

**Additional Information for  
Item #9  
Meeting of Tuesday, October 18, 2016**

**General Business:**

9. Acceptance of a Summary Report on the Affordable Housing Tours Funded by the Knight Foundation

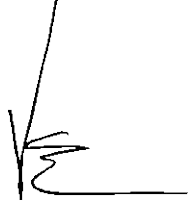
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# BOARD OF COUNTY COMMISSIONERS

## MEMORANDUM

**DATE:** October 14, 2016

**TO:** Board of County Commissioners

**FROM:** Vincent S. Long, County Administrator 

**SUBJECT:** Additional Information for Item #9 on October 18, 2016 Agenda

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As requested by Chairman Proctor, please find attached additional analysis for agenda item #9 - *Acceptance of a Summary Report on the Affordable Housing Tours Funded by the Knight Foundation.*

Encl: Chiles High School Zone Analysis

Tallahassee-Leon County Office of  
**ECONOMIC VITALITY**  
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## Memorandum

**To:** Alan Rosenzweig, Deputy County Administrator  
**From:** Edward Young Jr., Deputy Director, Research & Business Analytics  
**CC:** Benjamin H. Pingree, Director of PLACE  
Al Latimer, Director, Office of Economic Vitality  
**Date:** October 14, 2016  
**Re:** Requested analysis of Lawton Chiles High School Zone

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In response to your request for analysis of the Lawton Chiles High School attendance zone, following are findings regarding analysis of the demographic and land use characteristics:

- The Chiles High School Zone increased from 28,605 residents in 2000 (approximate opening of the school) to an estimated 36,262 in 2016, an increase of 7,657 residents. This 26.8% increase was slightly higher than Leon County's overall population growth rate of 20.1% for the same time period.
- There were 4,006 housing units constructed in the Chiles High Zone between 1999 and 2015, an increase of 42.6% (in comparison to an overall County growth in housing units of 25.7% over the same time period).
- Four larger subdivisions/neighborhoods (Golden Eagle, Bull Run, Summerbrooke, and Killlearn Lakes) accounted for just over 40% of the new residential units constructed between 1999 and 2015.
- Nearly 2.6 million square feet of non-residential construction occurred in the Chiles High School Zone between 1999 and 2015, a five-fold increase compared with a doubling of the square footage for the County as a whole.

Please do not hesitate to contact our office should you have any questions.

Attachments: Demographic and Land Use Summary Tables  
Chiles High School Zone Analysis, 1999  
Chiles High School Zone Analysis, 2015

## Population Summary

|                         | 2000 Census | 2010 Census | 2016 Estimate | Population Increase<br>2000-2010 | % Change<br>2000-2010 | Population Increase<br>2000-2016 | % Change<br>2000-2016 |
|-------------------------|-------------|-------------|---------------|----------------------------------|-----------------------|----------------------------------|-----------------------|
| Chiles High School Zone | 28,605      | 34,942      | 36,262        | 6,337                            | 22.2%                 | 7,657                            | 26.8%                 |
| *1 Mile Radius          | 1,364       | 1,682       | 1,767         | 318                              | 23.3%                 | 403                              | 29.5%                 |
| *3 Mile Radius          | 18,586      | 23,324      | 24,376        | 4,738                            | 25.5%                 | 5,790                            | 31.2%                 |
| *5 Mile Radius          | 39,494      | 46,138      | 47,598        | 6,644                            | 16.8%                 | 8,104                            | 20.5%                 |
| Leon County             | 239,452     | 275,457     | 287,671       | 36,005                           | 15.0%                 | 48,219                           | 20.1%                 |

Sources: U.S. Census Bureau, Census 2000 and 2010, ESRI Business Analyst

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## Development Summary - Residential

|                         | 1999 Total<br>Residential Units | 2015 Total<br>Residential Units | Increase in Total<br>Units<br>1999-2015 | Percent Increase<br>in Total Units<br>1999-2015 |
|-------------------------|---------------------------------|---------------------------------|---|---|
| Chiles High School Zone | 9,411                           | 13,417                          | 4,006                                   | 42.6%   |
| Leon County             | 102,968                         | 129,428                         | 26,460                                  | 25.7%   |

Sources: Tallahassee-Leon County Planning Department, Existing Land Use Database, 1999, 2015, Leon County Property Appraiser

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## Residential Growth by Selected Subdivisions/Neighborhood

|                 | 1999 Total<br>Residential Units | 2015 Total<br>Residential Units | Increase in Total<br>Units<br>1999-2015 |
|-----------------|---------------------------------|---------------------------------|---|
| Golden Eagle    | 276                             | 826                             | 550                                     |
| Bull Run        | 0                               | 410                             | 410                                     |
| Summerbrooke    | 293                             | 625                             | 332                                     |
| Killlearn Lakes | 1,894                           | 2,221                           | 327                                     |

Sources: Tallahassee-Leon County Planning Department, Existing Land Use Database, 1999, 2015, Leon County Property Appraiser

