

Alachua County Public Schools



2023 Annual Report
School Concurrency

May 1, 2023

Table of Contents

- Introduction 3**
- The School Concurrency Management Program 3**
- 2022 – 2027 Five Year District Facilities Plan 8**
 - Program Capacity..... 8**
 - COFTE / Enrollment 11**
 - Available Capacity & Level of Service 16**
- Plan Review 19**
- Concurrency Review 32**
- Future Directions 44**

Alachua County Public Schools

School Concurrency – 2023 Annual Report

Introduction

School concurrency was mandated by the Florida Legislature in 2005 and initially implemented in Alachua County in 2008. The program is guided by two primary components; (1) the Public School Facility Elements incorporated by each local government into its comprehensive plan and (2) the Alachua County Public School Interlocal Agreement (ILA) among Alachua County Public Schools (ACPS) and each local government.

In 2012, the Interlocal Agreement was amended to reflect legislative changes in the Community Planning Act. Notably these changes required the inclusion of relocatables providing classroom space on a long-term basis in the FISH capacity applied for school concurrency.

In 2018, Alachua County Public Schools sought and received voter approval for a sales tax surcharge to fund school construction, renovation and modernization. To support this initiative, the 2019-2030 Strategic Plan was developed to return schools to their existing permanent / new permanent capacity and eliminate portables.

The ILA requires that ACPS prepare an annual report.

6.7 Annual Report

The School Board shall annually provide a cumulative report of land use decisions and the effect of those decisions on public school capacity to the Elected Officials Group. (ILA)

This annual report contains information and data covering the period beginning January 1, 2022 and ending on December 31, 2022. This span effectively includes all activity during the period governed by the 2022-2027 Five Year District Facilities Plan.

The School Concurrency Management Program

The School Concurrency Management Program in Alachua County is both a planning tool and a regulation that fundamentally relates school capacity to the housing inventory that it serves. The system is organized around "Concurrency Service Areas" (CSAs) for high schools (9-12), middle schools (6-8) and elementary schools (K-5) respectively. The Concurrency Service Areas are shown in Figures 1, 2 and 3.

The adopted Level of Service (LOS) is 100% of "Program Capacity" defined as:

*Program Capacity - capacity that is provided by "buildings and facilities" as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes (**ILA Section 8.1(11)**)*

Enrollment projections are prepared annually by the Florida Department of Education (FDOE). These projections cover a ten-year period for each grade (K-12) and are aggregated for elementary, middle and high for purposes of school planning and programming. ACPS is required to use the FDOE projections referred to as "Capital Outlay Full Time Equivalents" (COFTE).

The FDOE requires that each school district in Florida annually adopt a "Five Year District Facilities Plan". The effective date is October 1st of each year.

The Five Year District Facilities Plan provides the basis and rationale for capital investment in school facilities.

The relationship between housing and the generation of students at the elementary, middle and high levels respectively is determined through the application of "Student Generation Multipliers".

Based on enrollment and capacity data the 2022-2027 Five Year District Facilities Plan and analysis performed as a part of the Duncan Associates "Impact Fee Study," the Student Generation Multipliers were updated as shown in Table 1. These multipliers were applied to plan and concurrency reviews as of January 2022.

Table 1 – Student Generation Multipliers – 2021 Analysis			
	Elementary	Middle	High
Single Family	0.12	0.06	0.09
Multi Family	0.06	0.03	0.03

Source: Alachua County Public Schools /DRMP GIS Data / Duncan Associates

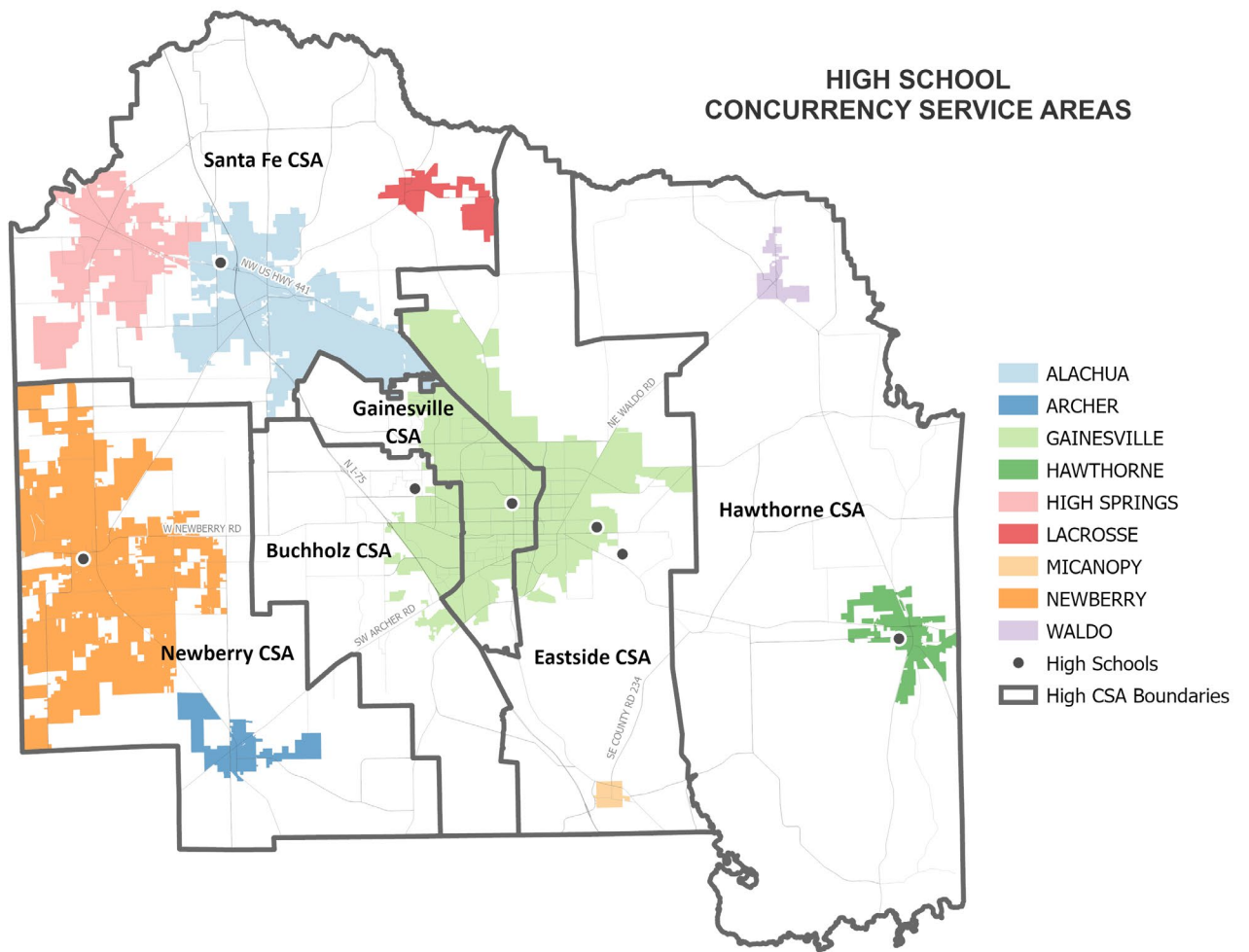


Figure 1- High School Concurrency Service Areas

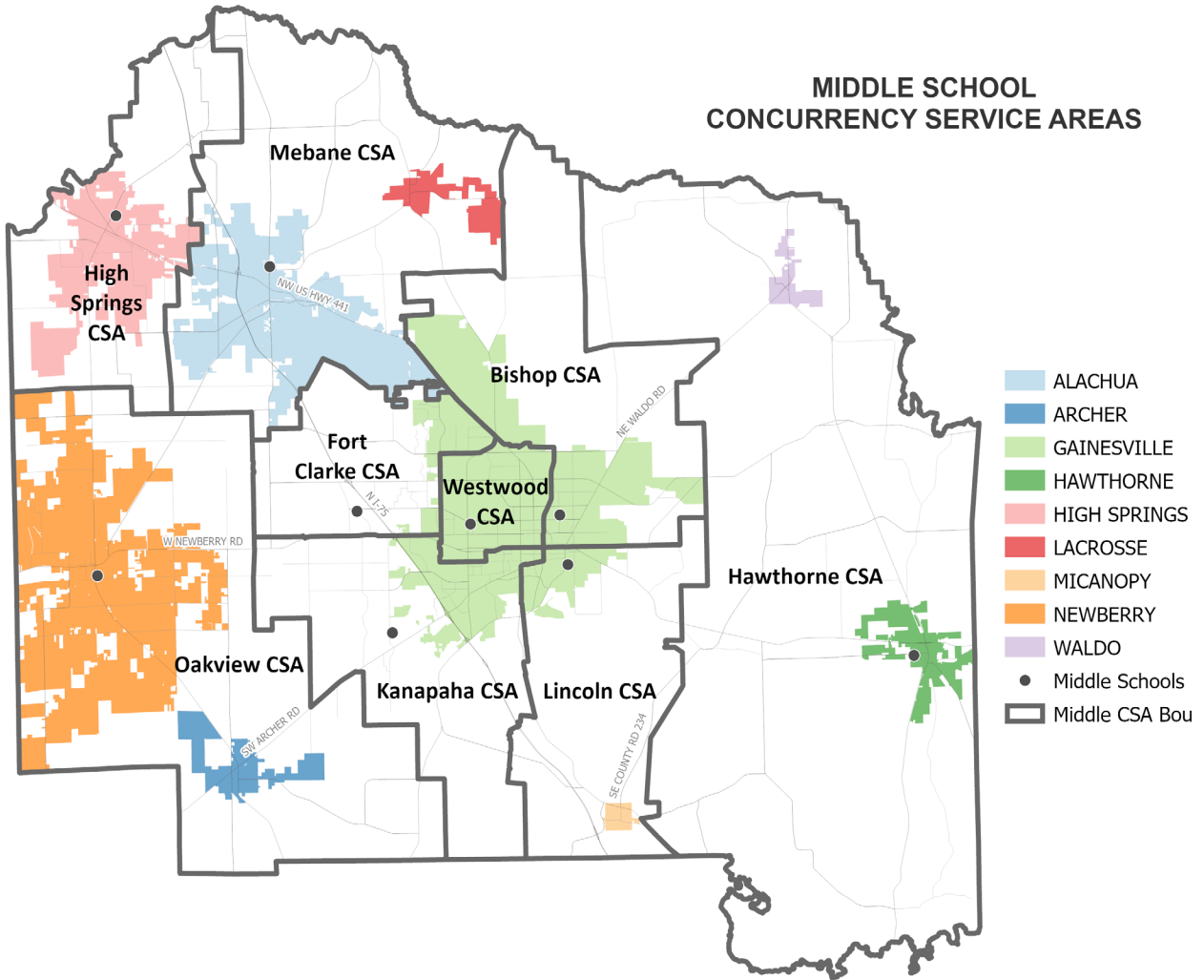


Figure 2- Middle School Concurrency Service Areas

ELEMENTARY SCHOOL CONCURRENCY SERVICE AREAS

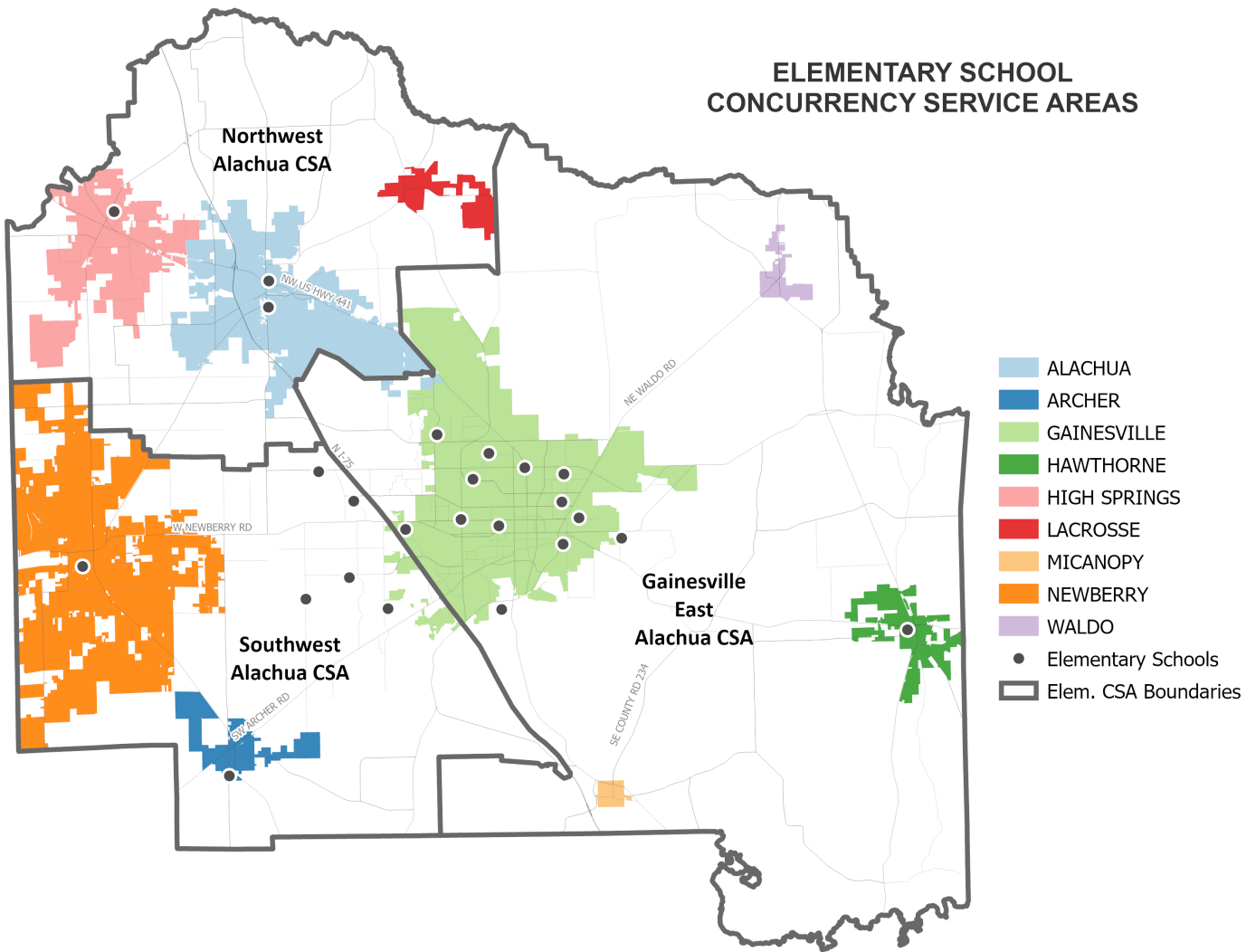


Figure 3- Elementary School Concurrency Service Areas

2022 – 2027 Five Year District Facilities Plan

The 2022-2027 Five Year District Facilities Plan became effective on December 6, 2022 and will remain in effect until September 30, 2023. The data included in this report reflects the current plan and the previous 2021-2026 Five Year District Facilities Plan.

