5.35	6.00	6.24	6.45	6.52
Small City	Maitland	14.69	15.76	17.69	18.13	18.92
Small City	Mascotte	0.99	1.18	1.54	2.72	2.87
Small City	Merritt Island	5.11	5.32	5.47	5.47	5.49
Small City	Minneola	2.78	3.17	3.71	4.25	4.68
Small City	Mulberry	4.09	4.38	4.61	4.75	5.73
Small City	Ormond Beach	4.43	4.91	5.09	5.35	5.51
Small City	Tavares	5.00	5.39	5.60	5.81	6.09
Small City	Winter Springs	4.69	4.76	4.94	5.30	5.30
Medium City	Altamonte Springs	22.30	22.62	22.71	22.76	23.22
Medium City	Auburndale	6.69	7.47	7.85	7.96	8.53
Medium City	Bartow	6.36	6.73	6.96	7.46	7.73
Medium City	Bunnell	2.26	2.29	2.33	2.47	2.51
Medium City	Daytona Beach	3.94	4.13	4.26	4.65	4.92
Medium City	Dundee	5.76	5.99	6.92	7.15	7.51
Medium City	Horizon West Villages	1.39	1.43	2.13	2.69	3.13
Medium City	Innovation Way	3.39	4.13	4.44	4.70	5.09
Medium City	Lake Wales	4.43	4.71	5.05	5.13	5.82
Medium City	Leesburg	4.54	5.07	5.49	5.69	5.86
Medium City	New Smyrna Beach	2.24	2.36	2.55	2.58	2.62
Medium City	Northridge	5.17	5.67	5.95	6.37	7.42
Medium City	Ocoee	6.38	6.70	7.30	7.84	8.30
Medium City	Oviedo	8.16	8.20	8.26	8.29	8.33
Medium City	Poinciana	2.61	3.29	3.37	3.58	4.02

Envisioned 2050 Development Type	CITY	2015 GROSS URBAN DENSITY	2020 GROSS URBAN DENSITY	2025 GROSS URBAN DENSITY	2030 GROSS URBAN DENSITY	2035 GROSS URBAN DENSITY
Medium City	Port Orange	4.99	5.28	5.43	5.56	5.59
Medium City	Sanford	9.31	9.62	10.04	10.18	10.24
Medium City	St.Cloud	9.51	10.49	12.30	12.75	13.11
Medium City	Titusville	4.99	5.28	5.54	5.57	5.73
Medium City	Viera	2.80	3.26	3.62	5.09	5.27
Medium City	Wildwood	1.64	1.82	2.13	2.50	2.80
Medium City	Winter Garden	6.15	6.67	7.05	7.20	7.63
Medium City	Winter Haven	5.78	6.28	6.92	7.18	7.34

Appendix H

Brevard County DOR Codes to Zdata Categories

CODE	DESC	ZDATA	REGIONAL CLASSIFICATION	GENERAL CLASSIFICATION
7	R-VACANT RESIDENTIAL LAND - MULTI FAMILY PLATTED	MF	RESIDENTIAL	VACANT RESIDENTIAL
8	R-VACANT MULTI-FAMILY UNPLATTED LESS THAN 5 ACRE	MF	RESIDENTIAL	VACANT RESIDENTIAL
9	R-VACANT SINGLE FAMILY UNPLATTED LESS THAN 5 ACRE	SF	RESIDENTIAL	VACANT RESIDENTIAL
10	R-VACANT RESIDENTIAL LAND - SINGLE FAMILY PLATTED	SF	RESIDENTIAL	VACANT RESIDENTIAL
20	R-VACANT MOBILE HOME SITE - PLATTED	MH	RESIDENTIAL	VACANT MOBILE HOME
21	R-VACANT MOBILE HOME SITE - UNPLATTED	MH	RESIDENTIAL	VACANT MOBILE HOME
33	R-VACANT RESIDENTIAL COMMON AREA	NA	RESIDENTIAL	VACANT RESIDENTIAL
40	C-VACANT CONDOMINIUM UNIT - LAND	MF	RESIDENTIAL	VACANT RESIDENTIAL
41	R-CONDOMINIUM UNIT WITH UTILITIES	MF	RESIDENTIAL	MULTI FAMILY
50	R-VACANT CO-OP LAND	MF	RESIDENTIAL	VACANT RESIDENTIAL
51	R-VACANT CO-OP WITH UTILITIES	MF	RESIDENTIAL	VACANT RESIDENTIAL
110	R-SINGLE FAMILY RESIDENCE	SF	RESIDENTIAL	SINGLE FAMILY
113	R-SINGLE FAMILY - MODULAR	SF	RESIDENTIAL	SINGLE FAMILY
121	R-1/2 DUPLEX USED AS SFR	MF	RESIDENTIAL	SINGLE FAMILY
132	R-RESIDENTIAL RELATED AMENITIES	SF	RESIDENTIAL	SINGLE FAMILY
133	R-IMPROVED RESIDENTIAL COMMON AREA	NA	RESIDENTIAL	SINGLE FAMILY
135	R-TOWNHOUSE	SF	RESIDENTIAL	SINGLE FAMILY
164	R-RESIDENTIAL IMPROVEMENT NOT SUITABLE FOR OCCU	SF	RESIDENTIAL	SINGLE FAMILY
212	M-MANUFACTURED HOUSING-SINGLE	MH	RESIDENTIAL	MOBILE HOME
213	M-MANUFACTURED HOUSING-DOUBLE	MH	RESIDENTIAL	MOBILE HOME
214	M-MANUFACTURED HOUSING-TRIPLE	MH	RESIDENTIAL	MOBILE HOME
232	R-RESIDENTIAL RELATED AMMENITY ON MANUFACTURED	MH	RESIDENTIAL	MOBILE HOME
237	R-MANUFACTURED HOUSING RENTAL LOT W/IMPROVEME	MH	RESIDENTIAL	MOBILE HOME
238	R-MANUFACTURED HOUSING RENTAL LOT WITH IMPROVE	MH	RESIDENTIAL	MOBILE HOME
239	R-MANUFACTURED HOUSING RENTAL LOT WITHOUT IMPR	MH	RESIDENTIAL	MOBILE HOME
264	M-MANUFACTURED HOME NOT SUITABLE FOR OCCUPANCY	MH	RESIDENTIAL	MOBILE HOME
351	C-GARDEN APARTMENTS - 1 STORY - 10 TO 49 UNITS	MF	RESIDENTIAL	MULTI FAMILY
352	C-GARDEN APARTMENTS - 1 STORY - 50 UNITS AND UP	MF	RESIDENTIAL	MULTI FAMILY
353	C-LOW RISE APARTMENTS- 10 TO 49 UNITS- 2 OR 3 STORI	MF	RESIDENTIAL	MULTI FAMILY
354	C-LOW RISE APARTMENTS- 50 UNITS AND UP- 2 OR 3 STO	MF	RESIDENTIAL	MULTI FAMILY
355	C-HIGH RISE APARTMENTS- 4 STORIES AND UP	MF	RESIDENTIAL	MULTI FAMILY
356	C-TOWNHOUSE APARTMENTS	MF	RESIDENTIAL	MULTI FAMILY
414	R-CONDOMINIUM UNIT	MF	RESIDENTIAL	MULTI FAMILY
421	R-TIME SHARE CONDO	HMT	RESIDENTIAL	MULTI FAMILY
422	R-CONDOMINIUM - MANUFACTURED HOME PARK	MH	RESIDENTIAL	MULTI FAMILY
430	R-CONDOMINIUM - RESIDENTIAL UNIT USED IN CONJUNCT	MF	RESIDENTIAL	MULTI FAMILY
432	R-CONDOMINIUM-TRANSFERABLE LIMITED COMMON elem	MF	RESIDENTIAL	MULTI FAMILY
433	R-IMPROVED CONDOMINIUM COMMON AREA	NA	RESIDENTIAL	MULTI FAMILY
437	R-CONDO MANUFACTURED HOUSING RENTAL LOT W/IMPR	MH	RESIDENTIAL	MULTI FAMILY
438	R-CONDOMINIUM - IMPROVED WITH NO MANUFACTURED	MF	RESIDENTIAL	MULTI FAMILY
441	R-CONDOMINIUM UNIT WITH SITE IMPROVEMENTS	MF	RESIDENTIAL	MULTI FAMILY
464	R-CONDOMINIUM NOT SUITABLE FOR OCCUPANCY	MF	RESIDENTIAL	MULTI FAMILY
465	R-CONDOMINIUM - MISCELLANEOUS (NOT COVERED BY O	MF	RESIDENTIAL	MULTI FAMILY
514	R-COOPERATIVE	MF	RESIDENTIAL	MULTI FAMILY
522	R-CO-OP MANUFACTURED HOME - IMPROVED	MH	RESIDENTIAL	MULTI FAMILY
537	R-CO-OP MANUFACTURED HOUSING RENTAL LOT W/IMPR	MH	RESIDENTIAL	MULTI FAMILY
538	R-CO-OP IMPROVED (WITHOUT MANUFACTURED HOME)	MF	RESIDENTIAL	MULTI FAMILY
541	M-CO-OP WITH SITE IMPROVEMENTS	MF	RESIDENTIAL	MULTI FAMILY
564	R-CO-OP NOT SUITABLE FOR OCCUPANCY	MF	RESIDENTIAL	MULTI FAMILY
616	C-RETIREMENT HOME	MF	RESIDENTIAL	MULTI FAMILY
700	C-MIGRANT CAMPS, BOARDING HOMES, ETC	MF	RESIDENTIAL	MULTI FAMILY
719	C-BED AND BREAKFAST	HMT	HMT	HMT
815	R-HOUSE AND IMPROVEMENT NOT SUITABLE FOR OCCUR	MF	RESIDENTIAL	MULTI FAMILY
817	R-HOUSE AND MOBILE HOME	MH	RESIDENTIAL	MOBILE HOME
818	R-TWO OR THREE MOBILE HOMES, NOT A PARK	MH	RESIDENTIAL	MOBILE HOME
819	RC-TWO RESIDENTIAL UNITS - NOT ATTACHED	MF	RESIDENTIAL	MULTI FAMILY
820	C-DUPLEX	MF	RESIDENTIAL	MULTI FAMILY
830	C-TRIPLEX	MF	RESIDENTIAL	MULTI FAMILY
834	R-TWO OR MORE TOWNHOUSES	MF	RESIDENTIAL	MULTI FAMILY
837	R-TWO OR MORE MANUFACTURED HOUSING RENTAL LOT	MH	RESIDENTIAL	MOBILE HOMES
838	R-TWO OR MORE MANUFACTURED HOUSING RENTAL LOT	MH	RESIDENTIAL	MOBILE HOMES
839	R-THREE OR FOUR LIVING UNITS - NOT ATTACHED	MF	RESIDENTIAL	MULTI FAMILY
840	C-QUADRUPLEX	MF	RESIDENTIAL	MULTI FAMILY
850	C-MULTIPLE LIVING UNITS (5 TO 9 UNITS)	MF	RESIDENTIAL	MULTI FAMILY
859	C-MULTIPLE LIVING UNITS (5 TO 9 UNITS)-NOT ATTACHED	MF	RESIDENTIAL	MULTI FAMILY
864	C-MULTI-FAMILY IMPROVEMENT NOT SUITABLE FO R OCC	MF	RESIDENTIAL	MULTI FAMILY
1000	C-VACANT COMMERCIAL LAND	C	COMMERCIAL	VACANT COMMERCIAL
1033	C-VACANT COMMERCIAL COMMON AREA	NA	COMMERCIAL	VACANT COMMERCIAL
1100	C-RETAIL STORE- 1 UNIT	C	COMMERCIAL	COMMERCIAL
1104	C-CONDOMINIUM - STORE	C	COMMERCIAL	COMMERCIAL
1105	C-RETAIL DRUGSTORE - NOT ATTACHED	C	COMMERCIAL	COMMERCIAL
1110	C-RETAIL STORE - MULTIPLE UNITS	C	COMMERCIAL	COMMERCIAL
1125	C-CONVENIENCE STORE	C	COMMERCIAL	COMMERCIAL
1130	C-CONVENIENCE STORE WITH GAS PUMP	C	COMMERCIAL	COMMERCIAL
1138	C-RETAIL- SHELL BUILDING	C	COMMERCIAL	COMMERCIAL
1150	C-WAREHOUSE DISCOUNT STORE	C	COMMERCIAL	COMMERCIAL
1204	C-COMMERCIAL SHELL BLDG (CONDO)	C	COMMERCIAL	COMMERCIAL
1210	C-MIXED USE- COMMERCIAL PROPERTY	C	COMMERCIAL	MIXED USE

