

Alachua County Public Schools



2022 Annual School
Concurrency Report

February 24, 2022

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Alachua County Public Schools

School Concurrency – 2022 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 Project List 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, 2021 and ending on December 31, 2021. This span effectively includes all activity during the period governed by the 2021 Five Year District Facilities Plan.

The School Concurrency Management Program

The School Concurrency 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 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". In 2018, the Student Generation Multipliers analysis updated previous 2015 Student Generation Multipliers. The results shown in Table 1A below were applied to plan and concurrency reviews performed under the 2020 Five Year District Facilities Plan.

Table 1A – Student Generation Multipliers – 2018 Analysis

	Elementary	Middle	High
Single Family	0.14	0.06	0.08
Multi Family	0.09	0.03	0.03

Source: Alachua County Public Schools / ACPA GIS Data 2018

Based on enrollment and capacity data in the 2021 Five Year District Facilities Plan and analysis performed as a part of the Duncan Associates "Impact Fee Study," the Student Generation Multipliers are being updated as shown in Table 1B. These multipliers will be applied to plan and concurrency reviews beginning in January 2022.

Table 1B – 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 "Impact Fee Study"

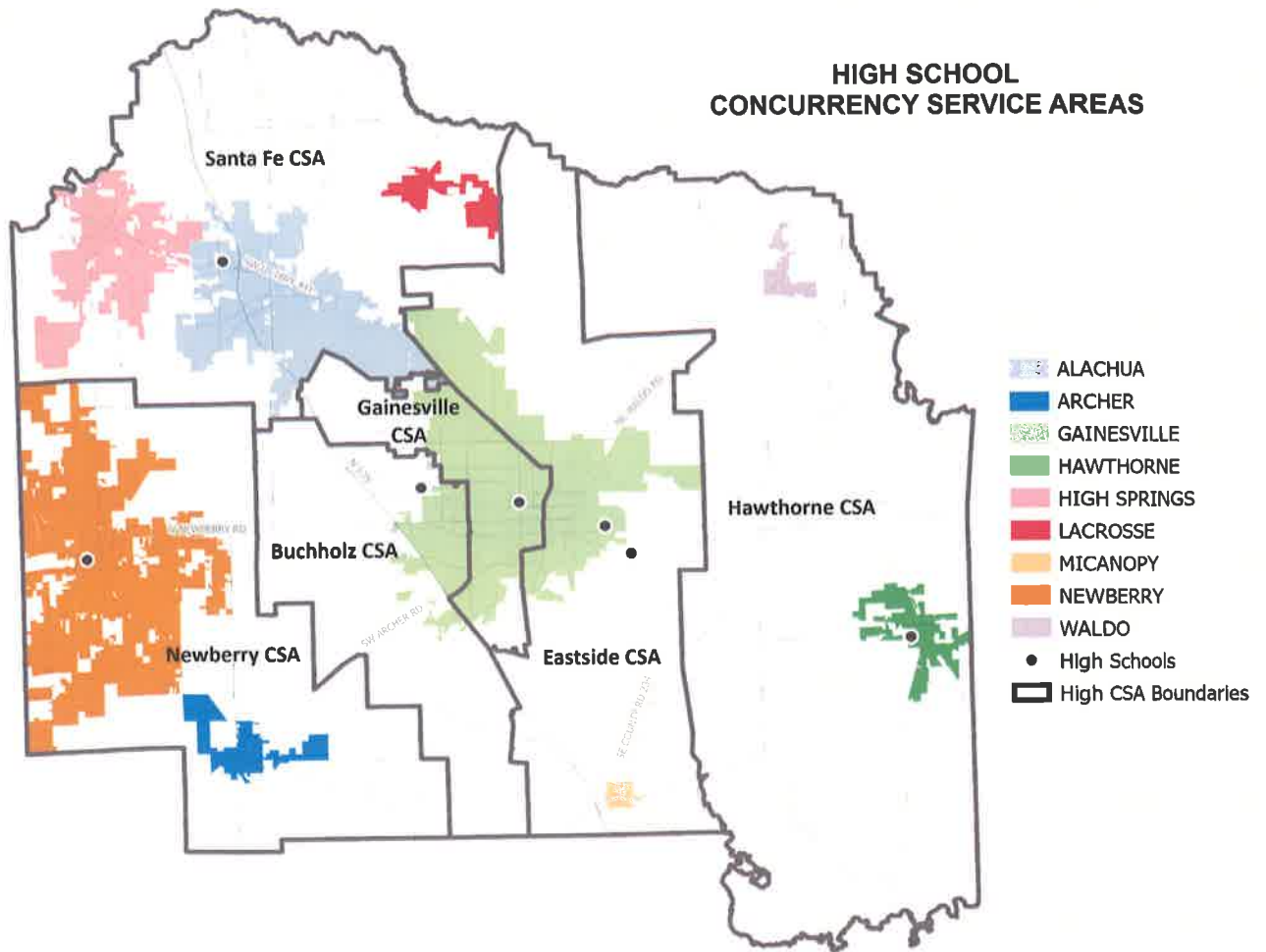


Figure 1- High School Concurrency Service Areas

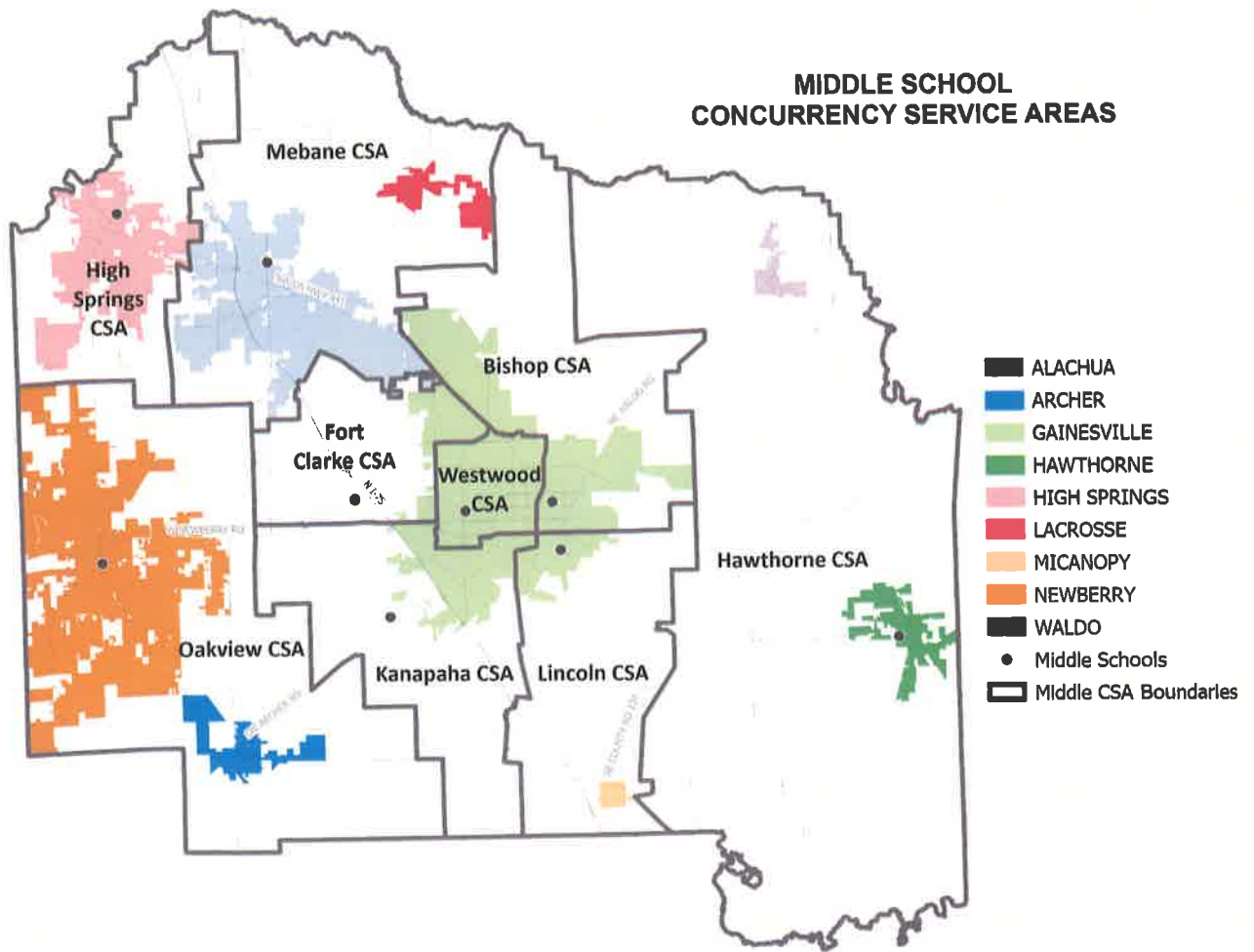


Figure 2- Middle School Concurrency Service Areas

ELEMENTARY SCHOOL CONCURRENCY SERVICE AREAS

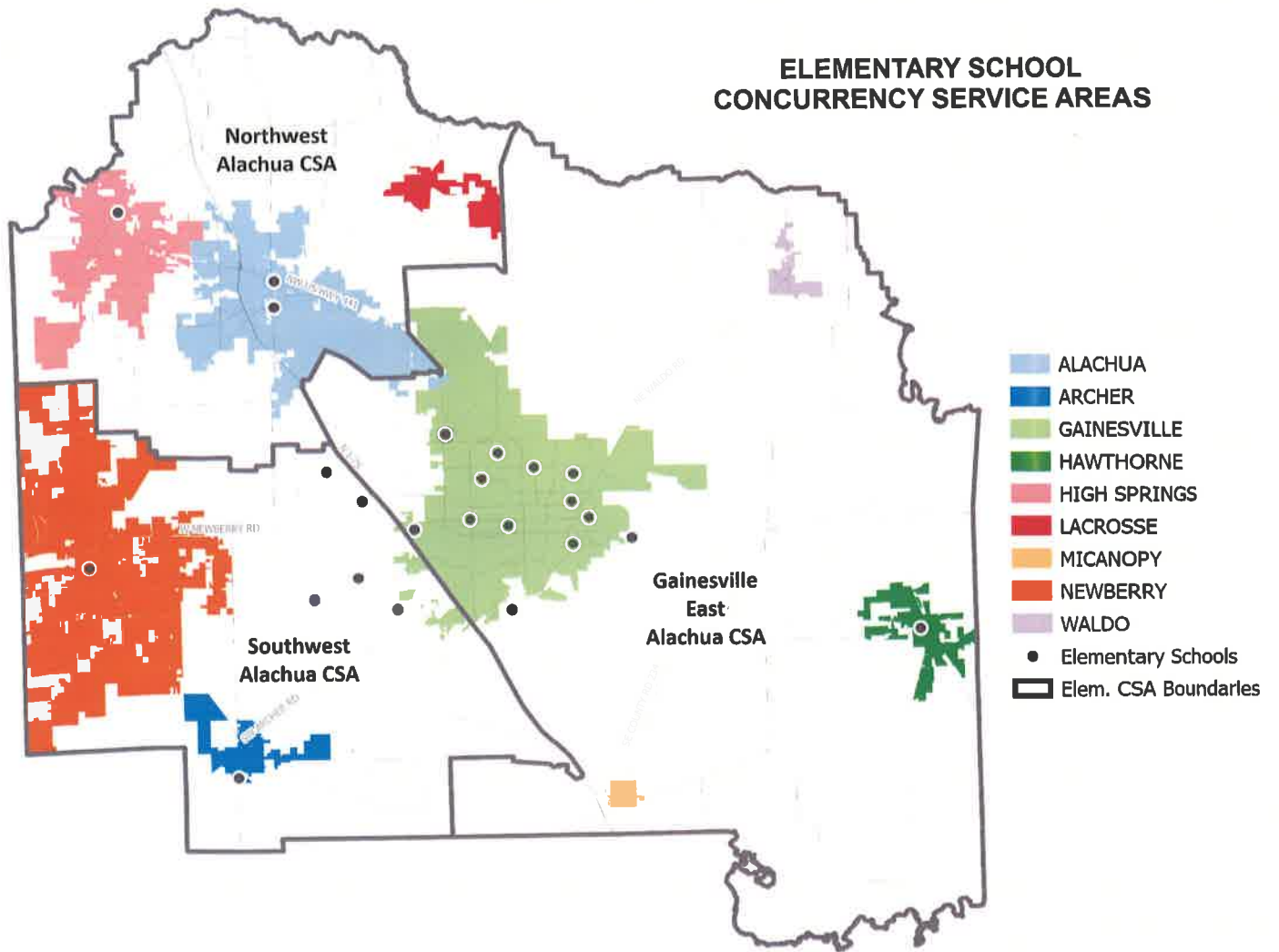


Figure 3- Elementary School Concurrency Service Areas

2021 Five Year District Facilities Plan

The 2021 Five Year District Facilities Plan became effective on December 7, 2021 and will remain in effect until September 30, 2022. The data included in this report reflects the current plan and the previous 2020 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 2020-2021 year and the 2021-2022 year. Capacity numbers were taken from the September 7, 2021 School Capacity vs. Enrollment table. The capacity numbers were rectified with Department of Education capacity numbers provided in this year's 2021-2026 Educational Plant Survey completed every five (5) years.

Table 2A – Total Capacity Changes 2020 to 2021						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2020-21	2021-22	Change	2020-21	2021-22	Change
High	9,018	8,883	-135	8,826	8,840	14
Middle	7,617	7,719	102	7,311	7,428	117
Elementary	14,350	15,524	1,174	12,948	14,217	1,269
Centers	550	550	0	550	550	0
Total	31,535	32,676	1,141	29,635	31,035	1,400

Source: Alachua County Public Schools

Table 2B - High School Capacity Changes 2020 to 2021						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2020-21	2021-22	Change	2020-21	2021-22	Change
Buchholz	2,029	2,029	0	1,979	2,006	27
Eastside	1,976	1,952	-24	1,952	1,952	0
Gainesville	2,053	1,926	-127	1,935	1,926	-9
Hawthorne	486	486	0	486	486	0
Loften	512	528	16	512	508	-4
Newberry	671	671	0	671	671	0
