

	<p>g Where feasible the proposed site is so located to allow for co-location</p> <p>2. The City shall require the development of public, private and charter school sites to be consistent with the following standards:</p> <p>a Middle and high schools shall be located on collector or arterial roadways (as functionally classified within this comprehensive plan), which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;</p> <p>b. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and c All structural setbacks, building heights, and access requirements shall be governed</p>
Objective 1 3	The City shall coordinate the establishment and amendment of level of service standards for public facilities with State and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment affecting level of service standards.
Policy 1 3 a	The City, shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate State, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Protection Suwannee River Water Management District, North Central Florida Regional Planning Council, the City of Gainesville, the City of High Springs, Alachua County and the School Board of Alachua County prior to adoption of such amendment
<b>Conservation Element</b>	
Objective 2 1	The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.
Policy 2 1 a	The City shall partner with the Alachua County School Board, Alachua County Environment Protection Department, Florida Department of environmental Protection (DEP), Suwannee River Water Management District, University of Florida Institute of Food and Agricultural Services, Santa Fe Community College and other appropriate agencies to provide environmental education to residents of all ages.
<b>Recreation and Open Space Element</b>	
Objective 1 1	Long Range Planning and Funding: The City shall secure the provision, coordination and maintenance of recreational land, cultural facilities for current and future residents

	and visitors, and guarantee safe access to these facilities for all persons, regardless of special need or condition
Objective 1.2	Facilities, Levels of Service and Hierarchy of Parks: The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.
Policy 1.2.f	The City shall develop a master plan outlining the location of present and future parks by January 2007. This plan shall delineate the community needs met by each park, including detailed descriptions of specialized programs, such as those serving after-school, senior and indoor recreation needs.
Objective 1.4	Partnerships: The City shall improve on its federal, state, regional and local, public and private partnerships to provide recreational facilities to residents and visitors.
Policy 1.4.a	The City shall continue working with the Alachua County School Board to maintain lease and rental agreements for recreation facilities at Alachua Elementary School, W.W. Irby Elementary School, Mebane Middle School and Santa Fe High School.
<b>Intergovernmental Coordination Element</b>	
Policy 1.1.a	By July 2004, the City of Alachua will enter into an interlocal agreement with the School Board of Alachua County which shall describe, at a minimum, processes related to joint meetings, population projections, coordination and sharing of information, site selection, renovations and closures, and shared uses.
Policy 1.1.b	The City shall review all proposals for new school facilities according to the provisions for school siting found in the City of Alachua Land Development Regulations and the Future Land Use Element.
Objective 1.2	The City shall provide the City of Gainesville, the City of High Springs, the Suwannee River Water management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezoning, and other development proposals.
Policy 1.2.a	The City shall provide notice to and coordinate the review of all proposed comprehensive plan amendments with Alachua County, the City of Gainesville, the City of High Springs, the School Board of Alachua County, the Suwannee River Water Management District, the North Central Florida Regional Planning Council, State and any other units of local government providing services but not having regulatory authority over the use of land

Policy 1.2 d	The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida department of Environmental Protection, and provide the opportunity for concerns to be addressed.
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**City of Archer Objectives and Policies**

**Intergovernmental Coordination Element**

Objective VII.3	The City of Archer, upon adoption of this comprehensive plan, shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption.
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Policy VII 3 1	The City of Archer shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate state regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, the Suwannee River Water Management District, the North Central Florida Regional Planning Council, Alachua County government and the Alachua County School Board prior to such amendments.
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Objective VII. 1	The City of Archer, upon adoption of this comprehensive plan, shall coordinate its comprehensive planning with the Alachua County School Board, Suwannee River Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
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Policy VII. 1.1	The City of Archer shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the Alachua County School Board, Suwannee River Water Management District, North Central Florida Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land.
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**Recreation and Open Space Element**

Objective VI.1	The City, upon adoption of this comprehensive plan, shall maintain accurate recreation activity facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the City.
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Policy VI.1.1	The City shall establish cooperative policies with other units of
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	government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.
<b>City of Gainesville Objectives and Policies</b>	
<b>Future Land Use Element</b>	
Objective 1.1	Adopt city design principles which adhere to timeless (proven successful), traditional principles.
Policy 1.1.1	To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents
Objective 1.2	Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).
Policy 1.2.9	The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.
Policy 1.3.3	Centers should, to the extent feasible, contain a range of mixed land use types—preferably within a one-quarter mile area—including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly and medical uses. The uses are compact, and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed use area.
Objective 1.4	Adopt land development regulations that promote mixed-use development within the city
Policy 1.4.5	When considering the acquisition and establishment of public facilities such as parks, libraries, and neighborhood centers, the City should, to the extent appropriate, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing school, or can be retrofitted for such a collocation.
Objective 1.5	Discourage sprawling, low-density dispersal of the urban population
Policy 1.5.2	The City should work with the School Board of Alachua County to enhance schools within city limits, particularly to make the schools more accessible to students without a car.
Objective 3.5	Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.
Policy 3.5.1	The City shall continue to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards
Policy 3.5.2	The review of development plans of government entities shall be

	consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan.
Objective 4.1	The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.
Policy 4.1.1	Public schools may be located in the following land use categories: single-family, residential low-density, residential medium density, residential high density, mixed-use residential, mixed-use low-intensity, mixed-use medium-intensity, mixed-use high-intensity, urban mixed-use 1, urban mixed-use 2, office, education,
Policy 4.3.3	The Orton Trust Planned Use District shall consist of a mix of residential and non-residential uses under the following conditions and restrictions: No non-residential activity, with the exception of places of religious assembly or private schools, shall be allowed along Northwest 31st Avenue or within 500 linear feet north of the frontage of Northwest 31st Avenue. A maximum of 80,000 square feet of non-residential use, including retail/commercial, eating places, office, civic, schools, day care centers, and places of religious assembly shall be allowed. A maximum of 600 feet of the Northwest 39th Avenue frontage shall be used for non-residential uses. The total allowable retail/commercial uses shall not exceed 40,000 square feet. Retail/commercial uses shall be as defined by the 1987 Standard Industrial Classification Manual major groups 52 thru 57 inclusive, 59; and 70 thru 79 inclusive. All non-residential uses on the perimeter of the planned use district shall be adequately buffered from surrounding residential uses through the use of greenspace, fences, or walls. The buffer widths shall be established in the planned development zoning ordinance.
<b>Recreation Element</b>	
Objective 1.3	Eliminate conflicts and maximize coordination among service providers in the planning and management of recreation and open space within the urban area to maximize efficiency and equity in the provision and funding of recreation services.
Policy 1.3.3	By 2004, the City shall reach an inter-local agreement with regarding public use of school facilities for recreational purposes.
Objective 1.7	The development of recreation programs for youth is the most important recreational priority. Given this, the City shall establish youth recreation programs sufficient to meet the unmet needs for such programs by city youth.
Policy 1.7.1	The City shall continue to coordinate with the University of Florida and SBAC, a recreational tutorial after-school program for elementary and middle school-aged city youth.

Policy 1.7.3	To meet the needs of pre-school and school-aged children, the City shall design programs that are designed to accommodate the typical work schedules of parents.
Objective 2.1	A trail network, shall be established by the acquisition and development of proposed and existing parks in a manner that promotes the establishment of such a network. The trail network should include paved and unpaved trails along water bodies, utility corridors, and rail corridors that link environmentally significant natural areas, parks, neighborhoods, schools, shopping areas, cultural centers and job centers to each other and which provide safe and pleasant public access for all citizens, including seniors, children, and the disabled.