Brevard County DOR Codes to Zdata Categories

CODE	DESC	ZDATA	REGIONAL CLASSIFICATION	GENERAL CLASSIFICATION
1222	C-COMMERCIAL RELATED AMENITIES	C	COMMERCIAL	COMMERCIAL
1233	C-IMPROVED COMMERCIAL COMMON AREA	NA	COMMERCIAL	COMMERCIAL
1238	C-COMMERICAL SHELL BLDG (OTHER)	C	COMMERCIAL	COMMERCIAL
1264	C-COMMERCIAL IMPROVEMENT NOT SUITABLE FOR OCCU	C	COMMERCIAL	COMMERCIAL
1300	C-DEPARTMENT STORE	C	COMMERCIAL	COMMERCIAL
1400	C-SUPERMARKET	C	COMMERCIAL	COMMERCIAL
1500	C-REGIONAL SHOPPING MALL	C	COMMERCIAL	COMMERCIAL
1600	C-SHOPPING COMPLEX - COMMUNITY/ NEIGHBORHOOD	C	COMMERCIAL	COMMERCIAL
1610	C-SHOPPING CENTER - NEIGHBORHOOD	C	COMMERCIAL	COMMERCIAL
1700	C-OFFICE BUILDING- SINGLE TENANT- 1 STORY	S	COMMERCIAL	OFFICE
1704	C-CONDOMINIUM OFFICE UNIT	S	COMMERCIAL	OFFICE
1710	C-OFFICE BUILDING- MULTI TENANT- 1 STORY	S	COMMERCIAL	OFFICE
1738	C-OFFICE- SHELL BUILDING	S	COMMERCIAL	OFFICE
1800	C-OFFICE BUILDING- SINGLE TENANT- 2 OR MORE STORIES	S	COMMERCIAL	OFFICE
1810	C-OFFICE BUILDING- MULTI TENANT- 2 OR MORE STORIES	S	COMMERCIAL	OFFICE
1900	C-PROFESSIONAL BUILDING- SINGLE TENANT- 1 STORY	S	COMMERCIAL	OFFICE
1910	C-PROFESSIONAL BUILDING- MULTI TENANT- 1 STORY	S	COMMERCIAL	OFFICE
1920	C-PROFESSIONAL BUILDING- SINGLE TENANT- 2 OR MORE	S	COMMERCIAL	OFFICE
1930	C-PROFESSIONAL BUILDING- MULTI TENANT- 2 OR MORE	S	COMMERCIAL	OFFICE
1940	C-PROFESSIONAL/OFFICE COMPLEX	S	COMMERCIAL	OFFICE
1950	C-DAY CARE CENTER	C	COMMERCIAL	COMMERCIAL
1960	C-RADIO OR TV STATION	C	COMMERCIAL	COMMERCIAL
2000	C-AIRPORTS - PRIVATE	C	COMMERCIAL	COMMERCIAL
2010	C-AIRPORTS - COMMERCIAL	C	COMMERCIAL	COMMERCIAL
2015	C-MARINAS	C	COMMERCIAL	COMMERCIAL
2100	C-RESTAURANT / CAFETERIA	C	COMMERCIAL	COMMERCIAL
2104	C-CONDOMINIUM-RESTAURANT	C	COMMERCIAL	COMMERCIAL
2110	C-FAST FOOD RESTAURANT	C	COMMERCIAL	COMMERCIAL
2300	C-FINANCIAL INSTITUTION	S	COMMERCIAL	OFFICE
2310	C-FINANCIAL INSTITUTION - BRANCH FACILITY	S	COMMERCIAL	OFFICE
2400	C-INSURANCE CO. - OFFICE	S	COMMERCIAL	OFFICE
2500	C-SERVICE SHOP, RADIO & T.V. REPAIR, REFRIGERATION	C	COMMERCIAL	COMMERCIAL
2600	C-SERVICE STATION	C	COMMERCIAL	COMMERCIAL
2700	C-DEALERSHIP SALES / SERVICE CENTER	C	COMMERCIAL	COMMERCIAL
2710	C-GARAGE / AUTO-BODY /AUTO PAINT SHOP	C	COMMERCIAL	COMMERCIAL
2720	C-CAR WASH	C	COMMERCIAL	COMMERCIAL
2730	C-USED AUTOMOBILE SALES	C	COMMERCIAL	COMMERCIAL
2800	C-PARKING LOT - COMMERCIAL	C	COMMERCIAL	COMMERCIAL
2810	C-PARKING LOT - PATRON	C	COMMERCIAL	COMMERCIAL
2890	C-MANUF. HOUSING PARK - 4 TO 9 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2891	C-MANUF. HOUSING PARK - 10 TO 25 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2892	C-MANUF. HOUSING PARK - 26 TO 50 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2893	C-MANUF. HOUSING PARK - 51 TO 100 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2894	C-MANUF. HOUSING PARK - 101 TO 150 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2895	C-MANUF. HOUSING PARK - 151 TO 200 SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2896	C-MANUF. HOUSING PARK - 201 & MORE SPACES RENTALS	MH	COMMERCIAL	MOBILE HOME PARK
2900	C-WHOLESALE OUTLET	C	COMMERCIAL	COMMERCIAL
2910	C-PRODUCE HOUSE	C	COMMERCIAL	COMMERCIAL
3000	C-FLORIST	C	COMMERCIAL	COMMERCIAL
3010	C-GREENHOUSE	C	COMMERCIAL	COMMERCIAL
3020	C-NURSERY (NON-AGRIC. CLASSIFICATION)	C	COMMERCIAL	COMMERCIAL
3030	C-HORSE STABLES	C	COMMERCIAL	COMMERCIAL
3040	C-DOG KENNEL	C	COMMERCIAL	COMMERCIAL
3100	C-THEATRE (DRIVE-IN)	C	COMMERCIAL	COMMERCIAL
3120	C-STADIUM (NOT ENCLOSED)	C	COMMERCIAL	COMMERCIAL
3200	C-AUDITORIUM (ENCLOSED)	C	COMMERCIAL	COMMERCIAL
3210	C-THEATRE (ENCLOSED)	C	COMMERCIAL	COMMERCIAL
3220	C-RECREATION HALL	C	COMMERCIAL	COMMERCIAL
3230	C-FITNESS CENTER	C	COMMERCIAL	COMMERCIAL
3300	C-NIGHT CLUBS, COCKTAIL LOUNGES, BARS	C	COMMERCIAL	COMMERCIAL
3400	C-BOWLING ALLEYS, SKATING RINKS, AND POOL HALLS	C	COMMERCIAL	COMMERCIAL
3430	C-ARENA (ENCLOSED)	C	COMMERCIAL	COMMERCIAL
3440	C-ARENA (OPEN AIR) WITH SUPPORTING FACILITIES	C	COMMERCIAL	COMMERCIAL
3450	C-FLEA MARKET	C	COMMERCIAL	COMMERCIAL
3500	C-TOURIST ATTRACTION	C	COMMERCIAL	COMMERCIAL
3510	C-PERMANENT EXHIBIT	C	COMMERCIAL	COMMERCIAL
3600	C-CAMP (OTHER THAN FOR MOBILE HOMES)	C	COMMERCIAL	PARKS AND REC
3610	C-CAMPGROUND (TRAILERS, CAMPER & TENTS)	C	COMMERCIAL	PARKS AND REC
3693	C-LABOR CAMP	C	COMMERCIAL	COMMERCIAL
3700	C-RACE TRACK / WAGERING ATTRACTION	C	COMMERCIAL	COMMERCIAL
3710	C-CORRECTIONAL FACILITY	C	COMMERCIAL	COMMERCIAL
3720	C-POSTAL FACILITY	S	COMMERCIAL	COMMERCIAL
3800	C-GOLF COURSE	GLF	COMMERCIAL	PARKS AND REC
3810	C-DRIVING RANGE	GLF	COMMERCIAL	COMMERCIAL
3820	C-COUNTRY CLUB / SUPPORT FACILITIES	C	COMMERCIAL	COMMERCIAL
3900	C-MOTOR INN	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3910	C-LIMITED SERVICE HOTEL	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3920	C-FULL SERVICE HOTEL	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE

Brevard County DOR Codes to Zdata Categories

CODE	DESC	ZDATA	REGIONAL CLASSIFICATION	GENERAL CLASSIFICATION
3930	C-EXTENDED STAY OR SUITE HOTEL	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3940	C-LUXURY HOTEL/RESORT	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3950	C-CONVENTION HOTEL/RESORT	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3970	C-MOTEL	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
3972	C-MOTEL - WITH RESTAURANT	HMT	COMMERCIAL	HOTEL/MOTEL/TIMESHARE
4000	C-VACANT INDUSTRIAL LAND	I	INDUSTRIAL	VACANT INDUSTRIAL
4100	C-LIGHT MANUFACTURING, SMALL EQUIPT. MFG. PLANTS, S	I	INDUSTRIAL	INDUSTRIAL
4200	C-HEAVY INDUSTRIAL, HEAVY EQUIPMENT MFG., LARGE M	I	INDUSTRIAL	INDUSTRIAL
4300	C-LUMBER YARD, SAWMILL, PLANING MILL	I	INDUSTRIAL	INDUSTRIAL
4400	C-PACKING PLANT, FRUIT & VEGETABLE PACKING PLANT, I	I	INDUSTRIAL	INDUSTRIAL
4500	C-CANNERIES, FRUIT & VEGETABLE, BOTTLERS & BREWE	I	INDUSTRIAL	INDUSTRIAL
4600	C-OTHER FOOD PROCESSING, CANDY FACTORIES, BAKER	I	INDUSTRIAL	INDUSTRIAL
4700	C-MINERAL PROCESSING, PHOSPHATE PROCESSING REF	I	INDUSTRIAL	INDUSTRIAL
4710	C-CONCRETE / ASPHALT PLANT	I	INDUSTRIAL	INDUSTRIAL
4800	C-WAREHOUSING, DISTRIBUTION, TERMINAL, TRUCKING T	I	INDUSTRIAL	INDUSTRIAL
4804	C-CONDOMINIUM - WAREHOUSING	I	INDUSTRIAL	CONDO
4810	C-MINI-WAREHOUSING	I	INDUSTRIAL	INDUSTRIAL
4830	C-WAREHOUSE - FLEX SPACE	I	INDUSTRIAL	MIXED USE
4900	C-OPEN STORAGE, NEW AND USED BUILDING SUPPLIES, I	I	INDUSTRIAL	INDUSTRIAL
5100	C-VACANT CROPLAND - SOIL CAPABILITY CLASS I	AG	AGRICULTURE	VACANT AGRICULTURE
5110	R-CROPLAND - SOIL CAPABILITY CLASS I WITH RESIDENC	AG	AGRICULTURE	CROPLAND
5120	C-CROPLAND - SOIL CAPABILITY CLASS I WITH BUILDINGS	AG	AGRICULTURE	CROPLAND
5200	C-VACANT CROPLAND - SOIL CAPABILITY CLASS II	AG	AGRICULTURE	VACANT AGRICULTURE
5210	R-CROPLAND - SOIL CAPABILITY CLASS II WITH RESIDENC	AG	AGRICULTURE	CROPLAND
5220	C-CROPLAND - SOIL CAPABILITY CLASS II WITH BUILDINGS	AG	AGRICULTURE	CROPLAND
5300	C-VACANT CROPLAND - SOIL CAPABILITY CLASS III	AG	AGRICULTURE	VACANT AGRICULTURE
5310	R-CROPLAND - SOIL CAPABILITY CLASS III WITH RESIDENC	AG	AGRICULTURE	CROPLAND
5320	C-CROPLAND - SOIL CAPABILITY CLASS III WITH BUILDING	AG	AGRICULTURE	CROPLAND
5400	C-VACANT TIMBERLAND-SLASH PINE INDEX 90 AND ABOVE	AG	AGRICULTURE	VACANT AGRICULTURE
5410	C-TIMBERLAND-SLASH PINE INDEX 90 & ABOVE WITH IMPR	AG	AGRICULTURE	TIMBERLAND
5500	C-VACANT TIMBERLAND-SLASH PINE INDEX 80 TO 89	AG	AGRICULTURE	VACANT AGRICULTURE
5510	C-TIMBERLAND-SLASH PINE INDEX 80 TO 89 WITH IMPROV	AG	AGRICULTURE	TIMBERLAND
5600	C-VACANT TIMBERLAND-SLASH PINE INDEX 70 TO 79	AG	AGRICULTURE	VACANT AGRICULTURE
5610	C-TIMBERLAND-SLASH PINE INDEX 70 TO 79 WITH IMPROV	AG	AGRICULTURE	TIMBERLAND
5700	C-VACANT TIMBERLAND-SLASH PINE INDEX 60 TO 69	AG	AGRICULTURE	VACANT AGRICULTURE
5710	C-TIMBERLAND-SLASH PINE INDEX 60 TO 69 WITH IMPROV	AG	AGRICULTURE	TIMBERLAND
5800	C-VACANT TIMBERLAND-SLASH PINE INDEX 50 TO 59	AG	AGRICULTURE	VACANT AGRICULTURE
5810	C-TIMBERLAND-SLASH PINE INDEX 50 TO 59 WITH IMPROV	AG	AGRICULTURE	TIMBERLAND
5900	C-VACANT TIMBERLAND-NOT CLASSIFIED BY SITE INDEX	AG	AGRICULTURE	VACANT AGRICULTURE
5910	C-TIMBERLAND-NOT CLASSIFIED BY SITE INDEX WITH IMP	AG	AGRICULTURE	TIMBERLAND
6000	C-VACANT GRAZING LAND - SOIL CAPABILITY CLASS I	AG	AGRICULTURE	VACANT AGRICULTURE
6010	R-GRAZING LAND - SOIL CAPABILITY CLASS I WITH RESIDE	AG	AGRICULTURE	GRAZING LAND
6020	C-GRAZING LAND - SOIL CAPABILITY CLASS I WITH BUILD	AG	AGRICULTURE	GRAZING LAND
6100	C-VACANT GRAZING LAND - SOIL CAPABILITY CLASS II	AG	AGRICULTURE	VACANT AGRICULTURE
6110	R-GRAZING LAND - SOIL CAPABILITY CLASS II WITH RESID	AG	AGRICULTURE	GRAZING LAND
6120	C-GRAZING LAND - SOIL CAPABILITY CLASS II WITH BUILD	AG	AGRICULTURE	GRAZING LAND
6200	C-VACANT GRAZING LAND - SOIL CAPABILITY CLASS III	AG	AGRICULTURE	VACANT AGRICULTURE
6210	R-GRAZING LAND - SOIL CAPABILITY CLASS III WITH RESID	AG	AGRICULTURE	GRAZING LAND
6220	C-GRAZING LAND - SOIL CAPABILITY CLASS III WITH BUILD	AG	AGRICULTURE	GRAZING LAND
6300	C-VACANT GRAZING LAND - SOIL CAPABILITY CLASS IV	AG	AGRICULTURE	VACANT AGRICULTURE
6310	R-GRAZING LAND - SOIL CAPABILITY CLASS IV WITH RESID	AG	AGRICULTURE	GRAZING LAND
6320	C-GRAZING LAND - SOIL CAPABILITY CLASS IV WITH BUILD	AG	AGRICULTURE	GRAZING LAND
6400	C-VACANT GRAZING LAND-SOIL CAPABILITY CLASS V	AG	AGRICULTURE	VACANT AGRICULTURE
6410	R-GRAZING LAND-SOIL CAPABILITY CLASS V WITH RESIDE	AG	AGRICULTURE	GRAZING LAND
6420	C-GRAZING LAND-SOIL CAPABILITY CLASS V WITH BUILDIN	AG	AGRICULTURE	GRAZING LAND
6500	C-VACANT GRAZING LAND-SOIL CAPABILITY CLASS VI	AG	AGRICULTURE	VACANT AGRICULTURE
6510	R-GRAZING LAND-SOIL CAPABILITY CLASS VI WITH RESIDE	AG	AGRICULTURE	GRAZING LAND
6520	C-SOIL CAPABILITY CLASS VI WITH BUILDINGS OTHER THA	AG	AGRICULTURE	OTHER AGRICULTURE
6600	C-VACANT ORCHARD GROVES-ALL GROVES	AG	AGRICULTURE	VACANT AGRICULTURE
6610	R-ORCHARD GROVES-ALL GROVES WITH RESIDENCE	AG	AGRICULTURE	GROVES
6620	C-ORCHARD GROVES-ALL GROVES WITH BUILDINGS OTH	AG	AGRICULTURE	GROVES
6630	C-VACANT ORCHARD GROVES-PART GROVE AND PART NOT	AG	AGRICULTURE	VACANT AGRICULTURE
6640	R-ORCHARD GROVES-PART GROVE AND PART NOT PLANT	AG	AGRICULTURE	GROVES
6650	C-ORCHARD GROVES-PART GROVE AND PART NOT PLANT	AG	AGRICULTURE	GROVES
6660	C-VACANT COMBINATION-PART ORCHARD GROVES AND F	AG	AGRICULTURE	VACANT AGRICULTURE
6670	C-COMBINATION-PART ORCHARD GROVES AND PART PAS	AG	AGRICULTURE	GROVES
6680	R-COMBINATION-PART ORCHARD GROVES AND PART PAS	AG	AGRICULTURE	GROVES
6690	C-VACANT MIXED TROPICAL FRUITS	AG	AGRICULTURE	VACANT AGRICULTURE
6691	R-MIXED TROPICAL FRUITS WITH RESIDENCE	AG	AGRICULTURE	GROVES
6692	C-MIXED TROPICAL FRUITS WITH BUILDING OTHER THAN	AG	AGRICULTURE	GROVES
6700	C-POULTRY FARMS	AG	AGRICULTURE	OTHER AGRICULTURE
6710	C-RABBIT FARMS	AG	AGRICULTURE	OTHER AGRICULTURE
6720	C-TROPICAL FISH FARMS	AG	AGRICULTURE	OTHER AGRICULTURE
6730	C-BEES (HONEY) FARMS	AG	AGRICULTURE	OTHER AGRICULTURE
6800	C-DAIRIES-WITH BUILDINGS OTHER THAN RESIDENCE	AG	AGRICULTURE	OTHER AGRICULTURE
6810	C-DAIRIES-WITH RESIDENCE	AG	AGRICULTURE	OTHER AGRICULTURE
6820	C-VACANT FEED LOTS	AG	AGRICULTURE	VACANT AGRICULTURE
6900	C-VACANT NURSERYS-	AG	AGRICULTURE	VACANT AGRICULTURE