Santa Fe	1,291	1,291	0	1,291	1,291	0
High Total	9,018	8,883	-135	8,826	8,840	14

Source: Alachua County Public Schools

Table 2C - Middle School Capacity Changes 2020 to 2021						
	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2020-21	2021-22	Change	2020-21	2021-22	Change
Bishop	1,068	1,075	7	1,068	1,075	7
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	750	821	71	619	649	30
Westwood	1,206	1,230	24	1,150	1,230	80
Middle Total	7,617	7,719	102	7,311	7,428	117

Source: Alachua County Public Schools

Table 2D – Elementary School Capacity Changes 2020 to 2021

	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2020-21	2021-22	Change	2020-21	2021-22	Change
Alachua	525	525	0	525	525	0
High Springs	564	564	0	564	564	0
Irby	536	536	0	536	536	0
Northwest Alachua	1,625	1,625	0	1,625	1,625	0
Archer	565	565	0	489	489	0
Chiles	727	727	0	727	727	0
Hidden Oak	798	798	0	744	744	0
Meadowbrook	819	855	36	722	758	36
Newberry	723	723	0	471	471	0
Oak View	132	123	-9	90	97	7
Terwilliger (New)	0	962	962	0	962	962
Wiles	897	897	0	725	725	0
Southwest Alachua	4,661	5,650	989	3,968	4,973	1,005
Duval	408	408	0	408	408	0
Parker	741	741	0	489	489	0
Foster	503	521	18	467	467	0
Glen Springs	535	535	0	463	463	0
Idylwild	647	662	15	557	662	105
Lake Forest	598	598	0	598	598	0
Littlewood	696	696	0	588	588	0
Metcalfe	432	591	159	432	591	159
Norton	705	705	0	669	669	0
Rawlings	427	427	0	427	427	0
Talbot	780	780	0	726	726	0
Terwilliger (Old)	575	575	0	575	575	0
Shell	427	420	-7	366	366	0
Williams	590	590	0	590	590	0
Gainesville East Alachua	8,064	8,249	185	7,355	7,619	264
Elementary Total	14,350	15,524	1,174	12,948	14,217	1,269

Source: Alachua County Public Schools

Table 2E – Centers Capacity Changes 2020 to 2021

	FISH CAPACITY			PERMANENT FISH CAPACITY		
	2020-21	2021-22	Change	2020-21	2021-22	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 2031

Year	Elementary COFTE		Middle COFTE		High COFTE		Total COFTE	
	2020	2021	2020	2021	2020	2021	2020	2021
2020-2021	12,884	11,491	6,347	6,098	7,432	7,128	26,663	24,717
2021-2022	12,808	12,385	6,361	6,458	7,668	7,977	26,836	26,820
2022-2023	12,733	12,255	6,316	6,395	7,947	8,253	26,996	26,903
2023-2024	12,589	12,208	6,378	6,351	7,979	8,212	26,945	26,771
2024-2025	12,518	12,185	6,278	6,168	8,046	8,216	26,843	26,568
2025-2026	12,506	12,158	6,250	5,957	8,115	8,202	26,871	26,317
2026-2027	12,471	12,311	6,238	5,791	8,114	8,120	26,822	26,221
2027-2028	12,478	12,159	6,299	6,032	8,052	8,050	26,828	26,240
2028-2029	12,446	11,987	6,332	6,238	8,024	7,964	26,802	26,189
2029-2030	12,465	11,845	6,281	6,521	8,007	7,669	26,753	26,036
2030-2031	12,538	11,729	6,206	6,436	7,935	7,811	26,678	25,975
2031-2032		11,589		6,363		8,025		25,978

Source: Florida Department of Education

Table 3B- Student Counts

	Elementary	Middle	High	Total
Fall 2019	12,851	6,295	7,905	27,051
Fall 2020	11,538	5,938	7,611	25,087
Fall 2021	11,945	6,144	8,025	26,114

Source: Alachua County Public Schools: Student Counts (Sept. 25, 2019/ Sept. 9, 2020, Sept. 7, 2021)

Table 3A compares COFTE (Capital Outlay Full Time Equivalent) projections for 2020 with the 2021 projections on which the 2021 Five Year District Facilities Plan is based. The respective trend lines are graphically illustrated in Figure 4.