**City of Hawthorne Objectives and Policies**

**Future Land Use Element**

Objective 1.4	The City shall adopt innovative land development regulations to implement the Comprehensive Plan by June 1, 1992, which shall include provisions for Planned Unit Development. The purpose of the Planned Unit Development regulations is to permit Planned Unit Development within the City which is intended to encourage the development of land as planned communities, commercial or industrial complexes; encouraging flexible and creative concepts of site planning; preserving the natural amenities of the land by encouraging scenic and function open area to accomplish a more desirable environment than would be possible through the strict application of other provisions of the City's land development regulations and provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and provide a stable environment compatible with surrounding areas. The following uses shall be permitted by right in a Planned Unit Development: 2. Churches, schools, community or club buildings and similar public and semi-public facilities;
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Policy I.13.1	The City Commission shall use the following criteria in considering for approval the following essential services; electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities: (a) No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.
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<b>Recreation and Open Space Element</b>	
Objective VI.2	The City, by June 1, 1992, shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the City
Policy VI.2.1	The City shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.
<b>Intergovernmental Coordination Element</b>	
Objective VII.1	The City, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the school board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
Policy VII.1.1	The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board, Water Management District, Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land, the Regional Planning Council, and the State.
Objective VII.3	The City shall coordinate the establishment and amendment of level of services standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment such adopted level of service standards.
<b>City of High Springs Objectives and Policies</b>	
<b>Future Land Use Element</b>	
Objective 1.1	The City shall make available or schedule for availability public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.
Policy 1.1.2	The City's Future Land Use regulations will allow the siting of public, charter, and private schools in any zoning district except Industrial. A Conditional Use permit and Site and Development review and approval will be required for school siting. The location of school facilities has been excepted from the Industrial zone classification due to noise, odors, dust, and traffic impacts and hazards.

Policy 1.1.7	Schools are encouraged to locate near: A. existing or proposed residential areas, B. existing or proposed public facilities such as parks, recreation areas, libraries, and community centers to facilitate the joint use of these areas
Objective 1.6	Recommendations for amendments to the City's land development regulations shall address the impact the changes will have on adjacent Future Land Uses both within the City and in the surrounding county, as appropriate. This will include coordination with the Alachua County School Board. This report will be prepared by, or at the direction of, the Plan Board.
<b>Intergovernmental Coordination Element</b>	
Objective 1.5	The City will coordinate the objectives and policies of this comprehensive plan with the Alachua County School Board. This coordination will include the establishment of a policy to address a joint process with the School Board for collaborative planning and decision-making concerning population projections and school siting.
Policy 1.5.1	The City will employ the following procedure to ensure intergovernmental coordination with the Alachua County School Board for the location of educational facilities within the City: A. upon receipt of a written notice from the School Board informing the City of the acquisition or leasing of property to be used for new educational facilities, the City shall notify the School Board within 45 days as to the consistency of the site with the City's comprehensive plan, and B. the City shall determine the consistency with the City's comprehensive plan of any educational capital improvement projects, for which such compliance determination has been requested by the School Board.
Policy 1.5.2	The following procedure will be utilized by the City to govern the collaborative planning program between the City and the Alachua County School Board: A. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby the School Board would notify the City of any additions to the School Five Year School Facilities Plan, the City shall respond to the receipt in accordance with Policy 1.5.1. of this Element B. The City shall coordinate the decennial US Census Bureau's preliminary counts with the School Board to help ensure accuracy and consistency of data. C. The City shall coordinate population estimates and projections conducted by the City as part of its planning process with the School Board as requested, and at a minimum, once each year as part of the review of the School Facilities Plan.
Policy 1.5.3	In order to address the extension of public facilities subject to concurrency to existing or new schools, all expansions or new



	construction of public, charter, or private schools shall require site and development plan approval.
<b>Parks, Recreation, and Open Space Element</b>	
Objective 1.1	A system of parks and recreation facilities meeting the needs of the population shall be in place to provide for the acceptable levels of service (LOS).
Policy 1.1.2	The City will strive to locate future parks at, nearby or adjoining existing school sites through coordination with the Alachua County School Board, where feasible.
Policy 1.1.3	Existing joint-use agreements with schools shall be maintained and the joint development of future school recreational areas should be coordinated between the school's administration and the City.
<b>Town of Lacrosse Objectives and Policies</b>	
<b>Intergovernmental Coordination Element</b>	
Objective VII.1	The Town, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
Policy VII.1.1	The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, Water Management District, Regional Planning Council, State and other units of government providing services but not having regulatory authority over the use of land.
Objective VII.3	The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
Policy VII.3.1	The Town, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, Water Management District, Regional Planning Council, adjacent local governments and the School Board prior to such amendment.
<b>Recreation Element</b>	
Objective VI.2	The Town, by May 1 1992, shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the Town.

Policy VI.2 1	The Town shall establish cooperative policies with other units of government, the Florida Department of Natural Resources Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.
<b>Town of Micanopy Objectives and Policies</b>	
<b>Future Land Use Element</b>	
Objective 1 4	Upon adoption of this comprehensive plan, the Town of Micanopy shall attain public, private and civic support for the acquisition, development, operation and maintenance of recreational opportunities and open space areas.
Policy 1.4.3	The Town of Micanopy shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.
<b>Recreation and Open Space Element</b>	
Objective 1.4	Upon adoption of this comprehensive plan, the Town of Micanopy shall attain public, private and civic support for the acquisition, development, operation and maintenance of recreational opportunities and open space areas.
Policy 1.4.3	The Town of Micanopy shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.
<b>Intergovernmental Coordination Element</b>	
Objective 1 1	The Town of Micanopy, upon adoption of this comprehensive plan, shall coordinate this plan with the school board, the SJRWMD, adjacent governments providing services but not having regulatory authority.
Policy 1 2 3	The Town of Micanopy will seek meetings and working relations with the Counties of Alachua, Marion, and Levy on matters of mutual concern. More specifically the Town of Micanopy intends to work with the Alachua Board of Education on planning the future location of a school in the Town for the growing student enrollment.
Policy 1 2 4	The Town of Micanopy has appointed The Citizens Committee for Micanopy Schools to conduct a feasibility study to locate an elementary school in the area of the Town of Micanopy.
Objective 1.4	The Town of Micanopy, upon adoption of this comprehensive plan, shall coordinate with adjacent governments, the school board and SJRWMD regarding all development proposals with the potential for impacting upon their plans

**City of Newberry Objectives and Policies**

**Future Land Use Element**

Objective I.1	The city shall adopt land development regulations by June 1, 1992, which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the city.
Policy I.1.2	Land Development Regulations should allow public, private, and charter schools to locate in the following land use classifications: industrial, medium and high density residential, commercial, and mixed-use.
Policy I.1.6	<p>Require the location of public, private and charter school sites to be consistent with the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed school location shall be compatible with present and projected use of adjacent property;</li> <li>2. Adequate public facilities and services are, or will be available concurrent with the development of the school;</li> <li>3. There are no significant environmental constraints that would preclude development of an educational facility on the site;</li> <li>4. There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;</li> <li>5. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;</li> <li>6. The proposed site can accommodate the required parking and circulation of vehicles of the site; and</li> <li>7. Where feasible the proposed site is so located to allow for co-location with parks, libraries and community centers.</li> </ol>
Policy I.1.7	<p>The city shall require the development of public, private and charter school sites to be consistent with the following standards:</p> <ol style="list-style-type: none"> <li>1. Middle and high schools shall be located on collector or arterial roadways (as functionally classified within this comprehensive plan), which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards;</li> <li>2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and</li> <li>3. All structural setbacks, building heights, and access requirements shall be governed by the city's land development regulations.</li> </ol>

**Intergovernmental Coordination Element**

Objective VII 1.	The city, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the school board, water management district, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
Policy VII.1 1.	The city shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the school board, and other units of government providing services but not having regulatory authority over the use of land.
Objective VII 3	The city shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
Policy VII 3 1	The city, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, water management district, regional planning council, adjacent local governments and the school board prior to such amendment.
Objective VII 6	The city shall upon adoption of this objective, coordinate the Comprehensive Plan with the school board five-year facilities plan.
Policy VII 6 1	<p>Until such time as interlocal agreement is adopted by the city and the school board in accordance with the requirement of F.S. Ch. 163, part II and F.S. Ch. 235, the following procedure shall be used to ensure intergovernmental coordination with the school board for the location of educational facilities within the city:</p> <ol style="list-style-type: none"> <li>1. Upon receipt of a written notice from the school board informing the city of the acquisition or leasing of property to be used for new public educational facilities, the city shall notify the school board within 45 days as to the consistency of the site with the Comprehensive Plan; and</li> <li>2. Subsequent to a request by the school board for a comprehensive plan determination, the city shall determine the consistency, with the Comprehensive Plan, of any proposed educational capital improvement projects</li> </ol>
Policy VII 6 2.	Until such time as an interlocal agreement is adopted by the city and the school board in accordance with the requirements of F.S. Ch. 163, part II and F.S. Ch. 235, the following procedure shall govern the collaborative planning program and decision making concerning population projections and public school siting between the city and the school board:

Policy VII 6.3	In order to address the extension of public facilities to existing or new schools, subject to concurrency, all expansions or new construction of public, charter and private schools shall be subject to site and development plan review and approval.
Policy VII 6.4	In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the city, representatives of the city and the school board shall meet by the end of the year 2000 to develop mechanisms for coordination of educational facilities planning.
Policy VII 6.5	The city shall focus on the following coordinating mechanisms when discussing the interlocal agreement, required by F.S. Ch. 163, part II and F.S. Ch. 235, with the school board: <ol style="list-style-type: none"> <li>1. Coordinate the review of the annual update of the Capital Improvements Element of the city and the annual educational facilities report and five-year school facilities plan of the school board;</li> <li>2. Coordinate the review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;</li> <li>3. Coordinate the review of land uses that increase residential density;</li> <li>4. Use a unified data base, including population forecasts (student population), land use and facilities; and</li> <li>5. Use recreational and physical plant facilities in a manner which fosters the coordination of use of the facilities consistent with their multi-function design.</li> </ol>

**City of Waldo Objectives and Policies**

**Future Land Use Element**

Objective I.13	The City, upon adoption of this Comprehensive Plan, shall require the location of the following essential services, electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated publicly regulated entities, to be approved by the City Council. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations, and cable television lines shall be exempt from any City approval and shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.
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**Comment [GB2]:** Modify Waldo as Laura Dedenbach material

Policy I 13.1	The city Council shall use the following criteria in considering for approval the following essential services; electrical transmission lines and substations. Natural gas transmission lines, and radio, telecommunications and television antennas and towers owned or operated publicly regulated entities: (a) No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above
<b>Recreation and Open Space Element</b>	
Objective VI.2	The City, by May 1, 1992, shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the recreation resources available to the City
Policy VI.2.1	The City shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to maintain accurate recreation activity/facility inventories in order to determine the need for recreation facilities.
<b>Intergovernmental Coordination Element</b>	
Objective VII.1	The City, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the School Board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land.
Policy VII.1.1	The City shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with other units of local government, the School Board, and other units of government providing vices but not having regulatory authority over the use of land.
Objective VII.3	The City shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment of such level of service standards.
Policy VII.3.1	The City, as part of the Comprehensive Plan monitoring and evaluation process, shall coordinate amendments of any level of service standards with appropriate state, regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, Water Management District, Regional Planning Council,

	adjacent local governments and the School Board prior to such amendment.
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### **Coordinated Planning Techniques**

School planning is about providing adequate facilities, supporting network and services to meet the demands of growth and ensure a quality education for Florida's residents. In 2002, Governor Bush identified school planning as a critical issue facing Florida's communities and proposed legislation that required a comprehensive focus on school planning by requiring coordination of information.

The legislation requires local governments and school boards to enter into interlocal agreements that address school siting, enrollment forecasting, school capacity, infrastructure, collocation and joint use of civic and school facilities, sharing of development and school construction information, and dispute resolution and oversight.

In 2006, Alachua County, Alachua, Archer, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, Waldo and the School Board adopted the Interlocal Agreement for Public School Facility Planning. The process to adopt and implement the interlocal agreement has improved the working relationships between the County, School District and Municipalities and has led to a better understanding of each other's issues and concerns.

The result has been better understanding and cooperative decision making for school projects, collaborative initiatives to purchase lands and utilize existing County- and School Board-owned lands, better coordination of neighborhood compatibility and infrastructure with school projects, and improved data sharing. Coordinated planning efforts are leading to improved timing of sidewalk projects, improved traffic flow surrounding schools, improved buffers with school neighbors, and improved sensitivity for historical structures.

Along with the coordination prompted by the interlocal agreement, Section 163.3174, Florida Statutes, requires the local planning agency, which in Alachua County is the Planning Commission, include a representative of the school district as a nonvoting member. This membership, along with the school board's review of development approval plans, keeps the School Board up-to-date on land use decisions that could affect future student populations.

Section 163.3177 (6) (a), Florida Statutes, requires that the future land use element of the comprehensive plan clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories where public schools are an allowable use, a local government is required to include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.

### **Co-location and Shared Use of Schools**

Building schools for multiple purposes can serve the needs for both education and the community. Opportunities may exist to co-locate schools with compatible public facilities, such as parks, recreation, libraries and other community facilities. Joint use of



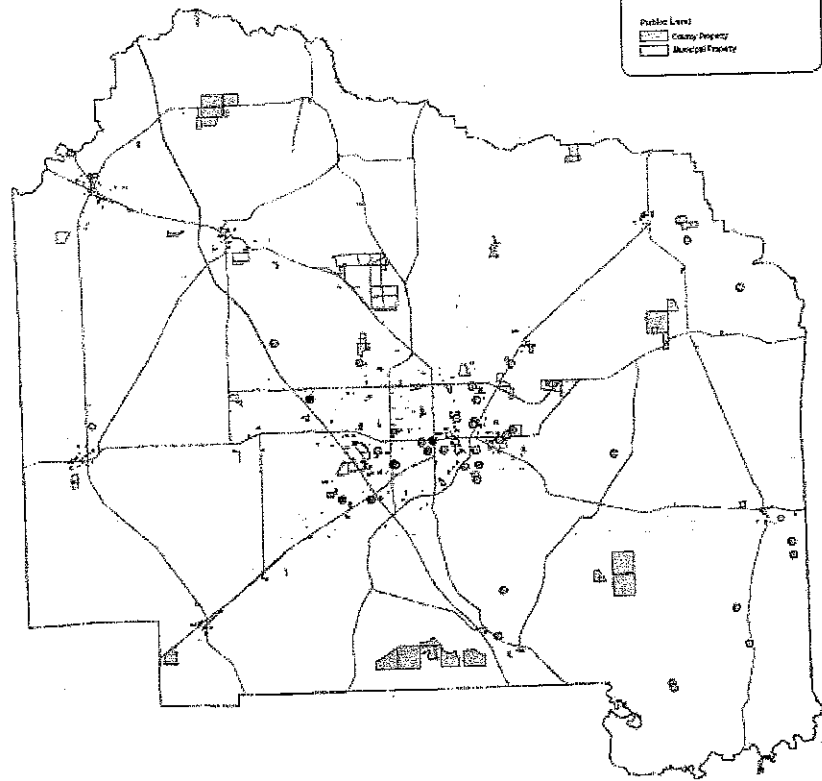
school board and local government facilities and the creation of community-based programs with school facilities can enrich community life and provide a cost effective way to expand facilities.

The quality of schools can affect residential growth patterns, impact urban sprawl and can provide a catalyst in neighborhood revitalization. Successful neighborhoods incorporate schools and recreation and park sites within their boundaries. Linking schools with parks and recreation areas and other community facilities such as libraries can enhance the educational environment and bring the school closer to the community.

**Map PSFE 12** illustrates existing co-location opportunities throughout the County. These maps indicate schools and complimentary public facilities such as libraries and parks are frequently located in close proximity offering opportunities for shared use.

# Alachua County

- Legend
- College and University
  - Museum and Performance Center
  - Farm and Recreation Site
  - Library
  - Major Road
  - County Boundary
- Public Land
- County Property
  - Municipal Property



## Co-location Opportunities

Map PSFE 12: Co-location Opportunities

**Emergency Shelters**

New educational facilities located outside a category 1, 2 or 3 evacuation zone are required to have core facility areas designed as Enhanced Hurricane Protection Areas unless the facility is exempted based on a recommendation by the local emergency management agency or the Department of Community Affairs. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility, and storm surge. For example, schools within counties that have adequate shelter capacity may be exempt. **Table PSFE 16** provides an inventory of schools that serve as emergency shelters.

