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Karen D. Clarke



*We are committed to the success of every student!*

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*Facilities Department \*\* 3700 N. E. 53<sup>rd</sup> Avenue \*\* Gainesville, Florida 32609 \*\*  
352.955.7400 ext. 1429*

May 21, 2018

Justin Tabor, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**RE: Jeffords Farm Large scale Comprehensive Plan Amendment** including 597 single family residential units. Tax Parcels 03024-000, 03024-001, 03024-002, 03024-003, 03024-004, 03045-000, 03046-000, 03046-005, 03047-000, 03047-001, 03047-001-001, 03047-001-005, and 03048-002

Dear Mr. Tabor:

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 as required by state statutes and by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

TABLE 1: JEFFORDS FARM LARGE SCALE CPA – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	597			
MULTIPLIER	0.15	0.070	0.09	0.310
STUDENTS	89	42	53	358
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	0	0	0	0
TOTAL STUDENTS	89	42	53	16

Elementary Schools. Jeffords Farm CPA is situated in the Northwest Alachua Concurrency Service Area. The Northwest Alachua Concurrency Service Area currently contains three elementary schools with a combined capacity of 1,639 seats. The current enrollment is 1,355 students representing a 83% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to decrease to 70% in five years and to 72% in ten years.

Student generation estimates for Jeffords Farm indicate that 89 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

Middle Schools. Jeffords Farm is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 376 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 51% in five years and to 50% in ten years

Student generation estimates for Jeffords Farm indicate that 42 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year and ten year planning periods.

High Schools. Jeffords Farm is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,402 seats. The current enrollment is 1,020 students representing a 73% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 76% in five years and to be 78% in ten years.

Student generation estimates for Jeffords Farm indicate that 53 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 year and , ten year planning periods.

**Summary Conclusion.** Students generated by **Jeffords Farm** at the elementary, middle levels can be reasonably accommodated for the five year and ten year planning periods.

This evaluation is based on best projections and upon the 2017-2018 Five Year District Facilities Plan adopted by the School Board of Alachua County. **Jeffords Farm** 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.

Regards,



Suzanne Wynn

CC: Gene Boles

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 17-0490

APPLICATION DATE March 29, 2018

**NAME & DESCRIPTION OF PROJECT**

Jeffords Farm Large-scale Comprehensive Plan

Amendment

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)**

16615 NW U.S. Highway 441

**Tax Parcel Numbers**

03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1,

03047-1-1 through 03047-1-5, and 03048-2

**Acreage** ±237.58-acres

**DEVELOPMENT DATA (check all that apply)**

Single Family

Multi Family

Exempt (See exemptions on page 2)

Number of Units 597

Number of Units

**Level of Review**

Pre-Application Conference

Preliminary

Final

Revised

Staff Administrative Review

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

**EXPLANATION OF STUDENT GENERATION CALCULATION**

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION**

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

[http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA)**

Elementary Alachua CSA

Middle Mebane

High Santa Fe

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	<input type="text" value="597"/>	<b>units X 0.15 Elementary School Multiplier</b>	<input type="text" value="89"/>	<b>Student Stations</b>
<b>MIDDLE</b>	<input type="text" value="597"/>	<b>units X 0.07 Middle School Multiplier</b>	<input type="text" value="42"/>	<b>Student Stations</b>
<b>HIGH</b>	<input type="text" value="597"/>	<b>units X 0.09 High School Multiplier</b>	<input type="text" value="53"/>	<b>Student Stations</b>

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	<input type="text"/>	<b>units X 0.08 Elementary School Multiplier</b>	<input type="text"/>	<b>Student Stations</b>
<b>MIDDLE</b>	<input type="text"/>	<b>units X 0.03 Middle School Multiplier</b>	<input type="text"/>	<b>Student Stations</b>
<b>HIGH</b>	<input type="text"/>	<b>units X 0.03 High School Multiplier</b>	<input type="text"/>	<b>Student Stations</b>

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click all that apply)**

- Existing legal lots eligible for a building permit
- Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- Group quarters that do not generate public school students, as described in the ILA

**AUTHORIZED AGENT**

Name:

Mailing Address:

Phone:

Email:

**PROPERTY OWNER**

Name:

Mailing Address:

Phone:

Email:

**CERTIFICATION**

**PROJECT NAME :**  **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

**Approved** based upon the following findings (see 2015-2016 Capacity Tables)

**Elementary SCSA**  Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

**Middle SCSA**  Capacity Required

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

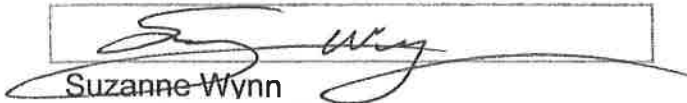
**High SCSA**

- Capacity Available Available Capacity
- Capacity Available in 3 yrs Available Capacity
- Capacity Available in Adjacent SCSA Available Capacity

**Denial** for reasons stated

**Approved by**

**School Board Staff Certification**



Suzanne Wynn  
Community Planning Director  
School Board of Alachua County  
352.955.7400 x 1445

Date:

**City of Alachua**

A complete application for the development project was accepted on

Date:   
Signed:   
Printed Name:



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Ryan Thompson, AICP  
Project Manager  
CHW, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

Also submitted electronically to [ryant@chw-inc.com](mailto:ryant@chw-inc.com).

RE: Hearing to be scheduled for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr Thompson:

On May 3, 2018 the City of Alachua received your updated application for the above referenced application.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **June 12, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, May 29, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 24, 2018

Ryan Thompson, AICP  
Project Manager  
CHW, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

Also submitted electronically to [ryant@chw-inc.com](mailto:ryant@chw-inc.com).

**RE: DRT Comments for Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2**

Dear Mr Thompson:

On March 29, 2018 the City of Alachua received your application for the Jeffords Farm LSCPA which proposes amending the Future Land Use of a ±237.5 acre subject property from Rural Agriculture (County Designation) to Community Commercial and Moderate Density Residential (Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2). A DRT meeting was held on April 23, 2018 to discuss this application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, May 3, 2018. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):



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## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

### ***A. Land Rights***

1. Please verify western property line at south end. Property line appears to extend into street, but is 100' wide to the north.

### ***B. Comprehensive Plan Consistency Analysis***

1. Page 27 of Justification Report states that the adjacent lands are planned for wellfield development. Please address Policy 4.1.d of the CFNGR Element.
2. GIS Analysis indicates potential presence of a karst feature on property. Please address Objective 1.7 of the Conservation and Open Space Element.
3. Please address Policy 1.2.b of the Intergovernmental Coordination Element, Please provide description and maximum intensities and densities of adjacent lands in unincorporated Alachua County and City of High Springs.
4. Please address Policy 1.3.e of FLUE. Demonstrate that at least 50% of block face is either currently developed with commercial land uses or is designated for commercial use.

### ***C. Concurrency Impact Analysis***

1. "Realistic FAR" used for concurrency analysis is not similar to FAR trends within the City of Alachua. Proposed FAR of .045 is less than half of recent average FAR of .104. As a note, the realistic FAR for Alachua Commerce was .15.
2. Please provide justification for realistic densities for areas proposed for the Moderate Density Residential designation.
3. Justification Report indicates rezoning will not be applied for until utilities are available. Please refer to Section 2.4.14 for all public facilities that are monitored for concurrency and for which capacity would need to be available before issuance of a Certificate of Concurrency Compliance.

### ***D. Miscellaneous/General Issues***

1. Suggest reviewing "Identifying Growth Trends" (September 2016) Report issued by Planning and Community Development Department for additional data and analysis related to the proposed amendment. This report can be found here:[http://www.cityofalachua.com/images/Report\\_Identifying\\_Growth\\_Trends\\_and\\_Population\\_Statistics.pdf](http://www.cityofalachua.com/images/Report_Identifying_Growth_Trends_and_Population_Statistics.pdf)
2. Typo on Page 2 of Justification Report (second line from bottom of page).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director  
Justin Tabor, AICP, Principal Planner  
Project File



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 5, 2018

Ryan Thompson, AICP  
Project Manager  
CHW, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

Also submitted electronically to [ryant@chw-inc.com](mailto:ryant@chw-inc.com).

RE: Conditional Application Acceptance Jeffords Farm Large Scale Comprehensive Plan Amendment Application (LSCPA) – Parcel Nos. 03024, 03024-1 through 03024-4, 03045, 03046, 03046-5, 03047, 03047-1, 03047-1-1 through 03047-1-5, and 03048-2

Dear Mr. Thompson:

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According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Property Rights
  - a. Authorized Agent Affidavits must be provided by all title holders listed in application, including all trustees of the Lille Belle Jeffords Revocable Living Trust.

2. Concurrency Analysis

- a. The application identifies a realistic density/intensity for purposes of concurrency analysis. Please provide justification or analysis for the calculation of this density/intensity.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File