

**ALACHUA COUNTY**  
**PUBLIC SCHOOL FACILITIES ELEMENT**  
**DATA AND ANALYSIS**

February 6, 2008

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## PUBLIC SCHOOL FACILITIES ELEMENT

### Chapter 1: Purpose & Overview

The 2005 Florida Legislature adopted requirements that strengthen the relationship between land use planning and development, and planning for public schools and availability of school capacity. Under the statewide schedule, the Alachua County School District, Alachua County, and the cities of Alachua, Archer, Gainesville, LaCrosse, High Springs, Hawthorne, Micanopy, Newberry and Waldo must work together to adopt the necessary comprehensive plan amendments to establish school concurrency by July 1, 2008.

The School Board, the County and the municipalities are required to coordinate the adoption of the Public School Facilities Element (PSFE) and amendments to the Intergovernmental Coordination and Capital Improvements Elements to ensure all local government comprehensive plan elements within the County are consistent with each other.

The Public School Facilities Element must contain data and analysis that address the standards used by the School Board to evaluate school facilities; an inventory of existing facilities and planned future facilities; an evaluation of the school system based on these standards and determination of need; an analysis of funding; an analysis of coordination between school planning and local land use planning; and goals, objectives and policies for such coordination.

In addition, the data and analysis supports the PSFE for Alachua County required to implement school concurrency. The study evaluates the school system and its relationship to development and growth from both a countywide perspective and a finer grain look at schools within sectors and communities. The findings and conclusions support the goals, objectives and policies of the element including the establishment of levels of service standards and the delineation of concurrency service areas.

#### Public School Facilities Element (PSFE) Requirements

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes.

The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. Senate Bill 360:

- *requires that existing Interlocal Agreements between school boards and local governments be updated and expanded to comply with the legislation;*
- *requires each local government<sup>1</sup> to adopt a PSFE as part of its comprehensive plan;*
- *mandates school concurrency;*

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<sup>1</sup> Some local governments may qualify for exemption under s. 163.3177(12)(a) and (b) F.S.

- *requires that local governments update their Intergovernmental Coordination Elements to coordinate public school planning;*
- *requires that procedures for comprehensive plan amendments related to Capital Improvement Element updates; and,*
- *requires the establishment of a process and uniform methodology for proportionate share mitigation*

The law requires that local governments adopt a public school facilities element as a part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.3177(12), Florida Statutes). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008<sup>2</sup>. This schedule established due dates which are staggered throughout the course of the 2008 calendar year. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program<sup>3</sup>.

The data and analysis portion of the PSFE must address<sup>4</sup>:

- *how level-of-service (LOS) standards will be achieved and maintained;*
- *the interlocal agreement adopted pursuant to Section 163.31777, Florida Statutes, and the five-year school district facilities work program adopted pursuant to s 1013.35;*
- *the educational plant survey prepared pursuant to Section 1013.31, Florida Statutes, and an existing educational and ancillary plant map or map series;*
- *information on existing development and development anticipated for the next five years and the long-term planning period;*
- *an analysis of problems and opportunities for existing schools and schools anticipated in the future;*
- *an analysis of opportunities to co-locate future schools with other public facilities such as parks, libraries, and community centers;*
- *an analysis of the need for supporting public facilities for existing and future schools;*
- *an analysis of opportunities to locate schools to serve as community focal points;*
- *projected future population and associated demographics, including development patterns year by year for the upcoming five-year and long-term planning periods; and,*
- *anticipated educational and ancillary plants with land area requirements*

<sup>2</sup> s 163.3177(12)(i), F.S.

<sup>3</sup> s 163.3177(12)(j & k), F S

<sup>4</sup> s 163.3177(12)(e) F S

The legislation prescribed the following minimum content requirements for goals, objectives, and policies<sup>5</sup>:

- *procedure of annual update process,*
- *procedure for school site selection;*
- *procedure for school permitting;*
- *provision of infrastructure necessary to support proposed schools; and,*
- *provision for co-location of other public facilities in proximity to public schools; provision for location of schools proximate to residential areas and to complement patterns of development; measures to ensure compatibility of school sites and surrounding land uses; and coordination with adjacent local governments and the school district on emergency preparedness issues*

*In addition, the element is to include one or more future conditions maps which generally depict the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period.*

- *depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five-year or long-term planning period; and*

*of necessity, the maps will be general for the long-term planning period and more specific for the five-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.*

## **Overview**

Schools can act as an anchor in the community. They are a symbol of a neighborhood's stability and attract families to the community. They transmit knowledge to new generations, advance knowledge, display the achievements of society and bring neighbors together for Parent Teacher Association meetings, school plays, and sporting events. They offer their classrooms and media centers to residents for adult education classes, and community and club meetings. They are key determinants of the quality of life and are valued symbols of community identity and achievement. The entire community benefits from schools. Moreover, the community is often evaluated on the basis of the quality of its schools. The planning process that guides decision-making on school size, location, and programs should therefore be coordinated with the process that guides all community development.

Planning for school facilities is one of the responsibilities of the local School Board. In the past, it was often a separate process from local government planning. The proper functioning and the best distribution of schools is possible only when school planning is coordinated with the larger process of community planning for growth and change. Recognizing this fact, Alachua County governments, in cooperation and coordination with the School Board of Alachua County (School

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<sup>5</sup> s 163.3177(12)(g) F S

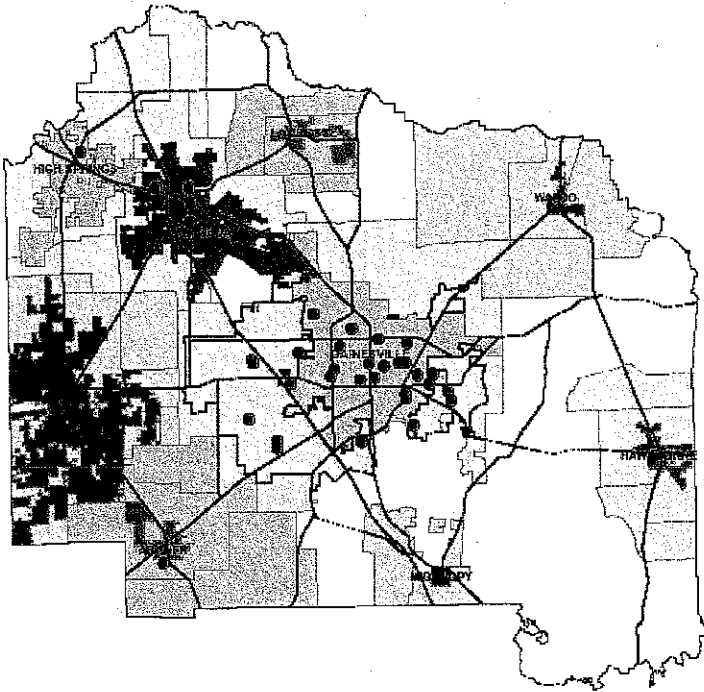
Board), are seeking to incorporate public schools in the framework of the Comprehensive Plan. Currently there is no specific regulatory mandate that all public school levels of service (LOS) standards be met prior to the issuance of a development order and permit. The 2005 legislation now requires that school concurrency be included in the concurrency management system of local government

Coordinated school facility planning requires a partnership between the school district and local governments. Consequently, this data and analysis recognizes the role of Alachua County, the cities of Gainesville, Alachua, Archer, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry and Waldo and the Alachua County School District. **Map PSFE 1** shows the location of schools and the geographic relationships of these participants. **Map PSFE 2** shows the location of schools in relation to the municipal reserve boundaries





ALACHUA COUNTY



**SCHOOLS & MUNICIPAL RESERVE / EXTRATERRITORIAL  
AREA**

**Map PSFE 2: Schools and Municipal Reserve/ Extraterritorial Area**

## Chapter 2: Existing Community Conditions

### Introduction

Alachua County is situated in north central Florida and encompasses a total land area of 874 square miles. The population is estimated to be 247,561 as of April 1, 2007 (refer to **Table PSFE 1**) representing a density of 283 persons per square mile. The population predominantly resides in the urbanized areas associated with the City of Gainesville.