The 2021-22 COFTE projection was published in July of 2021. Consequently, the 2021-22 figure is actually a projection. The student counts in the Fall of 2019, 2020, and 2021 are shown in Table 3B above.

Figures 4, 5, 6 and 7 graphically compare the 2020 COFTE and 2021 projections with actual enrollment for total, high, middle and elementary levels.

Table 4A, below, shows changes in enrollment from 2020 to 2021 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 2020 to 2021

	2020	2021	Change
High	7,474	7,889	415
Middle	5,878	6,094	216
Elementary	11,497	11,912	415
Centers	238	219	-19
Total	25,087	26,114	1,027

Source: Alachua County Public Schools

Table 4B - High School Enrollment Changes 2020 to 2021

CSA / School	2020	2021	Change
Buchholz	2,249	2,505	256
Eastside	1,244	1,183	-61
Gainesville	1,816	1,851	35
Hawthorne	216	265	49
Loften	276	264	-12
Newberry	626	687	61
Santa Fe	1,047	1,134	87
High Total	7,474	7,889	415
High Enrollment in Centers	137	136	-1
High Total (with centers)	7,611	8,025	414

Source: Alachua County Public Schools

Table 4C - Middle School Enrollment Changes 2020 to 2021

CSA / School	2020	2021	Change
Bishop	625	704	79
Fort Clarke	930	947	17
Hawthorne	204	214	10
High Springs Community	313	345	32
Kanapaha	1,056	1,114	58
Lincoln	752	756	4
Mebane	342	336	-6
Oak View	753	817	64
Westwood	903	861	-42
Middle Total	5,878	6,094	216
Middle Enrollment in Centers	60	50	-10
Middle Total (with centers)	5,938	6,144	206

Source: Alachua County Public Schools

Table 4D – Elementary School Enrollment Changes 2020 to 2021

CSA / School	2020	2021	Change
Alachua	302	306	4
High Springs	570	616	46
Irby	344	381	37
Northwest Alachua CSA	1,216	1,303	87
Archer	446	492	46
Chiles	725	716	-9
Hidden Oak	744	759	15
Meadowbrook	805	807	2
Newberry	582	643	61
Oak View	117	134	17
Terwilliger (New)	0	515	515
Wiles	802	846	44
Southwest Alachua CSA	4,221	4,912	691
Duval	119	0	-119
Foster	437	451	14
Glen Springs	377	391	14
Idylwild	583	649	66
Lake Forest	344	339	-5
Littlewood	615	655	40
Metcalfe	199	241	42
Norton	565	565	0
Parker	501	517	16
Rawlings	344	398	54
Shell	368	379	11
Talbot	634	644	10
Terwilliger (Old)	465	0	-465
Williams	509	468	-41
Gainesville East Alachua CSA	6,060	5,697	-363
Elementary Total	11,497	11,912	415
Elementary Enrollment in Centers	41	33	-8
Elementary Total (with Centers)	11,538	11,945	407

Source: Alachua County Public Schools

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

Centers	2020	2021	Change
AQ Jones	72	90	18
Sidney Lanier	166	346	180
Centers Total	238	436	198