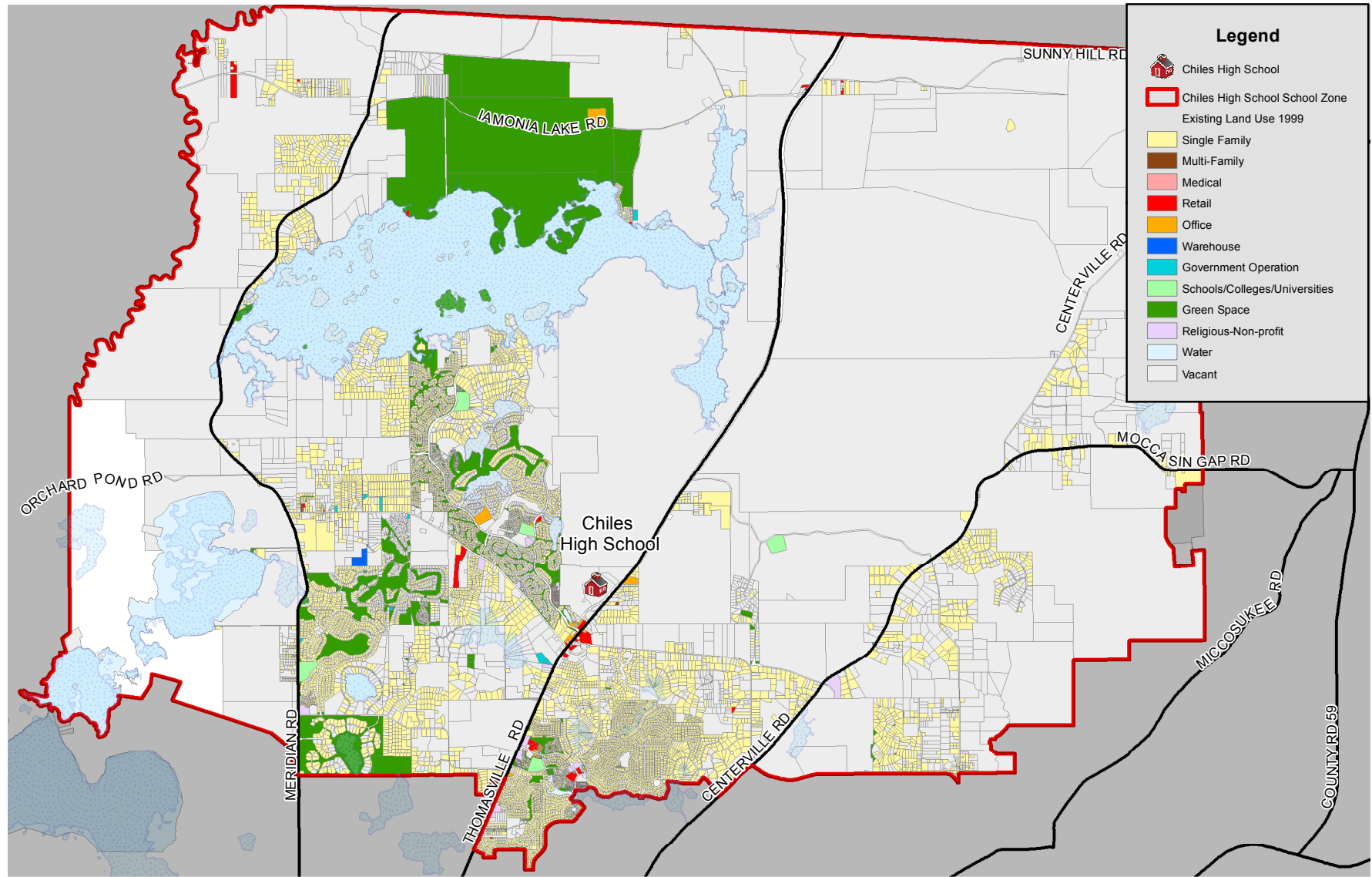
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## Development Summary - Non-Residential

|                         | 1999 Total Non-<br>Residential Sq. Ft. | 2015 Total Non-<br>Residential Sq. Ft. | Increase in Total<br>Non-Residential<br>Sq. Ft.<br>1999-2015 | Percent Increase<br>in Total Non-<br>Residential Sq. Ft.<br>1999-2015 |
|-------------------------|--|--|--|---|
| Chiles High School Zone | 476,943                                | 3,065,778                              | 2,588,835  | 542.8%  |
| Leon County             | 35,418,839                             | 81,462,277                             | 46,043,438   | 130.0%  |

Sources: Tallahassee-Leon County Planning Department, Existing Land Use Database, 1999, 2015, Leon County Property Appraiser

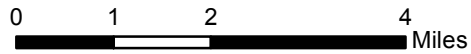
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### Legend

- Chiles High School
- Chiles High School School Zone
- Existing Land Use 1999
- Single Family
- Multi-Family
- Medical
- Retail
- Office
- Warehouse
- Government Operation
- Schools/Colleges/Universities
- Green Space
- Religious-Non-profit
- Water
- Vacant

