

Horizon West: Population Projections through 2030

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Summary

The estimated population of Horizon West was 4,222 in April 2005, and 6,695 in April 2006. The population of Horizon West is projected to be in the range of 32,000 to 63,000 by the year 2030.

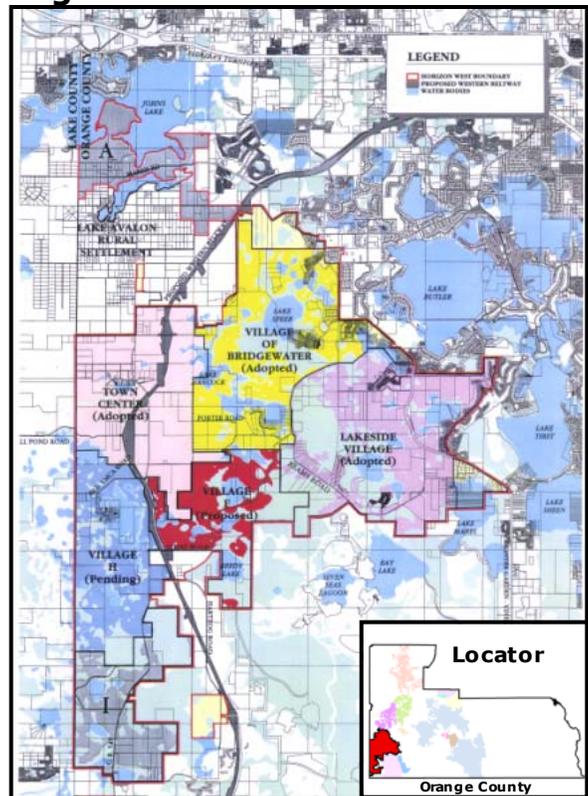
Introduction

Horizon West is a 23,000-acre planning area in southwest Orange County, Florida, composed of several mixed-use villages surrounded by greenbelts and supported by a town center. A series of freezes in the 1980s led to the decline of southwest Orange County's citrus agriculture industry. Pressure for suburban and tourist-related development in the area's former citrus groves led property owners and the development community to embrace a neighborhood planning unit concept for Horizon West.

Horizon West incorporates principles of smart growth and new urbanism, to ensure that development will contribute to a sense of place, with a commitment to environmental protection, excellent architectural

design, and quality pedestrian environments and community spaces. Originally over 27,000 acres in size, Horizon West presently covers 23,000 acres. The reduction in size is due to annexations and landowner-initiated Future Land Use Map amendments. Figure 1 shows a map of Horizon West.

Figure 1



Horizon West

Villages

Horizon West will include five mixed-use Villages and a Town Center at completion. Villages are 1,000 to 3,000 acres surrounded by greenbelts. Each village will include two to four Neighborhoods, oriented around schools and parks within one-half mile from the Neighborhoods. To date, master plans, called Specific Area Plans, for two Villages (Lakeside Village and Village of Bridgewater) and the Town Center have been approved. Plans for remaining Villages ('F', 'H', and 'I') are in various stages of approval.

Population Estimates & Projections

The following table shows Horizon West population estimates and projections through the year 2030.

Horizon West Population Estimates & Projections, 2000-2030

Estimates

2000	750
2001	750
2002	753
2003	1,005
2004	2,187
2005	4,222
2006	6,695

Projections

	Low	Mid	High
2010	12,120	15,400	18,049
2015	17,545	24,105	29,393
2020	22,970	32,811	40,743
2025	28,396	41,516	52,092
2030	33,821	50,221	63,441

Calculations

The 2000 U.S. Census provided the base population data for Horizon West. Using residential Certificates of Occupancy (CO) issued in Horizon West per year, population estimates were derived for years 2001 through 2006. Persons per household and occupancy rate multipliers from the Census were applied to the COs to estimate population.