Source: Alachua County Public Schools

TOTAL ENROLLMENT PROJECTIONS

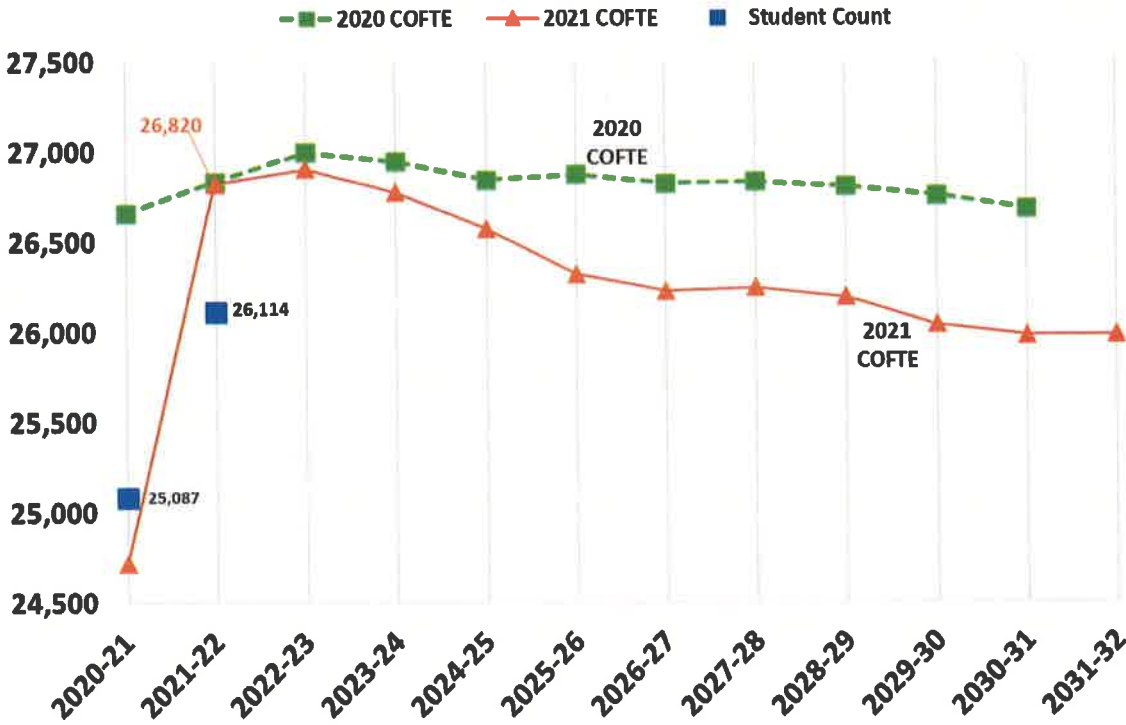


Figure 4 – Total Enrollment Projections

HIGH SCHOOL ENROLLMENT PROJECTIONS

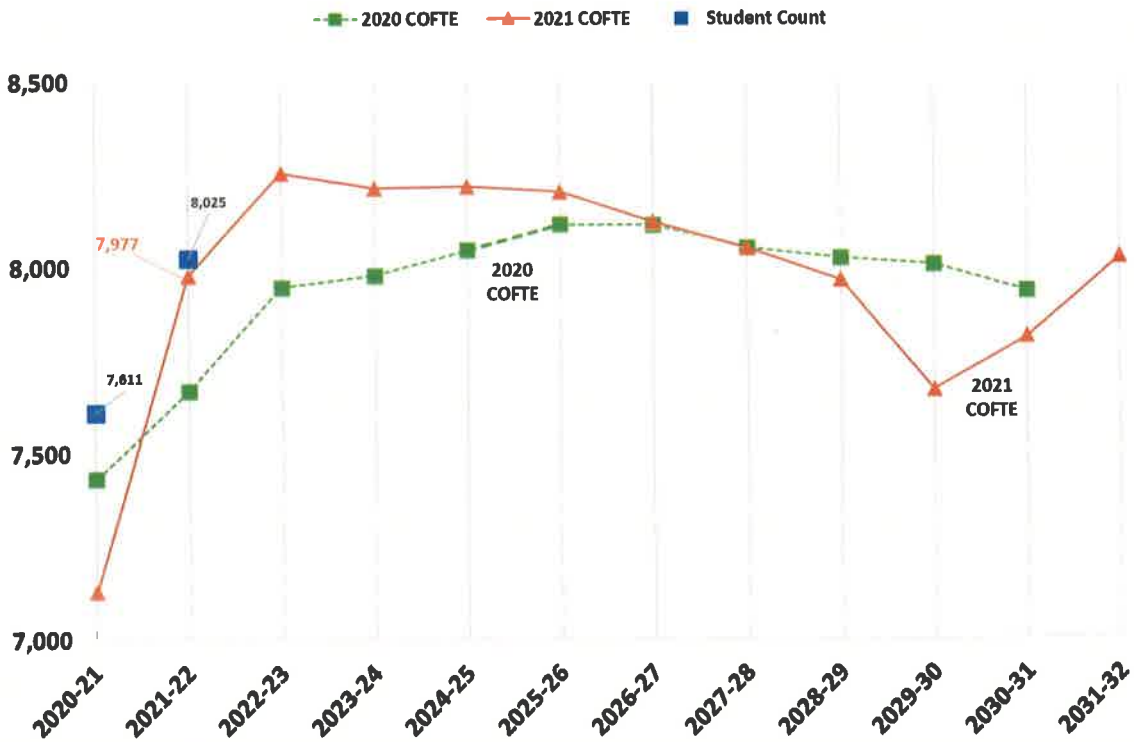


Figure 5 – High School Enrollment Comparison

MIDDLE SCHOOL ENROLLMENT PROJECTIONS

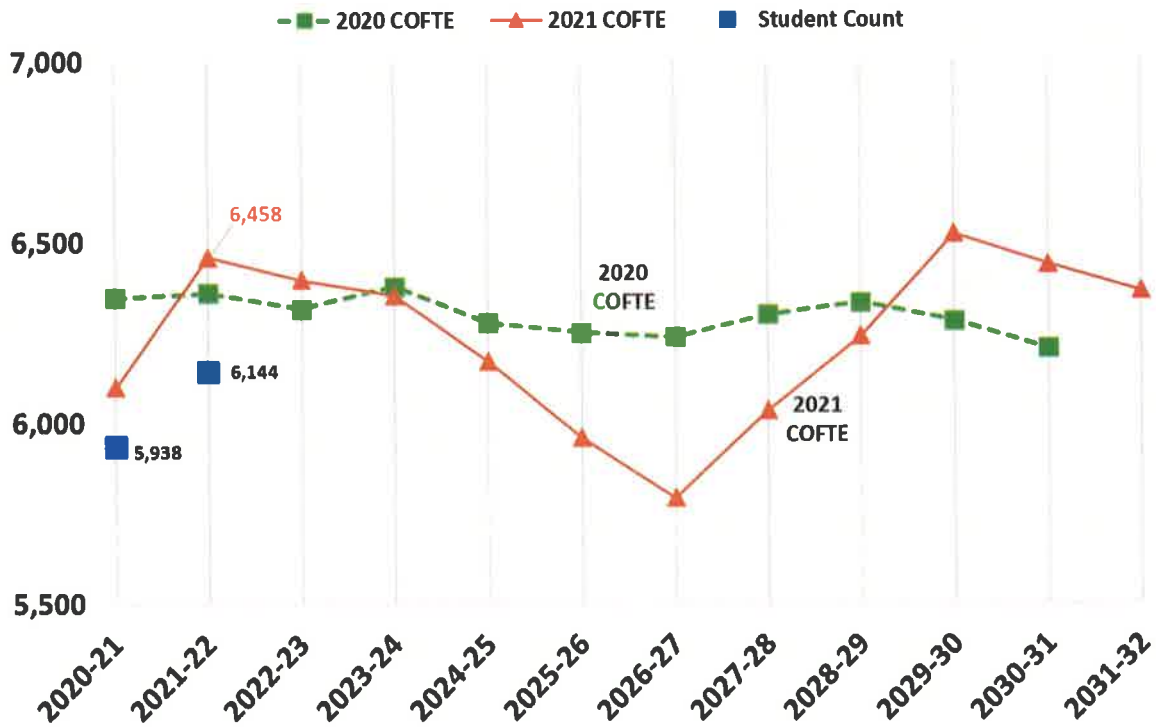


Figure 6 – Middle School Enrollment Comparison

ELEMENTARY SCHOOL ENROLLMENT PROJECTIONS

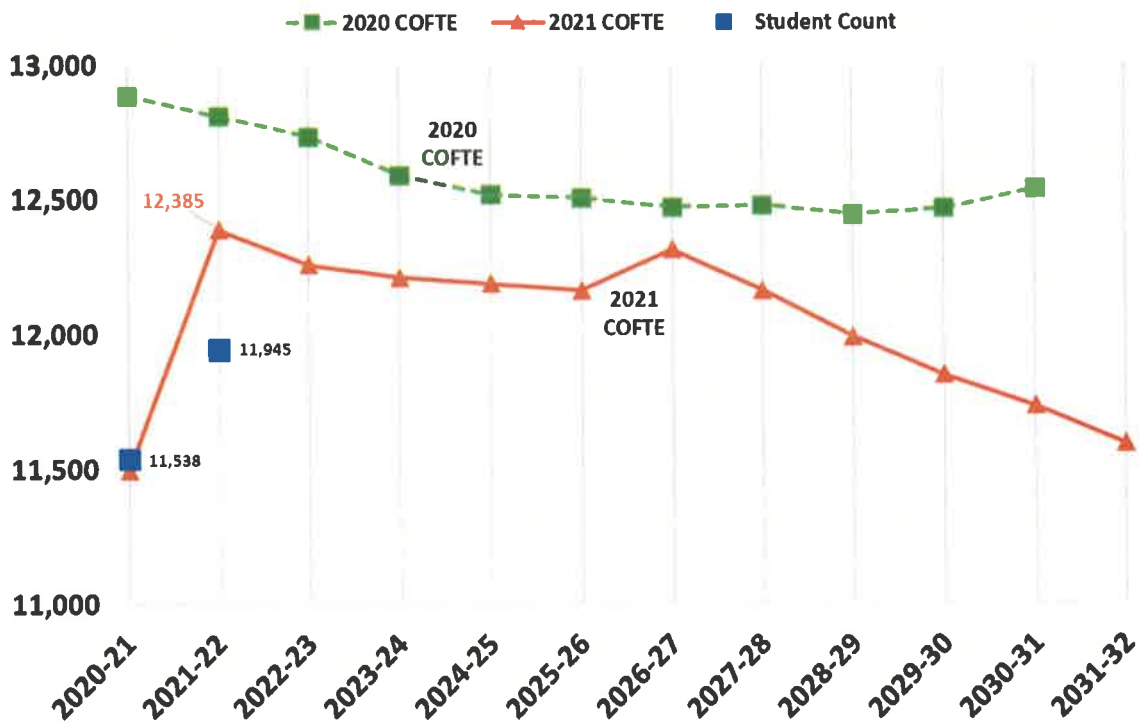


Figure 7 – Elementary School Enrollment Comparison

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 schools for selected years. The capacity for each CSA includes the capacity of the schools within the CSA plus a prorated capacity for the centers. 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	2021-2022		3 rd Year (2023-2024)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-336	115%	-397	117%	-204	108%	-146	106%
Eastside	835	60%	806	61%	998	56%	1,025	53%
Gainesville	178	92%	133	94%	135	94%	178	89%
Hawthorne	236	54%	229	55%	230	55%	236	53%
Newberry	22	97%	6	99%	6	99%	22	95%
Santa Fe	220	84%	193	87%	194	86%	220	82%
HIGH TOTAL	1,155	87%	970	90%	1,359	86%	1,535	82%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

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

High School CSA	2021-2022		3 rd Year (2023-2024)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-366	116%	-428	119%	-235	110%	-106	104%
Eastside	832	60%	803	61%	995	56%	1,055	53%
Gainesville	174	92%	128	94%	131	94%	226	89%
Hawthorne	235	54%	229	56%	229	55%	243	53%
Newberry	21	97%	4	99%	5	99%	40	95%
Santa Fe	217	85%	190	87%	191	86%	249	82%
HIGH TOTAL	1,113	88%	926	90%	1,316	86%	1,707	82%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

Tables 5A and 5B indicate that the District has ample high school capacity to accommodate projected enrollment through the next ten years. In contrast, Buchholz High School is currently exceeding capacity. The addition of 200 student stations scheduled for 2025-26 will only partially alleviate this deficiency. Capacity enhancements including redistricting and/or the expanded use of relocatables can be expected in the Fort Clarke CSA.