As shown by **Map PSFE 1**, the municipalities of Alachua, Archer, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, Waldo are located within the County.

The primary purpose of this analysis is to (1) describe the historical and current relationship between population, housing and school enrollment and (2) provide a framework for projecting the demands of projected growth on school capacity.

### Population & Housing

#### Population

The population of Alachua County has expanded steadily and rapidly since the year 1940.

<b>Table PSFE 1: Alachua County Population Growth – 1950-2007</b>						
Year	Alachua County Total Population	10 Yr Increase (%)	Average Annual Growth (%)	Unincorporated Alachua County	10 Yr Increase (%)	Unincorporated as % of Total
1950	57,026	74.7%	7.5%	21,753	-36%	38%
1960	74,074	29.9%	3%	26,163	20%	35%
1970	104,764	41.4%	4.4%	30,020	15%	29%
1980	151,369	44.5%	4.5%	61,885	106%	41%
1990	181,596	20.0%	2.0%	83,815	35%	46%
2000	217,955	20.0%	2.0%	104,910	25%	48%
2005*	240,764	10.5%	2.1%	100,507	-4.2%	42%
2007**	247,561	2.8%	1.4%	103,217	2.9	42%

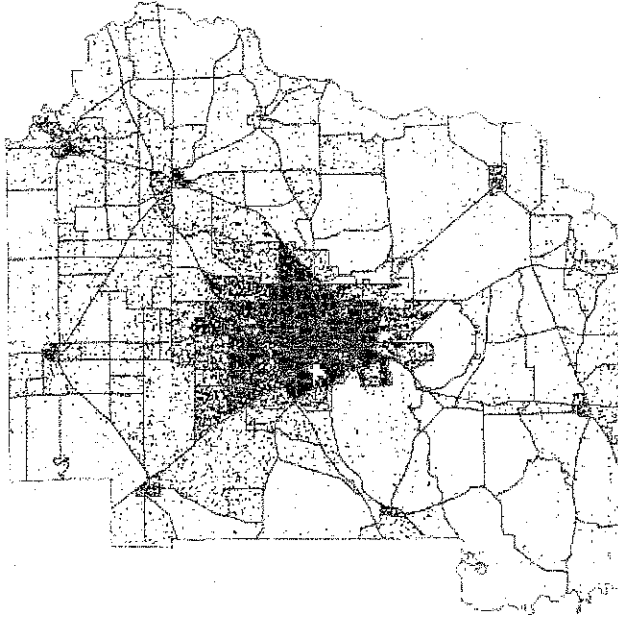
Source: US Bureau of the Census; 2005 Estimate Florida Estimates of Population Bureau of Economic & Business Research, University of Florida

\* 5 Yr Increase (%)

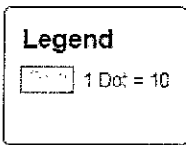
\*\* 2 Yr Increase (%)

**Map PFSE 3** illustrates the population distribution throughout Alachua County

Alachua County



Population Density



Map PSFE 3: 2000 Population Distribution

The county's population by municipality is shown the Table PSFE 2

<b>Table PSFE 2: Alachua County Population Characteristics by Municipality</b>						
Municipality	Population			2000 Population Characteristics		
	1990	2000	2007	Median Age	% Under 18	% Over 65
Alachua	4,529	6,098	7,854	37.1	27.8%	11.7%
Archer	1,372	1,289	1,229	33.6	31.3%	11.6%
Gainesville	84,770	95,447	122,671	26.4	17.8%	9.8%
Hawthorne	1,305	1,415	1,401	38.0	28.3%	17.2%
High Springs	3,144	3,863	4,739	39.4	25.4%	15.7%
La Crosse	122	143	195	41.8	17.5%	14.7%
Micanopy	612	653	637	43.0	19.8%	14.2%
Newberry	1,644	3,316	4,787	35.1	27.7%	11.0%
Waldo	1,017	821	831	36.9	26.1%	15.6%
Unincorporated Alachua County	83,081	104,910	103,217	30.0	21.2%	4.2%
<b>Total Alachua County</b>	<b>181,596</b>	<b>217,955</b>	<b>247,561</b>	<b>29.0</b>	<b>20.2%</b>	<b>9.6%</b>
Florida	12,938,071	15,982,824	18,680,367	38.7	22.8%	17.6%
United States	248,709,873	281,421,906	301,621,157	35.3	25.7%	12.4%

Source: US Bureau of the Census; 2007 Estimate Florida Estimates of Population Bureau of Economic & Business Research, University of Florida

With a median age of 29 years (2000), Alachua County's population is less than the Florida's median age of 38.7 years and the national median age of 35.3 years. Correspondingly, the percentage of persons under the age of 18 is 25.7% in Alachua County compared to 22.8% for the State and 25.7% nationally. This difference is attributed to the influence of the University of Florida on the demographics of Gainesville.

The communities within Alachua County exhibit different demographic characteristics that are significant for school planning, as shown in Table PSFE 2.

#### School Age Population

In 2006, Alachua County's school age population (5-17) represented 13.51% of the total population compared to 16.9% for the State. This percentage is forecasted to increase to 13.54% by 2020 and then to decline to 13.09% in 2030 due to the aging of the population and the tendency toward smaller families (refer to Table PFSE 3).

**Table PSFE 3: School Age & Total Population 2000- 2030**

Year	School Age Population (Ages 5-17)	Numerical Change	Percent Change	Total Population	Numerical Change	Percent Change	School Age Population (% of Total)
2000	32,777			217,955			15.04%
2006*	32,933	156	0.48%	247,561	29,606	13.58%	13.51%
2010**	34,427	1,494	4.54%	259,838	16,059	6.59%	13.25%
2015**	37,169	2,742	7.96%	277,311	17,473	6.72%	13.40%
2020**	39,502	2,333	6.28%	291,780	14,469	5.22%	13.54%
2025**	40,795	1,293	3.27%	304,745	12,965	4.44%	13.39%
2030**	41,459	664	1.63%	316,783	12,038	3.95%	13.09%

Source: Bureau of Economic & Business Research Bulletin 148 University of Florida June 2007

\*Estimate

\*\* Projection

### Housing Characteristics

Table PSFE 4 displays the differences in ownership, occupancy, and household size between the municipalities in Alachua County.

**Table PSFE 4: Alachua County 2000 Housing Characteristics**

	Housing Units	Occupied Housing Units	% Occupied	Vacant Housing Units	% Vacant	% Seasonal	Average Household Size (occupied units)
Alachua, City of	2,501	2,348	93.9%	153	6.1%	0.5%	2.59
Archer	529	487	92.1%	42	7.9%	0.8%	2.65
Gainesville	40,105	37,279	93.0%	2,826	7.0%	0.4%	2.25
Hawthorne	598	537	89.8%	61	10.2%	1.0%	2.64
High Springs	1,668	1,539	92.3%	129	7.7%	0.8%	2.47
La Crosse	64	62	96.9%	2	3.1%	0.0%	2.31
Micanopy	346	302	87.3%	44	12.7%	1.7%	2.16
Newberry	1,360	1,258	92.5%	102	7.5%	0.4%	2.64
Waldo	407	347	85.3%	60	14.7%	3.4%	2.37
Unincorporated	47,535	43,350	91.20%	4,185	8.80%	0.9%	2.38
<b>Total County</b>	<b>95,113</b>	<b>87,509</b>	<b>92.0%</b>	<b>7,604</b>	<b>8.0%</b>	<b>0.7%</b>	<b>2.34</b>

Source: US Bureau of the Census 2000

## Relationship of Growth and Public Schools

The population of Alachua County is projected to grow from its 2007 estimate of 247,561 to 304,700<sup>6</sup> by 2025 representing an increase of over 57,000 residents. This projection is shown by **Figure PSFE 1**.

As shown by **Table PSFE 6**, the 2007 public school enrollment is 26,235 or 10.6% of the population. Using the assumption that this ratio of public school students to population will continue through 2025, the public school enrollment is projected to be 32,290 by 2025 representing a growth approximately 6,000 students.