Program Capacity

As noted in the introduction, ACPS uses "Program Capacity" as defined below.

Program Capacity - capacity that is provided by "buildings and facilities" as defined in the FISH Manual and modified by the School Board to reflect measurable programmatic changes. (ILA Section 8.1(11))

It should be noted that "program capacity" may be different from "FISH capacity" as defined below:

FISH Capacity - capacity that is provided by buildings and facilities," as defined in the FISH Manual. (ILA Section 8.1(10))

FISH Manual - the document entitled "Florida Inventory of School Houses (FISH)," the most current edition, that is published by the Florida Department of Education, Office of Educational Facilities (hereinafter the "FISH Manual"). (ILA Section 8.1(7))

The LOS standard to be used by the Local Governments and the School Board to implement school concurrency on a district-wide basis by the same school type is as follows:

(a) Elementary: 100% of program capacity as annually adjusted by the School Board to account for measurable programmatic changes.

(b) Middle: 100% of program capacity as annually adjusted by the School Board to account for measurable programmatic changes.

(c) High: 100% of program capacity as annually adjusted by the School Board to account for measurable programmatic changes.

For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS Standard prescribed above for elementary, middle and high levels respectively. (ILA Section 8.3.1)

Tables 2A - 2E show the capacity by "Concurrency Service Area" (CSA) and by school for the 2021-2022 year and the 2022-2023 year. Capacity numbers were taken from the September 14, 2022 *School Capacity vs. Enrollment Table*. Oak View Middle School's capacity has been updated to include the new classroom building capacity (opened December 2022) and all leased portables capacity removed.

Table 2A – Total Capacity Changes 2021 to 2022						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2021-2022	2022-2023	Change	2021-2022	2022-2023	Change
High	8,883	8,879	-4	8,840	8,836	-4
Middle	7,719	7,763	44	7,428	7,644	216
Elementary	15,524	15,545	21	14,217	14,318	101
Centers	550	550	0	550	550	0
Total	32,676	32,737	61	31,035	31,348	313

Source: Alachua County Public Schools

Table 2B - High School Capacity Changes 2021 to 2022						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2021-2022	2022-2023	Change	2021-2022	2022-2023	Change
Buchholz	2,029	2,029	0	2,006	2,006	0
Eastside	1,952	1,952	0	1,952	1,952	0
Gainesville	1,926	1,926	0	1,926	1,926	0
Hawthorne	486	482	-4	486	482	-4
Loften	528	528	0	508	508	0
Newberry	671	671	0	671	671	0
Santa Fe	1,291	1,291	0	1,291	1,291	0
High Total	8,883	8,879	-4	8,840	8,836	-4

Source: Alachua County Public Schools

Table 2C - Middle School Capacity Changes 2021 to 2022						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2021-2022	2022-2023	Change	2021-2022	2022-2023	Change
Bishop	1,075	1,075	0	1,075	1,075	0
Fort Clarke	911	911	0	871	871	0
Hawthorne	178	178	0	178	178	0
High Springs	418	418	0	418	418	0
Kanapaha	1,245	1,245	0	1,166	1,166	0
Lincoln	1,053	1,053	0	1,053	1,053	0
Mebane	788	788	0	788	788	0
Oak View Δ	821	925	104	649	925	276
Westwood ●	1,230	1,170	-60	1,230	1,170	-60
Middle Total	7,719	7,763	44	7,428	7,644	216

Source: Alachua County Public Schools

Δ Oak View capacities (Middle and 5th grade) have been changed to include the new classroom building capacity (opened December 2022) and all leased portables capacity being removed

● Westwood capacity adjustment/decrease due to portables carrying capacity being transferred to Transition School use

-Middle Transition School Capacity is not included in this table

Table 2D – Elementary School Capacity Changes 2021 to 2022

	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2021-2022	2022-2023	Change	2021-2022	2022-2023	Change
Alachua	525	525	0	525	525	0
High Springs	564	591	27	564	591	27
Irby	536	536	0	536	536	0
Northwest Alachua	1,625	1,652	27	1,625	1,652	27
Archer	565	565	0	489	489	0
Chiles	727	727	0	727	727	0
Hidden Oak	798	798	0	744	744	0
Meadowbrook	855	855	0	758	758	0
Newberry	723	723	0	471	471	0
Oak View Δ	123	138	15	97	138	41
Terwilliger (New)	962	962	0	962	962	0
Wiles	897	897	0	725	725	0
Southwest Alachua	5,650	5,665	15	4,973	5,014	41
Duval	408	408	0	408	408	0
Parker	741	741	0	489	489	0
Foster	521	521	0	467	467	0
Glen Springs	535	535	0	463	463	0
Idylwild	662	662	0	662	662	0
Lake Forest	598	598	0	598	598	0
Littlewood	696	696	0	588	588	0
Metcalfe *	591	624*	33	591	624*	33
Norton	705	705	0	669	669	0
Rawlings	427	427	0	427	427	0
Shell	420	420	0	366	366	0
Talbot	780	726	-54	726	726	0
Terwilliger (Old)	575	575	0	575	575	0
Williams	590	590	0	590	590	0
Gainesville East Alachua	8,249	8,228	-21	7,619	7,652	33
Elementary Total	15,524	15,545	21	14,217	14,318	101

Source: Alachua County Public Schools

Δ Oak View capacities (Middle and 5th grade) have been changed to include the new classroom building capacity (opened December 2022) and all leased portables capacity being removed

*Metcalfe Permanent Capacity including Building 11 = 712 student stations

●Prairie View's (Transition School) Permanent Capacity (597) and Total Capacity (777) are not included

Table 2E – Centers Capacity Changes 2021 to 2022

	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2021-2022	2022-2023	Change	2021-2022	2022-2023	Change
AQ Jones	181	181	0	181	181	0
Sidney Lanier	369	369	0	369	369	0
Centers Total	550	550	0	550	550	0

Source: Alachua County Public Schools

COFTE / Enrollment

Actual enrollment is derived from ACPS records and reported to the FDOE. Countywide projections are developed by the FDOE annually for each grade level. Allocation of COFTE to individual facilities is the responsibility of ACPS.

Table 3A - COFTE Projections 2020 to 2033

Year	Elementary COFTE		Middle COFTE		High COFTE		Total COFTE	
	2021	2022	2021	2022	2021	2022	2021	2022
2021-2022	12,385	12,051	6,458	6,163	7,977	7,401	26,820	25,615
2022-2023	12,255	12,067	6,395	6,203	8,253	7,561	26,903	25,830
2023-2024	12,208	12,115	6,351	6,185	8,212	7,535	26,771	25,839
2024-2025	12,185	12,143	6,168	6,061	8,216	7,597	26,568	25,800
2025-2026	12,158	12,140	5,957	5,896	8,202	7,666	26,317	25,701
2026-2027	12,311	12,075	5,791	5,835	8,120	7,549	26,221	25,459
2027-2028	12,159	12,067	6,032	5,811	8,050	7,458	26,240	25,337
2028-2029	11,987	11,883	6,238	5,907	7,964	7,379	26,189	25,169
2029-2030	11,845	11,719	6,521	6,017	7,669	7,199	26,036	24,935
2030-2031	11,729	11,600	6,436	6,072	7,811	7,127	25,975	24,799
2031-2032	11,589	11,487	6,363	5,981	8,025	7,254	25,978	24,722
2032-2033		11,496		5,815		7,322		24,633

Source: Florida Department of Education

Table 3B- Actual Fall Enrollment

	Elementary	Middle	High	Total
Fall 2020	11,538	5,938	7,611	25,087
Fall 2021	11,945	6,144	8,025	26,114
Fall 2022	12,285	6,241	8,202	26,728

Source: Alachua County Public Schools: School Capacity vs. Enrollment Tables (Sept. 9, 2020, Sept. 7, 2021, Sept. 14, 2022)

Table 3A compares COFTE (Capital Outlay Full Time Equivalent) projections for 2021 and 2022 with the 2022 projections on which the 2022-2027 Five Year District Facilities Plan is based. The respective trend lines are graphically illustrated in Figure 4.

The 2022-23 COFTE projection was published in July of 2022. Consequently, the 2022-23 figure is actually a projection. The student count in the Fall of 2022 is shown in Table 3B above.

Table 4A, below, shows changes in enrollment from 2021 to 2022 by grade level, school and Concurrency Service Area (CSA). The enrollment numbers contained in Table 4A, 4B, 4C, 4D and 4E are based on student count data taken in the fall of the respective school year.

Table 4A – Enrollment Changes 2021 to 2022

	2021	2022	Change
High	7,889	8,082	193
Middle	6,094	6,182	88
Elementary	11,912	12,262	350
Centers	219	202	-17
Total	26,114	26,728	614

Source: Alachua County Public Schools Sept. 14, 2022 Capacity vs. Enrollment table (Does not include hospital homebound, e-School, etc.)

Table 4B - High School Enrollment Changes 2021 to 2022

CSA / School	2021	2022	Change
Buchholz	2,505	2,548	43
Eastside	1,183	1,223	40
Gainesville	1851	1,877	26
Hawthorne	265	263	-2
Loften	264	274	10
Newberry	687	737	50
Santa Fe	1,134	1,160	26
High Total	7,889	8,082	193
High Enrollment in Centers	136	120	-16
High Total (with centers)	8,025	8,202	177

Source: Alachua County Public Schools Sept. 14, 2022 Capacity vs. Enrollment table (Does not include hospital homebound, e-School, etc.)

Table 4C - Middle School Enrollment Changes 2021 to 2022

CSA / School	2021	2022	Change
Bishop	704	832	128
Fort Clarke	947	964	17
Hawthorne	214	197	-17
High Springs Community	345	346	1
Kanapaha	1,114	1,111	-3
Lincoln	756	703	-53
Mebane	336	333	-3
Oak View	817	842	25
Westwood / Transitional (until August 2024)	861	854	-7
Middle Total	6,094	6,182	88
Middle Enrollment in Centers	50	59	9
Middle Total (with centers)	6,144	6,241	97

Source: Alachua County Public Schools Sept. 14, 2022 Capacity vs. Enrollment table (Does not include hospital homebound, e-School, etc.)

Table 4D – Elementary School Enrollment Changes 2021 to 2022

CSA / School	2021	2022	Change
Alachua	306	332	26
High Springs	616	631	15
Irby	381	387	6
Northwest Alachua CSA	1,303	1,350	47
Archer	492	458	-34
Chiles	716	751	35
Hidden Oak	759	766	7
Meadowbrook	807	847	40
Newberry	643	649	6
Oak View	134	130	-4
Terwilliger (New)	515	588	73
Wiles	846	853	7
Southwest Alachua CSA	4,912	5,042	130
Duval	0	0	0
Foster	451	455	4
Glen Springs	391	430	39
Idylwild	649	532	-117
Lake Forest	339	328	-11
Littlewood	655	703	48
Metcalfe	241	475	234
Norton	565	595	30
Parker	517	496	-21
Rawlings	398	403	5
Shell	379	353	-26
Talbot	644	629	-15
Terwilliger	0	0	0
Williams	468	471	3
Gainesville East Alachua CSA	5,697	5,870	173
Elementary Total	11,912	12,262	350
Elementary Enrollment in Centers	33	23	-10
Elementary Total (with Centers)	11,945	12,285	340

Source: Alachua County Public Schools Sept. 14, 2022 Capacity vs. Enrollment table (Does not include hospital homebound, e-School, etc.)

Table 4E – Centers Enrollment Changes 2020 to 2021 (all Grades)

Centers	2021	2022	Change
AQ Jones	90	58	-32
Sidney Lanier	129	144	15
Centers Total	219	202	-17

Source: Alachua County Public Schools Sept. 14, 2022 Capacity vs. Enrollment table (Does not include hospital homebound, e-School, etc.)

Figures 4, 5, 6 and 7 graphically compare the 2021 COFTE and 2022 projections with actual enrollment for total, high, middle and elementary levels.

