

August 7, 2018

Adam Hall, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

**RE: Savannah Station Phase 2 Rezoning** including 180 single family residential units. Tax Parcels: A portion of 03905-002-000 and a portion of 03980-002-001.

Dear Mr. Hall:

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 Concurrence 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: Savannah Station Ph 2 – Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
Single Family	<b>180</b>			
Multiplier	0.15	0.070	0.09	0.310
Students	27	13	16	56
Multi Family	<b>0</b>			
Multiplier	.08	.03	.03	0.14
Students	0	0	0	0
<b>Total Students</b>	<b>27</b>	<b>13</b>	<b>16</b>	<b>56</b>

**Elementary Schools. Savannah Station Ph 2** 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 **Savannah Station Ph 2** indicate that 27 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. Savannah Station Ph 2** 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 **Savannah Station Ph 2** indicate that 13 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. Savannah Station Ph 2** 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 **Savannah Station Ph 2** indicate that 16 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 **Savannah Station Ph 2** at the elementary, middle and high 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. **Savannah Station Ph 2** 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