**Table PSFE 6: Population & Student Enrollment Projections**

	2007	2010	2015	2020	2025	2007 -2025 Growth
Population	247,561	259,800	277,300	291,800	304,700	57,139
<b>Public School Enrollment*</b>						
Elementary	11,831	12,416	13,252	13,945	14,562	2,731
Middle	5,676	5,957	6,358	6,690	6,986	1,310
High	8,728	9,159	9,776	10,288	10,742	2,014
Total	26,235 <sup>7</sup>	27,532	29,387	30,923	32,290	6,055
<b>Public School Capacity</b>						
Elementary	13,556					
Middle	7,842					
High	8,917					
Total	30,315 <sup>8</sup>					
<b>Public School Capacity Needs</b>						
Elementary	1,725	1,140	304	-389	-1,006	
Middle	2,166	1,885	1,484	1,152	856	
High	189	-242	-859	-1,371	-1,825	
Total	4,080	2,783	928	-608	-1,975	

\* Public School Enrollment for years 2010 through 2025 is derived by applying the 2007 ratio of elementary, middle and high school student enrollment (actual) to the BEBR 2007 population estimate. This method assumes that the 2007 public school enrollment / population ratio will remain constant for the planning period.

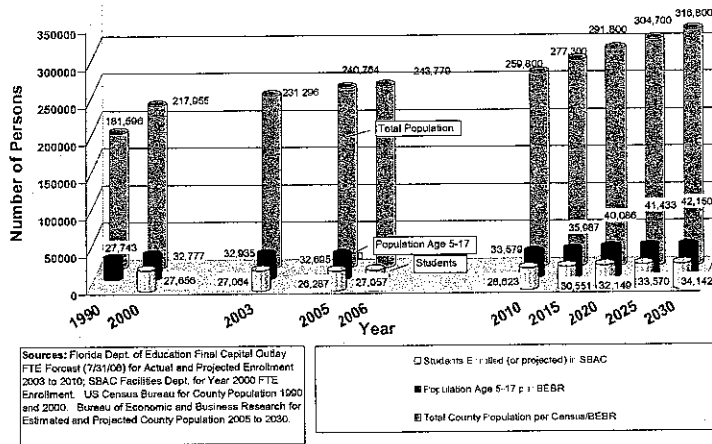
The "permanent program capacity" provided by the Alachua County school district in 2007-08 is 30,315. By 2025, the projected student growth will generate a long-range need for approximately 1,000 additional elementary student stations and about 1,800 additional high school stations.

<sup>6</sup> Bureau of Economic and Business Research, University of Florida

<sup>7</sup> Actual enrollment, Oct 2007, School Board of Alachua County

<sup>8</sup> Permanent program capacity 2007-08. School Board of Alachua County

Figure 1 - Actual and Projected Alachua County Population and SBAC Enrollment: 1990-2030

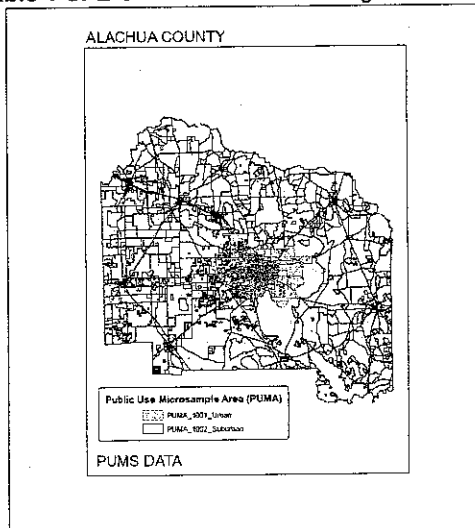


### Student Generation Multipliers

The relationship between housing and the capacity of public schools is derived by the application of a "student generation multiplier" Table PSFE 5 shows the "student generation multipliers" (SGM) for Alachua County derived from the 2000 US Census.<sup>9</sup> The ratios shown include public school enrollment only.

Table PSFE 5 distinguishes between the urban area of Alachua County, generally defined as Gainesville and its immediate surroundings, and the suburban portions of the County including the small municipalities and the unincorporated areas. A composite SGM is also shown. The composite SGM is used to define the population and public student enrollment

The multipliers are also segregated by the type or level of school i.e. elementary (PK-5), middle (6-8) and high (9-12) and by housing type i.e. single-family and multi-family



<sup>9</sup> Public Use Micro Sample (PUMS)

<b>Table PSFE 5: Student Generation Multipliers</b>				
<b>PUMA1001</b>	<b>ELEM</b>	<b>MIDDLE</b>	<b>HIGH</b>	<b>TOTAL</b>
Single Family	0.163	0.130	0.141	0.434
Multi Family	0.063	0.049	0.048	0.159
Composite	0.112	0.088	0.093	0.293
<b>PUMA 1002</b>	<b>ELEM</b>	<b>MIDDLE</b>	<b>HIGH</b>	<b>TOTAL</b>
Single Family	0.143	0.131	0.143	0.417
Multi Family	0.103	0.086	0.072	0.260
Composite	0.122	0.107	0.106	0.335
<b>Composite</b>	<b>ELEM</b>	<b>MIDDLE</b>	<b>HIGH</b>	<b>TOTAL</b>
Single Family	0.153	0.130	0.142	0.425
Multi Family	0.084	0.068	0.060	0.212
Composite	0.117	0.098	0.100	0.315

Source: 2000 US Census Public Use Micro Sample Data

### **Guidelines for the Development of Schools**

The public school system in Alachua County has expanded to meet the needs of growth. A profile of this system is provided in this section.

The Educational Facilities Plant Survey, a school district's official list of approved projects, is required by the State at least every five years. Alachua County School's latest survey was completed in 2007.

According to the State Requirements for Educational Facilities (SREF), a school site should be adequate to address existing needs based on school programs and enrollment and to allow economical future expansion and development. The choice of sites for new schools is of critical importance in the overall development of a school facilities program. New sites should be located to minimize transportation and infrastructure costs and should be sized so that they provide adequate space for school buildings, stormwater retention, off street parking, queuing for parent and bus loading and unloading, and playground areas.

SREF presents minimum space requirements based on program needs, pursuant to Rule A-2.032, Florida Administrative Code, Size of Space, and Occupant Design Capacity Criteria. The minimum space requirements include student capacity, student stations, gross square footage of buildings, and facilities utilization. Student capacity is the maximum number of students a school facility is designed to accommodate. A student station is the area necessary for a student to engage in learning activities, and varies with particular types of activities. It is a measure of the use of space in schools.

According to State criteria, student capacity in elementary schools can be equated to the number of student stations, since elementary school students are assigned to one classroom throughout the day. In secondary schools (middle and high), however, students move from classroom to classroom depending on their subjects. Scheduling then becomes a factor in calculating capacity as well as the number of students and student stations. Therefore,



utilization factors of 90% for middle schools and 95% for high schools have been established in determining capacity

According to the Educational Facilities Survey, the optimum size of elementary schools is 600-800 students. The School Board has indicated that the operation and administration of larger schools is more economically feasible than smaller schools, so long as the educational standards are maintained. It is educationally and economically desirable for an elementary school to be large enough to justify a full time principal, a librarian, and instructional and clerical services. The optimum size for middle schools is 1,000-1,200 students, and for high schools it is 1,800-2,000 students.

Alachua County School District reports capacity to the Department of Education using the standards of the Florida Inventory of School Houses (FISH). FISH capacity is reported in a variety of ways including: permanent satisfactory student stations, satisfactory student stations assigned to relocatables (portables) and FISH capacity from permanent facilities and from portables. Alachua County uses FISH capacity for reporting purposes to the Department of Education.