Population *projections* followed the same methodology as the population estimates. The number of COs projected to be issued through the year 2030 were multiplied by the persons per household and occupancy rate multipliers. Trends in the rate of CO issuance provided three sets of projections: a low projection used the lowest number of COs issued annually in the years 2003-04 through 2005-06; a high projection used the highest number of COs issued annually during the period; and, the midrange projection used the mean number of COs issued annually over the period. A linear trend method projected these trends through the year 2030.

The projected dwelling units were split into single family units and multifamily units based on the split of units remaining to be built in Horizon West. The total number of dwelling units by type anticipated in Horizon West was estimated by approved SAPs and preliminary or assumed

development programs for Villages that do not have approved SAPs.

Horizon West in Context

The total amount of development in Horizon West is predictable because Villages must have approved SAPs outlining development amounts, and the number of Villages that will comprise Horizon West is known. The anticipated number of dwelling units at build out in Horizon West is currently estimated at 40,181. Using the methodology used in this analysis, approximately 100,000 people will call Horizon West home when built out.

To put these population figures into perspective, by 2030, Horizon West will have as many people as present day city of Apopka, and more people than the present day population of any other city in Orange County, except the city of Orlando. At build out, Horizon West will have the equivalent population greater than the present day population of the cities of Apopka, Ocoee, and Winter Park combined.

The Orange County Planning Division projects the countywide population for Orange County in the year 2030 to be 1,797,582. By 2030, Horizon West will comprise up to 3.5 percent of Orange County's population. The unincorporated Orange County population in 2030 is projected to

be 1,166,876, with Horizon West comprising up to 5.4 percent of the total. Considering just the projected population growth in unincorporated Orange County between 2005 and 2030 (489,691), Horizon West may make up to 13 percent.

Implications

Orange County continues to grow in population, and Horizon West will be an area of the county where much of that growth will occur. Projections are important to planning for future public service needs, including roads, parks, schools, infrastructure, and social services.

In Horizon West, as in any large greenfield area, the provision of complete infrastructure networks is a logistical and financial challenge. The County adopted an Adequate Public Facilities Ordinance (AFPO) to help ensure coordinated facilities planning and fair share contributions are provided as Horizon West develops. The AFPO includes elementary school sites, middle school sites in village centers, park sites, rights-of-way for all collector roadways, and land for necessary utility services. Still, the costs of providing complete urban infrastructure in formerly rural areas are significant. The County is assessing other methods to finance school needs including but not limited to Community Development Districts or special assessments.

Population projections such as those provided herein are useful to provide guidance for the proper scheduling, size, and funding of infrastructure and the provision of other community services needed to serve the population.

Data & Assumptions

Total Units **40,181**

Single family	29,486
Multifamily	10,695

Built Units (as of 4-1-2006) **2,188**

Remaining Units **37,993**

Single family	27,298 (72%)
Multifamily	10,695 (28%)

Annual Units

Low	435
Mid	695
High	910

Persons per Household

Single family	2.86
Multifamily	2.14

Occupancy Rate

Single family	95%
Multifamily	90%

Notes

Total Units based on approved SAPs for Lakeside Village, Village of Bridgewater, and Town Center; Village 'F' estimated as one-half Bridgewater approval; Village 'H' based on proposed SAP dated June 21, 2005 (not approved); and Village 'I' based on Orange Lake Country Club and Horizon West Village I planning analysis dated March 2004.

Notes about Population Projections

Any of the following variables would affect these population projections:

- Housing unit types may change over time as market preferences evolve.
- Household size may change over time or be different in this part of the County than for the County as a whole.
- Occupancy rates may change over time or be different in this part of Orange County than the County as a whole.
- Development and absorption rates will likely fluctuate over time than in the linear fashion used in this analysis.
- Competition from other residential projects may affect absorption rates.
- Annexations and Future Land Use Map amendments may remove acreage from Horizon West.
- Housing market forces may affect the development rate or mix of unit types over time.

Sources

Orange County Planning Division
 U.S. Census Bureau
 Orange County Building Permit Database

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