Tables 6A and 6B indicate that the District has ample middle school capacity to accommodate projected enrollment through the next ten years. At Oak View Middle School, the removal of 220 portable student stations and the addition of 352 new classroom building permanent student stations will occur in the 2022-2023 school year. These capacity changes show up in this report's 3rd Year in the tables below. As shown by the tables, Fort Clarke and Hawthorne are exceeding their maximum capacity. Hawthorne houses grades 6-12. Hawthorne has capacity at the high school level and there is capacity overall. The allocation of the middle and high school student stations can be redistributed. Capacity enhancements in the form of redistricting and/or the expanded use of relocatables can be expected in the Fort Clarke CSA. Howard Bishop Middle School opened in August 2021. Permanent FISH capacity was adjusted to 1,075 for and was included in 2021-2022 data.

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

Middle School CSA	2021-2022		3 rd Year (2023-2024)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	382	65%	358	67%	404	63%	348	68%
Fort Clarke	-21	102%	-53	106%	-8	99%	-66	107%
Hawthorne	-34	118%	-41	122%	-27	115%	-44	124%
High Springs	80	81%	68	84%	90	79%	63	85%
Kanapaha	149	88%	111	91%	183	86%	95	93%
Lincoln	309	71%	283	74%	332	69%	273	75%
Mebane	457	43%	446	44%	468	41%	441	45%
Oakview	17	98%	108	89%	161	83%	97	90%
Westwood	383	69%	353	72%	409	67%	341	73%
MIDDLE TOTAL	1,722	78%	1,633	80%	2,028	75%	1,549	81%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

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

Middle School CSA	2021-2022		3 rd Year (2023-2024)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	382	65%	358	67%	404	63%	348	68%
Fort Clarke	-61	107%	-93	110%	-32	104%	-106	106%
Hawthorne	-34	118%	-41	122%	-27	115%	-44	124%
High Springs	80	81%	68	84%	90	79%	63	85%
Kanapaha	70	94%	32	97%	104	91%	16	99%
Lincoln	309	71%	283	74%	332	69%	273	75%
Mebane	457	43%	446	44%	468	41%	441	45%
Oak View	-155	123%	134	86%	187	81%	123	88%
Westwood	383	69%	353	72%	409	67%	341	73%
MIDDLE TOTAL	1,431	81%	1,540	80%	1,935	75%	1,455	82%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

Tables 7A and 7B indicate that the District has ample capacity to accommodate projected enrollment through the next ten years. A new elementary school was constructed and opened in August 2021 within the Southwest Alachua CSA. With this additional capacity, elementary schools are projected to meet established levels of service during the ten-year planning period. The new elementary school has a permanent FISH capacity of 962 student stations and opened in August 2021. Permanent FISH capacity was adjusted to 591 student stations for Metcalfe Elementary School, which also opened in August 2021. These capacity changes were included in 2021-2022 data.

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

Elementary School CSA	2021-2022		3 rd Year (2023-2024)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	394	77%	366	79%	371	78%	418	75%
Southwest Alachua	758	87%	552	90%	573	90%	751	87%
Gainesville East Alachua	2,596	69%	2,452	70%	2,368	71%	2,574	69%
ELEMENTARY TOTAL	3,748	76%	3,370	78%	3,312	79%	3,743	76%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

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

Elementary School CSA	2021-2022		3 rd Year (2024-2025)		5 th Year (2025-2026)		10 th Year (2030-2031)	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	331	80%	303	82%	308	81%	355	78%
Southwest Alachua	81	98%	-28	101%	-7	100%	171	97%
Gainesville East Alachua	1,966	74%	1,840	76%	1,864	76%	2,070	73%
ELEMENTARY TOTAL	2,378	90%	2,115	88%	2,165	88%	2,596	82%

Source: 2021 Alachua County Public Schools Five Year District Facilities Plan

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

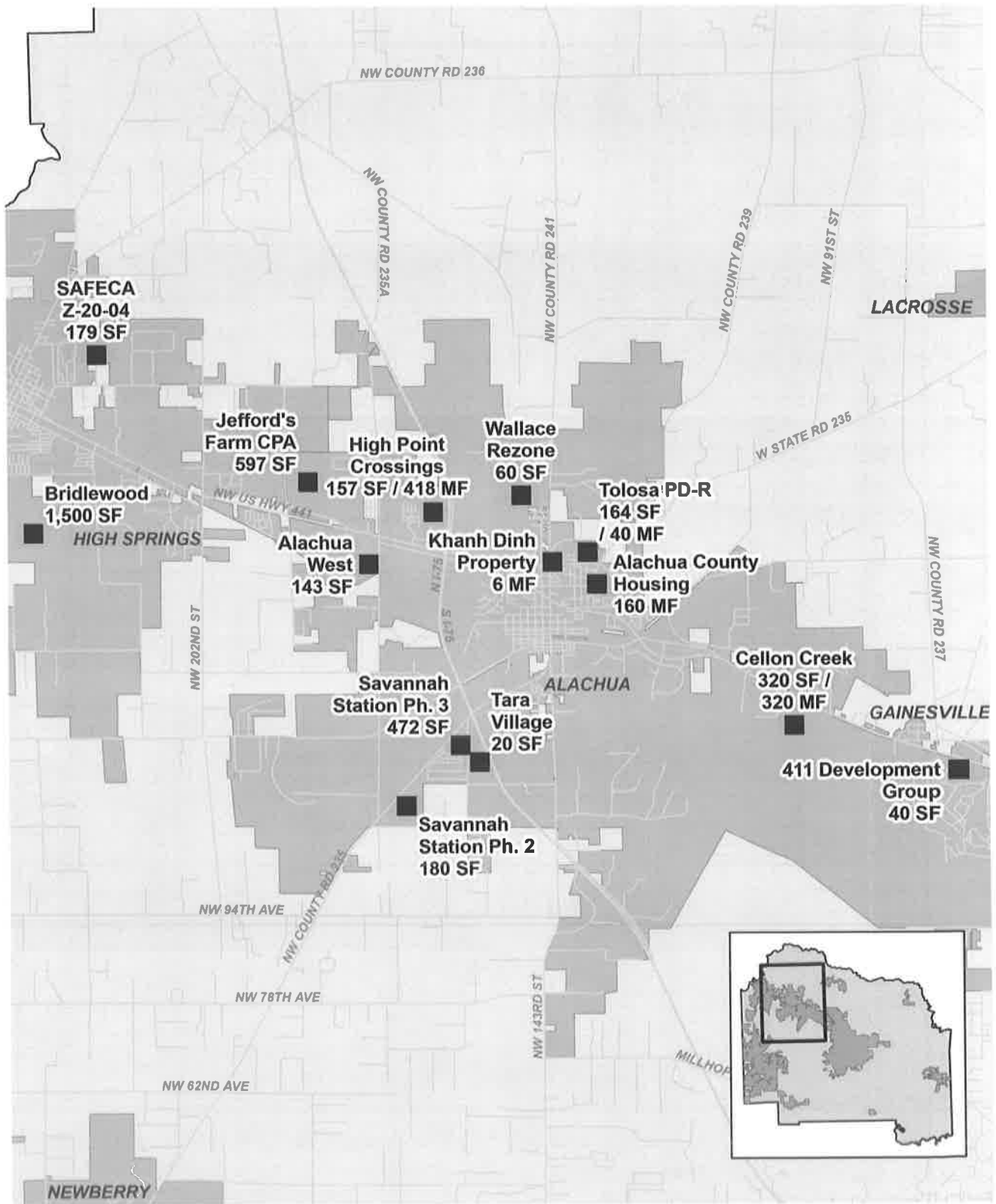
The Local Governments and the School Board shall coordinate land use decisions with the School Board's long-range facilities plans over the 5, 10- and 20-year periods.

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.