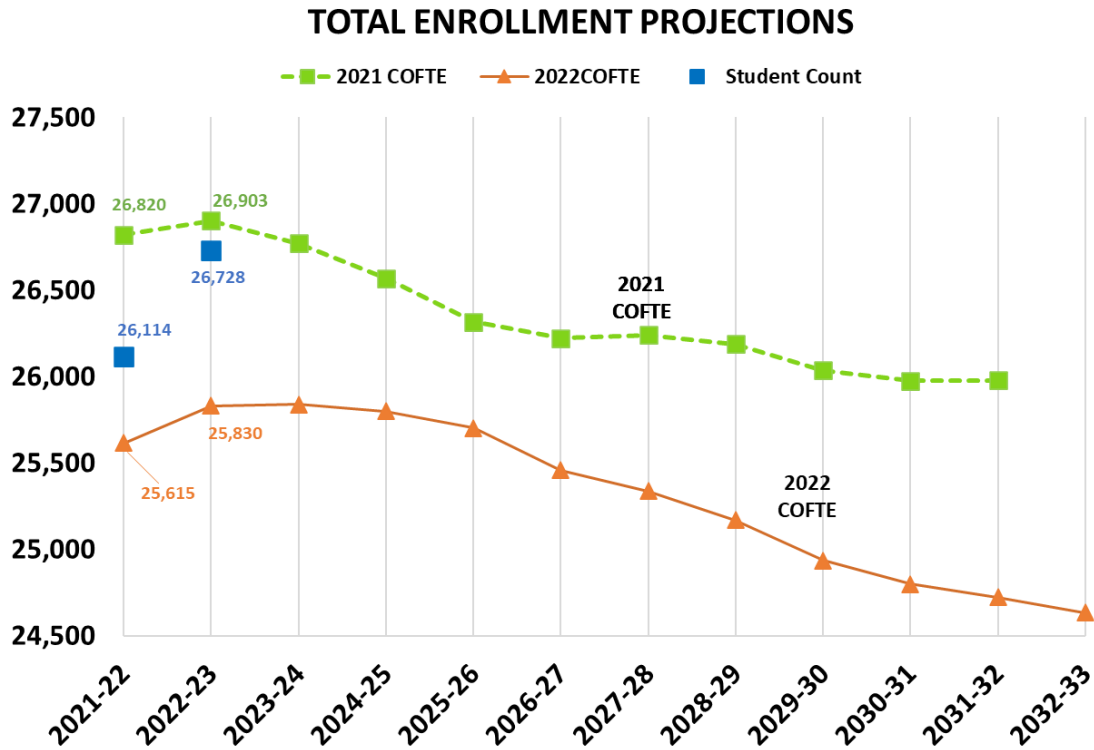


Figure 4 –Total Enrollment Projections

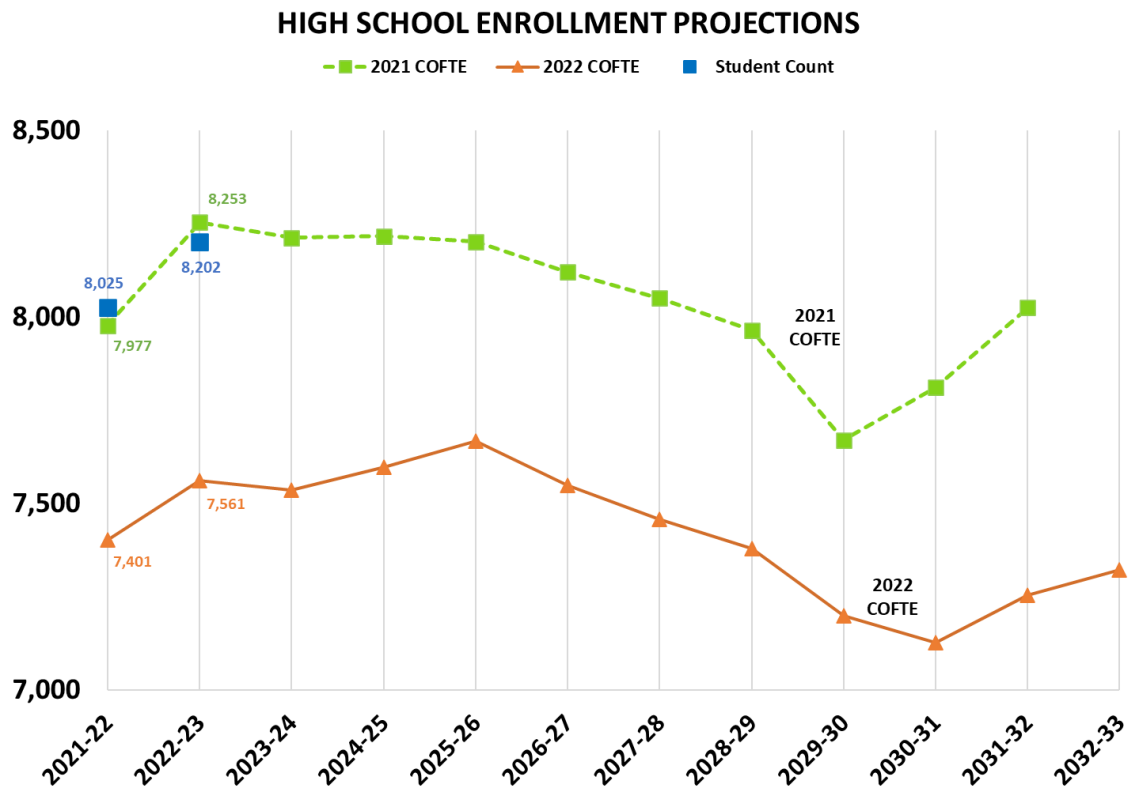


Figure 5 – High School Enrollment Comparison
MIDDLE SCHOOL ENROLLMENT PROJECTIONS

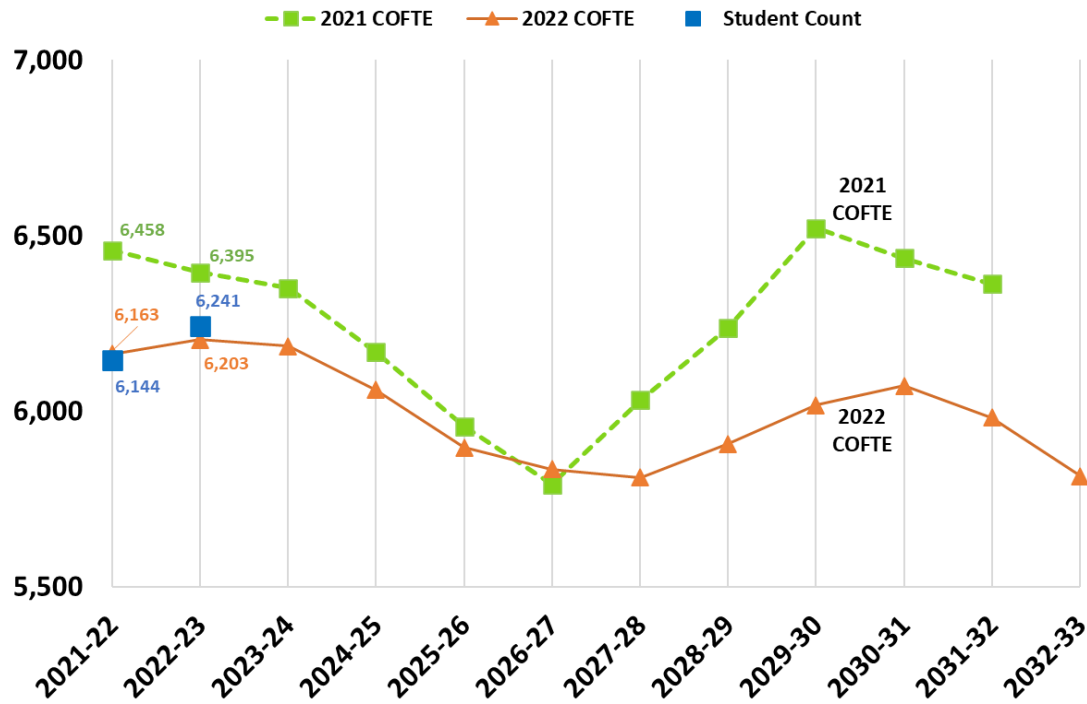


Figure 6 – Middle School Enrollment Comparison

ELEMENTARY SCHOOL ENROLLMENT PROJECTIONS

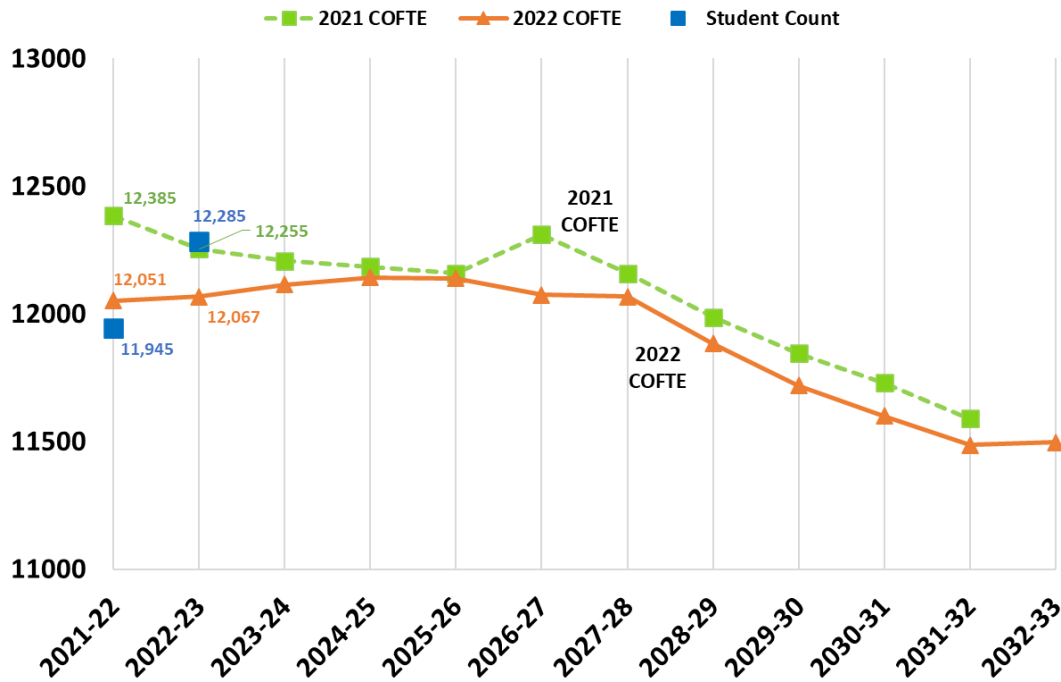


Figure 7 – Elementary School Enrollment Comparison

Available Capacity & Level of Service

Adequate permanent FISH capacity and Level of Service are simple calculations (1) subtracting enrollment from capacity and (2) dividing enrollment by capacity to determine percent utilization.

Table 5A shows the available FISH capacity and level of service for high school Concurrency Service Areas (CSAs) for selected years. Similarly, Table 5B shows permanent FISH capacity over the 10-year planning period.

Table 5A – High CSAs: Available FISH Capacity & Level of Service

High School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-519	126%	-487	124%	-471	123%	-396	118%
Eastside	729	63%	1,073	57%	1,082	56%	1,124	54%
Gainesville	49	97%	73	96%	84	96%	140	92%
Hawthorne	219	55%	222	54%	224	54%	232	51%
Newberry	-66	110%	-57	108%	-52	108%	-30	104%
Santa Fe	131	90%	146	89%	153	88%	187	85%
HIGH TOTAL	543	94%	970	89%	1,020	89%	1,257	86%

Source: 2022-2023 Alachua County Public Schools

Table 5B – High CSAs: Available Permanent FISH Capacity & Level of Service

High School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-542	127%	-388	119%	-373	119%	-280	114%
Eastside	729	63%	1,054	57%	1,063	57%	1,117	55%
Gainesville	49	97%	162	92%	173	91%	241	87%
Hawthorne	219	55%	235	51%	236	51%	246	49%
Newberry	-66	110%	-22	103%	-17	103%	10	99%
Santa Fe	131	90%	201	84%	208	84%	250	81%
HIGH TOTAL	520	94%	1,242	86%	1,290	85%	1,584	82%

Source: 2022-2023 Alachua County Public School

•Loften High School's Permanent Capacity and Total Capacity are not included, as no students are directly zoned to this school

Table 5 (A & B) indicate that the District has ample high school capacity to accommodate projected enrollment through the next ten years. In contrast, Buchholz High School and Newberry High School are exceeding capacity. Capacity enhancements, including redistricting, could alleviate these localized conditions.

Table 6A shows the available permanent FISH capacity and level of service for middle school CSAs for selected years. The District has middle school capacity to accommodate projected enrollment through the next ten years. In contrast, Fort Clarke is exceeding capacity. Capacity enhancements, including redistricting, could alleviate these localized conditions.

Table 6A – Middle School CSAs: Available FISH Capacity & Level of Service

Middle School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-53	106%	-34	104%	1	100%	-22	102%
Kanapaha	134	89%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	1,523	83%	1,744	78%	1,968	75%	1,822	77%

Source: 2022-2023 Alachua County Public Schools

Table 6B – Middle School CSAs: Available Permanent FISH Capacity & Level of Service

Middle School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-93	111%	-34	104%	1	100%	-22	102%
Kanapaha	55	95%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	1,404	84%	1,744	78%	1,968	75%	1,822	77%

Source: 2022-2023 Alachua County Public Schools

Table 7 (A & B) show the available capacity and level of service for elementary school CSAs for selected years. Elementary schools are projected to meet established levels of service during the ten-year planning period. These tables include the total and permanent capacities for Duval and Old Terwilliger. They do not include the Prairie View (Transition School) total capacity nor permanent capacity. Capacity enhancements, including redistricting, could alleviate localized specific school conditions within a Concurrency Service Area.

Table 7A – Elementary CSA Available FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	623	89%	631	89%	659	88%	901	84%
Gainesville East Alachua	2,358	71%	2,503	70%	2,536	70%	2,817	66%
ELEMENTARY TOTAL	3,283	79%	3,449	78%	3,518	77%	4,105	74%

Table 7B – Elementary CSA Available Permanent FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3 rd Year		5 th Year		10 th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	-28	101%	-20	100%	8	100%	250	95%
Gainesville East Alachua	1,782	77%	1,927	75%	1,960	75%	2,241	71%
ELEMENTARY TOTAL	2,056	86%	2,222	85%	2,291	84%	2,878	80%

Source: 2022-2023 Alachua County Public Schools

Plan Review

The ILA requires that all land use changes involving residential development be reviewed by ACPS with regard to its impact on the public school system.

SECTION 6 LOCAL PLANNING AGENCIES (LPAs), COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, AND DEVELOPMENT APPROVALS

6.3 Coordinating School Capacity with Growth

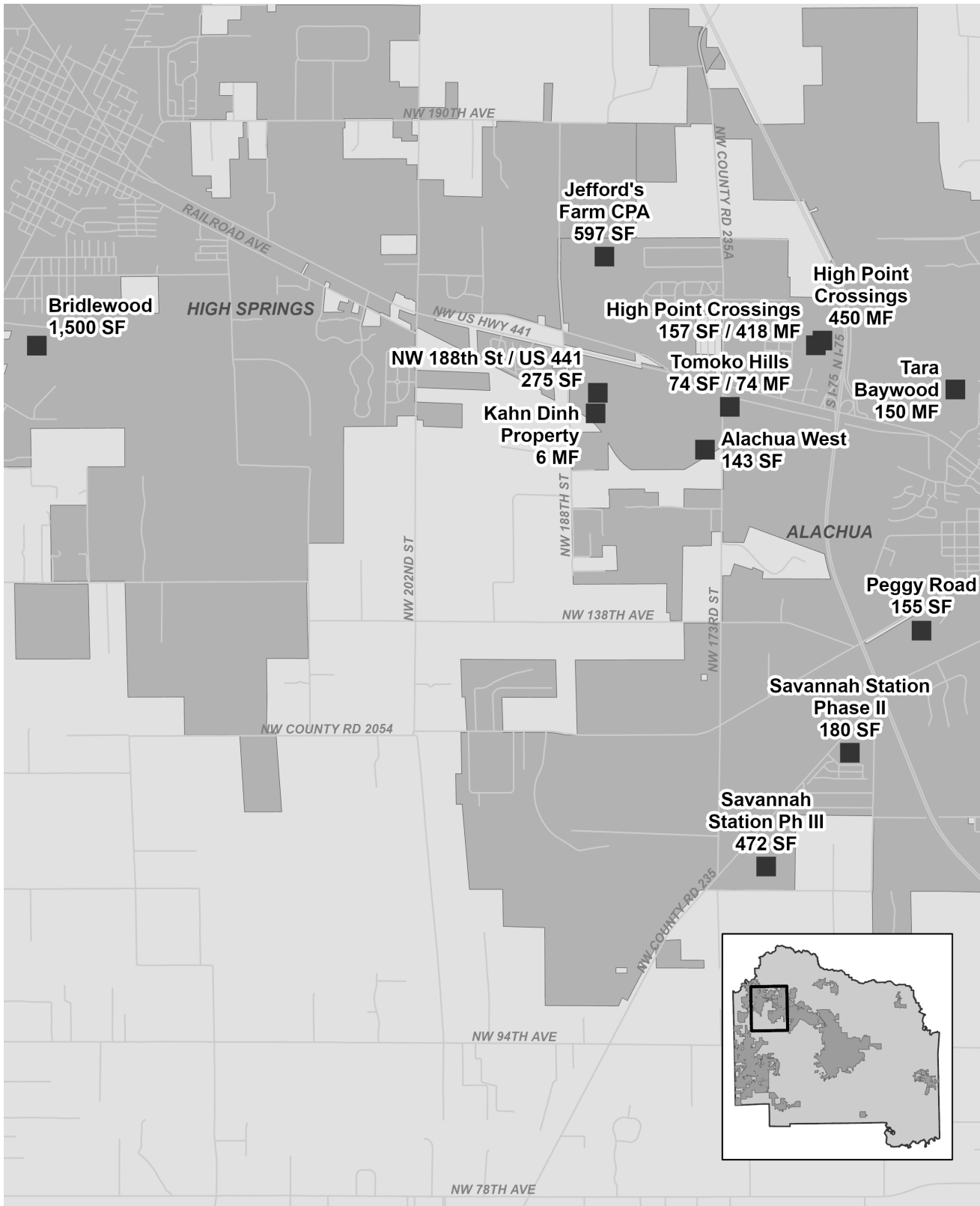
The Local Governments and the School Board shall coordinate land use decisions with the School Board's long-range facilities plans over the 5, 10- and 20-year periods.