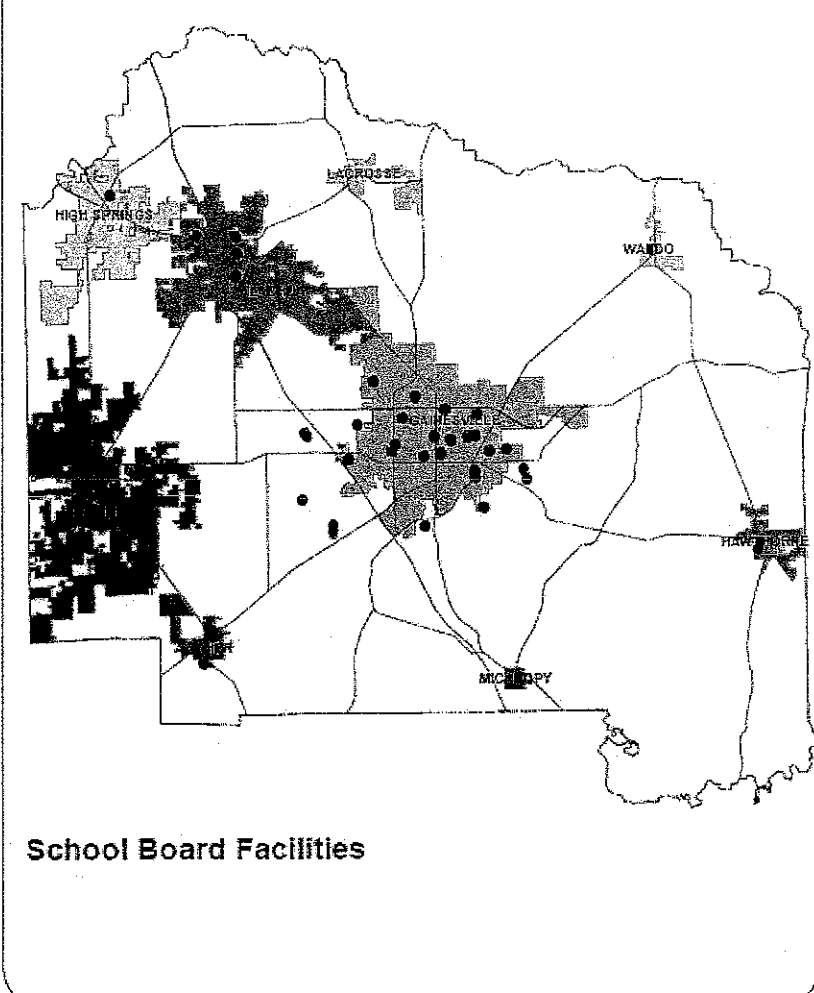
For the purposes of implementing school concurrency the Alachua County School Board has directed District staff to modify FISH capacity based on program use as an alternative method for measuring the capacity of some schools within the District. This capacity measure is a more exact means of reflecting the actual programs and capacity of its schools, taking into account special needs students and special programs that may or may not be counted as capacity. In some instances, specialized programs may be recognized as legitimate classroom uses and therefore may add capacity to FISH. In other instances, program capacity may reduce FISH capacity. If these factors are not considered when discussing capacity, the result may be a mistaken impression that classrooms are being under- or over-utilized.

#### **Historic Overview**

The growth of the public school system is reflected in **Table PFSE 7**. As noted, 11% of the physical plant was constructed in the last 10 years with 21% constructed during the last 20 years. Only 18% of this physical plant was in place prior to 1955 (50 years).

In Alachua County, elementary schools include pre-kindergarten through fifth grade (PK-5), while middle schools include grades 6-8, and high schools, grades 9-12. As of 2007, Alachua County had twenty-four elementary schools, seven middle schools, seven high schools, three special education schools, and thirteen charter schools. **Map PSFE 4** presents the location of existing School Board facilities.

Alachua County



School Board Facilities

Map PSFE 4: School Board Facilities

### Current State of Public Schools

The Alachua School District currently reports the following profile for the 2007-08 school year:

Elementary	24 schools	11,750 students
Middle	9	5,573
High	7	8,488
Special	3	390
Charter Schools	13 <sup>10</sup>	1,274
<b>TOTAL</b>	<b>56</b>	<b>27,475</b>

As of June 30, 2007, Florida Department of Education records indicate that the total FISH capacity of the public school system is 33,125<sup>11</sup>. Approximately 93% of this capacity is housed in permanent structures with the remaining 7% provided by relocatables.

The District maintains approximately 5 million sq ft of school facilities with 1.6 million sq ft of classroom space. (Refer to **Table PSFE 7**).

The analysis of school capacity and its impact on adopted LOS standards presented in the PSFE is based on "**permanent program capacity**." The LOS standard for schools is expressed as a percentage of student enrollment to school capacity based on its program capacity.

Whereas the Department of Education's FISH capacity is determined by formulas applied to each school's design, program capacity is a District-determined measure based upon the actual use of the school. For program capacity, the major capacity factors are constitutional class size limits, student educational needs, and staff scheduling. District staff analyzed the capacity of each school to determine its program capacity. For elementary, middle and high schools only the capacity of permanent facilities was considered. Finally, the capacity of schools was adjusted based on the planned addition of permanent and relocatable spaces over the five period corresponding to the concurrency management program.

<sup>10</sup> Charter schools are not maintained by the School Board of Alachua County

<sup>11</sup> "FISH Capacity" is defined as the total design capacity of a school including relocatables

**Table PSFE 7: Alachua School District -Florida Inventory of School Houses (FISH) Data**

<b>PHYSICAL PLANT</b>	
High Schools	7
Middle Schools	7
Elementary Schools	24
Special Schools	3
Relocatable Buildings	266
Permanent Stations	32,109
Relocatable Stations	2,312
Total Stations	34,421
FISH CAPACITY	33,125
Permanent Classrooms	1,534
Relocatable Classrooms	108
Total Classrooms	1,642
TOTAL NET SQ FT	5,003,560
Permanent Net Sq Ft	4,819,275
Relocatable Net Sq Ft	184,285
Instructional Net Sq Ft	1,561,597
% Sq Ft 1 – 10 Years Old	11%
% Sq Ft 11 – 20 Years Old	21%
% Sq Ft 21 – 30 Years Old	9%
% Sq Ft 31 – 40 Years Old	26%
% Sq Ft 41 – 50 Years Old	14%
% Sq Ft Over 50 Years Old	18%

Source: Florida Department of Education Office of Educational Facilities June 30, 2007

**HIGH SCHOOLS**

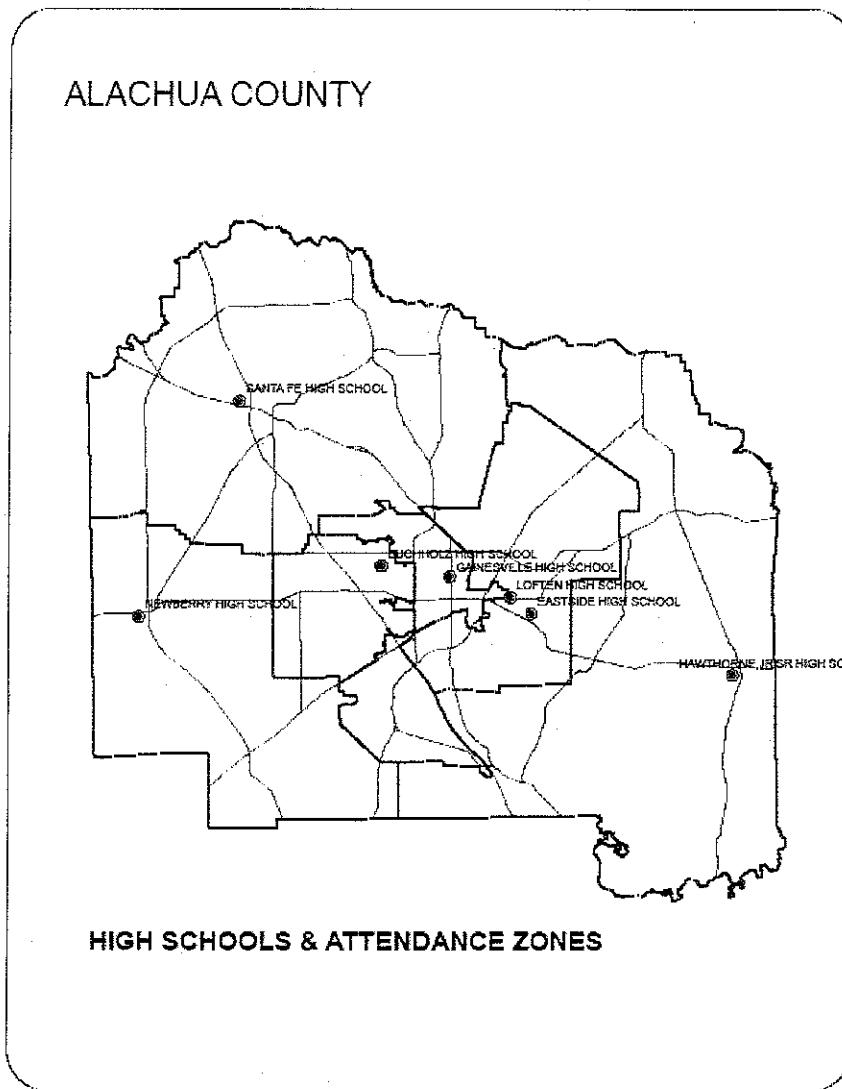
Seven public high schools are provided by the Alachua County School District. High school capacity is also provided by three special schools. A profile of these schools is shown by **Table PSFE 8**. Their locations and attendance zones are illustrated by **Map PSFE 5**.