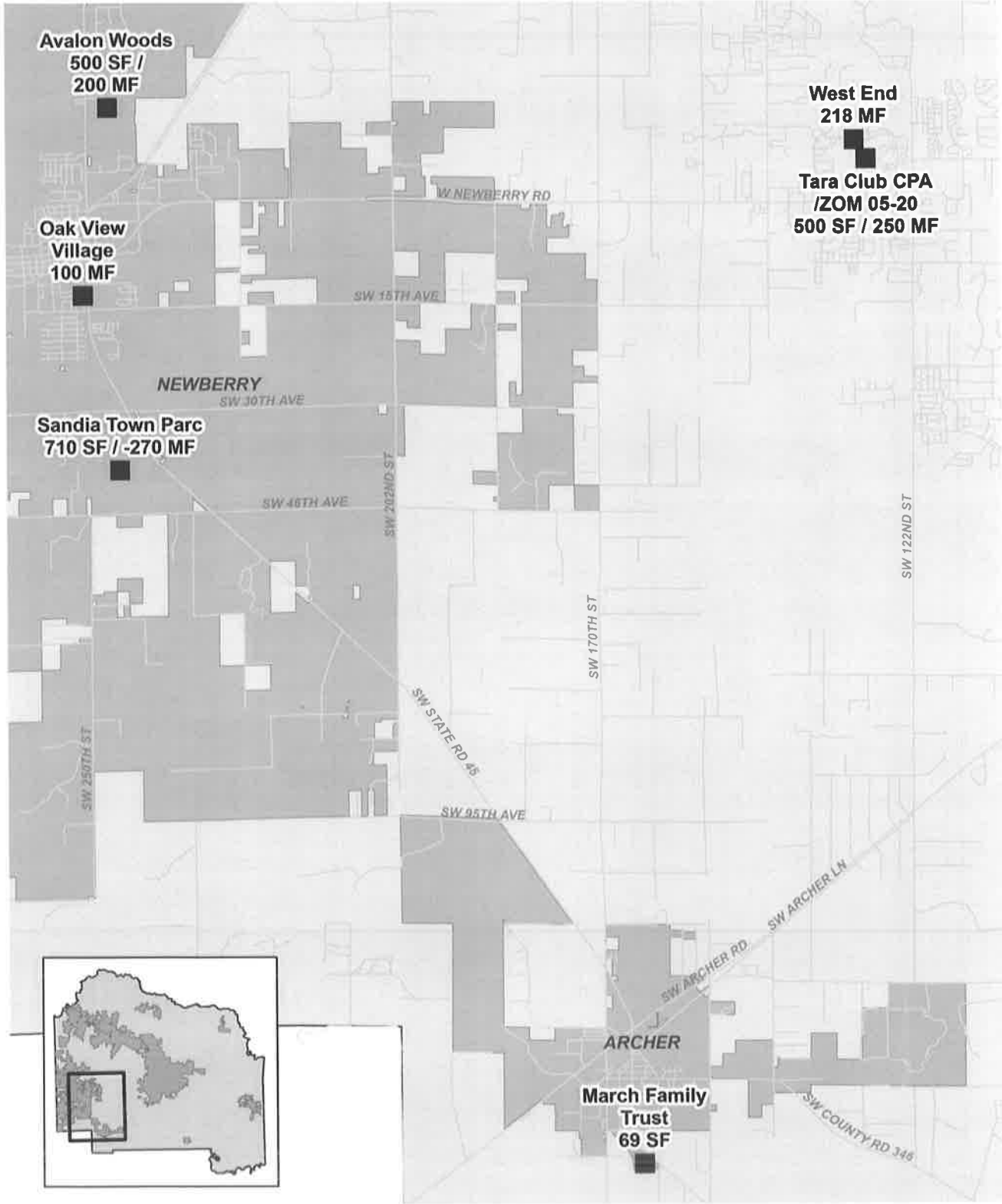
"Plan reviews" are conducted for comprehensive plan amendments, rezonings, and other residential development approvals under the land development regulations that precede the application of school concurrency and do not require a Certificate of School Concurrency. These reviews should not be construed 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 ACPS for 2016, 2017, 2018, 2019, 2020, and 2021 are documented in Tables 8, 9, and 10 below. The locations of these residential development projects are shown by Figures 8, 9, 10 and 11.



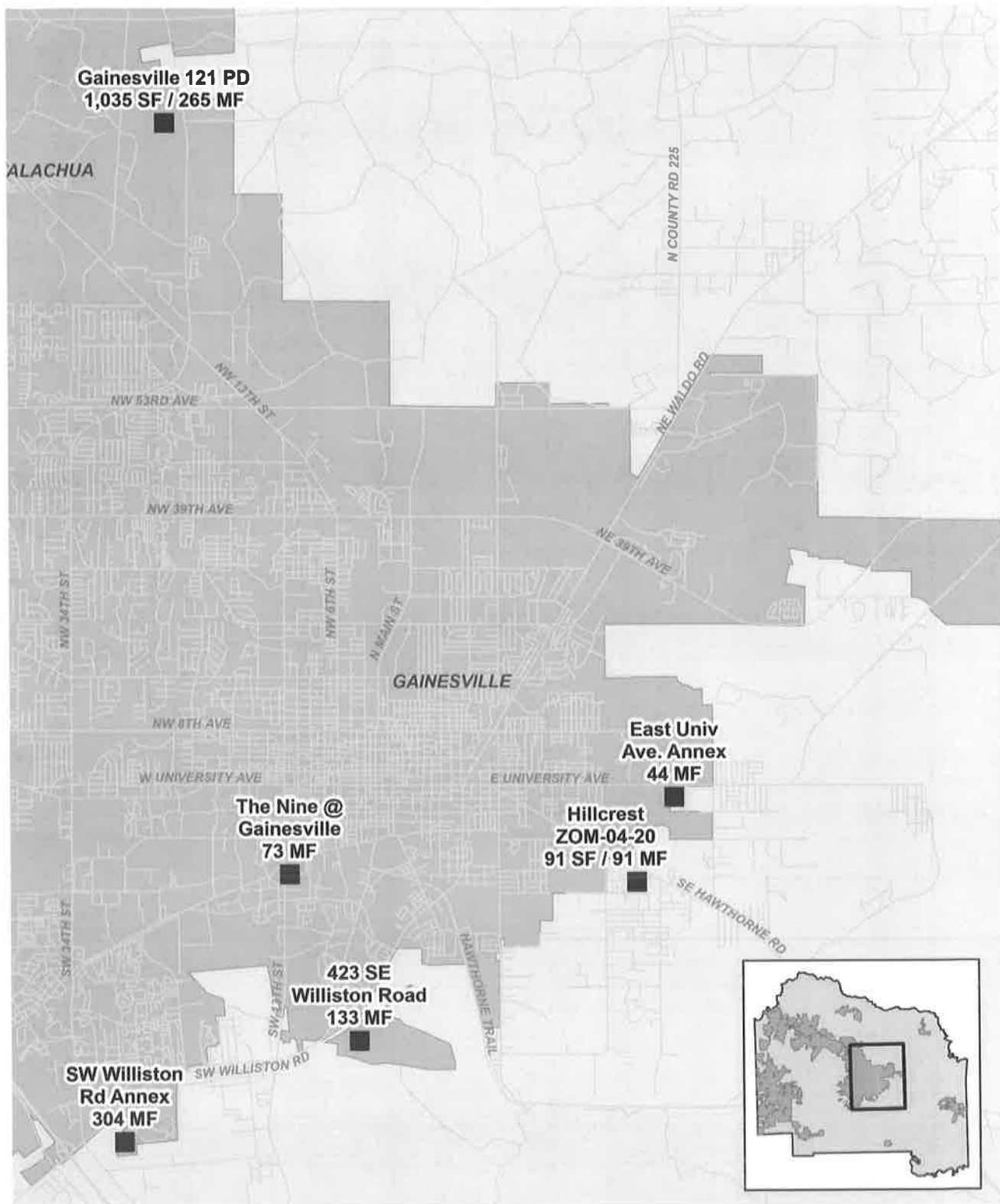
Roads City Boundaries Alachua County Plan Review