For purposes of coordinating land use decisions with school capacity planning, the School Concurrency Service Areas (SCSA(s)) 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 school 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 SCSA(s) shall not be considered.

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

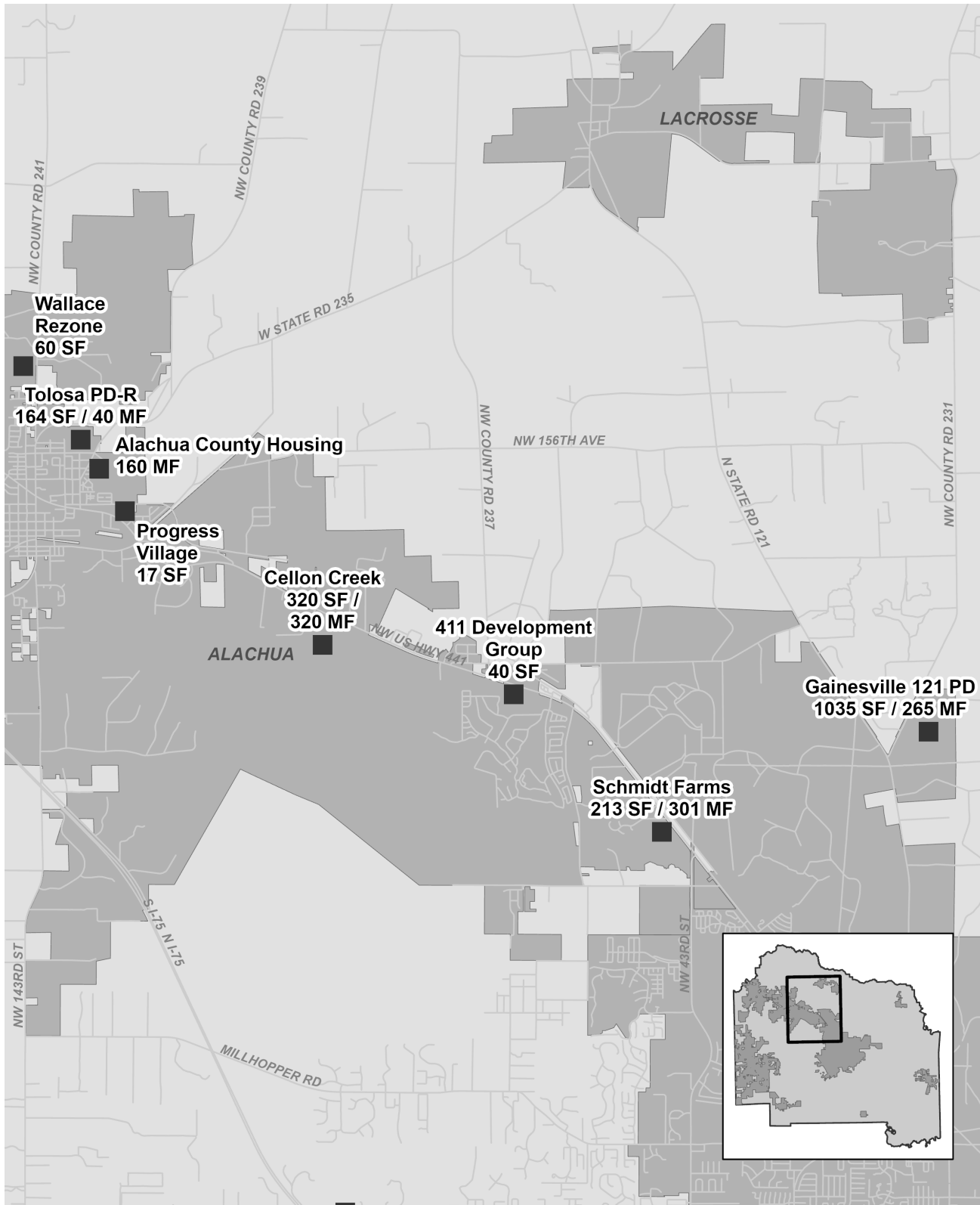
"Plan reviews" are conducted for comprehensive plan amendments, rezonings, and other residential development approvals under the land development regulations that precede the application of school concurrency and do not require a Certificate of School Concurrency. These reviews should not be construed to indicate an immediate or short-term impact on school enrollment. Rather, they reflect an expansion of residential entitlements without any commitment regarding the timing of development.

The "plan reviews" conducted by the ACPS for 2017, 2018, 2019, 2020, 2021 and 2022 are documented in Tables 8, 9, and 10 below. The locations of these residential development projects are shown by Figures 8, 9, 10, 11, 12, and 13.



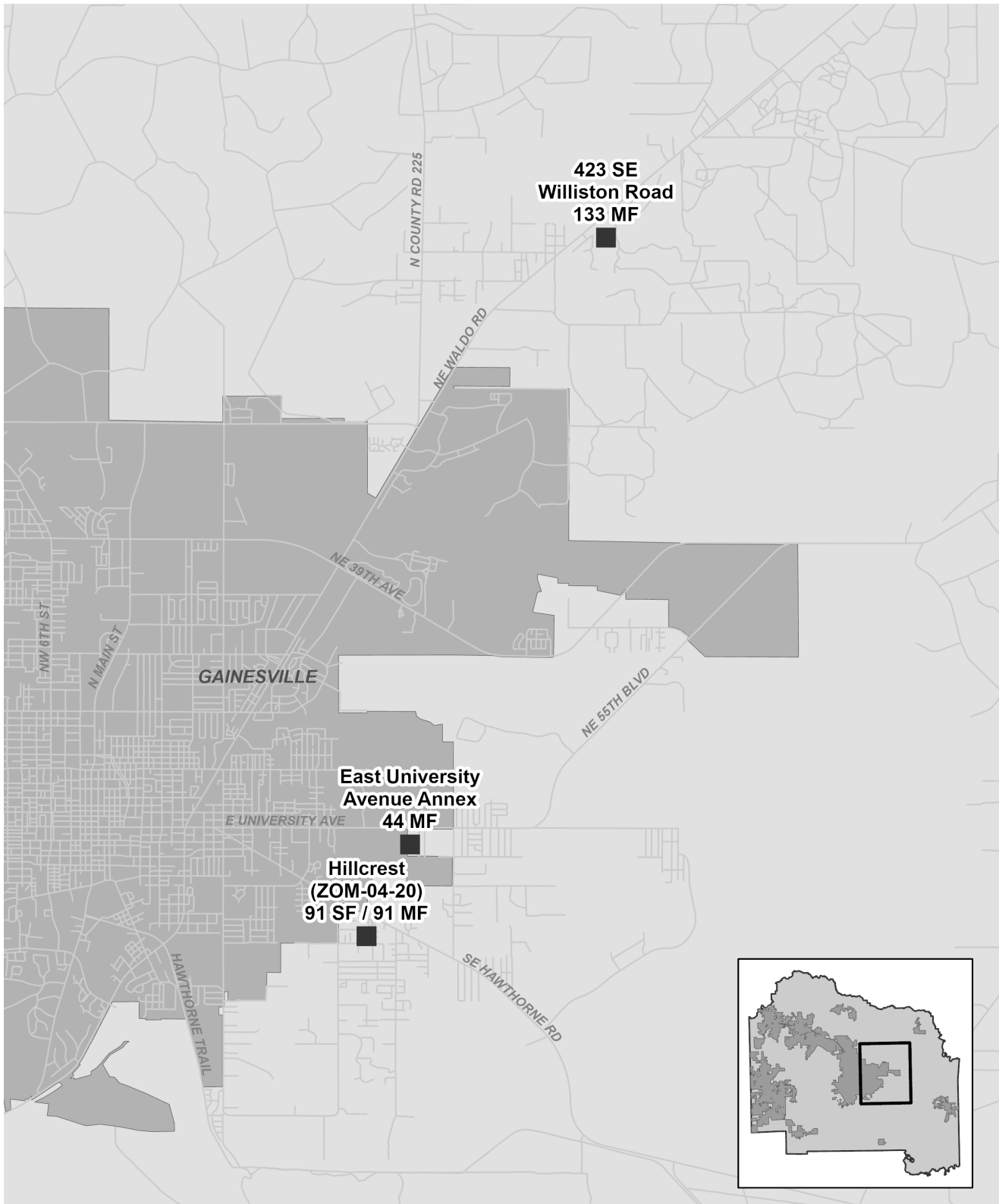
— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 8 – Plan Reviews: City of Alachua/ City of High Springs



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 9 – Plan Reviews: East City of Alachua/North Gainesville



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 10 – Plan Reviews: East Gainesville