Brevard County DOR Codes to Zdata Categories

CODE	DESC	ZDATA	REGIONAL CLASSIFICATION	GENERAL CLASSIFICATION
6910	C-NURSERY-S WITH RESIDENCE	AG	AGRICULTURE	OTHER AGRICULTURE
6920	C-NURSERY-S WITH BUILDINGS OTHER THAN RESIDENCE	AG	AGRICULTURE	OTHER AGRICULTURE
7000	C-VACANT LAND - INSTITUTIONAL	INST	INSTITUTIONAL	VACANT INSTITUTIONAL
7100	C-CHURCH	INST	INSTITUTIONAL	INSTITUTIONAL
7200	C-SCHOOL -PRIVATE	EDU	INSTITUTIONAL	EDUCATIONAL
7210	C-SCHOOL -PRIVATE-CHURCH OWNED	EDU	INSTITUTIONAL	EDUCATIONAL
7211	C-CHURCH OWNED EDUCATIONAL BUILDING	INST	INSTITUTIONAL	EDUCATIONAL
7220	C-COLLEGE -PRIVATE	EDU	INSTITUTIONAL	EDUCATIONAL
7230	C-FRATERNITY OR SORORITY HOME	MF	INSTITUTIONAL	EDUCATIONAL
7300	C-HOSPITAL -GENERAL-PRIVATELY OWNED	S	INSTITUTIONAL	INSTITUTIONAL
7310	C-CLINIC	S	INSTITUTIONAL	INSTITUTIONAL
7400	C-HOME FOR THE AGED	MF	INSTITUTIONAL	INSTITUTIONAL
7500	C-ASSISTED CARE LIVING FACILITY	MF	INSTITUTIONAL	INSTITUTIONAL
7510	C-CHILDRENS HOME	MF	INSTITUTIONAL	INSTITUTIONAL
7600	C-MORTUARY	C	INSTITUTIONAL	INSTITUTIONAL
7610	C-CEMETERY	C	INSTITUTIONAL	INSTITUTIONAL
7620	C-CREMATORIUM	C	INSTITUTIONAL	INSTITUTIONAL
7700	C-CLUBS, LODGES, AND UNION HALLS	C	INSTITUTIONAL	INSTITUTIONAL
7800	C-GYMNASIUM	C	INSTITUTIONAL	INSTITUTIONAL
7810	C-FIRE STATION	S	INSTITUTIONAL	INSTITUTIONAL
7841	C-CONVALESCENT HOME (NURSING HOME)	MF	INSTITUTIONAL	INSTITUTIONAL
8100	C-VACANT MILITARY- LAND	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8110	C-MILITARY-IMPROVED LAND	INST	GOVERNMENTAL	GOVERNMENTAL
8200	C-VACANT FOREST PARK	INST	GOVERNMENTAL	PARKS AND REC
8210	C-VACANT RECREATIONAL AREA (GOVERNMENTAL)	INST	GOVERNMENTAL	PARKS AND REC
8300	C-SCHOOL -PUBLIC-IMPROVED PARCELS	EDU	GOVERNMENTAL	EDUCATIONAL
8310	C-VACANT SCHOOL -PUBLIC- PARCELS	EDU	GOVERNMENTAL	VACANT GOVERNMENTAL
8400	C-COLLEGE	EDU	GOVERNMENTAL	EDUCATIONAL
8500	C-HOSPITAL	S	GOVERNMENTAL	INSTITUTIONAL
8600	C-VACANT COUNTY OWNED LAND- (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8610	C-COUNTY OWNED LAND-IMPROVED (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	GOVERNMENTAL
8620	C-UTILITY DIVISION PROPERTIES	INST	GOVERNMENTAL	UTILITY
8630	C-VACANT BREVARD COUNTY-AGENCIES OTHER THAN BOARD OF	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8640	C-BREVARD COUNTY-AGENCIES OTHER THAN BOARD OF	INST	GOVERNMENTAL	GOVERNMENTAL
8650	C-VACANT HOUSING AUTHORITY -	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8660	C-HOUSING AUTHORITY -IMPROVED	INST	GOVERNMENTAL	GOVERNMENTAL
8670	C-VACANT CANAVERAL PORT AUTHORITY -	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8680	C-CANAVERAL PORT AUTHORITY - IMPROVED	INST	GOVERNMENTAL	GOVERNMENTAL
8700	C-VACANT STATE OWNED LAND- (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8710	C-STATE OWNED LAND-IMPROVED (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	GOVERNMENTAL
8800	C-VACANT FEDERAL OWNED LAND- (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8810	C-FEDERAL OWNED LAND-IMPROVED (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	GOVERNMENTAL
8900	C-VACANT MUNICIPAL OWNED LAND- (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8910	C-MUNICIPAL OWNED LAND-IMPROVED (THAT DOES NOT QUALIFY)	INST	GOVERNMENTAL	GOVERNMENTAL
8920	C-VACANT MELBOURNE AIRPORT AUTHORITY-	INST	GOVERNMENTAL	VACANT GOVERNMENTAL
8930	C-MELBOURNE AIRPORT AUTHORITY-IMPROVED	INST	GOVERNMENTAL	GOVERNMENTAL
9000	C-VACANT LEASED COUNTY/CITY PROPERTY-	INST	MISCELLANEOUS	VACANT MISCELLANEOUS
9010	C-LEASED COUNTY/CITY PROPERTY-IMPROVED	INST	MISCELLANEOUS	MISCELLANEOUS
9100	C-UTILITY-GAS COMPANIES-IMPROVED	INST	MISCELLANEOUS	UTILITY
9105	C-LOCALLY ASSESSED RAILROAD PROPERTY	INST	MISCELLANEOUS	UTILITY
9110	C-VACANT UTILITY-GAS COMPANIES-	INST	MISCELLANEOUS	VACANT MISCELLANEOUS
9120	C-UTILITY-ELECTRIC CO'S. IMPROVED	INST	MISCELLANEOUS	UTILITY
9130	C-VACANT UTILITY-ELECTRIC CO'S.	INST	MISCELLANEOUS	VACANT MISCELLANEOUS
9140	C-UTILITY-TEL & TEL-IMPROVED	INST	MISCELLANEOUS	UTILITY
9150	C-VACANT UTILITY-TEL & TEL-	INST	MISCELLANEOUS	VACANT MISCELLANEOUS
9170	R-WATER & SEWER SERVICE	INST	MISCELLANEOUS	UTILITY
9180	C-PIPE LINE	INST	MISCELLANEOUS	UTILITY
9190	C-CANAL	INST	MISCELLANEOUS	UTILITY
9300	R-VACANT SUBSURFACE RIGHTS	INST	MISCELLANEOUS	WATER
9400	C-RIGHT OF WAY STREET, ROAD, ETC - PUBLIC	INST	MISCELLANEOUS	RIGHT-OF-WAY, STREETS
9410	RC-RIGHT OF WAY STREET, ROAD, ETC - PRIVATE	INST	MISCELLANEOUS	RIGHT-OF-WAY, STREETS
9465	C-IMPROVEMENT NOT SUITABLE TO ANY OTHER CODE	INST	MISCELLANEOUS	MISCELLANEOUS
9499	C-ASSESSMENT ARREARS	INST	MISCELLANEOUS	MISCELLANEOUS
9500	C-RIVERS AND LAKES	NA	MISCELLANEOUS	WATER
9510	C-SUBMERGED LANDS	NA	MISCELLANEOUS	WATER
9600	C-WASTE LAND	NA	MISCELLANEOUS	MISCELLANEOUS
9610	C-VACANT MARSH	NA	MISCELLANEOUS	VACANT MISCELLANEOUS
9620	C-VACANT SAND DUNE	NA	MISCELLANEOUS	VACANT MISCELLANEOUS
9630	C-SWAMP	NA	MISCELLANEOUS	MISCELLANEOUS
9700	C-VACANT RECREATIONAL OR PARK LANDS	NA	MISCELLANEOUS	PARKS AND REC
9800	C-CENTRALLY ASSESSED	NA	CENTRALLY ASSESSED	CENTRALLY ASSESSED
9900	C-VACANT ALL ACREAGE-OTHER THAN GOVERNMENT OWNED	NA	NON-AGRICULTURAL ACREAGE	VACANT NON-AG ACREAGE
9908	R-VACANT RESIDENTIAL LAND MULTI-FAMILY UNPLATTED	MF	NON-AGRICULTURAL ACREAGE	VACANT RESIDENTIAL
9909	R-VACANT RESIDENTIAL LAND-SINGLE FAMILY UNPLATTED	SF	NON-AGRICULTURAL ACREAGE	VACANT NON-AG ACREAGE
9910	C-VACANT SITE APPROVED FOR CELLULAR TOWER	NA	NON-AGRICULTURAL ACREAGE	VACANT NON-AG ACREAGE
9920	C-VACANT AGRICULTURAL ZONED LAND (NOT IN USE)	NA	NON-AGRICULTURAL ACREAGE	VACANT NON-AG ACREAGE
9930	C-VACANT SITE APPROVED FOR BILLBOARD	NA	NON-AGRICULTURAL ACREAGE	VACANT NON-AG ACREAGE
9990	R-NON TAXABLE CONDOMINIUM COMMON AREA	NA	NON-AGRICULTURAL ACREAGE	NON-AGRICULTURAL ACREAGE

Lake County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
S	Unclassified	NA
0	Vacant Residential	SF
1	Single Family	SF
2	Mobile Home	MH
3	Multi-Family (≥ 10 units)	MF
4	Condominium	MF
8	Multi-Family (< 10 units)	MF
10	Vacant Commercial	C
11	Stores (one story)	C
12	Mixed use	C
13	Department Stores	C
14	Supermarkets	C
15	Regional Shopping Centers	C
16	Community Shopping Centers	C
17	Office Buildings, one story, non professional	S
18	Office Buildings, multi story, non professional	S
19	Professional Service Building	S
20	Public Transportation Facilities	C
21	Restaurants, cafeterias	C
22	Drive in Restaurants	C
23	Financial Institutions	S
24	Insurance Company Offices	S
25	Repair Service Shops (excluding auto)	C
26	Service Stations	C
27	Auto sales, repair, rental, etc	C
28	Parking Lots, mobile home parks	MHP
29	wholesale and manufacturing outlets, produce ho	C
30	Florists, greenhouses	C
32	Enclosed Theatres/Auditoriums	C
33	Nightclubs, bars, cocktail lounges	C
34	Bowling alleys, ice rinks, pool halls, enclosed	C
35	Tourist attractions	C
36	Camps	C
38	Golf courses, driving ranges	GLF
39	hotels, motels	HMT
40	Vacant Industrial	I
41	Light manufacturing	I
42	Heavy Industrial	I
43	Lumber yards, sawmills, planing mills	I
44	Packing Plants	I
45	Canneries, bottlers and brewers, wineries	I
46	Other food processing	I
47	Mineral processing	I
48	Warehousing and Distribution terminals	I
49	Open Storage, auto wreckers, fuel storage	I
50	Improved Agriculture	AG
51	Cropland soil capability Class I	AG
52	Cropland soil capability Class II	AG
53	Cropland soil capability Class III	AG
54	Timberland-site index 90 & above	AG

Lake County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
55	Timberland-site index 80-89	AG
56	Timberland-site index 70-79	AG
57	Timberland-site index 60-69	AG
62	Grazing land soil capability Class III	AG
63	Grazing land soil capability Class IV	AG
64	Grazing land soil capability Class V	AG
65	Grazing land soil capability Class VI	AG
66	Orchard Groves, Citrus, etc	AG
67	Poultry, bees, tropical fish, rabbits, etc	AG
68	Dairies, feed lots	AG
69	Ornamentals, miscellaneous agricultural	AG
70	Vacant Institutional	INS
71	Churches	INS
72	Private Schools and colleges	EDU
73	Privately Owned Hospitals	S
74	Homes for the aged	MF
75	Orphanages, other non profit/charitable service	MF
76	Mortuaries, cemeteries, crematoriums	C
77	Clubs, Lodges, union halls	C
78	Sanitariums, convalescent and rest homes	MF
82	Forest, parks, recreational areas	NA
83	Public county schools	EDU
84	College	EDU
85	Hospitals	S
86	Counties including non-municipal governments	INS
87	State, other than military, property	INS
88	Federal, other than military, property	INS
89	Municipal, other than parks, property	INS
91	Utility	INS
92	Mining Lands	I
93	Subsurface Rights	I
94	Right of Ways, streets	NA
96	sewage disposal, waste lands, swamps, sand dune	NA
97	Outdoor recreational or parkland, or highwater	NA
99	Acreage not zoned agricultural	NA