**Table PSFE 8: Inventory of Alachua County Public High Schools**

School	Permanent Program Capacity 2007-08	Actual COFTE Enrollment	Actual Utilization
		2007-08	2007-08
BUCHHOLZ	2,054	2,376	115.7%
EASTSIDE	2,037	1,839	90.3%
GAINESVILLE	2,029	2,023	99.7%
HAWTHORNE	464	261	56.3%
LOFTEN	420	178	42.4%
NEWBERRY	612	581	94.9%
SANTA FE	1,001	1,230	122.9%
<b>TOTAL HIGH SCHOOLS</b>	<b>8,617</b>	<b>8,488</b>	<b>98.5%</b>
<b>HIGH CAPACITY / ENROLLMENT IN SPECIAL SCHOOLS</b>			
AQ JONES	44	37	84.1%
HORIZON	150	118	78.7%
ANCHOR	106	85	80.2%
<b>ALL HIGH CAPACITY</b>	<b>8,917</b>	<b>8,728</b>	<b>97.9%</b>

Source: Alachua County School District, 2007-08

The permanent program capacity of the Alachua County high schools is 8,917. The 2007-08 reported actual enrollment within the seven high schools is 8,728 students. On a district-wide basis, Alachua County's high schools are operating at 97.9% of their permanent program capacity. With the exception of Santa Fe High and Buchholz High, student enrollment at high schools is below the permanent program capacity.



**Map PSFE 5: High Schools & Attendance Zones**

## MIDDLE SCHOOLS

Seven public middle schools and one community school are provided by the Alachua County School District. A profile of these schools is shown by **Table PSFE 9**. Their locations and attendance zones are illustrated by **Map PSFE 6**.

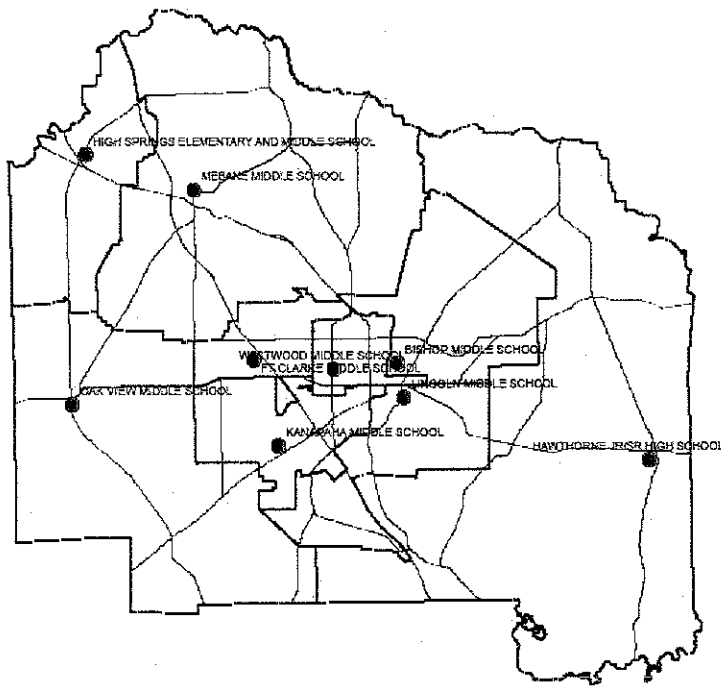
**Table PSFE 9: Inventory of Alachua County Public Middle Schools**

School	Permanent Program Capacity	Actual COFTE Enrollment	Actual Utilization
	2007-08	2007-08	2007-08
BISHOP	1,108	785	70.8%
FORT CLARKE	868	862	99.3%
HAWTHORNE	244	183	75.0%
HIGH SPRINGS	436	349	80.0%
KANAPAHA	1,079	879	81.5%
LINCOLN	1,053	734	69.7%
MEBANE	778	463	59.5%
OAK VIEW	579	394	68.0%
WESTWOOD	1,122	924	82.4%
<b>TOTAL MIDDLE SCHOOLS</b>	<b>7,465</b>	<b>5,573</b>	<b>74.7%</b>
<b>MIDDLE CAPACITY / ENROLLMENT IN SPECIAL SCHOOLS</b>			
LOFTEN (8)	108	25	23.1%
AQ JONES	33	17	51.5%
HORIZON	142	47	33.1%
LANIER	94	14	14.9%
<b>ALL MIDDLE CAPACITY</b>	<b>7,644</b>	<b>5,676</b>	<b>74.3%</b>

Source: Alachua County School District, 2007-08

The 2007-08 reported actual enrollment within the seven middle schools and four special schools is 5,676 students. The permanent program capacity for middle schools is 7,644. On a district-wide basis, Alachua County's middle schools are operating at 74.3% of their permanent program capacity. All middle schools in Alachua County are currently operating below the 100% utilization rate.

ALACHUA COUNTY



MIDDLE SCHOOLS & ATTENDANCE ZONES

Map PSFE 6 Middle Schools & Attendance Zones

## ELEMENTARY SCHOOLS

Twenty four public elementary are provided by the Alachua County School District. A profile of these schools is shown by Table PSFE 10. Their locations and attendance zones are illustrated by Map PSFE 7.

**Table PSFE 10: Inventory of Alachua County Public Elementary Schools**

School	Permanent Program Capacity 2007-08	Actual COFTE Enrollment 2007-08	Actual Utilization 2007-08
ALACHUA	525	462	88.0%
ARCHER	429	321	74.8%
CHILES	761	799	105.0%
DUVAL	492	468	95.1%
FINLEY	489	420	85.9%
FOSTER	495	479	96.8%
GLEN SPRINGS	475	464	97.7%
HIDDEN OAK	743	819	110.2%
HIGH SPRINGS	544	608	111.8%
IDYLVILD	615	576	93.7%
IRBY	595	477	80.2%
LAKE FOREST	466	368	79.0%
LITTLEWOOD	616	615	99.8%
METCALFE	509	295	58.0%
NEWBERRY	507	594	117.2%
NORTON	687	654	95.2%
PRAIRIE VIEW	575	199	34.6%
RAWLINGS	518	344	66.4%
SHELL	406	194	47.8%
TALBOT	721	700	97.1%
TERWILLIGER	616	507	82.4%
WALDO	268	211	78.7%
WILES	724	677	93.5%
WILLIAMS	535	499	93.3%
<b>TOTAL ELEMENTARY SCHOOLS</b>	<b>13,310</b>	<b>11,750</b>	<b>88.3%</b>
<b>ELEMENTARY CAPACITY &amp; ENROLLMENT IN SPECIAL SCHOOLS</b>			
AQ JONES	179	30	16.8%
HORIZON	67	51	76.1%
ANCHOR	0	0	0.0%
<b>ALL ELEMENTARY CAPACITY</b>	<b>13,556</b>	<b>11,831</b>	<b>87.3%</b>

Source: Alachua County School District and Florida Department of Education 2007-08

The 2007-08 reported enrollment within elementary schools is 11,831. The permanent program capacity for elementary schools is 13,556. On a district-wide basis, Alachua County's elementary schools are operating at 87.3% of their permanent program capacity.