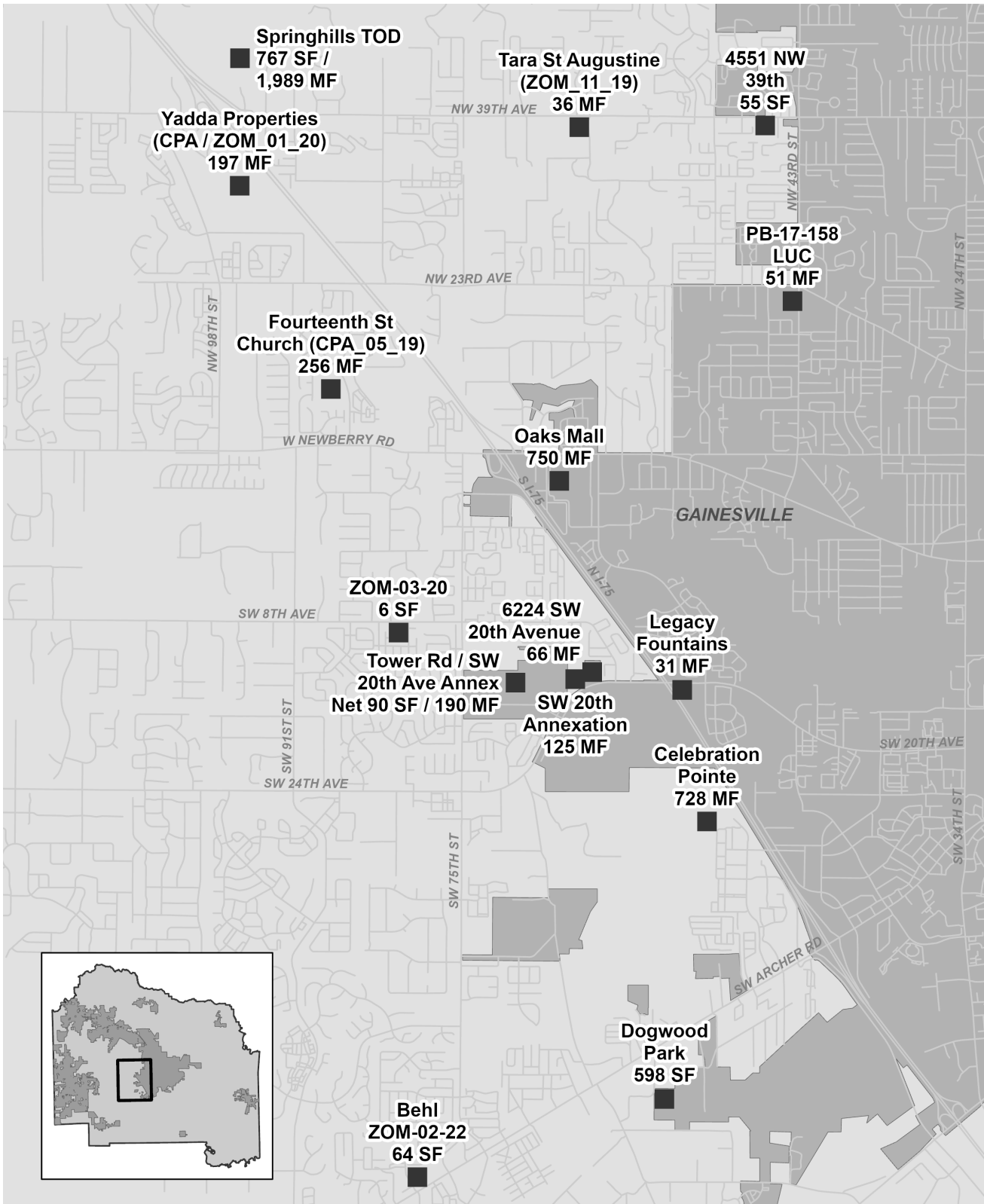
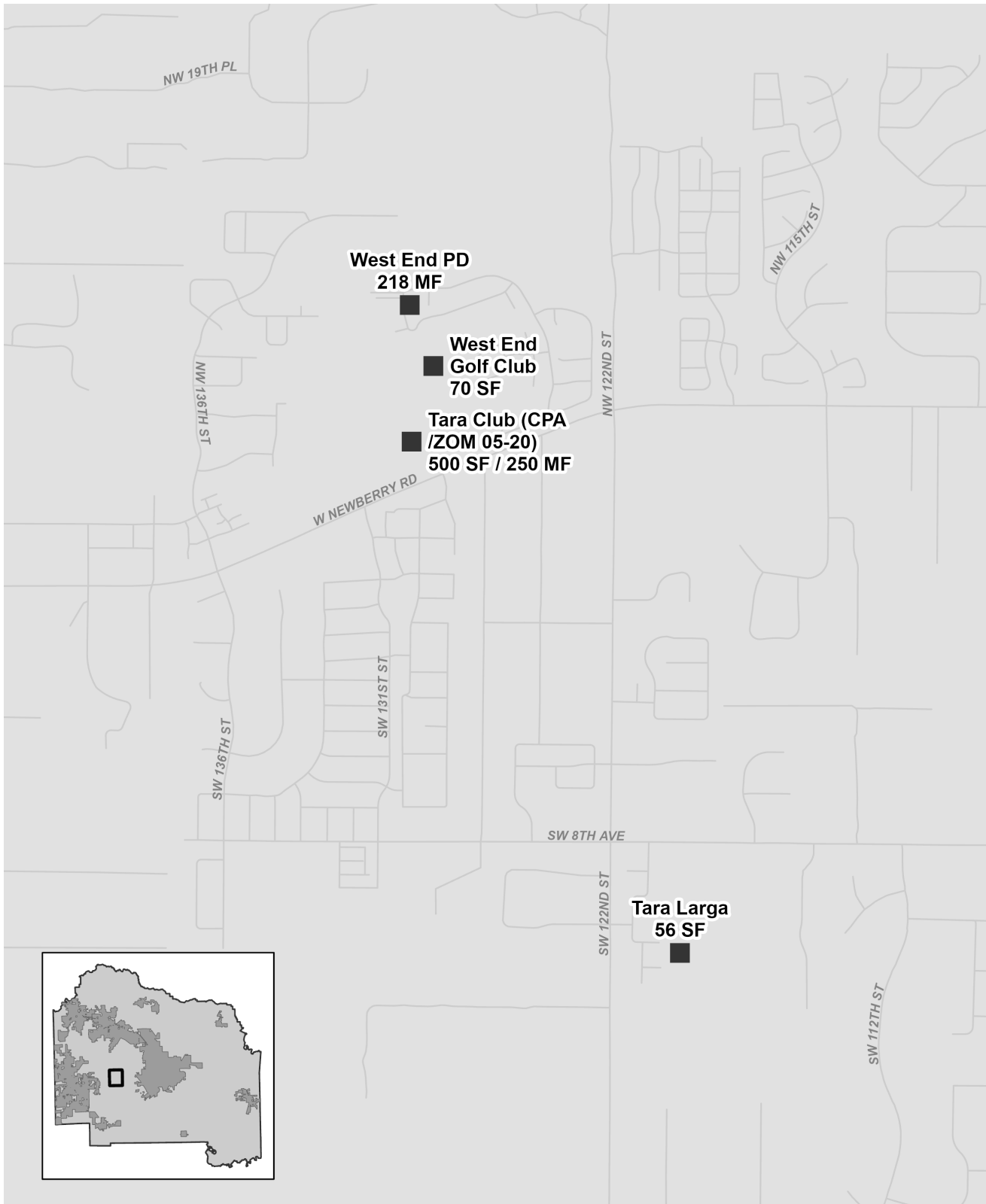
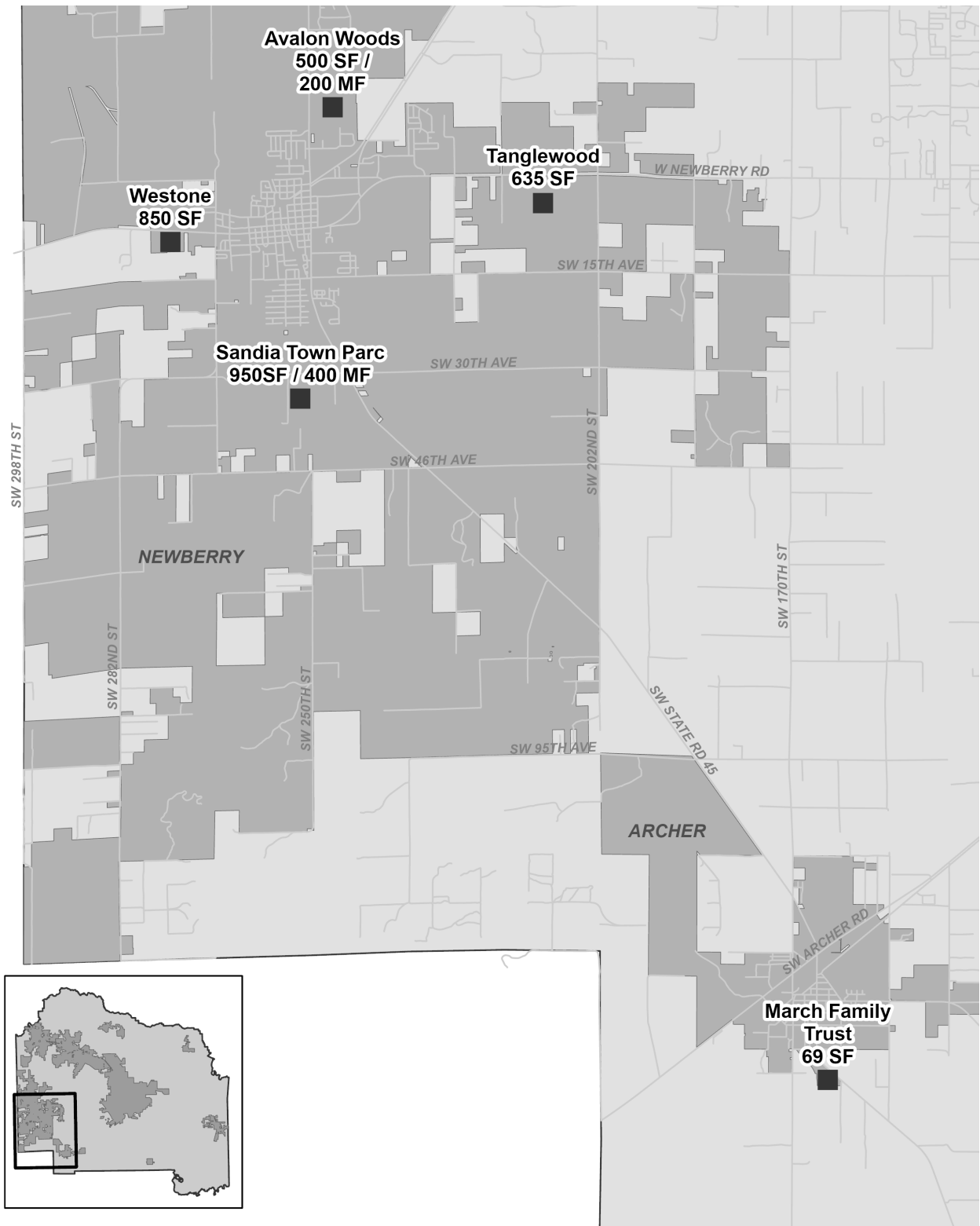


Figure 11 – Plan Reviews: West Gainesville



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 12 – Plan Reviews: Tioga Area



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 13 – Plan Reviews: Newberry and Archer

Table 8– 2017-2022 Plan Review: High School

Project	SF Units	MF Units	Students	Concurrency Service Areas					
				Buchholz	Eastside	Gainesville	Hawthorne	Newberry	Santa Fe
Alachua County									
Behl ZOM-02-22	64	0	6	6	0	0	0	0	0
Celebration Pointe	0	728	22	22	0	0	0	0	0
Fourteenth St Church (CPA_05_19)	0	256	8	8	0	0	0	0	0
Hillcrest (ZOM-04-20)	91	91	11	0	11	0	0	0	0
Springhills TOD	767	1,989	129	129	0	0	0	0	0
Tara Club (CPA / ZOM 05-20)	500	250	53	53	0	0	0	0	0
Tara Larga	56	0	5	5	0	0	0	0	0
Tara St Augustine (ZOM_11_19)	0	36	1	1	0	0	0	0	0
West End PD	0	218	7	7	0	0	0	0	0
West End Golf Club	70	0	6	6	0	0	0	0	0
Yadda Properties (CPA / ZOM_01_20)	0	197	6	6	0	0	0	0	0
ZOM-03-20	6	0	1	1	0	0	0	0	0
Total County	1,554	3,765	255	244	11	0	0	0	0
Gainesville									
Dogwood Park	598	0	54	54	0	0	0	0	0
Gainesville 121 PD	1,035	265	101	0	101	0	0	0	0
Legacy Fountains	0	31	1	1	0	0	0	0	0
Oaks Mall	0	750	23	23	0	0	0	0	0
PB-17-158 LUC	0	51	2	2	0	0	0	0	0
423 SE Williston Road	0	133	4	0	4	0	0	0	0
Tower Rd/SW20th Ave Annex	90	190	14	14	0	0	0	0	0
East University Avenue Annex	0	44	1	0	1	0	0	0	0
SW 20th Annexation	0	125	4	4	0	0	0	0	0
4551 NW 39TH	55	0	5	5	0	0	0	0	0
6224 SW 20th Avenue	0	66	2	2	0	0	0	0	0
Total Gainesville	1,778	1,655	211	105	106	0	0	0	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Archer/City of High Springs

Table 8 (con't)- 2017-2022 Plan Review: High School

Project	SF Units	MF Units	Students	Concurrency Service Areas					
				Buchholz	Eastside	Gainesville	Hawthorne	Newberry	Santa Fe
City of Alachua									
Alachua County Housing	0	160	5	0	0	0	0	0	5
Alachua West	143	0	11	0	0	0	0	0	11
Cellon Creek	320	320	35	0	0	0	0	0	35
411 Development Group	40	0	3	0	0	0	0	0	3
High Point Crossings	157	418	27	0	0	0	0	0	27
High Point Crossings	0	450	14	0	0	0	0	0	14
Jefford's Farm CPA	597	0	54	0	0	0	0	0	54
Khanh Dinh Property	0	6	0	0	0	0	0	0	0
NW 188th St / US 441	275	0	25	0	0	0	0	0	25
Peggy Road	155	0	14	0	0	0	0	0	14
Progress Village	17	0	2	0	0	0	0	0	2
Savannah Station Phase II	180	0	16	0	0	0	0	0	16
Savannah Station Phase III	472	0	42	0	0	0	0	0	42
Schmidt Farms	213	301	28	0	0	0	0	0	28
Tara Baywood	0	150	5	0	0	0	0	0	5
Tolosa PD-R	164	40	16	0	0	0	0	0	16
Tomoko Hills	74	74	9	0	0	0	0	0	9
Wallace Rezone	60	0	5	0	0	0	0	0	5
Total City of Alachua	2,867	1,919	311	0	0	0	0	0	311
High Springs									
Bridlewood	1,500	0	135	0	0	0	0	0	135
Total High Springs	1,500	0	135	0	0	0	0	0	135
Newberry									
Avalon Woods	500	200	51	0	0	0	0	51	0
Sandia Town Parc	950	400	98	0	0	0	0	98	0
Tanglewood	635	0	57	0	0	0	0	57	0
Westone	850	0	77	0	0	0	0	77	0
Total Newberry	2,935	600	283	0	0	0	0	283	0
Archer									
March Family Trust	69	0	6	0	0	0	0	6	0
Total Archer	69	0	6	0	0	0	0	6	0
Total Districtwide	10,703	7,939	1,201	349	117	0	0	289	446

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Archer/City of High Springs

Table 9– 2017-2022 Plan Review: Middle School

Project	SF Units	MF Units	Students	Concurrency Service Areas								
				Bishop	Fort Clarke	Hawthorne	High Springs	Kanapaha	Lincoln	Mebane	Oak View	Westwood
Alachua County												
Behl ZOM-02-22	64	0	4	0	0	0	0	4	0	0	0	0
Celebration Pointe	0	728	22	0	0	0	0	22	0	0	0	0
Fourteenth St Church (CPA_05_19)	0	256	8	0	8	0	0	0	0	0	0	0
Hillcrest (ZOM-04-20)	91	91	8	0	0	0	0	0	8	0	0	0
Springhills TOD00	767	1,989	106	0	106	0	0	0	0	0	0	0
Tara Club (CPA /ZOM 05-20)	500	250	38	0	0	0	0	38	0	0	0	0
Tara Larga	56	0	3	0	0	0	0	3	0	0	0	0
Tara St Augustine (ZOM_11_19)	0	36	1	0	1	0	0	0	0	0	0	0
West End PD	0	218	7	0	7	0	0	0	0	0	0	0
West End Golf Club	70	0	4	0	4	0	0	0	0	0	0	0
Yadda Properties (CPA / ZOM_01_20)	0	197	6	0	6	0	0	0	0	0	0	0
ZOM-03-20	6	0	0	0	0	0	0	0	0	0	0	0
Total County	1,554	3,765	207	0	132	0	0	67	8	0	0	0
Gainesville												
Dogwood Park	598	0	36	36	0	0	0	0	0	0	0	0
Gainesville 121 PD	1,035	265	70	70	0	0	0	0	0	0	0	0
Legacy Fountains	0	31	1	0	0	0	0	1	0	0	0	0
Oaks Mall	0	750	23	0	0	0	0	23	0	0	0	0
PB-17-158 LUC	0	51	2	0	2	0	0	0	0	0	0	0
423 SE Williston Road	0	133	4	0	0	0	0	4	0	0	0	0
Tower Rd/SW20th Ave Annex	90	190	11	0	0	0	0	11	0	0	0	0
East University Avenue Annex	0	44	1	0	0	0	0	0	1	0	0	0
SW 20th Annexation	0	125	4	0	0	0	0	4	0	0	0	0
4551 NW 39TH	55	0	3	0	3	0	0	0	0	0	0	0
6224 SW 20th Avenue	0	66	2	0	0	0	0	2	0	0	0	0
Total Gainesville	1,778	1,655	157	106	5	0	0	45	1	0	0	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua/ City of High Springs

Table 9 (con't)- 2017-2022 Plan Review: Middle School

Project	SF Units	MF Units	Students	Concurrency Service Areas								
				Bishop	Fort Clarke	Hawthorne	High Springs	Kanapaha	Lincoln	Mebane	Oak View	Westwood
City of Alachua												
Alachua County Housing	0	160	5	0	0	0	0	0	0	5	0	0
Alachua West	143	0	9	0	0	0	0	0	0	9	0	0
Cellon Creek	320	320	29	0	0	0	0	0	0	29	0	0
411 Development Group	40	0	2	0	0	0	0	0	0	2	0	0
High Point Crossings	157	418	22	0	0	0	0	0	0	22	0	0
High Point Crossings	0	450	14	0	0	0	0	0	0	14	0	0
Jefford's Farm CPA	597	0	36	0	0	0	0	0	0	36	0	0
Khanh Dinh Property	0	6	0	0	0	0	0	0	0	0	0	0
NW 188th St / US 441	275	0	17	0	0	0	0	0	0	17	0	0
Peggy Road	155	0	9	0	0	0	0	0	0	9	0	0
Progress Village	17	0	1	0	0	0	0	0	0	1	0	0
Savannah Station Phase II	180	0	11	0	0	0	0	0	0	11	0	0
Savannah Station Phase III	472	0	28	0	0	0	0	0	0	28	0	0
Schmidt Farms	213	301	22	0	0	0	0	0	0	22	0	0
Tara Baywood	0	150	5	0	0	0	0	0	0	5	0	0
Tolosa PD-R	164	40	11	0	0	0	0	0	0	11	0	0
Tomoko Hills	74	74	7	0	0	0	0	0	0	7	0	0
Wallace Rezone	60	0	4	0	0	0	0	0	0	4	0	0
Total City of Alachua	2,867	1,919	232	0	0	0	0	0	0	232	0	0
High Springs												
Bridlewood	1,500	0	90	0	0	0	90	0	0	0	0	0
Total High Springs	1,500	0	90	0	0	0	90	0	0	0	0	0
Newberry												
Avalon Woods	500	200	36	0	0	0	0	0	0	0	36	0
Sandia Town Parc	950	400	69	0	0	0	0	0	0	0	69	0
Tanglewood	635	0	38	0	0	0	0	0	0	0	38	0
Westone	850	0	77	0	0	0	0	0	0	0	77	0
Total Newberry	2,935	600	220	0	0	0	0	0	0	0	220	0
Archer												
March Family Trust	69	0	4	0	0	0	0	0	0	0	4	0
Total Archer	69	0	4	0	0	0	0	0	0	0	4	0
Total Districtwide	10,703	7,939	910	106	137	0	90	112	9	232	224	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua/ City of High Springs