Marion County DOR Codes to Zdata Categories

PCCODE	DESCRIPTION	ZDATA
N	NA	NA
00	SAME	SF
01	SINGLE FAMILY	SF
02	MOBILE HOME	MH
03	MULTI-FAMILY (10 OR MORE PER UNIT)	MF
04	CONDOMINIUM	MF
05	COOPERATIVES	MF
06	RETIREMENT HOME - TAXABLE	MF
07	MISCELLANEOUS - RESIDENTIAL	MF
08	MULTI-FAMILY (9 OR FEWER UNITS)	MF
10	COMMERCIAL - VACANT	C
11	STORE - 1 STORY	C
12	COMMERCIAL/RESIDENTIAL - MIXED	C
13	DEPARTMENT STORE	C
14	SUPERMARKET	C
15	REGIONAL SHOPPING CENTE	C
16	COMMUNITY SHOPPING CENTER	C
17	SINGLE STORY OFFICE / NON-PROFESSIONAL SERVICE BUILDINGS	S
18	MULTI-STORY OFFICE	S
19	PROFESSIONAL BUILDING	S
20	TERMINAL-AIR/BUS/TRAIN/MARINE	C
21	RESTAURANT/CAFETERIA	C
22	RESTAURANT - DRIVE-IN	C
23	FINANCIAL INSTITUTION	S
24	INSURANCE OFFICE	S
25	SERVICE SHOP	C
26	SERVICE STATION	C
27	VEHICLE SALES & REPAIR	C
28	PARKING GARAGE	C
29	WHOLESALE OUTLET	C
30	FLORIST/GREENHOUSE	C
31	DRIVE-IN THEATER/OPEN STADIUM	C
32	ENCLOSED THEATER/AUDITORIUM	C
33	NIGHTCLUB/BARS	C
34	BOWLING ALLEY/ARENA	C
35	TOURIST EXHIBIT	C
36	CAMPGROUNDS	C
37	RACE TRACKS - AUTO/DOG/HORSE	C
38	GOLF COURSE	GLF
39	HOTEL/MOTEL	HMT
40	VACANT INDUSTRIAL	I
41	LIGHT MANUFACTURING	I
42	HEAVY MANUFACTURING	I
43	LUMBER YARD/SAW MILL	I
44	PACKING PLANT	I
45	CANNERY/BOTTLER	I
46	FOOD PROCESSING	I
47	MINERAL PROCESSING	I
48	WAREHOUSE - DISTRIBUTION	I
49	STORAGE - JUNKYARD	I

Marion County DOR Codes to Zdata Categories

PCCODE	DESCRIPTION	ZDATA
50	OTHER AGRICULTURE	AG
51	CROPLAND	AG
52	CROPLAND	AG
53	CROPLAND	AG
54	TIMBERLAND	AG
55	TIMBERLAND	AG
56	TIMBERLAND	AG
57	TIMBERLAND	AG
58	TIMBERLAND	AG
59	OTHER AGRICULTURE	AG
60	OTHER AGRICULTURE	AG
61	GRAZING LAND	AG
62	GRAZING LAND	AG
63	GRAZING LAND	AG
64	OTHER AGRICULTURE	AG
65	OTHER AGRICULTURE	AG
66	CITRUS GROVE/ORCHARD	AG
67	MISC. ANIMALS - POULTRY, FISH, BEES, RABBIT, ETC.	AG
68	OTHER AGRICULTURE	AG
69	OTHER AGRICULTURE	AG
70	VACANT - INSTITUTIONAL	INS
71	IMPROVED - CHURCH	INS
72	SCHOOL - PRIVATE	EDU
73	HOSPITAL - PRIVATE	S
74	RETIREMENT HOME - EXEMPT	MF
75	CHARITABLE SERVICES / ORPHANAGE	MF
76	DEATH SERVICES - MORTUARIES, CEMETERIES, CREMATORIA	C
77	LODGE/UNION HALL	C
78	REST HOME	MF
79	CULTURAL ORGANIZATIONS	INS
81	MILITARY	INS
82	FOREST/PARK/RECREATIONAL	NA
83	SCHOOL - PUBLIC	EDU
84	COLLEGE - PUBLIC	EDU
85	HOSPITAL - PUBLIC	S
86	COUNTY PROPERTY	INS
87	STATE PROPERTY	INS
88	FEDERAL PROPERTY	INS
89	MUNICIPAL PROPERTY	INS
90	LEASE INTEREST	INS
91	UTILITIES	INS
92	MINING	I
93	SUBSURFACE RIGHTS	I
94	RIGHT-OF-WAY	NA
95	RIVER/LAKE/SUBMERGED	NA
96	SEWAGE/WASTE/BARROW	NA
97	RECREATIONAL USE	NA
98	CENTRALLY ASSESSED	NA
99	ACREAGE - NON-CLASSIFIED.	NA

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
0000	VACANT - RESIDENTIAL	SF
0001	VACANT - RESIDENTIAL	SF
0003	VACANT - MULTI-FAMILY	SF
0019	VACANT - RESIDENTIAL - HOMEOWNERS ASSOCIATION	SF
0030	VACANT - WATER	SF
0031	VACANT - CANAL	SF
0035	VACANT - LAKE VIEW	SF
0040	VACANT - GOLF COURSE	SF
0100	SINGLE FAMILY RESIDENTIAL	SF
0101	SINGLE FAMILY RESIDENTIAL	SF
0102	SINGLE FAMILY RESIDENTIAL CLASS II	SF
0103	SINGLE FAMILY RESIDENTIAL CLASS III	SF
0104	SINGLE FAMILY RESIDENTIAL CLASS IV	SF
0105	SINGLE FAMILY RESIDENTIAL CLASS V	SF
0110	SINGLE FAMILY RESIDENTIAL - RURAL	SF
0119	HOMEOWNERS ASSOCIATION - IMPROVED	SF
0120	SINGLE FAMILY RESIDENTIAL - TOWNHOUSE	SF
0121	SINGLE FAMILY RESIDENTIAL - TOWNHOUSE CLASS II	SF
0130	SINGLE FAMILY RESIDENTIAL - WATER	SF
0131	SINGLE FAMILY RESIDENTIAL - CANAL FRONT	SF
0135	SINGLE FAMILY RESIDENTIAL - LAKE VIEW	SF
0140	SINGLE FAMILY RESIDENTIAL - GOLF	SF
0150	SINGLE FAMILY RESIDENTIAL - TOWNHOUSE	SF
0151	TOWNHOUSE	SF
0154	TOWNHOUSE CLASS 2	SF
0175	ROOMING HOUSE	MF
0194	SINGLE FAMILY	SF
0195	SINGLE FAMILY CLASS 3	SF
0196	SINGLE FAMILY CLASS 4	SF
0197	SINGLE FAMILY CLASS 5	SF
0200	MANUFACTURED HOME	MH
0201	MANUFACTURED HOME	MH
0202	MANUFACTURED HOME	MH
0210	MANUFACTURED HOME	MH
0220	MOBILE HOME	MH
0230	MOBILE HOME	MH
0240	MOBILE HOME	MH
0299	MOBILE HOME PARK	MHP
0300	MULTI-FAMILY	MF
0301	APARTMENT - LOW INCOME HOUSING TAX CREDIT	MF
0310	MODERN APARTMENT COMPLEX	MF
0400	CONDOMINIUM - RESIDENTIAL	MF
0401	CONDOMINIUM - SINGLE FAMILY RESIDENCE	SF
0410	CONDOMINIUM - PROFESSIONAL OFFICE BUILDING	S
0411	CONDOMINIUM - OFFICE BUILDING-RETAIL	S
0412	CONDOMINIUM - OFFICE BUILDING	S
0417	CONDOMINIUM - OFFICE BUILDING 1-3 STORY	S
0419	CONDOMINIUM - PROFESSIONAL OFFICE BUILDING (ARCHITECTURAL DESIGN)	S
0420	CONDOMINIUM - MEDICAL BUILDING	S
0421	CONDOMINIUM - RESTAURANT	C
0430	CONDOMINIUM - TIME SHARE	HMT
0439	CONDOMINIUM - HOTEL/MOTEL	HMT
0440	CONDOMINIUM - DISTRIBUTION WAREHOUSE	I
0448	CONDOMINIUM - WAREHOUSE	I
0450	CONDOMINIUM - MOBILE HOME	MH
0494	CONDOMINIUM - SINGLE FAMILY RESIDENCE CLASS 2	SF
0499	CONDOMINIUM ASSOCIATION	S
0500	COOPERATIVES	MF
0550	COOPERATIVES - MOBILE HOME	MH

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
0600	RETIREMENT HOMES	MF
0610	NURSING HOME	MF
0700	MISCELLANEOUS - RESIDENTIAL	MF
0800	MULTI-FAMILY	MF
0801	MULTI-FAMILY 1 UNIT	MF
0802	MULTI-FAMILY 2 UNIT	MF
0803	MULTI-FAMILY 3 UNIT	MF
0804	MULTI-FAMILY 4 UNIT	MF
0805	MULTI-FAMILY 5-10 UNIT	MF
0811	1 UNIT OF DUPLEX	MF
0812	DUPLEX	MF
0813	TRIPLEX	MF
0814	QUADRAPLEX	MF
0821	CLASS II DUPLEX 1 UT	MF
0822	CLASS II DUPLEX	MF
0823	CLASS II TRIPLEX	MF
0824	CLASS II QUADRAPLEX	MF
0830	MULTI-FAMILY	MF
0890	MULTI-FAMILY	MF
0891	MULTI-FAMILY CLS II	MF
0892	MULTI-FAMILY CLS II	MF
0893	MULTI-FAMILY CLS II	MF
0894	MULTI-FAMILY CLS II	MF
0895	MULTI-FAMILY CLS II	MF
0900	ROOM HOUSE	MF
1000	VACANT COMMERCIAL	C
1003	VACANT MULTI-FAMILY (10 UNITS OR MORE)	MF
1100	STORE - 1 STORY	C
1110	CONVENIENCE STORE	C
1119	IMPROVED COMMERCIAL ASSOCIATION	C
1200	STORE/OFFICE/RESIDENTIAL	C
1300	DEPARTMENT STORES	C
1400	SUPERMARKET	C
1500	REGIONAL SHOPPING	C
1600	COMMUNITY SHOPPING	C
1700	OFFICE BUILDINGS	S
1800	MULTI-STORY OFFICE	S
1900	PROFESSIONAL BUILDING	S
1910	PROFESSIONAL CHILD CARE CENTER	S
2000	AIRPORT - COMMERCIAL	I
2010	TRANSIT TERMINALS	C
2100	RESTAURANT/CAFE	C
2200	RESTAURANT CHAIN	C
2300	FINANCIAL BUILDING/BANK	S
2400	INSURANCE COMPANY	S
2500	FLEX SPACE	C
2600	SERVICE STATION	C
2700	VEHICLE SALE	C
2710	VEHICLE SERVICE BLDG	C
2720	TIRE DEALER	C
2730	LUBE FACILITY	C
2740	VEHICLE REPAIR	C
2800	PARKING/SERVICE GARAGE	C
2801	MANUFACTURED HOME PARK	MH
2900	WHOLESALE OUTLET	C
3000	FLORIST/GREENHOUSE	C
3100	DRIVE-IN/OPEN STADIUM	C
3200	THEATER/AUDITORIUM	C
3300	NIGHTCLUB/BARS	C