**Table PSFE 16: Schools as Emergency Shelters**

Facility	Location
Westwood Middle School Food Service Building #18 (EHPA)	3215 NW 15 <sup>th</sup> Avenue Gainesville, Florida 32605
Buchholz High School Classroom Building #8	5510 NW 27 <sup>th</sup> Avenue Gainesville, Florida 32606
Eastside High School Classroom Building #15	1201 SW 43 <sup>rd</sup> Street Gainesville, Florida 32641
Kanapaha Middle School Classroom Buildings #3 and #4	5005 SW 75 <sup>th</sup> Street Gainesville, Florida 32608
Oakview Middle School Classroom Buildings #3 and #4	1203 SW 250 <sup>th</sup> Street Newberry, Florida 32669
Taibot Elementary School Food Service #3	5701 NW 43 <sup>rd</sup> Street Gainesville, Florida 32653
Shell Elementary School Food Service Building #5	21633 SW 65 <sup>th</sup> Avenue Hawthorne, Florida 32640
High Springs Community School Classroom Building #5	1015 North Main Street High Springs, Florida 32643
Rawlings Elementary School Food Service Building #4 (EHPA)	3500 NE 15 <sup>th</sup> Street Gainesville, Florida 32653

Source: Alachua County School District 2007-08

## Enrollment & Capacity

The evaluation of the present and future relationship of enrollment and school capacity is fundamental to effective school facilities planning and concurrency management. The Five-Year District Facilities Plan and the annual Capital Outlay Full Time Equivalent (COFTE) projections (cohort – survival technique) provided by the Florida Department of Education (DOE) as adjusted by Alachua County School District provide the foundation for this assessment.

Florida statutes require that the school enrollment projections made the DOE and the school districts be reconciled with population and housing projections used for comprehensive planning purposes.

## Historic & Projected Enrollment

Current COFTE projections prepared by the DOE extend through the 2017-18 school year. **Table PSFE 17** shows this projection of public school enrollment for Alachua County.

The COFTE projections include public school students only and do not include students receiving their education in private schools, by home schooling, charter schools or other facilities such as the county jail. In 2006 the public school enrollment in Alachua County represented approximately 80% of the school age population and approximately 11% of the total population. The relative growth of high, middle and elementary public school enrollment is illustrated in **Figure PSFE 2**.

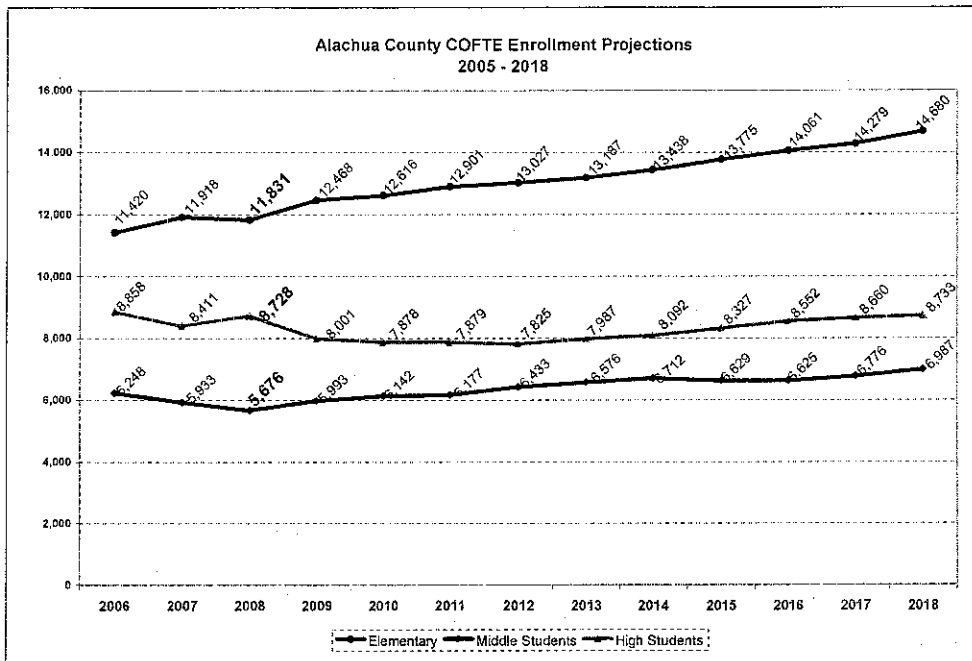
**Table PSFE 17: Department of Education, COFTE Public Student Enrollment, Historic & Projected**

School Year	K-12 Enrollment	Students Added	Percent Increase	Elem Students	Middle Students	High Students
2005-06*	26,526			11,420	6,248	8,858
2006-07*	26,262	-264	-1.00%	11,918	5,933	8,411
2007-08*	26,235	-27	-0.10%	11,831	5,676	8,728
2008-09**	26,462	227	0.86%	12,468	5,993	8,001
2009-10**	26,636	174	0.66%	12,616	6,142	7,878
2010-11**	26,957	321	1.21%	12,901	6,177	7,879
2011-12**	27,285	328	1.22%	13,027	6,433	7,825
2012-13**	27,750	465	1.70%	13,187	6,576	7,987
2013-14**	28,242	492	1.77%	13,438	6,712	8,092
2014-15**	28,731	489	1.73%	13,775	6,629	8,327
2015-16**	29,238	507	1.76%	14,061	6,625	8,552
2016-17	29,715	477	1.63%	14,279	6,776	8,660
2017-18	30,400	685	2.31%	14,680	6,987	8,733

Source: Florida Department of Education COFTE Projections Alachua County School District

\* Actual Note: Any discrepancy with actual figures shown in Table PSFE 18 are due to different reporting time-frames

\*\* Projected



**Figure PSFE 2: Alachua County COFTE Enrollment Projections**

## Funding for Capital Improvements

Ultimately the ability of the Alachua County School District to meet the capacity demands of the growing population depends upon the availability of funding for capital improvements and the effective application of these funds.

### Capital Outlay Revenues

Alachua County Public Schools receive capital outlay revenues from a variety of sources as identified in Table PSFE 18.

**Table PSFE 18: Projected Capital Outlay Revenue: 2007-2008**

Revenue Source	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5 YR Total Projected
Capital Investment Tax (2 mil)	\$24,411,669	\$25,367,679	\$26,460,061	\$27,625,944	\$28,981,328	\$132,846,681
less school bus purchase	\$1,450,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,450,000
less other vehicle purchase	\$365,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,165,000
less transfer to maintenance	\$2,602,885	\$2,260,240	\$2,260,240	\$2,260,240	\$2,025,000	\$11,408,605
less debt service	\$6,202,358	\$6,152,090	\$6,151,900	\$6,150,000	\$6,150,000	\$30,806,348
less other expenditures	\$7,838,575	\$5,607,752	\$5,909,123	\$6,117,801	\$6,279,867	\$31,753,118
<b>Net Available for Capacity</b>	<b>\$5,952,851</b>	<b>\$9,647,597</b>	<b>\$10,438,798</b>	<b>\$11,397,903</b>	<b>\$12,826,461</b>	<b>\$50,263,610</b>
PECO New Construction	\$2,389,512	\$635,832	\$346,631	\$509,526	\$544,968	\$4,426,469
PECO Maintenance	\$3,678,193	\$3,529,001	\$3,153,171	\$2,940,156	\$2,921,161	\$16,221,682
COPs Proceeds				\$24,000,000	\$33,000,000	\$57,000,000
CO & DS Maximum Proceeds	\$198,571	\$198,571	\$198,571	\$198,571	\$198,571	\$992,855
Effort Index Grant	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$5,727,637	\$0	\$0	\$0	\$0	\$5,727,637
Private Donations - Fuel Tax Refund	\$0	\$0	\$0	\$0	\$0	\$0
Interest, including POI	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Transfer from Food Service Fund	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$1,125,000
<b>Net Available for Capacity</b>	<b>\$15,693,571</b>	<b>\$11,907,000</b>	<b>\$12,409,000</b>	<b>\$37,531,000</b>	<b>\$47,995,000</b>	<b>\$125,535,571</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

The **Capital Investment Tax (2 mil)** is the most significant of the capital revenue sources. The District may allocate these funds only on capital projects contained in the DOE-approved School Plant Survey and the revenues tend to increase with both population growth and increasing property values. As noted, the CIT revenue is projected to rise from about \$24 million dollars annually to about \$29 million by 2011-12. Almost \$133 million is projected to be raised over the coming five years with about 38% of these funds (\$50 million) available for capacity enhancement.