Table 10- 2017-2022 Plan Review: Elementary School

Project	SF Units	MF Units	Students	Concurrency Service Areas		
				Northwest Alachua	Gainesville East Alachua	Southwest Alachua
Alachua County						
Behl ZOM-02-22	64	0	8	0	0	8
Celebration Pointe	0	728	44	0	0	44
Fourteenth St Church (CPA 05 19)	0	256	15	0	0	15
Hillcrest (ZOM-04-20)	91	91	16	0	16	0
Springhills TOD	767	1,989	211	0	211	0
Tara Club (CPA /ZOM 05-20)	500	250	75	0	0	75
Tara Larga	56	0	7	0	0	7
Tara St Augustine (ZOM 11 19)	0	36	2	0	2	0
West End PD	0	218	13	0	0	13
West End Golf Club	70	0	8	0	0	8
Yadda Properties (CPA / ZOM 01 20)	0	197	12	0	0	12
ZOM-03-20	6	0	1	0	0	1
Total County	1,554	3,765	412	0	229	183
Gainesville						
Dogwood Park	598	0	72	0	0	72
Gainesville 121 PD	1,035	265	140	0	140	0
Legacy Fountains	0	31	2	0	2	0
Oaks Mall	0	750	45	0	45	0
PB-17-158 LUC	0	51	3	0	3	0
423 SE Williston Road	0	133	8	0	8	0
Tower Rd/SW20th Ave Annex	90	190	22	0	0	22
East University Avenue Annex	0	44	3	0	3	0
SW 20th Annexation	0	125	8	0	0	8
4551 NW 39TH	55	0	7	0	7	0
6224 SW 20th Avenue	0	66	4	0	0	4
Total Gainesville	1,778	1,655	314	0	208	106

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Archer / City of High Springs

Table 10 (con't)- 2017-2022 Plan Review: Elementary School

Project	SF Units	MF Units	Students	Concurrency Service Areas		
				Northwest Alachua	Gainesville East Alachua	Southwest Alachua
City of Alachua						
Alachua County Housing	0	160	10	10	0	0
Alachua West	143	0	17	17	0	0
Cellon Creek	320	320	58	58	0	0
411 Development Group	40	0	5	5	0	0
High Point Crossings	157	418	44	44	0	0
High Point Crossings	0	450	27	27	0	0
Jefford's Farm CPA	597	0	72	72	0	0
Khanh Dinh Property	0	6	0	0	0	0
NW 188th St / US 441	275	0	33	33	0	0
Peggy Road	155	0	19	19	0	0
Progress Village	17	0	2	2	0	0
Savannah Station Phase II	180	0	22	22	0	0
Savannah Station Phase III	472	0	57	57	0	0
Schmidt Farms	213	301	44	44	0	0
Tara Baywood	0	150	9	9	0	0
Tolosa PD-R	164	40	22	22	0	0
Tomoko Hills	74	74	13	13	0	0
Wallace Rezone	60	0	7	7	0	0
Total City of Alachua	2,867	1,919	461	461	0	0
High Springs						
Bridlewood	1,500	0	180	180	0	0
Total High Springs	1,500	0	180	180	0	0
Newberry						
Avalon Woods	500	200	72	0	0	72
Sandia Town Parc	950	400	138	0	0	138
Tanglewood	635	0	76	0	0	76
Westone	850	0	102	0	0	102
Total Newberry	2,935	600	388	0	0	388
Archer						
March Family Trust	69	0	8	0	0	8
Total Archer	69	0	8	0	0	8
Total Districtwide	10,703	7,939	1,763	641	437	685

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Archer / City of High Springs

Concurrency Review

“Concurrency Reviews” are regulatory. The program requires that before any single-family subdivision or multifamily building is constructed, it must be determined that adequate school capacity is available at the time the impact is created.

8.5 School Concurrency Review Process

In coordination with the School Board, each Local Government will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology. The Local Government will issue a concurrency decision based on the School Board’s findings, where applicable, or in accordance with the annual report issued pursuant to Section 8.5.8 of this agreement.

8.5.1 Development Review

The issuance of Final Development Orders for residential development shall be subject to the availability of adequate school capacity based on the Level of Service (LOS) standards adopted in this Agreement and the Public School Facilities Element (PSFE) of each Local Government.

School capacity is deemed adequate if:

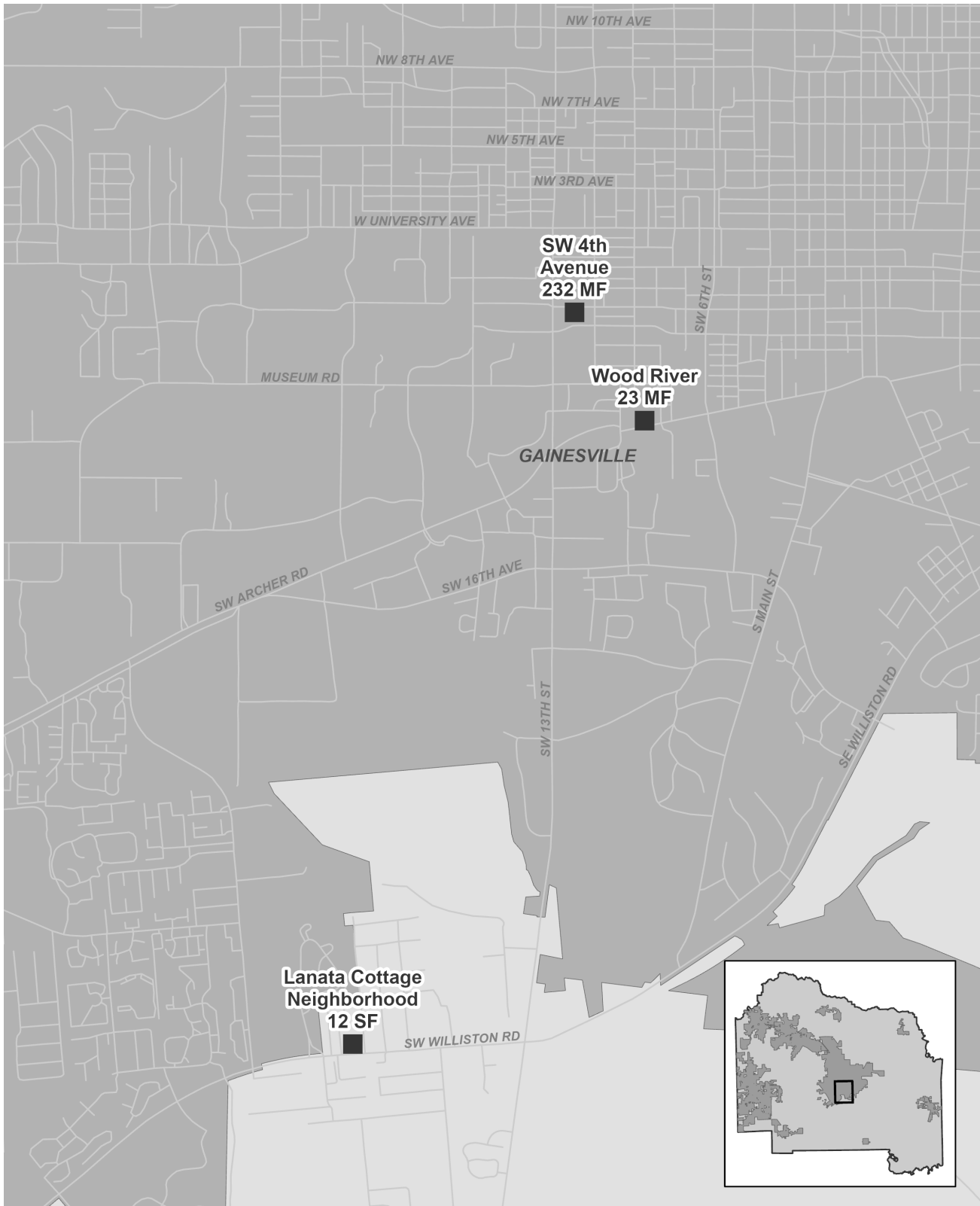
- Capacity is currently available;
- Capacity is available in the third year;
- Capacity is available in an adjacent CSA.

A positive concurrency determination results in the reservation of capacity during the development process. The reservation is valid:

- for one year for a “preliminary” plat or site plan;
- for three years for a “final” plat or site plan; OR
- until construction is complete

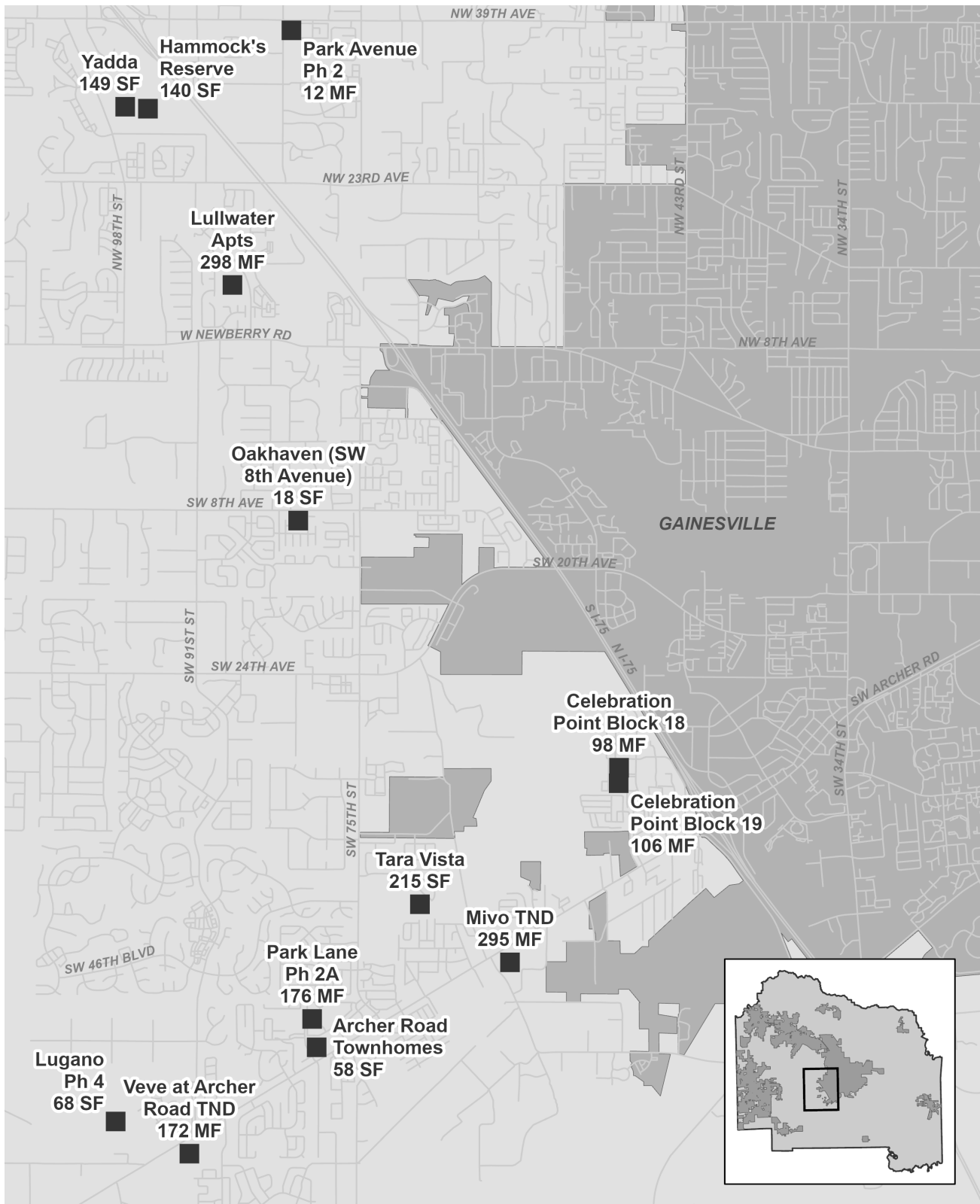
The projects listed in this section are - as of December 31, 2022 – under concurrency review consistent with the above requirements and the Interlocal Agreement. The impact of these projects on actual school enrollment can be expected within the next five years.

Their locations are illustrated by Figures 14, 15, 16, 17, and 18. Residential developments with concurrency reservations are documented by Tables 11, 12, and 13.