## Chiles High School Zone Analysis 1999



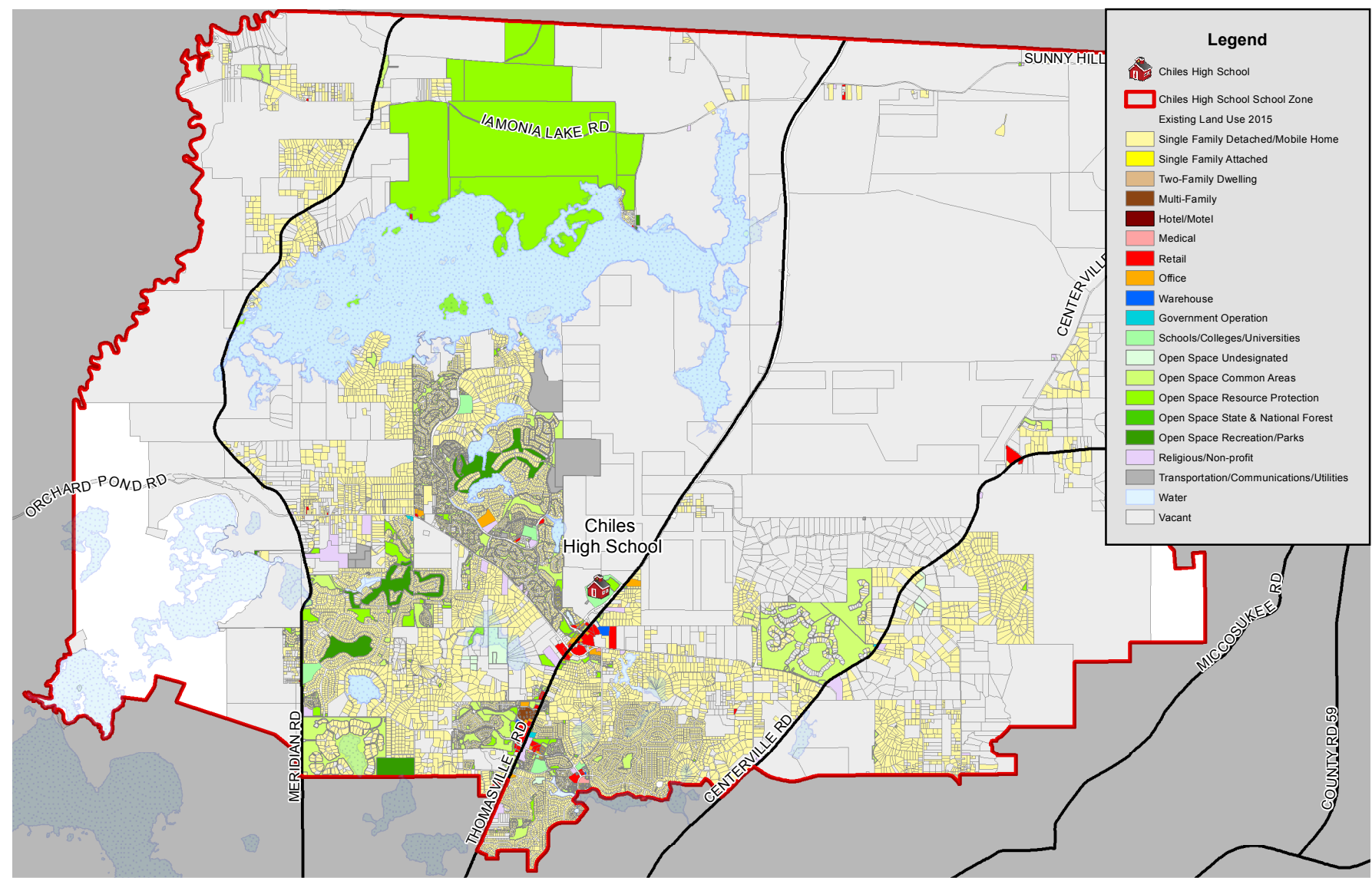
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













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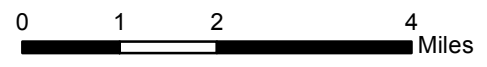




### Legend

-  Chiles High School
-  Chiles High School School Zone
-  Existing Land Use 2015
-  Single Family Detached/Mobile Home
-  Single Family Attached
-  Two-Family Dwelling
-  Multi-Family
-  Hotel/Motel
-  Medical
-  Retail
-  Office
-  Warehouse
-  Government Operation
-  Schools/Colleges/Universities
-  Open Space Undesignated
-  Open Space Common Areas
-  Open Space Resource Protection
-  Open Space State & National Forest
-  Open Space Recreation/Parks
-  Religious/Non-profit
-  Transportation/Communications/Utilities
-  Water
-  Vacant

## Chiles High School Zone Analysis 2015



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