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



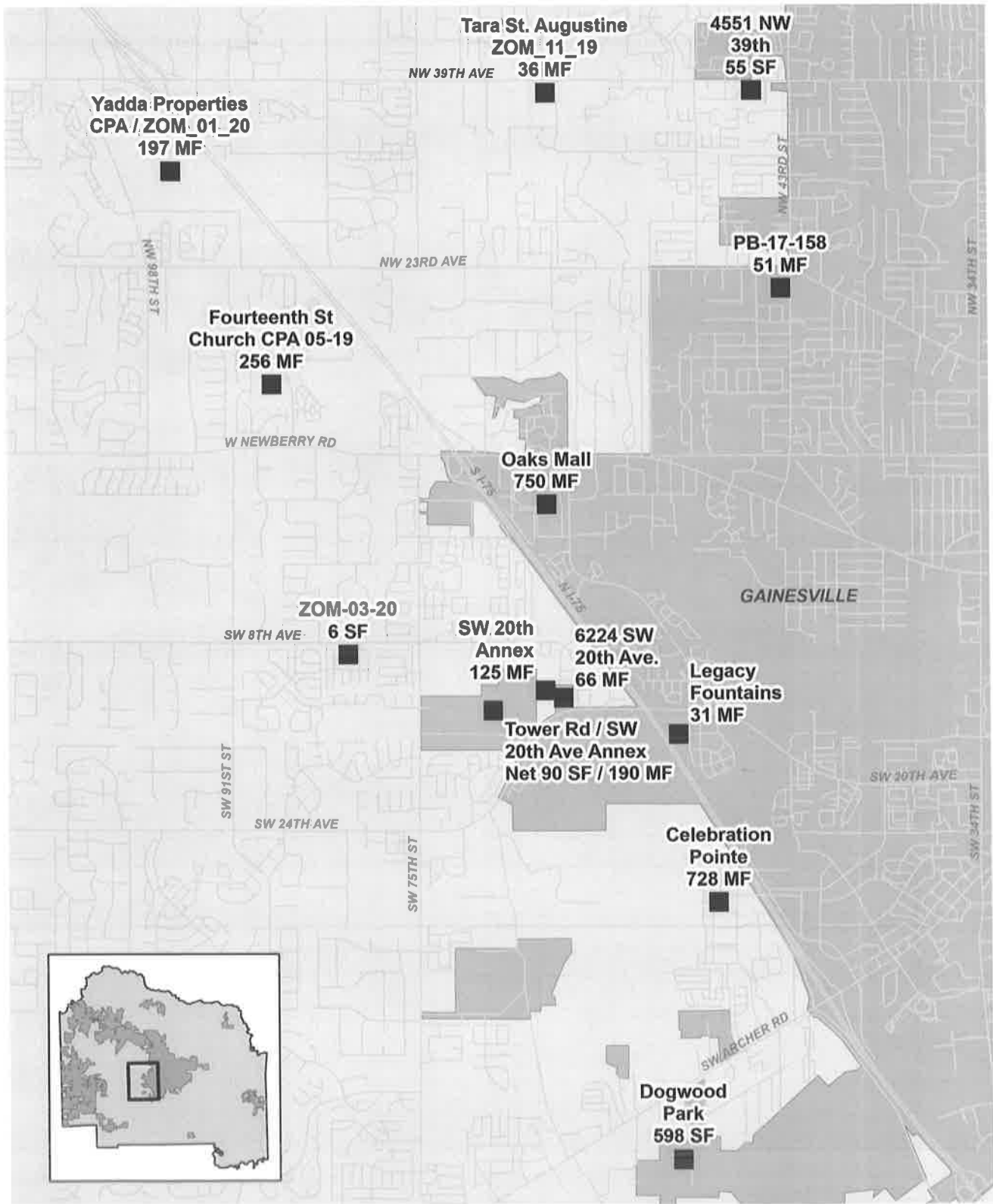
— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 9 – Plan Reviews: Newberry, Archer, and Alachua County



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 10 – Plan Reviews: East Gainesville and Alachua County



— Roads ■ City Boundaries □ Alachua County ■ Plan Review

Figure 11 – Plan Reviews: West Gainesville and Alachua County

Table 8– 2016-2021 Plan Review: High School

Project	SF Units	MF Units	Students	Concurrency Service Areas					
				Buchholz	Eastside	Gainesville	Hawthorne	Newberry	Santa Fe
Alachua County									
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	10	0	10	0	0	0	0
Tara Club (CPA /ZOM 05-20)	500	250	48	48	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
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 Alachua County	597	1,776	103	93	10	0	0	0	0
Gainesville									
Dogwood Park	598	0	48	48	0	0	0	0	0
Gainesville 121 PD	1,035	265	91	0	91	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
SW Williston Rd Annex	0	304	9	0	0	9	0	0	0
The Nine @ Gainesville	0	73	2	0	2	0	0	0	0
Tower Rd/SW 20th Ave Annex	90	190	13	13	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	4	4	0	0	0	0	0
6224 SW 20th Avenue	0	66	2	2	0	0	0	0	0
Total Gainesville	1,778	2,032	204	97	98	9	0	0	0
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	25	0	0	0	0	0	25
Jefford's Farm CPA	597	0	48	0	0	0	0	0	48
Khanh Dinh Property	0	6	0	0	0	0	0	0	0
Savannah Station Phase II	180	0	14	0	0	0	0	0	14
Savannah Station Phase III	472	0	38	0	0	0	0	0	38
Tara Village	20	0	2	0	0	0	0	0	2
Tolosa PD-R	164	40	14	0	0	0	0	0	14
Wallace Rezone	60	0	5	0	0	0	0	0	5
Total Alachua	2,153	944	200	0	0	0	0	0	200
High Springs									
Bridlewood	1,500	0	120	0	0	0	0	0	120
SAFECA Z-20-04	179	0	14	0	0	0	0	0	14
Total High Springs	1,679	0	134	0	0	0	0	0	134
Newberry									
Avalon Woods	500	200	46	0	0	0	0	46	0
Sandia Town Parc	710	-270	46	0	0	0	0	46	0
Oak View Village	0	100	3	0	0	0	0	3	0
Total Newberry	1,210	30	95	0	0	0	0	95	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	7,486	4,782	742	190	108	9	0	101	334

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/ City of Newberry

Table 9– 2016-2021 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												
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
Tara Club (CPA /ZOM 05-20)	500	250	38	0	38	0	0	0	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
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 City of Alachua	597	1,776	90	0	60	0	0	22	8	0	0	0
Gainesville												
Dogwood Park	598	0	36	0	0	0	0	36	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	0	4	0	0	0
SW Williston Rd Annex	0	304	9	0	0	0	0	9	0	0	0	0
The Nine @ Gainesville	0	73	2	0	0	0	0	0	2	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	2	0	0	0	0	0	0	0
Total Gainesville	1,778	2,032	168	70	7	0	0	84	7	0	0	0
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
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
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
Tara Village	20	0	1	0	0	0	0	0	0	1	0	0
Tolosa PD-R	164	40	11	0	0	0	0	0	0	11	0	0
Wallace Rezone	60	0	4	0	0	0	0	0	0	4	0	0
Total Alachua	2,153	944	158	0	0	0	0	0	0	158	0	0
High Springs												
Bridlewood	1,500	0	90	0	0	0	90	0	0	0	0	0
SAFECA Z-20-04	179	0	11	0	0	0	11	0	0	0	0	0
Total High Springs	1,679	0	101	0	0	0	101	0	0	0	0	0
Newberry												
Avalon Woods	500	200	36	0	0	0	0	0	0	0	36	0
Sandla Town Parc	710	-270	33	0	0	0	0	0	0	0	33	0
Oak View Village	0	100	3	0	0	0	0	0	0	0	3	0
Total Newberry	1,210	30	72	0	0	0	0	0	0	0	72	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	7,486	4,782	593	70	67	0	101	106	15	158	76	0

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

Table 10- 2016-2021 Plan Review: Elementary School

Project	SF Units	MF Units	Students	Concurrency Service Areas		
				Northwest Alachua	Gainesville East Alachua	Southwest Alachua
Alachua County						
Celebration Pointe	0	728	66	0	0	66
Fourteenth St Church (CPA 05 19)	0	256	23	0	0	23
Hillcrest (ZOM-04-20)	91	91	21	0	21	0
Tara Club (CPA /ZOM 05-20)	500	250	93	0	0	93
Tara St Augustine (ZOM 11 19)	0	36	3	0	0	3
West End PD	0	218	20	0	0	20
Yadda Properties (CPA / ZOM 01 20)	0	197	18	0	0	18
ZOM-03-20	6	0	1	0	0	1
Total City of Alachua	597	1,776	245	0	21	224
Gainesville						
Dogwood Park	598	0	84	0	84	0
Gainesville 121 PD	1,035	265	169	0	169	0
Legacy Fountains	0	31	3	0	3	0
Oaks Mall	0	750	68	0	68	0
PB-17-158 LUC	0	51	5	0	5	0
423 SE Williston Road	0	133	12	0	12	0
SW Williston Rd Annex	0	304	27	0	27	0
The Nine @ Gainesville	0	73	7	0	7	0
Tower Rd/SW20th Ave Annex	90	190	30	0	0	30
East University Avenue Annex	0	44	4	0	4	0
SW 20th Annexation	0	125	11	0	11	0
4551 NW 39TH	55	0	8	0	8	0
6224 SW 20th Avenue	0	66	6	0	0	6
Total Gainesville	1,778	2,032	434	0	398	36
City of Alachua						
Alachua County Housing	0	160	14	14	0	0
Alachua West	143	0	20	20	0	0
Cellon Creek	320	320	74	74	0	0
411 Development Group	40	0	6	6	0	0
High Point Crossings	157	418	60	60	0	0
Jefford's Farm CPA	597	0	84	84	0	0
Khanh Dinh Property	0	6	1	1	0	0
Savannah Station Phase II	180	0	25	25	0	0
Savannah Station Phase III	472	0	66	66	0	0
Tara Village	20	0	3	3	0	0
Tolosa PD-R	164	40	27	27	0	0
Wallace Rezone	60	0	8	8	0	0
Total Alachua	2,153	944	388	388	0	0
High Springs						
Bridlewood	1,500	0	210	210	0	0
SAFECA Z-20-04	179	0	25	25	0	0
Total High Springs	1,679	0	235	235	0	0
Newberry						
Avalon Woods	500	200	88	0	0	88
Sandla Town Parc	710	-270	72	0	0	72
Oak View Village	0	100	9	0	0	9
Total Newberry	1,210	30	169	0	0	169
Archer						
March Family Trust	69	0	10	0	0	10
Total Archer	69	0	10	0	0	10
Total Districtwide	7,486	4,782	1,481	623	419	439

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/ City of Newberry

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, 2021, 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 12, 13, 14, 15, and 16. Residential developments with concurrency reservations are documented in Tables 11, 12, and 13. The summary of concurrency reservations are documented in Table 14.