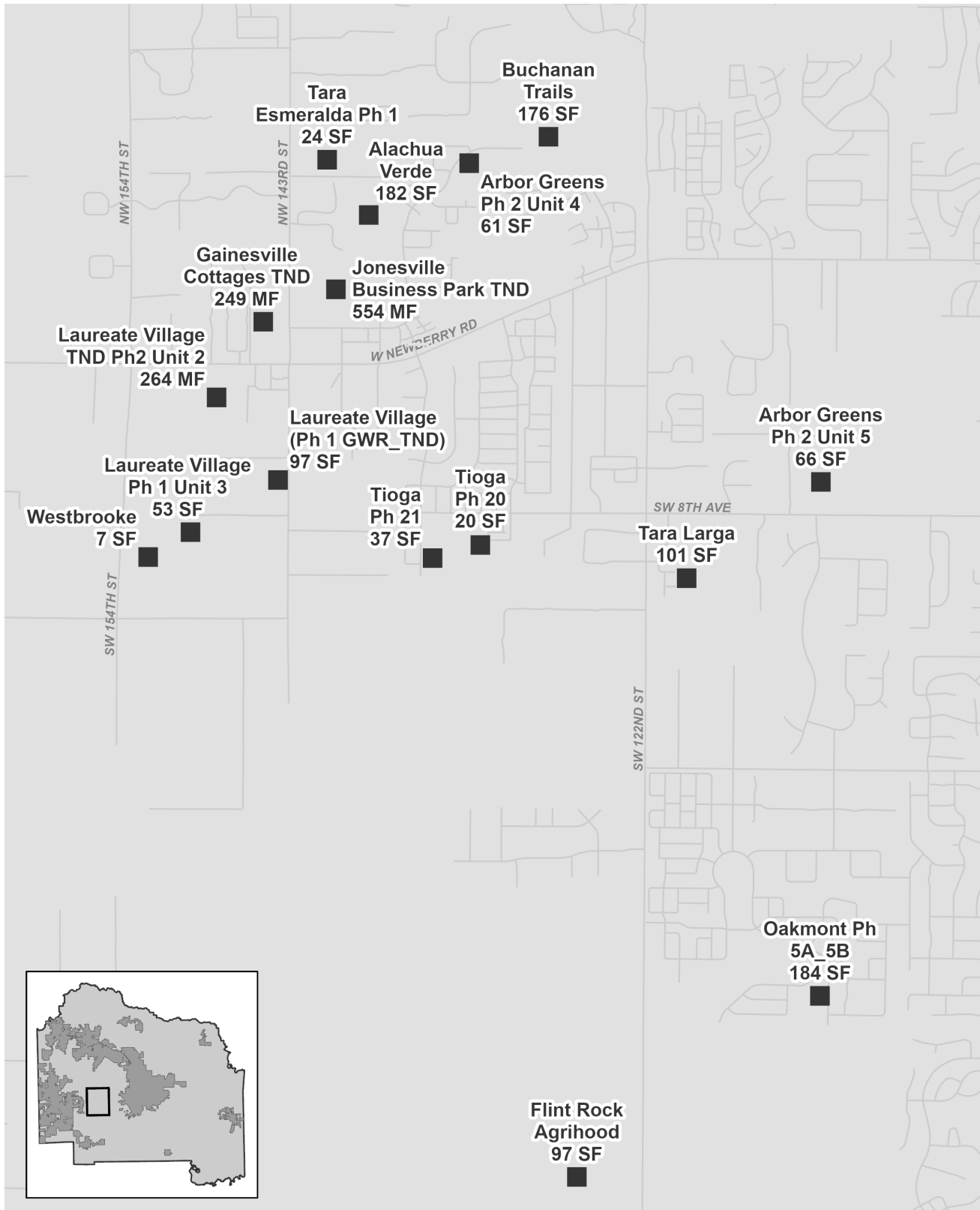
— Roads ■ City Boundaries ■ Alachua County ■ Concurrency Reservations

Figure 14– Residential Projects with Concurrency Reservations: East Gainesville



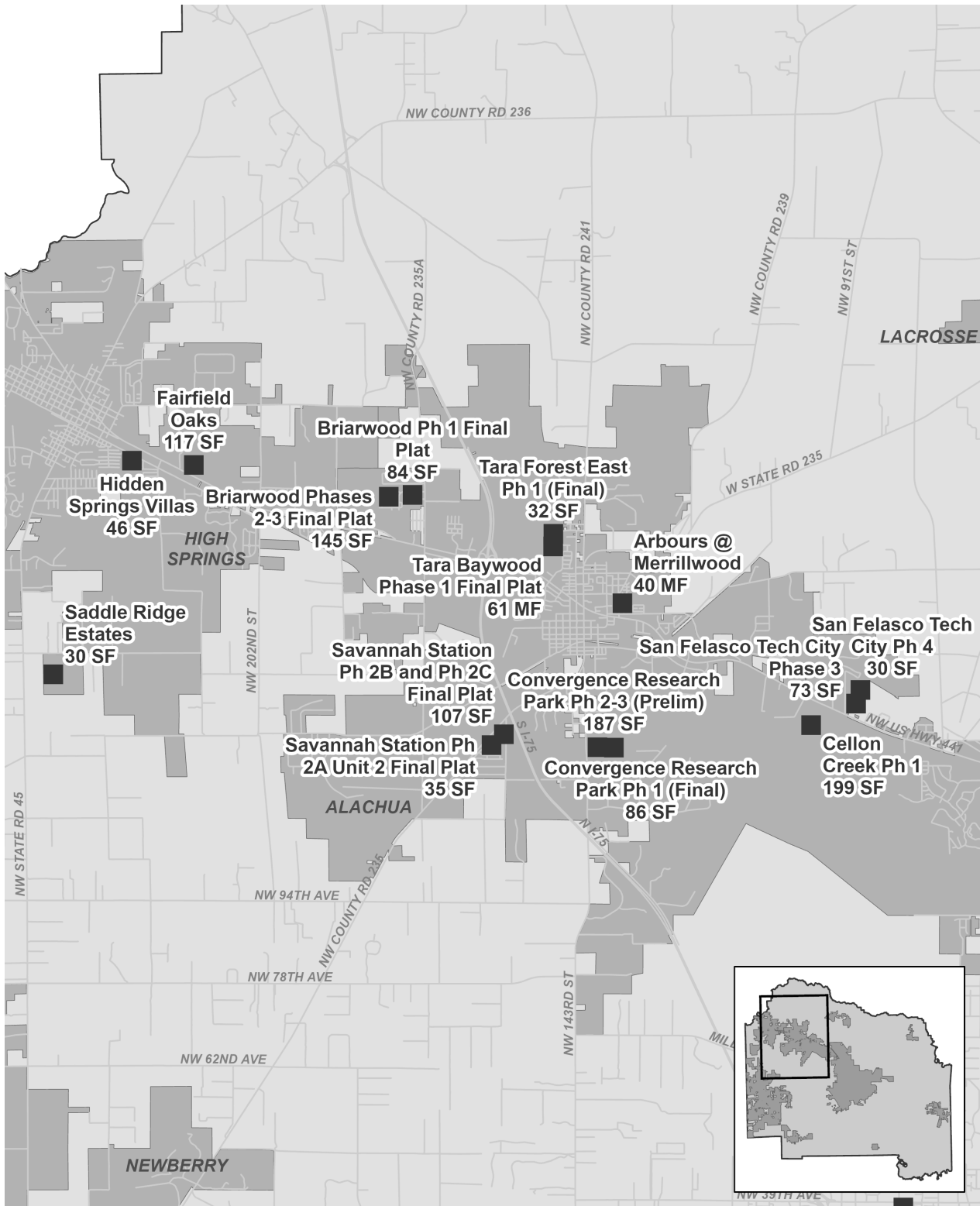
— Roads ■ City Boundaries ■ Alachua County ■ Concurrency Reservations

Figure 15– Residential Projects with Concurrency Reservations: West Gainesville



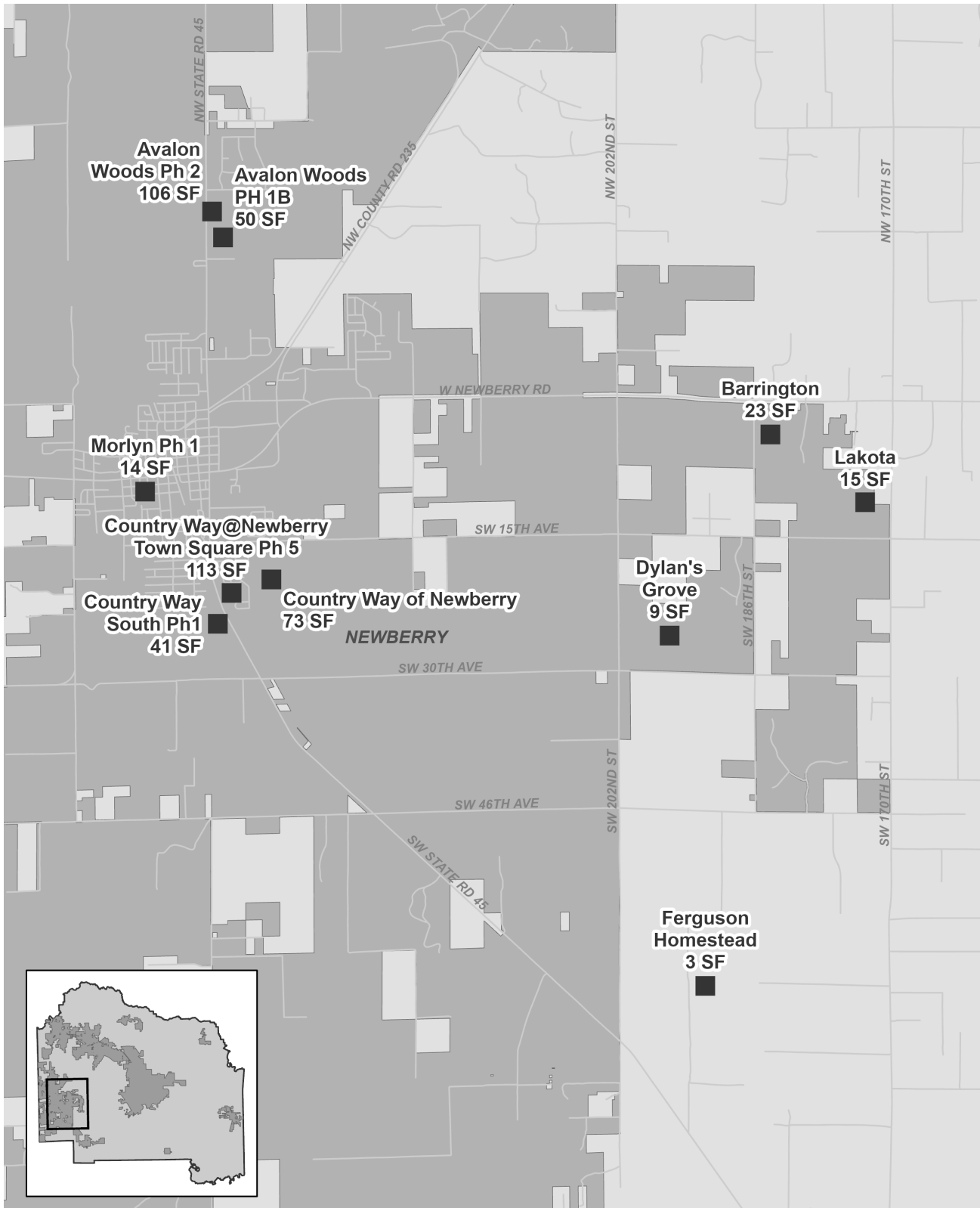
— Roads ■ City Boundaries ■ Alachua County ■ Concurrency Reservations

Figure 16– Residential Projects with Concurrency Reservations: Tioga Area



Roads
 City Boundaries
 Alachua County
 Concurrency Reservations

Figure 17– Residential Projects with Concurrency Reservations: City of Alachua and High Springs



— Roads ■ City Boundaries ■ Alachua County ■ Concurrency Reservations

Figure 18– Residential Projects with Concurrency Reservations: Newberry

Table 11 – Residential Projects in Concurrency Review: High

Project	SF Units	MF Units	Students	Concurrency Service Areas					
				Buchholz	Eastside	Gainesville	Hawthorne	Newberry	Santa Fe
Alachua County									
Alachua Verde	182	0	16	16	0	0	0	0	0
AMJ Newberry Road TND PDP	0	233	7	7	0	0	0	0	0
Arbor Greens Ph 2 Unit 4	61	0	5	5	0	0	0	0	0
Arbor Greens Ph 2 Unit 5	66	0	6	6	0	0	0	0	0
Archer Road Townhomes	58	0	5	5	0	0	0	0	0
Buchanan Trails	176	0	16	16	0	0	0	0	0
Celebration Point Block 18	0	98	3	3	0	0	0	0	0
Celebration Point Block 19	0	106	3	3	0	0	0	0	0
Ferguson Homestead	3	0	1	0	0	0	0	1	0
Flint Rock Agrihood	97	0	9	0	0	0	0	9	0
Gainesville Cottages TND	0	249	7	7	0	0	0	0	0
Hammock's Reserve	140	0	13	13	0	0	0	0	0
Jonesville Business Park TND	0	554	17	17	0	0	0	0	0
Lanata Cottage Neighborhood	12	0	1	0	0	1	0	0	0
Laureate Village (Ph 1 of GWR_TND)	97	0	9	9	0	0	0	0	0
Laureate Village Ph 1 Unit 3	53	0	5	5	0	0	0	0	0
Laureate Village TND Ph2 Unit 2	0	264	8	8	0	0	0	0	0
Lugano Ph 4	68	0	6	6	0	0	0	0	0
Lullwater Apartments	0	298	9	9	0	0	0	0	0
Mivo TND	0	295	9	9	0	0	0	0	0
Oakmont Ph 5A_5B	184	0	17	17	0	0	0	0	0
Park Avenue Ph 2	0	12	0	0	0	0	0	0	0
Park Lane Ph 2A	0	176	5	5	0	0	0	0	0
Oakhaven (SW 8th Avenue)	18	0	2	2	0	0	0	0	0
Tara Esmeralda Phase 1	24	0	2	2	0	0	0	0	0
Tara Larga	101	0	9	9	0	0	0	0	0
Tara Vista	215	0	19	19	0	0	0	0	0
Tioga Phase 20	20	0	2	2	0	0	0	0	0
Tioga Phase 21	37	0	3	3	0	0	0	0	0
Westbrooke	7	0	1	1	0	0	0	0	0
Veve at Archer Road TND	0	172	5	5	0	0	0	0	0
Yadda	149	0	13	13	0	0	0	0	0
Total County	1,768	2,457	233	222	0	1	0	10	0
Gainesville									
SW 4th Avenue	0	232	7	0	0	7	0	0	0
Wood River	0	23	1	0	0	1	0	0	0
Total Gainesville	0	255	8	0	0	8	0	0	0

Source: Alachua County Public Schools/Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Newberry / City of High Springs