**Public Education Capital Outlay (PECO)** funds provided by the Department of Education are based on demonstrated capacity need. Over the five-year period, about \$4.4 million is expected from this source for expanded capacity.

Other revenue sources include: the **Capital Outlay and Debt Service (CO&DS) Trust Fund**, **Capital Outlay Participation Bonds (COPs)**, a one-time appropriation for **Classroom for Kids**, **Interest (including POI)**, and transfer from **Food Service Fund**.

As shown by **Table PSFE 18**, the District projects net revenues available for capacity to be approximately \$125.5 million over the five-year planning period.

**Cost per Student Station**

**Table PSFE 19** provides an indication of the "cost per student station" that has been experienced historically and the projected increases anticipated during the upcoming five years. Although actual costs will depend upon factors largely outside the control of the District, the five-year plan anticipates substantial cost escalation.

<b>Table PSFE 19: Projected Student Station Costs - 5 Yr Construction Program</b>			
<b>Project Description</b>	<b>Planned Cost</b>	<b>Student Stations</b>	<b>COST/per StuSta</b>
Alachua Elem - 10 Classroom Buildings	\$3,760,000	200	\$18,800
Santa Fe Senior High - New Classroom Building	\$4,587,000	250	\$18,348
FW Buchholz Senior High - New Science Lb Building	\$8,120,000	200	\$40,600
New Elementary F – High Springs	\$24,000,000	378	\$63,492
New Elementary H – West Urban	\$33,000,000	756	\$43,650
<b>5-Year Total</b>	<b>\$73,467,000</b>	<b>1,784</b>	<b>\$41,181</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

The average "cost per student station" for the two new elementary schools programmed for the next 5 years is \$50,265

The costs projected in the following tables reflect the "cost per student station" estimates described above. As indicated by **Table PSFE 20**, the District has identified \$80.9 million in capacity needs

### Planned Capacity Enhancements

The 2007-08 Five-Year District Facilities Plan identifies the capacity enhancements programmed by the District for five-, ten- and twenty-year periods. As indicated by **Table PSFE 20**, the District has identified \$ 80.9 million in capacity needs.

The five-year period extending from 2007-08 through 2011-12 anticipates the expenditure of \$110.1 million. This expenditure is programmed to add 1,584 permanent student stations within the schools identified in **Table PSFE 20**. The Five-Year Facilities Plan also allocates \$29.2 million to the renovation of existing schools and general capital upgrades to the educational facility plant.

The District has also projected its needs for the twenty-year time period. These projections and the corresponding allocation of funds are also summarized in **Table PSFE 20**. Over the twenty-year period from 2007-08 through 2026-27, the District projects the expenditure of approximately \$314 million for capacity enhancements. This expenditure is programmed to add 6,464 student stations. The effect of this capital program on levels of service is discussed in the next section of this report.

**Table PSFE 20** also indicates the total land needs by school type to accommodate the five, ten and twenty-year program. Over the twenty-year planning period, 210 acres will be needed to accommodate new schools. Two (2) sites or fifty (50) acres will be required in the first 5 years.



**Table PSFE 20: 20 Yr Construction Program**

Facility	5 Yr Program		10 Yr Program		20 Yr Program	
	New Student Capacity	Budget	New Student Capacity	Budget	New Student Capacity	Budget
<b>Capacity Enhancements</b>						
Alachua Elementary	200	\$6,977,000				
Santa Fe High	250	\$10,774,000				
Finley Elementary			80	\$2,261,000		
Fort Clarke Middle			300	\$3,889,000		
Elementary "F" High Springs	378	\$24,000,000				
Elementary "G" West Urban	756	\$33,000,000				
Newberry Elementary			88	\$1,771,000		
Elementary "H" Newberry			378	\$25,500,000		
Elementary "I" - Northwest Gainesville			378	\$25,500,000		
Elementary "J" - South Gainesville			378	\$25,500,000		
Elementary "K" - Alachua			378	\$25,500,000		
Eastside High			200	\$7,320,000		
Buchholz High			200	\$8,120,000		
High "AAA"					2,000	\$60,000,000
Middle Expansion					500	\$25,000,000
<b>Total Capacity Enhancements</b>	<b>1,584</b>	<b>\$80,901,000</b>	<b>2,380</b>	<b>\$119,211,000</b>	<b>2,500</b>	<b>\$85,000,000</b>
<b>Renovation &amp; Major Maintenance</b>						
Williams Elementary	0	\$1,008,571				
High Springs	0	\$4,450,000				
Westwood Middle	0	\$3,700,000				
Gainesville High	0	\$2,500,000				
Loften High	0	\$1,700,000				
Administration Annex	0	\$120,000				
Citizens Field	0	\$60,000				
Traffic Safety Center	0	\$705,000				
Rawlings Elementary	0	\$289,000				
Lincoln Middle	0	\$1,000,000				
Newberry Elementary	0	\$4,000,000				
Waldo Community	0	\$217,000				
Sidney Lanier Center	0	\$600,000				
Shell Elementary	0	\$1,285,000				
Newberry High	0	\$5,060,000				
Horizon Center	0	\$2,500,000				
Total Renovation & Maintenance	0	\$29,194,571				
<b>20 Year Total</b>					<b>6,464</b>	<b>\$314,306,571</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

**Table PSFE 20: 20 Yr Construction Program (continued)**

<b>Land Needs</b>				
<i>Facility Type</i>	<i>5 Yr Program</i>	<i>10 Yr Program</i>	<i>20 Yr Program</i>	<u><b>Total</b></u>
High Schools	0	0	60	60
Middle Schools	0	0	0	0
Elementary Schools	50	100	0	150
<b>Total</b>	<b>50</b>	<b>100</b>	<b>60</b>	<b>210</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

## Chapter 3: School Capacity Needs

Alachua County Public Schools currently accommodates an enrollment of 26,235 students (refer to **Table PSFE 6**). The current program capacity within the high, middle, elementary, and special schools operated by the District is 30,315 student stations representing a district-wide utilization factor of 86.5% and a surplus of 4,080 student stations.

The public student enrollment projection corresponding to the BEBR Medium projection indicates that approximately 6,000 students (refer to **Table PSFE 6**) will be added district-wide by 2025. Overall the addition of 6,400 new student stations as planned by the District (refer to **Table PSFE 20**) would appear to meet this demand. However, the availability of student stations should also match the student demand for each type of school and be geographically proximate to that demand.

Permanent program capacity is used as the basis for determining elementary, middle, and high school capacity for purposes of managing school concurrency. To ensure that adequate school capacity is available, a level of service (LOS) standard 100% of permanent program capacity is established for elementary, middle, and high schools.

The following sections of this report examine each of these school types to determine if the program for capacity enhancement is sufficient to (1) alleviate existing capacity deficiencies and (2) maintain adopted levels of service throughout the planning period.

### SCHOOL CAPACITY PLANNING AREAS

School concurrency as established by Florida statutes is applied in the regulatory context at the time new residential development impacts the school system. This point is defined by the statute to be at the final plat stage (single family residential) or its equivalent site plan stage (multi-family) that is the point in the development process where the investment in infrastructure (streets, water, sewer, etc.) is committed. The configuration and alternatives discussed in this report are directed at this regulatory requirement.

In reality, the task of planning for school capacity to coincide with the demand created by new development must begin much earlier in the development process. Comprehensive plan amendments, developments of regional impacts, rezonings, planned developments, preliminary plans and preliminary site plans that potentially generate public school students should include a review of school capacity needs.

Planning for schools should primarily address the geographic relationship of high, middle and elementary capacity to the residential development and the communities that it serves. Consequently, school capacity should be an integral part of the planning of new residential development throughout the planning process. The identification and preservation of sites and the timely commitment of funds for the building of schools cannot wait until the final stages of construction.

To assure that the planning of school capacity is integrated into the comprehensive planning process, it is recommended that the Public School Facilities Element and the Interlocal Agreement recognize the distinction between long range school facility

planning and the regulatory application of school concurrency at the actual development stage.

The SPCAs should form the basis for evaluating school capacity for all planning and preliminary regulatory review for residential development throughout Alachua County and serve as the basis for "developer agreements" designed to preserve school sites and assure the timely commitment of school construction.

