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August 20, 2020

Mari K. Daniels, AICP  
Director  
Alachua County Growth Management Department  
Gainesville, Florida 32601

**RE: Hillcrest (ZOM 04-20)**

Dear Ms Daniels:

Alachua County Public Schools (ACPS) has completed a School Capacity Plan Review for the above referenced project. The review was conducted in accordance with the Alachua County Public School Facilities Element as follows:

***POLICY 1.1.2: Coordinating School Capacity with Planning Decisions***

*Alachua County shall coordinate land use decisions rezonings 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 developmental proposals on school capacity.*

***POLICY 1.1.3: 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 1.1.5: School Board Report to County***

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

***POLICY 1.1.6 County to Consider School Board's Report***

*The County shall consider and review the School Board'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 plat or final site plan stages as**

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

The **Hillcrest (ZOM 04-20) petition** amends the zoning designation to R1A (1-4 dua) on 13.6 acres. This amendment results in a net increase of 91 single family units and 91 multi family units.

**Table 1: Hillcrest (ZOM 04-20) – Projected Student Generation**

|                | Elementary | Middle | High | Total |
|----------------|------------|--------|------|-------|
| Single Family  | <b>91</b>  |        |      |       |
| Multiplier     | 0.14       | 0.06   | 0.08 | 0.28  |
| Students       | 13         | 5      | 7    | 25    |
| Multi Family   | <b>91</b>  |        |      |       |
| Multiplier     | .09        | .03    | .03  | 0.15  |
| Students       | 8          | 3      | 3    | 14    |
| Total Students | 21         | 8      | 10   | 39    |

**Elementary Schools.** The **Hillcrest (ZOM 04-20) petition** is situated in the Gainesville East Alachua Concurrency Service Area. The Gainesville East Alachua Concurrency Service Area currently provides a capacity of 7,419 student stations. The current enrollment is 6,881 students representing 92% utilization compared to an adopted LOS standard of 100%. Enrollment is not projected to increase during the ten year planning period.

Student generation estimates for the **Hillcrest (ZOM 04-20) petition** indicate that 21 elementary student stations would be required at buildout. This increase can be reasonably accommodated during the ten year planning period.

**Middle Schools.** The **Hillcrest (ZOM 04-20) petition** is situated in the Lincoln Concurrency Service Area. The Lincoln Concurrency Service Area provides a capacity of 1,069 student stations. The current enrollment is 709 students representing 67% utilization compared to an adopted LOS standard of 100%. Enrollment is not projected to increase during the ten year planning period.

Student generation estimates for the **Hillcrest (ZOM 04-20) petition** indicate that 8 additional student stations would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

**High Schools.** The **Hillcrest (ZOM 04-20)** is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,092 student stations. During the second five years of the ten year planning period, 200 student stations are proposed to be added. The current enrollment is 1,196 students representing 57% utilization compared to an adopted LOS standard of 100%. Enrollment is projected to increase to 1,315 during the ten year planning period.

Student generation estimates for the **Hillcrest (ZOM 04-20) petition** indicate that 10 additional high school student stations would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

**Summary Conclusion.** Student generation by the **Hillcrest (ZOM 04-20) petition** at the elementary, middle and high school levels can be reasonably accommodated during the ten year planning period.

This evaluation is based on best projections and upon the 2019-2020 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Hillcrest (ZOM 04-20) petition** is subject to concurrency review and determination at the subdivision plat (single family) stages and at the final site plan (multi family) stages and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Regards,



Suzanne Wynn  
Director of Community Planning