## SPECIAL PURPOSE SCHOOLS

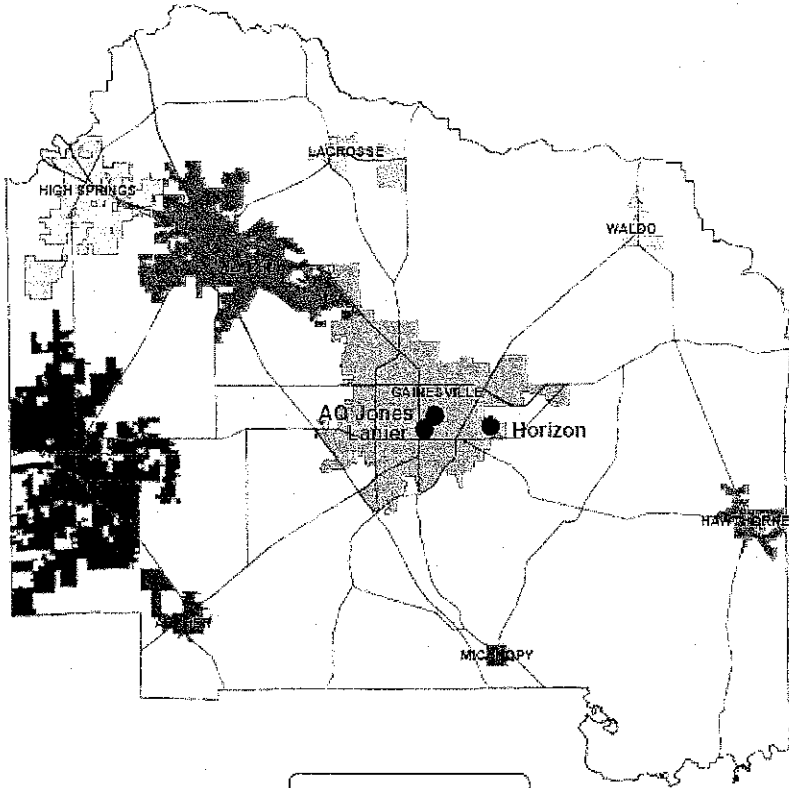
Alachua County School District operates three special schools and programs providing a variety of educational services. These schools and programs are as listed in **Table PSFE 11**. Special schools and programs are available to students on a district-wide basis. Their locations are illustrated by **Map PSFE 8**.

**Table PSFE 11: Inventory of Alachua County Public Special Schools & Programs**

	Actual Permanent Program Capacity	Actual COFTE Enrollment	Actual Utilization
SCHOOL	2007-08	2007-08	2007-08
AQ Jones	144	100	69.4%
Horizon	387	122	31.5%
Sidney Lanier/ Anchor	409	168	41.1%
Total Special Schools	940	390	41.5%

Source: Alachua County School District and Florida Department of Education, 2007-08

# Alachua County



## Special Schools

**Legend**

- Special Schools
- Major Roads
- County Boundary

**Map PSFE 8: Special Purpose Schools**

## CHARTER SCHOOLS

The Alachua County School District charters 13 schools to be operated by private organizations. Although charter schools are public schools, the enrollment within these schools is excluded from the Capital Outlay Full Time Equivalent (COFTE) counts and projections provided by the Florida Department of Education (DOE). Charter school facilities are not required to meet the building standards of public schools nor are their curriculum dictated by the District. The capacities of charter schools are self reported. Additionally, there are no uniform standards for reporting charter school capacity. Their locations are illustrated by **Map PSFE 9**

**Table PSFE 12** provides an inventory of charter schools within Alachua County.

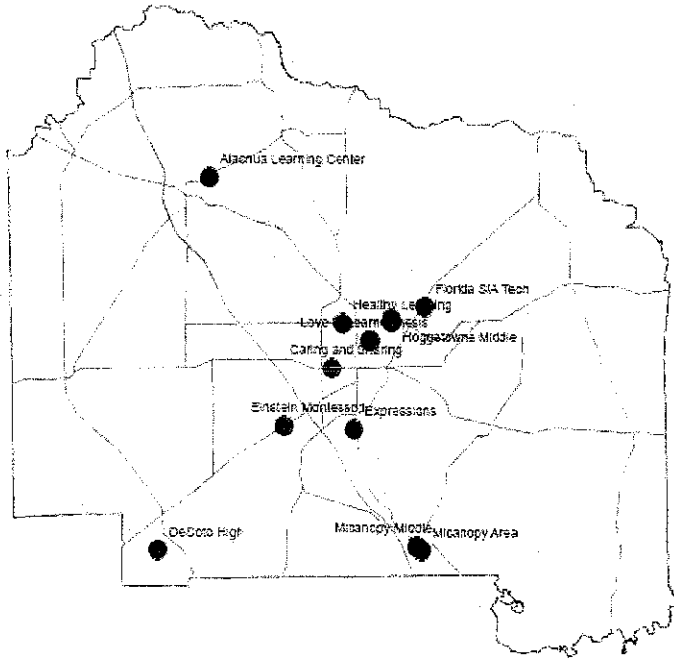
**Table PSFE 12: Inventory of Alachua County Public Charter Schools**

SCHOOL	Capacity - Student Stations <sup>12</sup> 2007-08	Actual COFTE Enrollment 2007-08	Actual Utilization 2007-08
Alachua Learning Center Inc.	144	144	100%
Caring and Sharing Learning School, Inc.	130	110	85%
DeSoto High School, Inc.	72	42	58%
Einstein Montessori School, Inc.	126	99	79%
Expressions Learning Arts Academy, Inc.	108	83	77%
Florida SIA Tech at Gainesville Job Core Center	57	200	351%
Genesis Preparatory School	80	72	90%
Healthy Learning Academy, Inc.	54	29	54%
Hoggetowne Middle School	144	135	94%
Love to Learn Educational Center, Inc.	80	52	65%
Micanopy Area Cooperative School, Inc.	126	117	93%
Micanopy Middle School, Inc.	72	71	99%
One Room School House Project, Inc.	120	120	100%
<b>Total Charter Schools</b>	<b>1,313</b>	<b>1,274</b>	<b>97%</b>

Source: Alachua County School District and Florida Department of Education 2007-08

<sup>12</sup> The capacities of charter schools are self-reporting. There are no uniform standards for reporting charter school capacity

Alachua County



Charter Schools

Map PSFE 9: Charter Schools

## RELOCATABLES

The District addresses capacity deficiencies and other program needs at individual schools by the use of relocatables or portables. As shown by **Table PSFE 13**, the District uses a total of 234 relocatables providing 2,147 student stations.

**Table PSFE 13: 2007 Use of Relocatables**

School Type	Number of Relocatables	Student Stations
High Schools	74	1,108
Middle Schools	37	426
Elementary Schools	107	498
Specials Schools	16	115
<b>District Totals</b>	<b>234</b>	<b>2,147</b>