This objective can be accomplished by the establishment of "School Capacity Planning Areas" (SCPAs) as distinct components of the Public School Facilities Element.

## **HIGH SCHOOLS**

### **High School Capacity Planning Areas**

High School Capacity Planning Areas (SCPAs) coincide with High School Concurrency Service Areas and reflect the following factors:

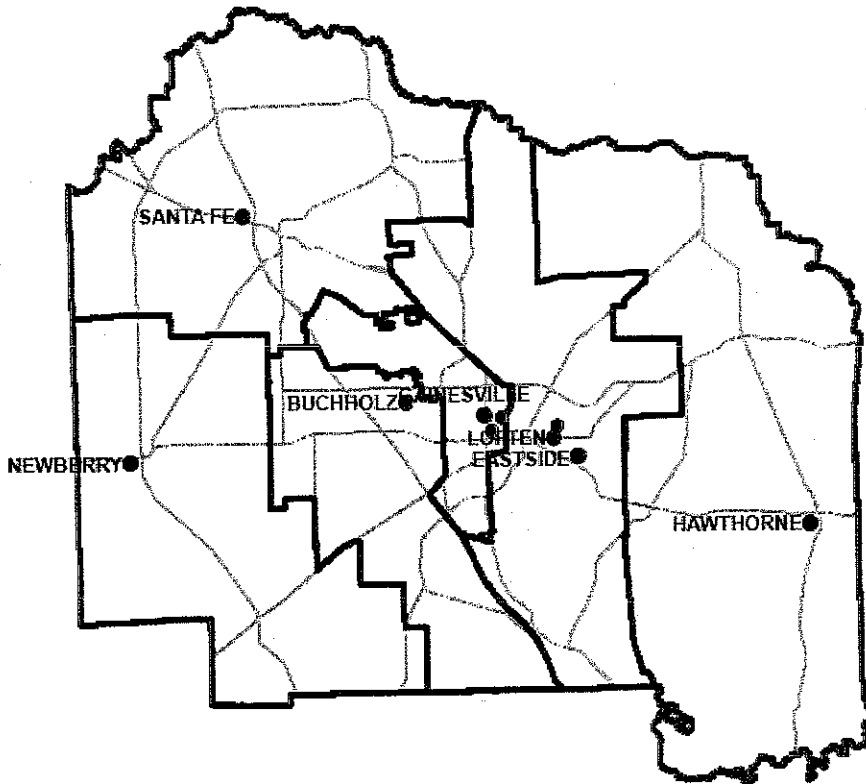
1. Community-based boundaries generally identified by municipal reserve and extraterritorial area created by the boundary adjustment act; and
2. The identification of recognizable geographic features such as major roadways and environmental features such as lakes and major wetland systems.

### **High School Concurrency Service Areas**

For the purpose of implementing school concurrency, modified concurrency service areas have been developed as illustrated by **Map PSFE 15**. These modified CSAs represent an adaptation of current middle school attendance zones to reflect the following factors:

1. Community-based boundaries generally identified by municipal reserve and extraterritorial area created by the boundary adjustment act;
2. The reduction of the effect of the "adjacency" rule; and
3. The identification of recognizable geographic features such as major roadways and environmental features such as lakes and major wetland systems.

ALACHUA COUNTY



HIGH SCHOOLS & CONCURRENCY SERVICE AREAS

Map PSFE 13: High Schools & Modified Concurrency Service Areas

High school enrollment in Alachua County is accommodated by seven high schools and 3 special purpose schools. These schools provide a total permanent program capacity of 9,347 student stations (refer to **Table PSFE 21**). The 2007-08 actual enrollment is 8,728 representing a district-wide level of service of 97.9%. Buchholz and Santa Fe are currently operating in excess of the 100% utilization rate.

<b>Table PSFE 21: 5 Yr District Facilities Plan – High Schools by School</b>						
School	2007-08			2011-12		
	Permanent Program Capacity 2007-2008	Actual COFTE Enrollment 2007-08	Actual Utilization (%) 2007-08	Projected Program Capacity	Projected COFTE	Projected Utilization (%)
Buchholz	2,054	2,376	115.7%	2,054	1,860	90.6%
Eastside	2,037	1,839	90.3%	2,037	1,661	81.5%
Gainesville	2,029	2,023	99.7%	2,029	1,933	95.3%
Hawthorne	464	261	56.3%	464	232	50.0%
Loften	420	178	42.4%	420	160	38.1%
Newberry	612	581	94.9%	612	605	98.9%
Santa Fe	1,001	1,230	122.9%	1,431	1,158	80.9%
AQ Jones	44	37	84.1%	44	34	76.4%
Horizon	150	118	78.7%	150	106	70.6%
Lanier	106	85	80.2%	106	77	72.6%
<b>TOTAL HIGH</b>	<b>8,917</b>	<b>8,728</b>	<b>97.9%</b>	<b>9,347</b>	<b>7,825</b>	<b>83.7%</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08 and Florida Department of Education COFTE Projections 2007

**Table PSFE 21** shows the capacity-relationship by high school concurrency service areas (CSA). This table is derived by prorating the capacity and enrollment of Loften High School and the AQ Jones, Horizon and Lanier special schools. The applied ratios shown by **Table PSFE 22** reflect the proportion of the high school enrollment in each CSA to the total districtwide high school enrollment.

<b>Table PSFE 22: Allocation of Districtwide High School Capacity &amp; Enrollment</b>	
CSA	Ratio
BUCHHOLZ CSA	28%
EASTSIDE CSA	22%
GAINESVILLE CSA	24%
HAWTHORNE CSA	5%
NEWBERRY CSA	7%
SANTA FE CSA	14%

This analysis indicates that the Buchholz and Santa Fe CSAs are operating above the 100% utilization rate in 2007-08. Due to the capacity enhancements noted in **Table 25**, declining enrollment projections and operational modifications<sup>13</sup>, all high school CSA's will be operating below the 100% standard by 2011-12.

<sup>13</sup> Operational modifications include the alteration of attendance zones, modification of student assignment policies, modification of capacity utilization within schools and other modifications within the SBAC's operational prerogatives

**Table PSFE 23: 5 Yr District Facilities Plan – High Schools by CSA**

School	2007-08			2011-12		
	Permanent Program Capacity 2007-2008	Actual COFTE Enrollment 2007-08	Actual Utilization (%) 2007-08	Projected Program Capacity	Projected COFTE	Projected Utilization (%)
BUCHHOLZ CSA	2,256	2,493	110.5%	2,256	1,965	87.1%
EASTSIDE CSA	2,195	1,931	88.0%	2,195	1,744	79.4%
GAINESVILLE CSA	2,202	2,123	96.4%	2,202	2,023	91.9%
HAWTHORNE CSA	500	282	56.4%	500	251	50.2%
NEWBERRY CSA	662	610	92.1%	662	631	95.3%
SANTA FE CSA	1,102	1,289	116.9%	1,532	1,211	79.0%
<b>TOTAL HIGH</b>	<b>8,917</b>	<b>8,728</b>	<b>97.9%</b>	<b>9,347</b>	<b>7,825</b>	<b>83.7%</b>

Source: Alachua County Public Schools, 5 Year District Facilities Plan 2007-08 and Florida Department of Education COFTE Projections 2007

**FIVE YEAR PROGRAM**

As indicated in **Table PSFE 23**, the Five-Year District Facilities Plan anticipates the addition of 250 student stations through improvements to existing schools. This increase along with program adjustments will produce a district-wide high school 2011-12 level of service for permanent program capacity of 83.7%. All high schools and CSAs in the five year program are projected to operate within the adopted level of service standard by 2011-12. The Five Year Program is illustrated by **Map PSFE 14**.

**Land Requirements** No new high school sites are required in the Five-Year Facilities Plan

**Supporting Infrastructure** Supporting infrastructure is deemed adequate to support the high school system under the Five-Year District Facilities Plan.

**Ancillary Facilities** Improvements are planned to the Administration Annex, Citizens Field and the Traffic Safety Center during the five year program (**refer to Table PSFE 21**).

**TEN YEAR PROGRAM.**

No new high schools are planned within the ten year period, refer to **Table PSFE 24** and **Map PSFE 15**. Additional capacity for 400 students will be provided by expansions at Eastside High and Buchholz High.

