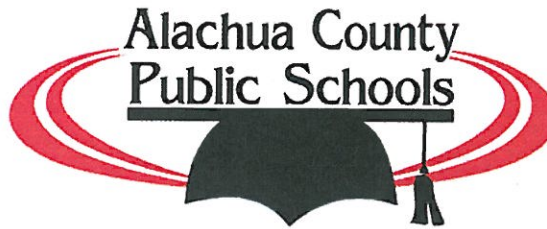


BOARD MEMBERS

April M. Griffin
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy



620 E. University Avenue
Gainesville, Florida 32601
www.sbac.edu
(352) 955-7880
Fax (352) 955-7255

SUPERINTENDENT OF SCHOOLS

Owen A. Roberts, Ph.D., Superintendent

We are committed to the success of every student!

Facilities Department ** 3700 NE 53rd Avenue ** Gainesville, Florida 32609 ** 352-955-7400

March 16, 2015

Brandon Stubbs, Planner
Planning & Community Development Department
City of Alachua
PO Box 9
Alachua, FL 32616

RE: One 51 Place Apartments. Review of a rezoning petition including a net addition of 31 multi-family residential units. Tax Parcel 03863-335-8442.

Dear Mr. Stubbs:

Based on data provided by the City of Alachua, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

POLICY 1.1.b: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.c: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.e: SBAC Report to City

The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.

POLICY 1.1.f City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

Table 1: One 51 Place Apartments – Projected Student Generation at Buildout

	Elementary	Middle	High	Total
Single Family	0			
Multiplier	0.159	0.080	0.112	0.351
Students	0	0	0	0
Multi Family	31			
Multiplier	.042	.016	.019	0.077
Students	1	0	1	2
Total Students	1	0	1	2

Elementary Schools. The **One 51 Place Apartments** is situated in the Alachua Concurrency Service Area. The Alachua Concurrency Service Area currently contains two elementary schools with a combined capacity of 1,065 seats. The current enrollment is 821 students representing a 77% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 84% in five years and to 85% in ten years.

Student generation estimates for the **One 51 Place Apartments** indicate that 1 elementary seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

Middle Schools. The **One 51 Place Apartments** is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 798 seats. The current enrollment is 409 students representing a 51% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 54% in five years and to 59% in ten years.

Student generation estimates for the **One 51 Place Apartments** indicate that less than one middle seat would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

High Schools. The **One 51 Place Apartments** is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,440 seats. The current enrollment is 1,161 students representing a 81% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 71% in five years and to be 82% in ten years.

Student generation estimates for the **One 51 Place Apartments** indicate that 1 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

Summary Conclusion. Students generated by the **One 51 Place Apartments** at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods.

This evaluation is based on best projections and upon the 2014-2015 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **One 51 Place Apartments** is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Vicki McGrath', with a long horizontal flourish extending to the right.

Vicki McGrath

CC: Gene Boles