Table 11(con't) – Residential Projects in Concurrency Review: High

Project	SF Units	MF Units	Students	Concurrency Service Areas					
				Buchholz	Eastside	Gainesville	Hawthorne	Newberry	Santa Fe
City of Alachua									
Arbours @ Merrillwood	0	40	1	0	0	0	0	0	1
Briarwood Phase 1 Final Plat	84	0	8	0	0	0	0	0	8
Briarwood Phases 2-3 Final Plat	145	0	13	0	0	0	0	0	13
Cellon Creek PH 1	199	0	18	0	0	0	0	0	18
Convergence Research Park Ph 2-3 (Prelim)	187	0	17	0	0	0	0	0	17
Convergence Research Park Ph1 (Final)	86	0	8	0	0	0	0	0	8
San Felasco Tech City Ph 3 Site Plan	73	0	7	0	0	0	0	0	7
San Felasco Tech City Ph 4	30	0	3	0	0	0	0	0	3
Savannah Station Ph 2A Unit 2 Final Plat	35	0	3	0	0	0	0	0	3
Savannah Station Ph 2B and Ph 2C Final Plat	107	0	10	0	0	0	0	0	10
Tara Baywood Ph 1 Final Plat	0	61	2	0	0	0	0	0	2
Tara Forest East Ph 1 (Final)	32	0	3	0	0	0	0	0	3
Total City of Alachua	978	101	93	0	0	0	0	0	93
High Springs									
Fairfield Oaks	117	0	11	0	0	0	0	0	11
Saddle Ridge Estates	30	0	3	0	0	0	0	0	3
Hidden Springs Villas	46	0	4	0	0	0	0	0	4
Total High Springs	193	0	18	0	0	0	0	0	18
Newberry									
Avalon Woods Ph1B	50	0	5	0	0	0	0	5	0
Avalon Woods PH 2	106	0	10	0	0	0	0	10	0
Barrington	23	0	2	0	0	0	0	2	0
Country Way@Newberry Town Square Ph 5	113	0	10	0	0	0	0	10	0
Country Way South Ph1	41	0	4	0	0	0	0	4	0
Country Way of Newberry	73	0	7	0	0	0	0	7	0
Dylan's Grove	9	0	1	0	0	0	0	1	0
Morlyn Ph 1	14	0	1	0	0	0	0	1	0
Lakota	15	0	1	0	0	0	0	1	0
Total Newberry	444	0	41	0	0	0	0	41	0
Total Districtwide	3,383	2,813	393	222	0	9	0	51	111

Source: Alachua County Public Schools/Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Newberry /City of High Springs

Table 12– Residential Projects in Concurrency Review: Middle

Project	SF Units	MF Units	Students	Concurrency Service Areas								
				Bishop	Fort Clarke	Hawthorne	High Springs	Kanapaha	Lincoln	Mebane	Oak View	Westwood
Alachua County												
Alachua Verde	182	0	11	0	11	0	0	0	0	0	0	0
AMJ Newberry Road TND PDP	0	233	7	0	7	0	0	0	0	0	0	0
Arbor Greens Ph 2 Unit 4	61	0	4	0	4	0	0	0	0	0	0	0
Arbor Greens Ph 2 Unit 5	66	0	4	0	0	0	0	4	0	0	0	0
Archer Road Townhomes	58	0	3	0	0	0	0	3	0	0	0	0
Buchanan Trails	176	0	11	0	11	0	0	0	0	0	0	0
Celebration Point Block 18	0	98	3	0	0	0	0	3	0	0	0	0
Celebration Point Block 19	0	106	3	0	0	0	0	3	0	0	0	0
Ferguson Homestead	3	0	1	0	0	0	0	0	0	0	1	0
Flint Rock Agrihood	97	0	6	0	0	0	0	0	0	0	6	0
Gainesville Cottages TND	0	249	7	0	0	0	0	7	0	0	0	0
Hammock's Reserve	140	0	8	0	8	0	0	0	0	0	0	0
Jonesville Business Park TND	0	554	17	0	0	0	0	17	0	0	0	0
Lanata Cottage Neighborhood	12	0	1	0	0	0	0	1	0	0	0	0
Laureate Village (Ph 1 GWR, TND)	97	0	6	0	0	0	0	6	0	0	0	0
Laureate Village Ph 1 Unit 3	53	0	3	0	0	0	0	3	0	0	0	0
Laureate Village TND Ph2	0	264	8	0	0	0	0	8	0	0	0	0
Lugano Ph 4	68	0	4	0	0	0	0	4	0	0	0	0
Lullwater Apartments	0	298	9	0	9	0	0	0	0	0	0	0
Mivo TND	0	295	9	0	0	0	0	9	0	0	0	0
Oakmont Ph 5A_5B	184	0	11	0	0	0	0	11	0	0	0	0
Park Avenue Ph 2	0	12	1	0	1	0	0	0	0	0	0	0
Park Lane Ph 2A	0	176	5	0	0	0	0	5	0	0	0	0
Oakhaven (SW 8th Avenue)	18	0	1	0	0	0	0	1	0	0	0	0
Tara Esmeralda Phase 1	24	0	1	0	1	0	0	0	0	0	0	0
Tara Larga	101	0	6	0	0	0	0	6	0	0	0	0
Tara Vista	215	0	13	0	0	0	0	13	0	0	0	0
Tioga Phase 20	20	0	1	0	0	0	0	1	0	0	0	0
Tioga Phase 21	37	0	2	0	0	0	0	2	0	0	0	0
Westbrooke	7	0	1	0	0	0	0	1	0	0	0	0
Veve at Archer Road TND	0	172	5	0	0	0	0	5	0	0	0	0
Yadda	149	0	9	0	9	0	0	0	0	0	0	0
Total County	1,768	2,457	181	0	61	0	0	113	0	0	7	0
Gainesville												
SW 4th Avenue	0	232	7	0	0	0	0	7	0	0	0	0
Wood River	0	23	1	0	0	0	0	1	0	0	0	0
Total Gainesville	0	255	8	0	0	0	0	8	0	0	0	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept. / City of Alachua / City of Newberry, City of High Springs.

Table 12 (con't)- Residential Projects in Concurrency Review: Middle

Project	SF Units	MF Units	Students	Concurrency Service Areas									
				Bishop	Fort Clarke	Hawthorne	High Springs	Kanapaha	Lincoln	Mebane	Oak View	Westwood	
City of Alachua													
Arbours @ Merrillwood	0	40	1	0	0	0	0	0	0	0	1	0	0
Briarwood Phase 1 Final Plat	84	0	5	0	0	0	0	0	0	0	5	0	0
Briarwood Phases 2-3 Final Plat	145	0	9	0	0	0	0	0	0	0	9	0	0
Cellon Creek PH 1	199	0	12	0	0	0	0	0	0	0	12	0	0
Convergence Research Park Ph 2-3 (Prelim)	187	0	11	0	0	0	0	0	0	0	11	0	0
Convergence Research Park Ph1(Final)	86	0	5	0	0	0	0	0	0	0	5	0	0
San Felasco Tech City Ph 3 Site Plan	73	0	4	0	0	0	0	0	0	0	4	0	0
San Felasco Tech City Ph 4	30	0	2	0	0	0	0	0	0	0	2	0	0
Savannah Station Ph 2A Unit 2 Final Plat	35	0	2	0	0	0	0	0	0	0	2	0	0
Savannah Station Ph 2B and Ph 2C Final Plat	107	0	6	0	0	0	0	0	0	0	6	0	0
Tara Baywood Ph 1 Final Plat	0	61	2	0	0	0	0	0	0	0	2	0	0
Tara Forest East Ph 1 (Final)	32	0	2	0	0	0	0	0	0	0	2	0	0
Total City Alachua	978	101	61	0	0	0	0	0	0	0	61	0	0
High Springs													
Fairfield Oaks	117	0	7	0	0	0	7	0	0	0	0	0	0
Saddle Ridge Estates	30	0	2	0	0	0	2	0	0	0	0	0	0
Hidden Springs Villas	46	0	3	0	0	0	3	0	0	0	0	0	0
Total High Springs	193	0	12	0	0	0	12	0	0	0	0	0	0
Newberry													
Avalon Woods Ph1B	50	0	3	0	0	0	0	0	0	0	0	3	0
Avalon Woods PH 2	106	0	6	0	0	0	0	0	0	0	0	6	0
Barrington	23	0	1	0	0	0	0	0	0	0	0	1	0
Country Way@Newberry Twn Sq Ph 5	113	0	7	0	0	0	0	0	0	0	0	7	0
Country Way South Ph1	41	0	2	0	0	0	0	0	0	0	0	2	0
Country Way of Newberry	73	0	4	0	0	0	0	0	0	0	0	4	0
Dylan's Grove	9	0	1	0	0	0	0	0	0	0	0	1	0
Morlyn Ph 1	14	0	1	0	0	0	0	0	0	0	0	1	0
Lakota	15	0	1	0	0	0	0	0	0	0	0	1	0
Total Newberry	444	0	26	0	0	0	0	0	0	0	0	26	0
Total Districtwide	3,383	2,813	288	0	61	0	12	121	0	61	33	0	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept. / City of Alachua / City of Newberry. / City of High Springs

Table 13 – Residential Projects in Concurrency Review: Elementary

Project	SF Units	MF Units	Students	Concurrency Service Areas		
				Northwest Alachua	Gainesville East Alachua	Southwest Alachua
Alachua County						
Alachua Verde	182	0	22	0	0	22
AMJ Newberry Road TND PDP	0	233	14	0	0	14
Arbor Greens Ph 2 Unit 4	61	0	7	0	0	7
Arbor Greens Ph 2 Unit 5	66	0	8	0	0	8
Archer Road Townhomes	58	0	7	0	0	7
Buchanan Trails	176	0	21	0	0	21
Celebration Point Block 18	0	98	6	0	0	6
Celebration Point Block 19	0	106	6	0	0	6
Ferguson Homestead	3	0	1	0	0	1
Flint Rock Agrihood	97	0	12	0	0	12
Gainesville Cottages TND	0	249	15	0	0	15
Hammock's Reserve	140	0	17	0	0	17
Jonesville Business Park TND	0	554	33	0	0	33
Lanata Cottage Neighborhood	12	0	1	0	1	0
Laureate Village (Ph 1 GWR_TND)	97	0	12	0	0	12
Laureate Village Ph 1 Unit 3	53	0	6	0	0	6
Laureate Village TND Ph2	0	264	16	0	0	16
Lugano Ph 4	68	0	8	0	0	8
Lullwater Apartments	0	298	18	0	0	18
Mivo TND	0	295	18	0	0	18
Oakmont Ph 5A_5B	184	0	22	0	0	22
Park Avenue Ph 2	0	12	1	0	1	0
Park Lane Ph 2A	0	176	11	0	0	11
Oakhaven (SW 8th Avenue)	18	0	2	0	0	2
Tara Esmeralda Phase 1	24	0	3	0	0	3
Tara Larga	101	0	12	0	0	12
Tara Vista	215	0	26	0	0	26
Tioga Phase 20	20	0	2	0	0	2
Tioga Phase 21	37	0	4	0	0	4
Westbrooke	7	0	1	0	0	1
Veve at Archer Road TND	0	172	10	0	0	10
Yadda	149	0	18	0	0	18
Total County	1,768	2,457	360	0	2	358
Gainesville						
SW 4th Avenue	0	232	14	0	14	0
Wood River	0	23	1	0	1	0
Total Gainesville	0	255	15	0	15	0

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Newberry / City of High Springs

Table 13(con't) – Residential Projects in Concurrency Review: Elementary

Project	SF Units	MF Units	Students	Concurrency Service Areas		
				Northwest Alachua	Gainesville East Alachua	Southwest Alachua
City of Alachua						
Arbours @ Merrillwood	0	40	2	2	0	0
Briarwood Phase 1 Final Plat	84	0	10	10	0	0
Briarwood Phases 2-3 Final Plat	145	0	17	17	0	0
Cellon Creek PH 1	199	0	24	24	0	0
Convergence Research Park Ph 2-3 (Prelim)	187	0	23	23	0	0
Convergence Research Park Ph1 (Final)	86	0	10	10	0	0
San Felasco Tech City Ph 3 Site Plan	73	0	10	10	0	0
San Felasco Tech City Ph 4	30	0	4	4	0	0
Savannah Station Ph 2A Unit 2 Final Plat	35	0	4	4	0	0
Savannah Station Ph 2B and Ph 2C Final Plat	107	0	13	13	0	0
Tara Baywood Ph 1 Final Plat	0	61	5	5	0	0
Tara Forest East Ph 1 (Final)	32	0	5	5	0	0
Total City of Alachua	978	101	127	127	0	0
High Springs						
Fairfield Oaks	117	0	14	14	0	0
Saddle Ridge Estates	30	0	4	4	0	0
Hidden Springs Villas	46	0	6	6	0	0
Total High Springs	193	0	24	24	0	0
Newberry						
Avalon Woods Ph1B	50	0	6	0	0	6
Avalon Woods PH 2	106	0	13	0	0	13
Barrington	23	0	3	0	0	3
Country Way@Newberry Town Sq Ph 5	113	0	14	0	0	14
Country Way South Ph1	41	0	5	0	0	5
Country Way of Newberry	73	0	9	0	0	9
Dylan's Grove	9	0	1	0	0	1
Morlyn Ph 1	14	0	2	0	0	2
Lakota	15	0	2	0	0	2
Total Newberry	444	0	55	0	0	55
Total Districtwide	3,383	2,813	581	151	17	413

Source: Alachua County Public Schools / Alachua County Growth Management Dept. / City of Gainesville Planning Dept./ City of Alachua / City of Newberry / City of High Springs

Table 14 provides a summary of “student station reservations” associated with residential projects currently under concurrency review.

Table 14 – Summary of Student Station Reservations – December 31, 2022

High CSA		Middle CSA		Elementary CSA	
Buchholz	222	Bishop	0	Northwest Alachua	151
Eastside	0	Fort Clarke	61	Gainesville East Alachua	17
Gainesville	9	Hawthorne	0	Southwest Alachua	413
Hawthorne	0	High Springs	12		
Newberry	51	Kanapaha	121		
Santa Fe	111	Lincoln	0		
		Mebane	61		
		Oak View	33		
		Westwood	0		
Total	393	Total	288	Total	581

Source: Alachua County Public Schools

Future Directions

School concurrency was implemented in 2008 based upon data and analysis developed in 2007 and 2008. The capacity and enrollment data reflected in the 2022-2027 Five Year District Facilities Plan thus represents the fifteenth progressive update.

A comprehensive redrawing of K-12 school attendance boundaries districtwide is scheduled to be part of the district’s upcoming strategic planning initiative. A key issue to be addressed through this process is the overcrowding of schools in the western part of the county and under-zoned schools in the east.

As a result of redistricting, parts of the County and local municipalities may no longer be zoned for their current school(s). This means there is no guarantee that new residential developments will remain in their current school districts after the redistricting process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2024-2025 school year.

Districtwide redistricting at the elementary, middle, and high school levels will also require adjustments to the elementary, middle, and high school concurrency service areas (CSAs) boundaries subsequent to redistricting. There is the potential to increase the number of elementary concurrency service areas from three. State legislation may mandate districtwide concurrency.

Many of Alachua County’s public schools do not have adequate space for additional students. The district determines if there is available capacity for each school type (elementary, middle, high) in the affected CSA to accommodate the impact of the residential development. However, available school capacity based on concurrency service areas may not accurately reflect the true capacity for additional students in a specific school. Because of existing or potential facility overcrowding, there is no guarantee that students who reside in a proposed development will be zoned to a specific school even if school concurrency requirements are met.

The School Board of Alachua County is reviewing potential impact fees. Additionally, possible multiple impact fee districts are being analyzed.