**Land Requirements** No additional land will be required for the ten year period.

**Supporting Infrastructure** High schools will not require substantial infrastructure investments

**Ancillary Facilities** The current and planned inventory of ancillary facilities is adequate to support the school system through the 2016-17 school year.

Table PSFE 24: Long Range District Facilities Program: High Schools						
High School Facility	5 Yr Program		10 Yr Program		20 Yr Program	
	Capacity Added	Budget	Capacity Added	Budget	Capacity Added	Budget
GAINESVILLE	0	\$2,500,000				
LOFTEN	0	\$1,700,000				
SANTA FE	250	\$10,774,000				
EASTSIDE			200	\$ 7,320,000		
BUCHHOLZ			200	\$ 8,120,000		
LANIER	0	\$600,000				
HORIZON	0	\$2,500,000				
NEWBERRY	0	\$ 5,060,000				
High AAA					2,000	\$60,000,000
<b>Total</b>	<b>250</b>	<b>\$23,136,000</b>	<b>400</b>	<b>\$15,440,000</b>	<b>2,000</b>	<b>\$60,000,000</b>
			<b>20 Yr Program Total</b>		<b>2,650</b>	<b>\$98,574,000</b>
<b>Land Needs</b>	<b>0</b>		<b>0</b>		<b>60</b>	
			<b>Total Land Needs</b>		<b>60</b>	

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

### TWENTY YEAR PROGRAM

During the twenty year planning period, one new high school will be required and located within the western portion of the County (Table PSFE 24). Map PSFE 16 illustrates the improvements planned over a twenty year period.

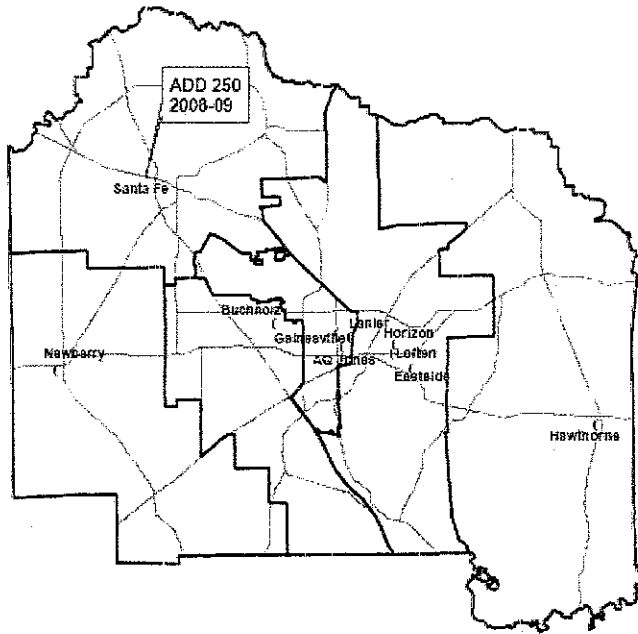
**Land Requirements.** One new site will be required.

**Supporting Infrastructure.** Infrastructure requirements to support a new high school have not been determined.

**Ancillary Facilities** The current and planned inventory of ancillary facilities is adequate to support the school system through 2025.



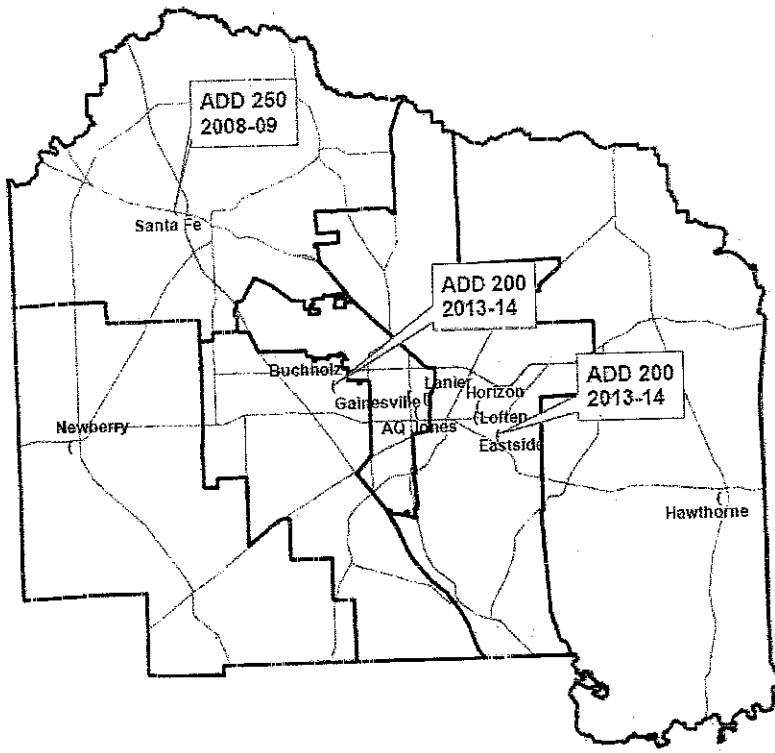
ALACHUA COUNTY



FUTURE CONDITIONS 5 YEAR PLAN - HIGH SCHOOLS

Map PSFE 14: High Schools Future Conditions 5 Year Planning Period

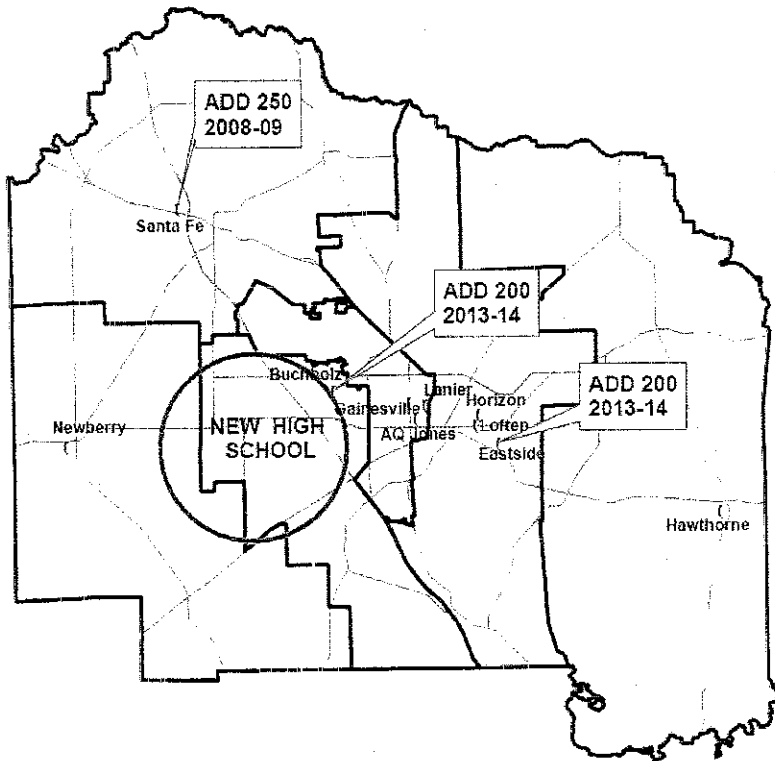
# ALACHUA COUNTY



## FUTURE CONDITIONS 10 YEAR PLAN - HIGH SCHOOLS

Map PSFE 15: High Schools Future Conditions 10 Year Planning Period

ALACHUA COUNTY



FUTURE CONDITIONS 20 YEAR PLAN - HIGH SCHOOLS

Map PSFE 16: High Schools Future Conditions 20 Year Planning Period

## MIDDLE SCHOOLS

### Middle School Capacity Planning Areas

Middle School Capacity Planning Areas (SCPAs) coincide with Middle School Concurrency Service Areas and are intended to reflect the following factors:

1. Community-based boundaries generally identified by municipal reserve and extraterritorial area created by the boundary adjustment act; and
2. The identification of recognizable geographic features such as major roadways and environmental features such as lakes and major wetland systems.

### Middle School Concurrency Service Areas

For the purpose of implementing school concurrency, modified concurrency service areas have been developed as illustrated by **Map PSFE 17**. These CSAs represent an adaptation of current high school attendance zones to reflect the following factors

1. Community-based boundaries generally identified by municipal reserve and extraterritorial area created by the boundary adjustment act;
2. The reduction of the effect of the "adjacency" rule; and
3. The identification of recognizable geographic features such as major roadways and environmental features such as lakes and major wetland systems.