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
3400	RECREATIONAL BUILDING	C
3500	TOURIST ATTRACTION	C
3505	TOURIST ATTRACTION	C
3506	TOURIST ATTRACTION	C
3507	TOURIST ATTRACTION	C
3508	TOURIST ATTRACTION	C
3510	TOURIST ATTRACTION	C
3511	TOURIST ATTRACTION	C
3520	TOURIST ATTRACTION	C
3525	TOURIST ATTRACTION	C
3575	TOURIST ATTRACTION	C
3600	CAMPS	C
3700	RACE TRACKS	C
3800	GOLF COURSE	GLF
3900	MOTEL	HMT
3905	HOTEL EXTENDED STAY	HMT
3910	HOTEL LIMITED SERVICES	HMT
3920	HOTEL FULL SERVICE	HMT
3925	HOTEL LUXURY	HMT
3930	CONVENTION CENTER	HMT
4000	VACANT INDUSTRIAL	I
4100	LIGHT MANUFACTURING	I
4110	CLASS A MANUFACTURING	I
4200	HEAVY MANUFACTURING	I
4210	CLASS A HEAVY INDUSTRY	I
4300	LUMBER YARDS	I
4400	PACKING PLANTS	I
4500	BOTTLERS	I
4600	FOOD PROCESSING	I
4610	FOOD PROCESSING FREEZER	I
4700	MINERAL PROCESSING	I
4800	WAREHOUSING	I
4810	DISTRIBUTION WAREHOUSE	I
4820	MINI WAREHOUSE	I
4830	TRUCK TERMINAL	I
4840	SALES WAREHOUSES	I
4900	OPEN STORAGE	I
5000	IMPROVED AGRICULTURE	AG
5001	AGRICULTURAL OPERATIONS SITE	AG
5100	CROPLAND CLASS I - MUCK	AG
5200	CROPLAND CLASS II - ROW CROPS	AG
5300	CROPLAND CLASS III	AG
5400	TIMBERLAND - SITE INDEX 90 AND ABOVE	AG
5410	TIMBERLAND CLASS I - SLASH PINE/NATURAL/WESTERN SANDY RIDGE	AG
5411	TIMBERLAND CLASS I - SLASH PINE/NATURAL/EASTERN FLATWOODS	AG
5420	TIMBERLAND CLASS I - SLASH PINE/PLANTED/WESTERN SANDY RIDGE	AG
5421	TIMBERLAND CLASS I - SLASH PINE/PLANTED/EASTERN FLATWOODS	AG
5430	TIMBERLAND CLASS I - MIXED PINE/HARDWOOD	AG
5440	TIMBERLAND CLASS I - UPLAND HARDWOOD HAMMOCK	AG
5500	TIMBER 2	AG
5600	TIMBER 3	AG
5700	TIMBER 4	AG
5800	TIMBER 5	AG
5900	TIMBERLAND	AG
6000	GRAZING LAND 1	AG
6100	GRAZING LAND - IMPROVED PASTURE	AG
6101	GRAZING LAND - IMPROVED PASTURE/HAY PRODUCTION	AG
6200	GRAZING LAND - SEMI IMPROVED PASTURE	AG
6300	GRAZING LAND - NATIVE PASTURE	AG

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
6400	GRAZING LAND 5	AG
6500	GRAZING LAND 6	AG
6555	AGRICULTURE LAND	AG
6600	ORCHARD/GROVE - MISC. ORCHARD FRUITS	AG
6610	ORANGE GROVE - 00 TO 10 YEAR EFFECTIVE AGE - NEWLY PLANTED/JUST ABOVE NEWLY PLANTED	AG
6611	ORANGE GROVE - 11 TO 15 YEAR EFFECTIVE AGE - STARTING TO PRODUCE	AG
6612	ORANGE GROVE - 16 TO 20 YEAR EFFECTIVE AGE - PRODUCING ECONOMICALLY	AG
6613	ORANGE GROVE - 21 TO 25 YEAR EFFECTIVE AGE - PRODUCING AT HIGHEST LEVEL	AG
6614	ORANGE GROVE - 26 TO 30 YEAR EFFECTIVE AGE - PRODUCING WELL	AG
6615	ORANGE GROVE - 31 TO 35 YEAR EFFECTIVE AGE - STARTING TO DECLINE	AG
6616	ORANGE GROVE - 36 TO 40 YEAR EFFECTIVE AGE - BECOMING UNECONOMICAL	AG
6617	ORANGE GROVE - 41 AND OVER - REACHED THE END OF ITS ECONOMIC LIFE	AG
6620	GRAPEFRUIT GROVE - 00 TO 10 YEAR EFFECTIVE AGE - NEWLY PLANTED/JUST ABOVE NEWLY PLANTED	AG
6621	GRAPEFRUIT GROVE - 11 TO 15 YEAR EFFECTIVE AGE - STARTING TO PRODUCE	AG
6622	GRAPEFRUIT GROVE - 16 TO 20 YEAR EFFECTIVE AGE - PRODUCING ECONOMICALLY	AG
6623	GRAPEFRUIT GROVE - 21 TO 25 YEAR EFFECTIVE AGE - PRODUCING AT HIGHEST LEVEL	AG
6624	GRAPEFRUIT GROVE - 26 TO 30 YEAR EFFECTIVE AGE - PRODUCING WELL	AG
6625	GRAPEFRUIT GROVE - 31 TO 35 YEAR EFFECTIVE AGE - STARTING TO DECLINE	AG
6626	GRAPEFRUIT GROVE - 36 TO 40 YEAR EFFECTIVE AGE - BECOMING UNECONOMICAL	AG
6627	GRAPEFRUIT GROVE - 41 AND OVER - REACHED THE END OF ITS ECONOMIC LIFE	AG
6630	MIXED/SPECIAL GROVE - 00 TO 10 YEAR EFFECTIVE AGE - NEWLY PLANTED/JUST ABOVE NEWLY PLANTED	AG
6631	MIXED/SPECIAL GROVE - 11 TO 15 YEAR EFFECTIVE AGE - STARTING TO PRODUCE	AG
6632	MIXED/SPECIAL GROVE - 16 TO 20 YEAR EFFECTIVE AGE - PRODUCING ECONOMICALLY	AG
6633	MIXED/SPECIAL GROVE - 21 TO 25 YEAR EFFECTIVE AGE - PRODUCING AT HIGHEST LEVEL	AG
6634	MIXED/SPECIAL GROVE - 26 TO 30 YEAR EFFECTIVE AGE - PRODUCING WELL	AG
6635	MIXED/SPECIAL GROVE - 31 TO 35 YEAR EFFECTIVE AGE - STARTING TO DECLINE	AG
6636	MIXED/SPECIAL GROVE - 36 TO 40 YEAR EFFECTIVE AGE - BECOMING UNECONOMICAL	AG
6637	MIXED/SPECIAL GROVE - 41 AND OVER - REACHED THE END OF ITS ECONOMIC LIFE	AG
6640	MIXED GROVES	AG
6641	MIXED GROVES	AG
6642	MIXED GROVES	AG
6643	MIXED GROVES	AG
6644	MIXED GROVES	AG
6645	MIXED GROVES	AG
6646	MIXED GROVES	AG
6699	CITRUS CANER GROVE	AG
6700	MISCELLANEOUS ANIMALS - GOATS	AG
6710	BEEES	AG
6716	MISCELLANEOUS FOWL - EMUS/OSTRICH/DUCK/ETC	AG
6730	APIARY/BEE YARD	AG
6800	DAIRY	AG
6801	HORSE FARM - BRED MARE OPERATION	AG
6900	ORNAMENTAL - LANDSCAPE PLANTS	AG
6910	FIELD NURSERY - IN GROUND - OPEN FIELD OR SHADED	AG
6917	FLORICULTURE - ANNUALS/PERENNIALS/FOILAGE PLANTS/ETC...	AG
6920	FERNERY - LEATHERLEAF/PLUMOSUS/SPRENGER/OTHER	AG
6930	CONTAINER NURSERY - ABOVE GROUND - OPEN, SHADED, OR GREENHOUSE	AG
6940	MIXED CONTAINER/FIELD NURSERY	AG
6952	SOD - ST AUGUSTINE	AG
6953	SOD - BAHIA GRASS	AG
6980	HYDROPONICS	AG
6999	AGRICULTURAL WASTE	AG
7000	VACANT - INSTITUTIONAL	INS
7100	RELIGIOUS	INS
7200	SCHOOL - PRIVATE	EDU
7300	HOSPITAL - PRIVATE	S
7301	HOSPITAL - PRIVATE	S
7400	RETIREMENT COMMUNITY	MF
7500	CHARITABLE	MF

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
7600	MORTUARY	C
7610	CEMETERY	INS
7700	LODGE/UNION HALL	C
7710	BOAT HOUSE	C
7720	COUNTRY CLUB	C
7800	REST HOME	MF
7900	CULTURAL ORGANIZATIONS	INS
8000	????	NA
8100	MILITARY	INS
8200	FOREST, PARKS, RECREATIONAL AREAS (PUBLIC)	INS
8210	ST JOHNS WATER MANAGEMENT DISTRICT	INS
8286	COUNTY OWNED	INS
8287	STATE OWNED	INS
8288	FEDERAL OWNED	INS
8289	MUNICIPAL OWNED	INS
8300	SCHOOL	EDU
8400	COLLEGE	EDU
8500	HOSPITAL	S
8600	COUNTY (OTHER THAN PUBLIC SCHOOLS,COLLEGES,HOSPITALS) INCLUDING NON-MUNICIPAL	INS
8620	UTILITY, GAS, ELECTRICITY, COMMUNICATIONS, WATER & SEWER (PUBLIC)	INS
8630	CONSERVATION / WETLAND	INS
8640	MITIGATION	INS
8650	STORMWATER / RETENTION / DRAINAGE	INS
8660	LANDSCAPE / WALL BUFFER	INS
8670	RECREATION TRACTS: ACCESS, PEDESTRIAN, BIKE TRAILS	INS
8700	STATE (OTHER THAN MILITARY,FORESTS,PKS,REC AREAS,HOSP,COLLEGES)	INS
8730	CONSERVATION / WETLAND	INS
8740	MITIGATION	INS
8750	STORMWATER / RETENTION / DRAINAGE	INS
8760	LANDSCAPE / WALL BUFFER	INS
8770	RECREATION TRACTS: ACCESS, PEDESTRIAN, BIKE TRAILS	INS
8800	FEDERAL	INS
8900	MUNICIPAL (OTHER THAN PARKS, REC AREAS, COLLEGES, HOSPITALS)	INS
8910	AIRPORT	I
8920	UTILITY, GAS, ELECTRICITY, COMMUNICATIONS, WATER & SEWER (PUBLIC)	I
8930	CONSERVATION / WALL BUFFER	I
8940	MITIGATION	I
8950	STORMWATER / RETENTION / DRAINAGE	I
8960	LANDSCAPE / WALL BUFFER	I
8970	RECREATION TRACTS: ACCESS, PEDESTRIAN, BIKE TRAILS	I
9000	LEASE INTEREST	S
9010	NO LAND INTEREST	INS
9100	UTILITY	S
9110	COMMUNICATION TOWER	S
9200	MINING	I
9300	SUBSURFACE	I
9400	RIGHT-OF-WAY	INS
9500	SUBMERGED	NA
9510	RIVER	NA
9520	LAKE	NA
9530	POND	NA
9540	BAY	NA
9600	WASTE LAND	NA
9610	MOVIE STUDIO	C
9700	RECREATIONAL PARK	NA
9710	HIGH WATER RECHARGE AREA	NA
9770	RECREATION TRACTS / ACCESS, PEDESTRIAN, BIKE TRAILS	NA
9780	HIATUS LAND PARCEL	NA
9800	CENTRAL ASSESSED	NA

