

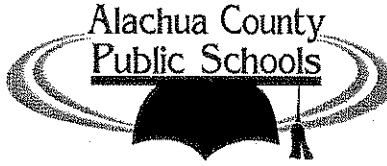
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January 11, 2010

Mr. Dean Mimms
Chief of Comprehensive Planning
City of Gainesville
PO Box 490, Station 11
Gainesville, Florida 32602-0490

RE: Eaglesrock International:

Petition PB-09-177 LUC: Amend the City of Gainesville Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to Residential Low-Density (up to 12 units per acre).

Petition PB-09-178 ZON: Rezone from Alachua County Single family, Low Density (R-1a), 1-4 dwelling units per acre, to RSF-4: 8 units per acre, single-family residential.

Project Data: Proposed 27 single family dwelling units on 2.3 acre site / TAX Parcel No 06917-000-000

Dear Mr. Mimms:

Based upon information received from your office, we have completed a School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY PSFE 1.1.2: Coordinating School Capacity with Growth

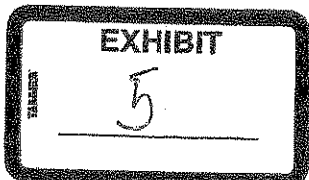
City of Gainesville shall coordinate land use decisions rezonings with the SBAC's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods.

POLICY PSFE 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY PSFE 1.1.5: SBAC Report to City

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



POLICY PSFE 1.1.6 City to Consider SBAC Report

The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

This review **does not constitute a "concurrency determination"** and may not be construed to relieve the development of such review at the final plat or final site plan stages as required by state statutes and by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The Eaglesrock International Project proposes the construction of 27 single family dwelling units on lands annexed into the City of Gainesville. This action requires (1) an amendment to the City of Gainesville Comprehensive Plan resulting in an increase to 18 dwelling units and (2) rezoning resulting in an increase of 9 dwelling units.

Table 1: Eaglesrock International – Projected Student Generation/ Comprehensive Plan Amendment

	Elementary	Middle	High	Total
Single Family	18 units			
Multiplier	0.159	0.080	0.112	0.351
Students	3	1	2	6
Multi Family	0 units			
Multiplier	.042	.016	.019	0.212
Students	0	0	0	0
Total Students	3	1	2	6

Table 2: Eaglesrock International – Projected Student Generation/ Rezoning

	Elementary	Middle	High	Total
Single Family	9 units			
Multiplier	0.153	0.130	0.142	0.425
Students	2	0	1	4
Multi Family	0 units			
Multiplier	.042	.016	.019	0.212
Students	0	0	0	0
Total Students	2	0	1	3

Elementary Schools. The Eaglesrock International Project is situated in the West Urban Elementary Concurrency Service Area. The West Urban Concurrency Service Area currently provides a combined capacity of 2,277 seats. The current enrollment is 2,215 students representing a 97.3% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to be 84.6% in five years and to be 93.9% in ten years.

One new elementary school is programmed to be constructed within the West Urban Elementary SCSA during the 5 year planning period.

Student generation estimates for the Eaglesrock International Project indicate that 3 additional elementary seats would be required by the comprehensive plan amendment. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

Middle Schools. The Eaglesrock International Project is situated in the Kanapaha Concurrency Service Area. This CSA provides a capacity of 1,115 seats. The current enrollment is 889 students representing a 79.8%

utilization rate compared to an adopted LOS standard of 100%. This utilization rate is projected to be 74.6% in five years and to be 82.6% in ten years.

No new capacity is planned specifically for the Kanapaha Concurrency Service Area during the five, ten and twenty year planning periods. The addition of approximately 500 middle school seats is projected for the twenty year period predominantly in the western areas of the county.

Student generation estimates for the **Eaglesrock International** Project indicate that 1 additional middle seat would be required by the comprehensive plan amendment. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

High Schools. The **Eaglesrock International** Project is situated in the Buchholz High Concurrency Service Area. The Buchholz High Concurrency Service Area currently has a capacity of 2,209 seats. The current enrollment is 2,417 students representing a 109.4% utilization compared to an adopted LOS standard of 100%. Due to operational and student assignment changes to be implemented by the SBAC, this utilization rate is projected to be 87.3% in five years and to be 88.8% in ten years.

No new capacity is planned for the Buchholz Concurrency Service Area during the five, ten and twenty year planning periods. One new high school is projected for the twenty year planning period to be located in the western portion of the County.

Student generation estimates for the **Eaglesrock International** Project indicate that 2 additional high seats would be required by the comprehensive plan amendment. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

Summary Conclusion. Students generated by the **Eaglesrock International** project at the elementary, middle and high school levels can be reasonably accommodated for the five, ten and twenty year planning periods and is consistent with the Public School Facilities Element.

This evaluation is based on best projections and upon the 2009-10 Five Year District Facilities Plan adopted by the School Board of Alachua County. The **Eaglesrock International** project is subject to concurrency review and determination at the final plat (single family) and final site plan (multi family) stages and the availability of school capacity at the time of such review. Should the proposed project be submitted as a final plat for 27 single family lots, elementary, middle and high school capacity is currently available.

If you have any questions, please contact me.

Regards,

Terry L. Tougaw
Director of Community Planning

CC: Gene Boles
Ed Gable