Alachua County currently has nine middle schools (refer to **Table PSFE 25**). Middle school capacity is also provided within three special schools and Lofton High. **MAP PSFE 18** shows the location of middle schools and the improvements planned by 2011-12.

**Table PSFE 25: 5 Yr District Facilities Plan – Middle Schools by School**

School	2007-08			2011-12		
	Permanent Program Capacity	Actual COFTE	LOS Permanent Program Capacity (%)	Permanent Program Capacity	Projected COFTE	LOS Permanent Program Capacity (%)
BISHOP	1,108	785	70.8%	1,108	883	79.7%
FORT CLARKE	868	862	99.3%	868	819	94.4%
HAWTHORNE (6-8)	244	183	75.0%	244	149	61.1%
HIGH SPRINGS	436	349	80.0%	436	393	90.1%
KANAPAHA	1,079	879	81.5%	1,079	1,048	97.1%
LINCOLN	1,053	734	69.7%	1,053	825	78.3%
MEBANE	778	463	59.5%	778	520	66.8%
OAK VIEW	777	394	50.7%	657	566	86.1%
WESTWOOD	1,122	924	82.4%	1,122	1,115	99.4%
LOFTEN (8)	108	25	23.1%	108	28	25.9%
AQ JONES	33	17	51.5%	33	19	57.6%
HORIZON	142	47	33.1%	142	53	37.3%
LANIER	94	14	14.9%	94	15	16.0%
<b>TOTAL MIDDLE</b>	<b>7,842</b>	<b>5,676</b>	<b>72.4%</b>	<b>7,722</b>	<b>6,433</b>	<b>83.3%</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08 and Florida Department of Education COFTE Projections 2007

**FIVE YEAR PLAN**

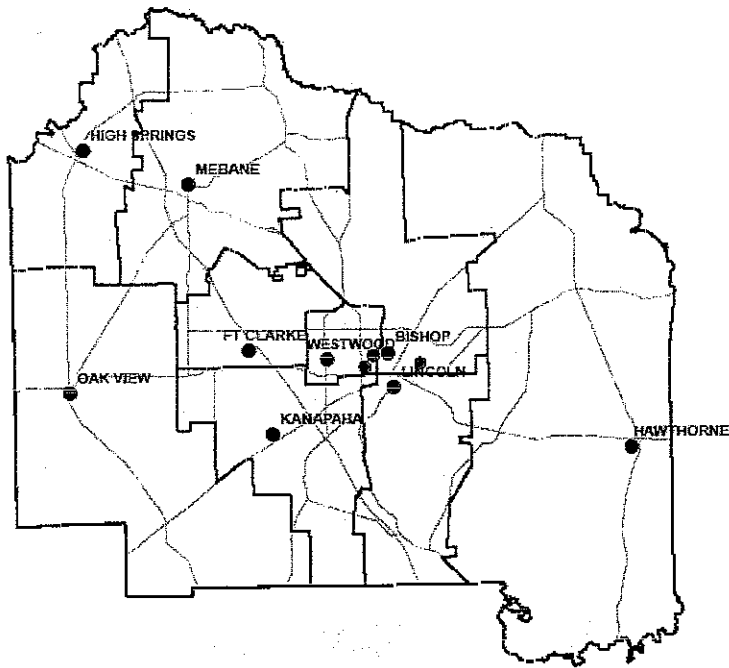
As indicated in **Table PSFE 27**, 2007-08 permanent program capacity is 7,842 student stations. The 2007-08 enrollment is 5,676 students representing a districtwide utilization rate of 72.4%. The SBAC expects to convert 120 student stations to elementary capacity by 2011-12. By that year the enrollment is projected to reach 6,433 producing a utilization rate of 83.3%. Due to capacity enhancements and modifications in attendance zones, all middle schools and CSA's will operate below the 100% utilization rate through the 2011-12 school year.

**Table PSFE 26: Allocation of Districtwide Middle School Capacity & Enrollment**

CSA	Ratio
BISHOP CSA	14%
FORT CLARKE CSA	16%
HAWTHORNE CSA	3%
HIGH SPRINGS CSA	6%
KANAPAHA CSA	16%
LINCOLN CSA	13%
MEBANE CSA	8%
OAK VIEW CSA	7%
WESTWOOD CSA	17%

The applied ratios shown by **Table PSFE 26** reflect the proportion of the middle school enrollment in each CSA to the total districtwide high school enrollment.

ALACHUA COUNTY



MIDDLE SCHOOLS & CONCURRENCY SERVICE AREAS

Map PSFE 17: Middle School Concurrency Service Areas

**Table PSFE 27: 5 Yr District Facilities Plan – Middle Schools by School by CSA**

School	2007-08			2011-12		
	Actual Program Capacity	Actual COFTE	LOS Permanent Program Capacity (%)	Projected Program Capacity	Projected COFTE	LOS Permanent Program Capacity (%)
BISHOP CSA	1,161	799	68.9%	1,161	899	77.5%
FORT CLARKE CSA	928	878	94.6%	928	837	90.2%
HAWTHORNE CSA	255	186	72.9%	255	152	59.7%
HIGH SPRINGS CSA	459	355	77.4%	459	400	87.2%
KANAPAHA CSA	1,139	895	78.6%	1,139	1,066	93.6%
LINCOLN CSA	1,102	747	67.8%	1,102	840	76.2%
MEBANE CSA	808	471	58.3%	808	529	65.5%
OAK VIEW CSA	803	401	49.9%	683	574	84.0%
WESTWOOD CSA	1,186	942	79.4%	1,186	1,135	95.7%
<b>TOTAL MIDDLE</b>	<b>7,842</b>	<b>5,676</b>	<b>72.4%</b>	<b>7,722</b>	<b>6,433</b>	<b>83.3%</b>

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08 and Florida Department of Education COFTE Projections, 2007

**Land Requirements** No additional land is required to support the 5 year middle school plan.

**Supporting Infrastructure** No additional infrastructure is required to support the 5 year middle school plan.

**Ancillary Facilities** The current inventory of ancillary facilities (refer **Table PSFE 10**) is adequate to support the school system through the 2011-12 school year.

<b>Table PSFE 28: Long Range District Facilities Program: Middle Schools</b>						
Middle School Facility	5 Yr Program		10 Yr Program		20 Yr Program	
	Capacity Added	Budget	Capacity Added	Budget	Capacity Added	Budget
Westwood	0	\$3,700,000				
Lincoln	0	\$1,000,000				
Fort Clarke			264	\$3,889,000		
Middle Expansion					500	\$25,000,000
<b>Total</b>	<b>0</b>	<b>\$4,700,000</b>	<b>264</b>	<b>\$3,889,000</b>	<b>500</b>	<b>\$25,000,000</b>
			<b>20 Yr Program Total</b>		<b>764</b>	<b>\$33,589,000</b>
<b>Land Needs</b>	<b>0</b>		<b>0</b>		<b>0</b>	
			<b>Total Land Needs</b>		<b>0</b>	

Source: Alachua County Public Schools 5 Year District Facilities Plan 2007-08

### **TEN YEAR PROGRAM**

No new middle schools or student stations are planned for the ten year program. (Refer to **Table PSFE 28**). **Map PSFE 19** illustrates the improvements required over the ten year planning period.

**Land Requirements** No new sites are required to accommodate the ten year middle school program

**Supporting Infrastructure** No additional infrastructure is required to support the ten year middle school plan.

**Ancillary Facilities** The current inventory of ancillary facilities (refer **Table PSFE 14**) is adequate to support the school system through the 2017-18 school year.

### **TWENTY YEAR PROGRAM**

Approximately 500 additional student stations will be required by 2025. It is anticipated that this capacity will be provided by the expansion at selected middle schools located in the western portion of the County (Refer to **Table PSFE 28**). **Map PSFE 20** illustrates the improvements planned over a twenty year period.

**Land Requirements** No new sites are required to accommodate the twenty year middle school program

**Supporting Infrastructure** No new infrastructure improvements are required to accommodate the twenty year middle school program

**Ancillary Facilities** The current inventory of ancillary facilities (refer **Table PSFE 14**) is adequate to support the school system through 2026.