Orange County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
9900	NON-AGRICULTURAL ACREAGE	NA
9910	MARKET VALUE AGRICULTURAL	NA
9912	BOAT HOUSE / LAKE ACCESS	NA
9915	SIGN SITES	NA
9920	UTILITY, GAS, ELECTRICITY, COMMUNICATIONS, WATER AND SEWER	NA
9925	BUFFER/CONSERVATION	NA
9930	CONSERVATION / WETLAND	NA
9940	MITIGATION	NA
9950	STORMWATER / RETENTION / DRAINAGE	NA
9960	LANDSCAPE / WALL BUFFER	NA
9990	FUTURE DEVELOPMENT	NA

Osceola County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
0001	VACANT	VAC
0011	VACANT-IMP	SF
0100	SINGLE FAMILY	SF
0101	SINGLE FAMILY-V	SF
0111	SINGLE FAMILY-IMP	SF
0211	MOBILE HME-IMP	SF
0300	MULTI-FAMILY 10 units or m	MF
0301	MULTI-FAMILY-VAC 10 units or more	MF
0311	MULTI-FAMILY-IMP 10 units or more	MF
0401	CONDOMINIUM-VAC	MF
0411	CONDOMINIUM-IMP	MF
0491	TIMESH/CNDO-IMP	HMT
0611	RETIREMENT HOMES-IMP	MF
0800	MULTI-FAMILY less than 10	MF
0811	MULTI-FAMILY-IMP less than 10 uni	MF
1000	VACANT COMMERCIAL	C
1001	VACANT COMMERC-VAC	C
1011	VACANT COMMERC-IMP	C
1111	STORES, 1 STORY-IMP	C
1121	STORES/PHARMACY	C
1200	STORE/OFFICE/RESID	C
1211	STORE/OFC/RESID	C
1241	STOR/OFC/RES/CONDO-I	C
1311	DEPT. STORES-IMP	C
1411	SUPERMARKET-IMP	C
1511	REGINL SHOPNG-IMP	C
1611	COMMUNITY SHOP-IMP	C
1711	OFFICE BLDG-IMP	S
1800	MULTI STORY OFFICE	S
1811	MULTI-STORY OFF-IMP	S
1911	PROFESS BLDG-IMP	S
1940	PROF OFC CONDO-VAC	S
1941	PROF OFC CONDO-IMP	S
2011	TRANSIT TERMNL-IMP	S
2111	RESTAURANT/CAFE-IMP	C
2211	DRIVE-IN REST-IMP	C
2311	FINANCIAL BLDG-IMP	S
2411	INSURANCE CO-IMP	S
2511	REPAIR SERV-IMP	C
2611	SERV STA-IMP	C
2701	VEH SALE/REPAIR-VAC	C
2711	VEH SALE/REPAIR-IMP	C
2801	PARKING/MH LOT-VAC	C
2811	PARKING/MH LOT-IMP	SF
2911	WHOLESALE OUTLET-IMP	C
3011	FLORIST/GREENHS-IMP	C
3211	THEATER AUDITOR-IMP	C
3311	NIGHTCLUB/BARS-IMP	C
3411	BOWL/SKATE/ARENA-IMP	C
3501	TOURIST ATTRACT-VAC	C

Osceola County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
3511	TOURIST ATTRACT-IMP	C
3611	CAMPS-IMP	C
3801	GOLF COURSES-VAC	GLF
3811	GOLF COURSES-IMP	GLF
3911	HOTELS & MOTELS-IMP	HMT
3941	HOTEL/MOTL CONDO-IMP	HMT
4001	VACANT IND-VAC	I
4011	VACANT IND-IMP	I
4100	LIGHT MANUFACTURE	I
4111	LIGHT MFG-IMP	I
4211	HEAVY MFG-IMP	I
4301	LUMBER YARD-VAC	I
4311	LUMBER YARD-IMP	I
4411	PACKING PLANTS-IMP	I
4611	OTHER FOOD PROC-IMP	I
4711	MINERAL PROC-IMP	I
4800	WAREHOUSE-STORAGE	I
4811	WAREHSE.STG-IMP	I
4820	WAREHS.FLEX-VAC	I
4821	WAREHS.FLEX-IMP	I
4831	WAREHS.MINI-IMP	I
4841	WAREHSE.CONDO-I	I
4911	OPEN STORAGE-IMP	I
5001	IMPROVED AG-VAC	AG
5011	IMPROVED AG-IMP	AG
5101	CROPLAND CLASS 1-VAC	AG
5111	CROPLAND CLASS 1-IMP	AG
5201	CROPLAND CLASS 2-VAC	AG
5211	CROPLAND CLASS 2-IMP	AG
5411	TIMBERLAND 90+ IMP	AG
5501	TIMBERLAND 80-90-VAC	AG
5511	TIMBERLAND 80-90-IMP	AG
5601	TIMBERLAND 70-79-VAC	AG
5611	TIMBERLAND 70-79-IMP	AG
5701	TIMBERLAND 60-69-VAC	AG
5901	TIMBERLND UNCLAS-VAC	AG
6001	PASTURELAND 1-VAC	AG
6011	PASTURELAND 1-IMP	AG
6111	PASTURELAND 2-IMP	AG
6501	PASTURELAND 6-VAC	AG
6601	ORCHARDS,GROVES-VAC	AG
6611	ORCHARDS,GROVES-IMP	AG
6701	PLTRY,BEES,FISH-VAC	AG
6711	PLTRY,BEES,FISH-IMP	AG
6901	ORNAMENTALS,MISC-VAC	AG
6911	ORNAMENTALS,MISC-IMP	AG
7001	VAC INSTITUT-VAC	INST
7101	CHURCHES-VAC	INST
7111	CHURCHES-IMP	INST
7121	CHURCH-DAYCARE-IMP	INST

Osceola County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
7211	PRIVATE SCHOOLS-IMP	EDU
7221	PRIV.SCH.DAYCARE-IMP	EDU
7311	PRIVATE HOSP-IMP	S
7401	HOMES FOR AGED-VAC	MF
7411	HOMES FOR AGED-IMP	MF
7501	NON-PROFIT SERV-VAC	MF
7511	NON-PROFIT SERV-IMP	MF
7601	MORTUARY/CEMETRY-VAC	S
7611	MORTUARY/CEMETRY-IMP	S
7701	CLUB/LODGE/HALL-VAC	C
7711	CLUB/LODGE/HALL-IMP	C
7911	CULTURAL GROUP-IMP	C
8201	FOREST/PARK/REC-VAC	INST
8211	FOREST/PARK/REC-IMP	INST
8301	PUBLIC SCH-VAC	EDU
8311	PUBLIC SCH-IMP	EDU
8411	COLLEGES-IMP	EDU
8511	HOSPITALS-IMP	S
8600	COUNTY	INST
8601	COUNTY-VAC	INST
8611	COUNTY-IMP	INST
8701	STATE-VAC	INST
8711	STATE-IMP	INST
8801	FEDERAL-VAC	INST
8811	FEDERAL-IMP	INST
8900	MUNICIPAL	INST
8901	MUNICIPAL-VAC	INST
8911	MUNICIPAL-IMP	INST
9011	LEASEHOLD INT-IMP	NA
9101	UTILITIES-VAC	INST
9111	UTILITIES-IMP	INST
9401	RIGHT OF WAY-VAC	INST
9501	RIVERS/LAKES-VAC	INST
9601	WASTELAND/DUMP-VAC	NA
9611	WASTELAND/DUMP-IMP	NA
9700	REC AND PARK LAND	INST
9701	REC/PARK LAND-VAC	INST
9711	REC/PARK LAND-IMP	INST
9801	CENTRAL ASSESSD-VAC	INST
9811	CENTRAL ASSESSD-IMP	INST
9901	NO AG ACREAGE-VAC	NA
9911	NO AG ACREAGE-IMP	NA

Seminole County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA	DOR USE
00	Vac_Res	SF	Residential - SF
01	Single_Family_Residence	SF	Residential - SF
02	Mobile_Home	SF	Mobile Home
03	MUL_Family	MF	Residential - MF
04	Condo	MF	Residential - MF
05	Cooperatives	MF	Residential - MF
06	Ret_Home	MF	Residential - MF
07	Misc_Res	SF	Residential - SF
08	MUL_Family	MF	Residential - MF
10	Vacant_Commercial	C	Comm ret/ser
11	Stores_Retail_Discount_Convenience	C	Comm ret/ser
12	Mixed_Used	C	Comm ret/ser
13	Dept_Stores	C	Comm ret/ser
14	Super_Mkt	C	Comm ret/ser
15	Shopping_Center_Regional	C	Comm ret/ser
16	Shopping_Center_Commercial_Neighborhood	C	Comm ret/ser
17	Office_Bld	S	Office
18	Office_Bld	S	Office
19	Professional_Building_Radio_TV_Stations	S	Office
20	Air_Marina	I	Industrial
21	Res_Cafeteria	C	Comm ret/ser
22	Drive_in_Rest	C	Comm ret/ser
23	Financial_Institution	S	Comm ret/ser
24	Insurance_Company	S	Office
25	Service_Shp	C	Comm ret/ser
26	Service_Gas_Convenience_Station	C	Comm ret/ser
27	Auto_Sales	C	Comm ret/ser
28	Mobile_Home_Parks	MF	Mobile Home
29	Wholesale_Outlet	C	Comm ret/ser
30	Florist	C	Comm ret/ser
31	Theatre_Dr	C	Comm ret/ser
32	Theatre_En	C	Comm ret/ser
33	Night_Club	C	Comm ret/ser
34	Recreation_Health_Exercise_Facility	C	Comm ret/ser
35	Tourist_Attraction	C	Comm ret/ser
36	Camp	C	Comm ret/ser
37	Race_Track	C	Comm ret/ser
38	Golf_Course	GLF	Golf Course
39	Hotel_Motel	HMT	Hotel
40	Vacant_Industrial_Park	I	Industrial
41	Light_Mfg	I	Industrial
42	Heavy_Industr	I	Industrial
43	Lumber_Yard	I	Industrial
44	Packing_Plant	I	Industrial
45	Canneries	I	Industrial
46	Other_Food	I	Industrial
47	Mineral_Pro	I	Industrial
48	Warehouse_Flex_Space	I	Industrial
49	Open_Storage	I	Industrial
50	Improved_Agr	AG	Agriculture
51	Cropland	AG	Agriculture
52	Cropland	AG	Agriculture
53	Cropland	AG	Agriculture