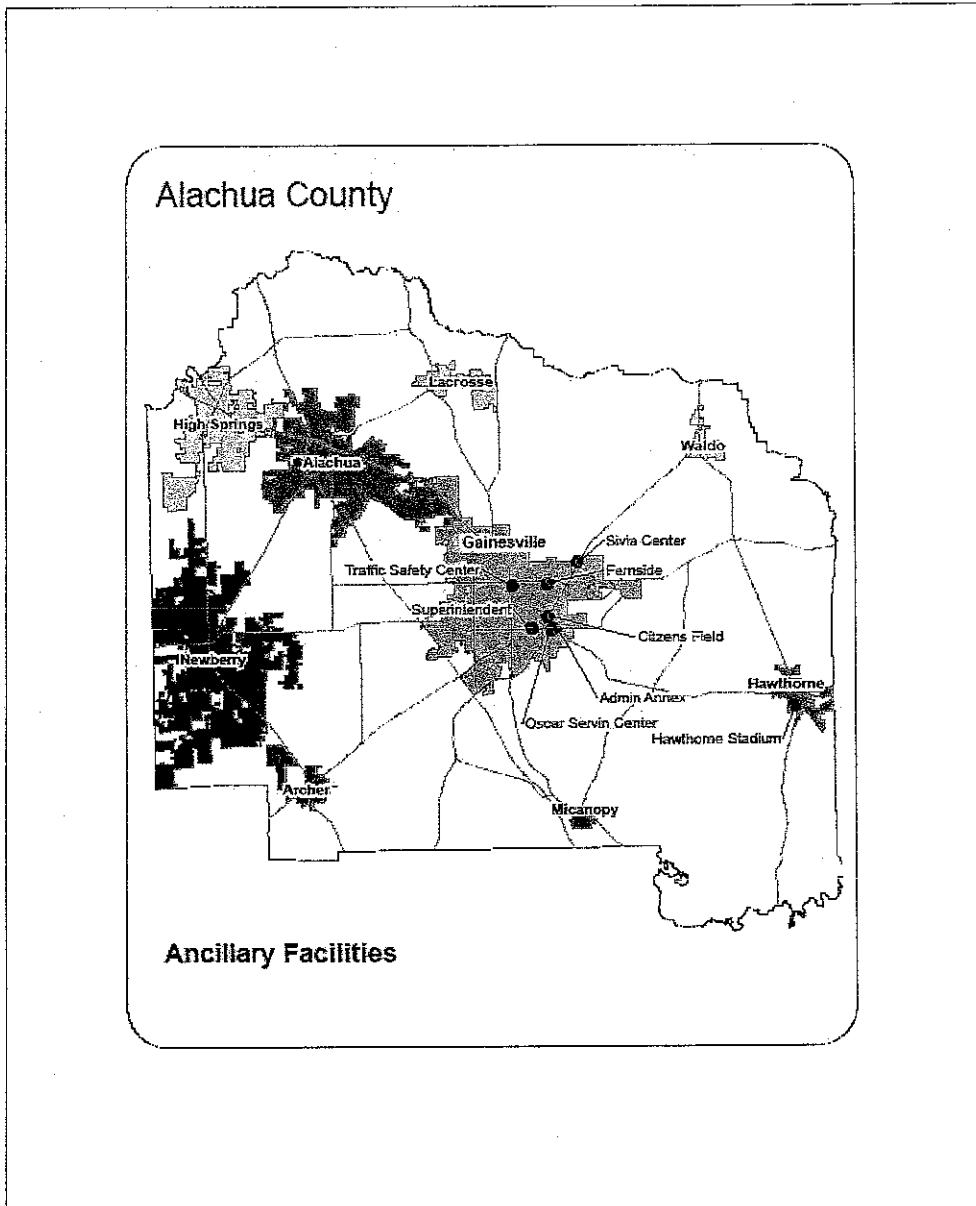
Source: Alachua County School District 2007-08

## ANCILLARY FACILITIES

Ancillary facilities provide general support for the operation of the District not related to individual schools. An inventory of these facilities is provided by **Table PSFE 14**. Their locations are illustrated by **Map PSFE 10**.

<b>Table PSFE 14: Ancillary Facilities Inventory</b>		
<b>Facility</b>	<b>Site Size (acres)</b>	<b>Building Size (sq ft)</b>
Traffic Safety Center	4	5,986
Administrative Annex	12	97,763
Alachua Superintendent	7	54,477
Camp Crystal	120	24,243
Citizens Field	10	11,026
Oscar Servin Center	10	3,383
Fearnside Family Services	15	20,677
Hawthorne Stadium	8	3,137
Sivia Center	18	75,122
<b>Total Inventory</b>	<b>204</b>	<b>295,814</b>

Source: Alachua County School District 2007-08



Map PSFE 10: Ancillary Facilities



## SUMMARY OF SCHOOL FACILITIES

Table PSFE 15 provides a summary of the capacity, enrollment and level of service district-wide for the high, middle, elementary and special purpose schools operated by the district. As noted, elementary, middle and high schools are generally operating at enrollment levels less than 100% of their permanent program capacity.

**Table PSFE 15: 2007 Summary of Alachua County Public Schools**

School Type	Permanent Program Capacity	Actual COFTE Enrollment	Actual Utilization
	2007-08	2007-08	2007-08
HIGH TOTAL	8,617	8,488	98.5%
MIDDLE TOTAL	7,465	5,573	74.7%
ELEMENTARY TOTAL	13,310	11,750	88.3%
SPECIAL TOTAL	940	390	41.5%
CHARTER TOTAL	1,313	1,274	97.0%
<b>ALL SCHOOLS</b>	<b>31,645</b>	<b>27,475</b>	<b>86.8%</b>

Source: Alachua County School District 2007-08

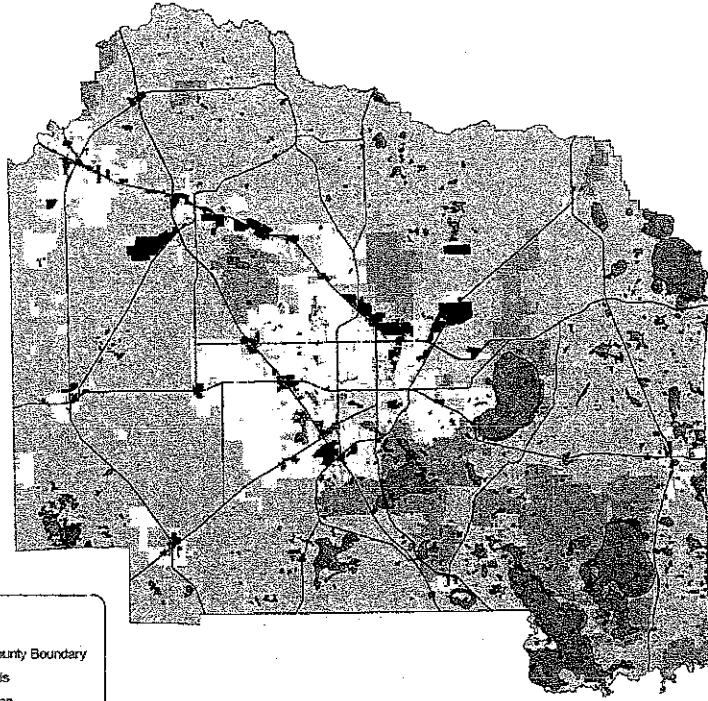
## RELATIONSHIP TO ALACHUA COUNTY AND MUNICIPALITIES

### Future Land Use Element / Future Land Use Map

The municipalities of Alachua, Archer, Gainesville, Hawthorne, High Springs, LaCrosse, Micanopy, Newberry, Waldo, and Alachua County each maintain a comprehensive plan and implement land development regulations consistent with Florida statutes and rules. Each of the municipalities has incorporated school siting and coordination policies in their comprehensive plans. Alachua County has incorporated public schools in the framework of the Comprehensive Plan by including schools in the institutional policies and Future Land Use Element. This section provides a summary of the current status of these programs as they relate to school facilities planning and coordination.

Map PSFE 11 shows a composite Future Land Use Map. The categories are generalized and the color code reconciled to reflect general land use types and densities.

# Alachua County Future Land Use



## Legend

□ Alachua County Boundary

— Major Roads

■ Water Bodies

## Future Land Use

■ Agriculture

■ Commercial

■ Conservation

■ Industrial

■ Institutional

■ Mixed Use

■ Residential

Map PSFE 11: Composite Future Land Use Map

**Summary of Objectives and Policies related to Alachua County Public Schools**

<b>Alachua County Objectives and Policies</b>	
<b>Future Land Use Element</b>	
Objective 1.1	Encourage development of residential land in a manner which promotes social and economic diversity, provides for phased and orderly growth consistent with available public facilities, and provides for access to existing or planned public services such as schools, parks, and cultural facilities.
Policy 1 5 1	New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this Plan
Policy 1 5 2	In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this Plan, other facilities that should be adequate to serve new urban residential development include: d. primary and secondary schools.
Policy 5 1 2	The following uses are considered institutional and governmental uses in Alachua County: a Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools.
Objective 5.3	Educational Facilities
Policy 5 3 1	The following areas shall be avoided when locating future educational facilities in Alachua County:  Noise Attenuation Area or Noise Sensitive District, and other airport impact areas as prohibited by Chapter 333, Florida Statutes.  Environmentally sensitive areas as determined in accordance with the conservation policies of Alachua County (see the Conservation and Open Space Element  Areas designated for Rural/Agriculture land use.  Existing or designated industrial districts (except for vocational schools).  Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective

**Comment [GB1]:** Consistency of Headings as per Laura Dedenbach

	provision of education
Policy 5.3.2	Elementary and middle schools are encouraged to locate: a. within existing or proposed residential areas or village centers, and b. near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas
Policy 5.3.3	To ensure the safety of children, elementary schools shall be located on paved roads. Direct access should be available from local or collector streets, or from arterials with an interior road to the school.
Policy 5.3.4	To ensure accessibility, middle and senior high schools shall be located near arterial streets.
Policy 5.3.5	To ensure safety and accessibility, all schools shall be linked with surrounding residential areas by bikeways and sidewalks.
Policy 5.3.6	Alachua County shall co-locate public facilities such as parks, recreational areas, libraries, and community centers with schools to the extent possible
Policy 5.3.7	a. Public educational facilities shall be allowable uses in the following land use categories designated on the Future Land Use Map: 1. Urban Residential: Low density, Medium density, Medium-high density, and High density ranges. 2. Institutional, within the urban cluster. b. Public educational facilities may also be allowed as conditional uses in activity centers, institutional areas designated outside of the urban cluster, and other land use categories. c. Land proposed for donation for school sites shall comply with Future Land Use Element Policy 7.1.10. f. Land development regulations for public and private educational facilities shall include reasonable development standards and conditions, and shall provide for consideration of the site plan's adequacy as it relates to environmental concerns, health, safety, and general welfare, promotion of safe pedestrian and bicycle access with interconnections to related uses, and effects on adjacent property.
Policy 5.3.8	Existing schools shall be considered consistent with the Comprehensive Plan. If the School Board of Alachua County submits an application to expand an existing school site, the County may impose reasonable development standards and conditions on the expansion only, and in a manner consistent with s. 235.34(1), Florida Statutes. Standards and conditions may not be imposed which conflict with those established in chapter 235, F.S., or the State Uniform Building Code, unless mutually agreed. In

	<p>accordance with chapter 235, F S , site plan review or approval shall not be required for:</p> <p>a The placement of temporary or portable classroom facilities; or</p> <p>b. Proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of a facility, includes stadiums, or results in a greater than 5 percent increase in student capacity, or as mutually agreed.</p>
Policy 7 1 10	<p>Land proposed to be donated for school sites must be approved by the School Board of Alachua County. The following minimum size standards have been recommended by the School Board:</p> <p>Elementary School - 15 acres, Middle School - 30 acres, High School - 65 acres.</p>
Policy 7 1 11	<p>All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, mass transit, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.</p>
Policy 7.1.12	<p>The concurrency management provisions of the land development regulations shall specify the period for which certification of level of service compliance shall be valid.</p>
<p><b>Recreation and Open Space Element</b></p>	
Objective 1 2	<p>The County shall utilize recreation sites and funding mechanisms provided by the County, municipalities, State and Federal Governments, School Board of Alachua County, volunteer organizations and private groups to expand the recreational opportunities of Alachua County citizens</p>
Policy 1 2 3	<p>The County shall pursue agreements or contracts with the School Board of Alachua County to jointly provide neighborhood recreation facilities at or adjacent to school grounds which would promote the most efficient use of public lands to meet recreation needs. Such agreements will include provisions for capital improvements, operations and maintenance and liability</p>
Policy 1 2 4	<p>The County shall provide assistance to the School Board, through the School Site Selection Committee, on the location, phasing, and design of future school sites to enhance the potential of schools as recreation sites. Per Policy 5 3.6 of the Future Land Use Element, Alachua County shall seek to collocate public facilities, including parks, with schools to the greatest extent possible.</p>

**Intergovernmental Coordination Element**

Policy 1 4	<p>The School Board of Alachua County shall locate sites for new public schools consistent with the criteria in the Future Land Use Element for siting new public school facilities. In order to facilitate coordination between the School Board and the County:</p> <p>a) Alachua County shall continue to participate at a staff level in the School Acquisition Committee or other such committees of the Alachua County School Board to ensure coordination of their comprehensive development plans with the Alachua County Comprehensive Plan. Determinations of the consistency of new school sites proposed by the School Board of Alachua County as required by S. 235 193, F.S., shall be made in accordance with procedures identified in an inter-local agreement between the School Board and Alachua County.</p> <p>b) Alachua County shall coordinate with the School Board of Alachua County through the Recreation and Open Space Advisory Committee and other committees to explore the expanded use of public school facilities for recreation and to develop and implement a standard use agreement.</p> <p>c) Alachua County staff shall coordinate with the School Board staff on methodologies for population projections, from which public school enrollment projections are made. Alachua County staff shall also coordinate with School Board staff on the geographic distribution of enrollment projections as part of the School Board's annual Enrollment Projections &amp; Capacity Analysis Report.</p> <p>d) Alachua County shall solicit specific comments from the School Board on public schools that could be attended by children in proposed new residential developments, including the current and projected capacity and enrollment of such schools. This information shall be included in staff reports on items before the Local Planning Agency and Development Review Committee.</p> <p>e) The County Commission and the School Board shall meet periodically to address issues of mutual concern including consideration of impact fees for schools.</p>
Policy 2 3	<p>Alachua County shall continue to notify and consult with the following entities when there is any proposed development that could have an impact on that entity before action is taken on the proposed development. Comments by these entities will be incorporated into the appropriate development reports. . . . School Board of Alachua County.</p>
Objective 3	<p>Coordinate planning activities mandated by the various elements of the comprehensive plan with other local governments, school boards,</p>

	other units of local government providing services but not having regulatory authority over the use of land, the region and the state.
Objective 6	- Coordinate with relevant state or regional agencies, local governments, or other entities with operational and maintenance responsibility for such facilities in establishing levels of service standards and guidelines.
<b>Capital Improvements Element</b>	
Policy 1.1.2	Alachua County shall coordinate the timing and location of capital improvement projects with improvement projects of the municipalities in Alachua County, the School Board of Alachua County, the Alachua County Library District, and surrounding counties. This shall be implemented as follows: As part of the annual update of the Capital Improvements Program (CIP), and Capital Budget, capital improvement plans of local agencies relevant to the facilities provided in Alachua County's CIE and CIP shall be identified and analyzed. This analysis may be in the form of maps identifying existing facilities, planned improvements for the upcoming fiscal year, and five-year plans. In turn, Alachua County shall provide information concerning the timing, location, and design of proposed capital improvements by the County to these entities and shall maintain a data base on facilities affecting or affected by facilities provided by the County.
Objective 1.2	Alachua County shall define types of public facilities and establish the standards or guidelines for level of service (LOS) by facility type to be used in developing and updating the five year capital improvement program to implement this element.
Objective 1.3	Maintenance of adopted LOS standards to meet existing and future facility needs by coordinating land use decisions with a schedule of capital improvements.
Objective 1.6	Programming and funding of capital projects consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and Future Land Use Map, to maintain adopted LOS standards, and/or meet other public facility needs not dictated by LOS standards.
<b>City of Alachua Objectives and Polices</b>	
<b>Future Land Use Element</b>	
Objective 1.1	The City of Alachua shall designate an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua
Policy 1.1 b	Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.2.a	<p>Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:</p> <ul style="list-style-type: none"> <li>8. Supporting community services, such as schools, houses of worship, parks, and community centers</li> <li>10. Supporting community services, such as schools, houses of worship, parks, and community centers</li> </ul>
Policy 1.2.c	<p>High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:</p> <ul style="list-style-type: none"> <li>10. Supporting community services, such as schools, houses of worship, parks, and community centers</li> </ul>
Policy 1.3.a	<p>Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:</p> <ul style="list-style-type: none"> <li>8. Supporting community services, such as schools, houses of worship, parks, and community centers;</li> </ul>
Policy 1.5.a	<p>Education</p> <p>1. The City shall require the location of public, private and charter school sites to be consistent with the following criteria:</p> <ul style="list-style-type: none"> <li>a. The proposed school location shall be compatible with present and projected use of adjacent property;</li> <li>b. Adequate public facilities and services are, or will be available concurrent with the development of the school;</li> <li>c. There are no significant environmental constraints that would preclude development of an educational facility on the site;</li> <li>d. 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>e. 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>f. The proposed site can accommodate the required parking and circulation of vehicles on the site; and</li> </ul>