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June 8, 2021

Missy Daniels, AICP
Director
Alachua County Growth Management Department
10 SW 2nd Avenue
Gainesville, Florida 32240

RE: Bhullar: CPA-04-21.

Dear Ms Daniels:

Bhullar CPA-04-21 proposes comprehensive plan amendments to a 22.3 acre property. The amendment will modify the Future Land Use designation from Medium High Density Residential (8 to 14 units per acre) to Medium Density Residential (4 to 8 units per acre). This amendment results in a net decrease of allowable residential units from 312 to 178.

Per the information received, we completed an updated School Capacity 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 proposed project and school capacity – both existing and planned.

The Bhullar CPA-04-21 results in a net decrease of 134 allowable residential units. Consequently, this proposed amendment has no impact on public schools.

This evaluation is based upon the 2020-2021 Five Year District Facilities Plan. The subject property is subject to concurrency review and determination at the final plat (single family) and 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 this office.

Regards



Suzanne Wynn
Director of Community Planning