Seminole County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA	DOR USE
54	Timberland	AG	Agriculture
55	Timberland	AG	Agriculture
56	Timberland	AG	Agriculture
57	Timberland	AG	Agriculture
58	Timberland	AG	Agriculture
59	Timberland	AG	Agriculture
60	Grazing_Land	AG	Agriculture
61	Grazing_Land	AG	Agriculture
62	Grazing_Land	AG	Agriculture
63	Grazing_Land	AG	Agriculture
64	Grazing_Land	AG	Agriculture
65	Grazing_Land	AG	Agriculture
66	Orchard_Groves	AG	Agriculture
67	Misc_Agr	AG	Agriculture
68	Dairies	AG	Agriculture
69	Ornamentals_Retail_Nursery	AG	Agriculture
70	Vacant_Ins	INS	Public Institution
71	Churches	INS	Public Institution
72	School_Private	EDU	Educational
7201	Day_Care_Pre_Sch	S	Educational
73	Hosp_Priv	S	Comm ret/ser
74	Home_Aged_Nursing_Home_Retirement_Complex	MF	Residential - MF
75	Orphanages	MF	Residential - MF
76	Mortuaries	INS	Comm ret/ser
77	Clubs_Lodges	S	Comm ret/ser
78	Vol_Fire	INS	Public Institution
79	Cultural_Org	S	Public Institution
80	Unknown	NA	NA
81	Military	INS	Industrial
82	Forest_Park	AG	Agriculture
83	School_Public	EDU	Educational
84	College_Public	EDU	Educational
85	Hosp_Public	S	Comm ret/ser
86	County	INS	Public Institution
87	State_Other	INS	Public Institution
88	Federal	INS	Public Institution
89	Municipal	INS	Public Institution
90	Leasehold_Int	NA	Vacant
91	Utility	INS	Public Institution
92	Mining	I	Vacant
93	Petroleum	I	Industrial
94	Right_of_Way	INS	Public Institution
95	Rivers_Lakes	NA	Env Sensitive
96	Waste_Lands	NA	Env Sensitive
97	County_Owned_Park	INS	Public Institution
98	Centrally_Assessed	NA	Vacant
99	Acre_not_Agricultural	NA	Vacant
H.	Headings_on_roll	NA	NA
N.	Notes_on_roll	NA	NA

Sumter County DOR Codes to Zdata Categories

DOR	DESCRIPTION	ZDATA	DOR USE
N	Notes_on_roll	NA	NA
00	Vac_Res	SF	Residential - SF
01	Single_Family_Residence	SF	Residential - SF
02	Mobile_Home	MH	Mobile Home
03	MULTI-FAMILY >5 UNITS	MF	Residential - MF
04	RESIDENTIAL CONDOMINIUMS	MF	Residential - MF
05	Cooperatives	MF	Residential - MF
06	Ret_Home	MF	Residential - MF
07	M/F/R COMMUNITIES	MF	Residential - SF
08	MULTI FAMILY < 5 UNITS	MF	Residential - MF
10	Vacant_Commercial	C	Comm ret/ser
11	Stores_Retail_Discount_Convenience	C	Comm ret/ser
12	Mixed_Used	C	Comm ret/ser
13	Dept_Stores	C	Comm ret/ser
14	Super_Mkt	C	Comm ret/ser
15	Shopping_Center_Regional	C	Comm ret/ser
16	Shopping_Center_Commercial_Neighborhood	C	Comm ret/ser
17	Office_Bld	S	Office
18	Office_Bld	S	Office
19	Professional_Building_Radio_TV_Stations	S	Office
20	Air_Marina	I	Industrial
21	Res_Cafeteria	C	Comm ret/ser
22	Drive_in_Rest	C	Comm ret/ser
23	Financial_Institution	S	Comm ret/ser
24	Insurance_Company	S	Office
25	Service_Shp	C	Comm ret/ser
26	Service_Gas_Convenience_Station	C	Comm ret/ser
27	Auto_Sales	C	Comm ret/ser
28	Mobile_Home_Parks	MH	Mobile Home
29	Wholesale_Outlet	C	Comm ret/ser
30	Florist	C	Comm ret/ser
31	Theatre_Dr	C	Comm ret/ser
32	Theatre_En	C	Comm ret/ser
33	Night_Club	C	Comm ret/ser
34	Recreation_Health_Exercise_Facility	C	Comm ret/ser
35	Tourist_Attraction	C	Comm ret/ser
36	Camp	C	Comm ret/ser
37	Race_Track	C	Comm ret/ser
38	Golf_Course	GLF	Golf Course
39	Hotel_Motel	HMT	Hotel
40	Vacant_Industrial_Park	I	Industrial
41	Light_Mfg	I	Industrial
42	Heavy_Industr	I	Industrial
43	Lumber_Yard	I	Industrial
44	Packing_Plant	I	Industrial
45	Canneries	I	Industrial
46	Other_Food	I	Industrial
47	Mineral_Pro	I	Industrial
48	Warehouse_Flex_Space	I	Industrial
49	Open_Storage	I	Industrial

Sumter County DOR Codes to Zdata Categories

DOR	DESCRIPTION	ZDATA	DOR USE
50	AG IMPROVED RURAL HOMESITE	AG	Agriculture
51	Cropland	AG	Agriculture
52	Cropland	AG	Agriculture
53	Cropland	AG	Agriculture
54	Timberland	AG	Agriculture
55	Timberland	AG	Agriculture
56	Timberland	AG	Agriculture
57	Timberland	AG	Agriculture
58	Timberland	AG	Agriculture
59	Timberland	AG	Agriculture
60	Grazing_Land	AG	Agriculture
61	Grazing_Land	AG	Agriculture
62	Grazing_Land	AG	Agriculture
63	Grazing_Land	AG	Agriculture
64	Grazing_Land	AG	Agriculture
65	Grazing_Land	AG	Agriculture
66	Orchard_Groves	AG	Agriculture
67	Misc_Agr	AG	Agriculture
68	Dairies	AG	Agriculture
69	Ornamentals_Retail_Nursery	AG	Agriculture
70	Vacant_Ins	INS	Public Institution
71	Churches	INS	Public Institution
72	School_Private	EDU	Educational
73	Hosp_Priv	S	Comm ret/ser
74	Home_Aged_Nursing_Home_Retirement_Complex	MF	Residential - MF
75	Orphanages	MF	Residential - MF
76	Mortuaries	INS	Comm ret/ser
77	Clubs_Lodges	S	Comm ret/ser
78	Vol_Fire	INS	Public Institution
79	Cultural_Org	S	Public Institution
80	Unknown	NA	NA
81	Military	INS	Industrial
82	Forest_Park	AG	Agriculture
83	School_Public	EDU	Educational
84	College_Public	EDU	Educational
85	Hosp_Public	S	Comm ret/ser
86	County	INS	Public Institution
87	State_Other	INS	Public Institution
88	Federal	INS	Public Institution
89	Municipal	INS	Public Institution
90	Leasehold_Int	NA	Vacant
91	Utility	INS	Public Institution
92	Mining	I	Vacant
93	Petroleum	I	Industrial
94	Right_of_Way	INS	Public Institution
95	Rivers_Lakes	NA	Env Sensitive
96	Waste_Lands	NA	Env Sensitive
97	County_Owned_Park	INS	Public Institution
98	Centrally_Assessed	NA	Vacant
99	Acre_not_Agricultural	NA	Vacant

Volusia County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
N	NA	NA
00	Residential Vacant Land	SF
01	Residential Single Family	SF
02	Residential Mobile Homes	MH
03	Multi-Family More Than 5 Units	MF
04	Condominium/Timeshares	MF
05	Residential Co-Operatives	MF
06	Retirement Homes	MF
07	M/F/R Communities	MF
08	Multi-Family Less Than 5 Units	MF
09	Undefined	NA
10	Commercial Vacant Land	C
11	Stores, 1 Story	C
12	Stores/Office/SFR	C
13	Department Stores	C
14	Supermarket	C
15	Shopping Center, Regional	C
16	Shopping Center, Local	C
17	1 Story Office	S
18	Multi-Story Office	S
19	Professional Buildings	S
20	Airports	C
21	Restaurants	C
22	Drive In Restaurants	C
23	Financial Institutions	S
24	Insurance Companies	S
25	Service Shops	C
26	Service Stations	C
27	Auto Sales Repair, Etc	C
28	Parking Lots, Mobile Home Parks	MH
29	Wholesale Outlet	C
30	Florist, Greenhouses	C
31	Drive In Theaters, Open	C
32	Enclosed Theaters, Auditoriums	C
33	Nightclubs, Lounges, Bars	C
34	Bowling Alleys	C
35	Tourist Attractions	C
36	Camps, Campgrounds	C
37	Race Tracks/Horse, Auto, Dog	C
38	Golf Courses	GLF
39	Hotels/Motels	HMT
40	Industrial Vacant Land	I
41	Light Manufacturing	I
42	Heavy Industrial	I
43	Lumber Yards	I
44	Packing Plants	I
45	Breweries, Wineries, Etc	I
46	Food Processing	I
47	Mineral Processing	I
48	Warehousing	I
49	Open Storage	I
50	AG Homesite	AG
51	AG Cropland	AG

Volusia County DOR Codes to Zdata Categories

DOR CODE	DESCRIPTION	ZDATA
52	AG Cropland	AG
53	AG Cropland	AG
54	AG Timberland #1	AG
55	AG Timberland #2	AG
56	AG Timberland #3	AG
57	AG Timberland #4	AG
58	AG Timberland #5	AG
59	AG Waste Lands	AG
60	Not Assigned	AG
61	AG Pastures, Improved	AG
62	AG Pastures, Semi Improved	AG
63	AG Pastures, Native	AG
64	Not Assigned	AG
65	Not Assigned	AG
66	AG Citrus	AG
67	AG Poultry	AG
68	Ag Feed Lot	AG
69	AG Ornamental	AG
70	Institutional Vacant Land	INS
71	Institutional - Churches	INS
72	Institutional - Private Schools	EDU
73	Institutional - Hospitals Private	S
74	Homes for the Aged	MF
75	Orphanages	MF
76	Mortuaries, Cemeteries, Etc	C
77	Clubs, Lodges, Halls	C
78	Sanitariums, Convalescent, Etc	MF
79	Cultural Organ., Facilities	INS
80	Undefined	NA
81	Military	INS
82	Forest, Parks, Etc	NA
83	Schools, Public	EDU
84	Colleges	EDU
85	Hospitals	S
86	Other County	INS
87	Other State	INS
88	Other Federal	INS
89	Other Municipal	INS
90	Leasehold Interests	INS
91	Utilities	INS
92	Mining and Prod of Pet & Gas	I
93	Subsurface Rights	I
94	ROW, Streets, Roads, Ditch, Etc	NA
95	Rivers, Lakes, Submerged Lands	NA
96	Sewage, Solid Waste, Borrow Pit	NA
97	Outdoor Rec or Park - CIs Use	NA
98	Centrally Assessed	NA
99	Acreage Not Zoned Agricultural	NA