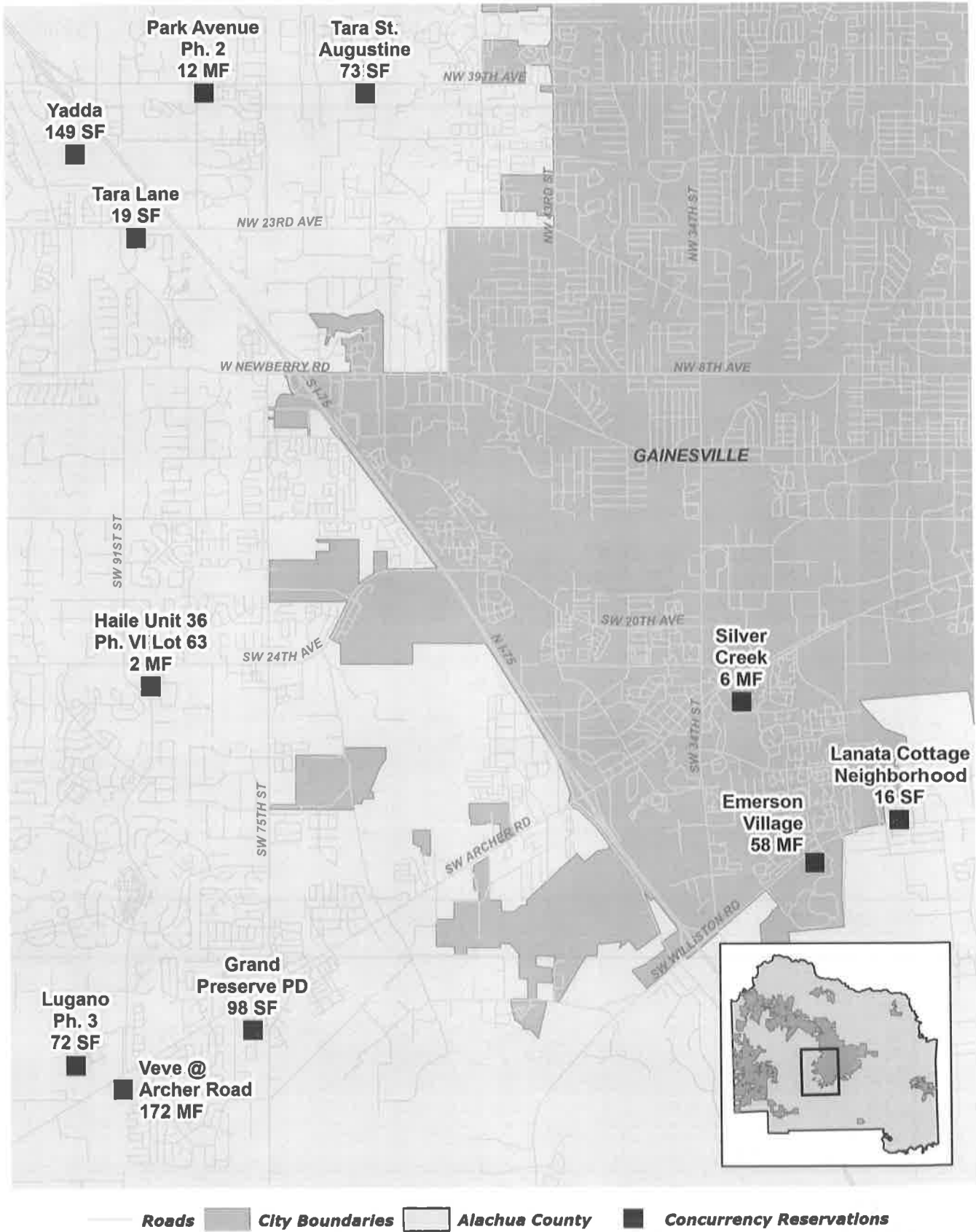


Figure 13– Residential Projects with Concurrency Reservations: West Gainesville and Alachua County

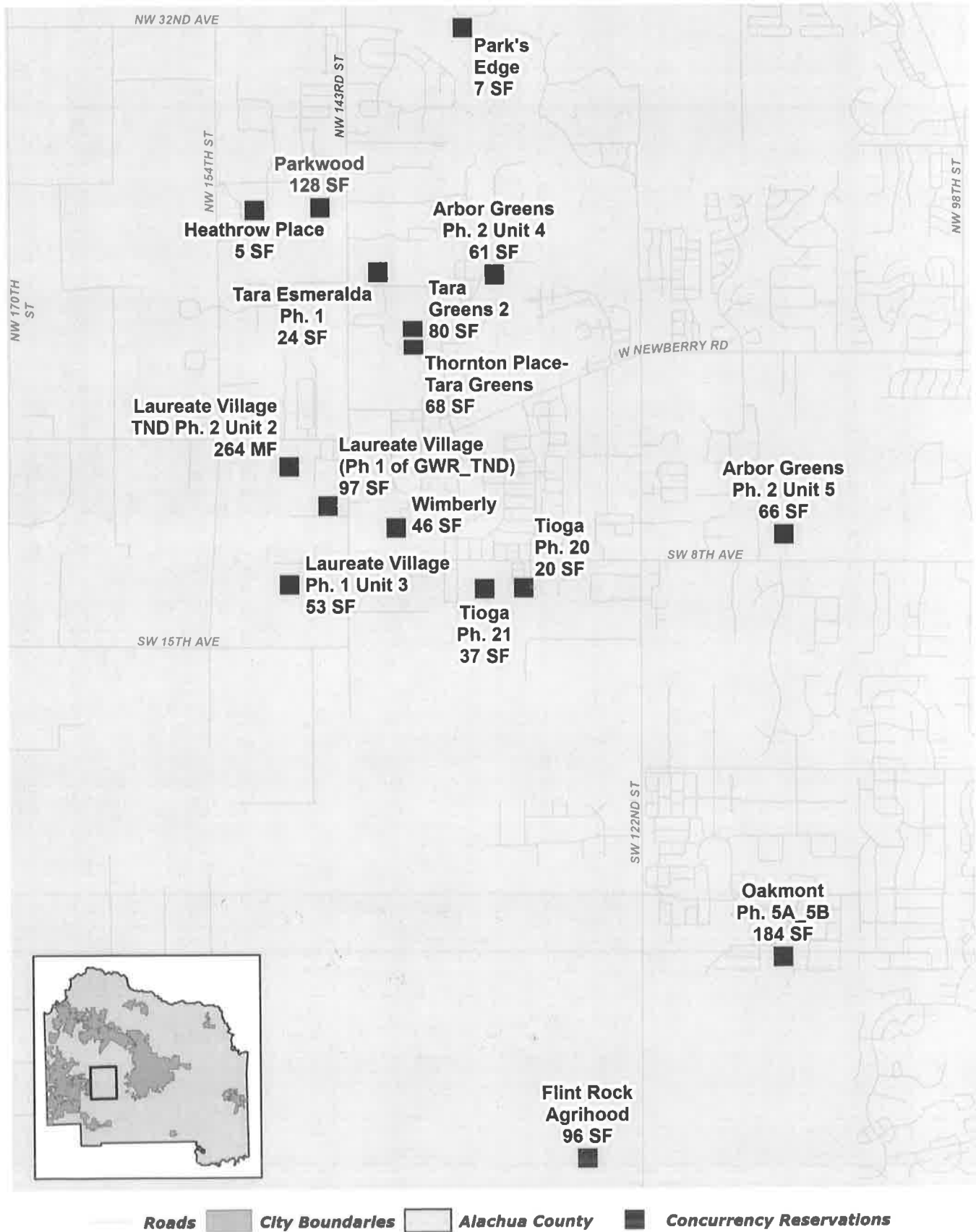


Figure 14– Residential Projects with Concurrency Reservations: Tioga Area (Alachua County)

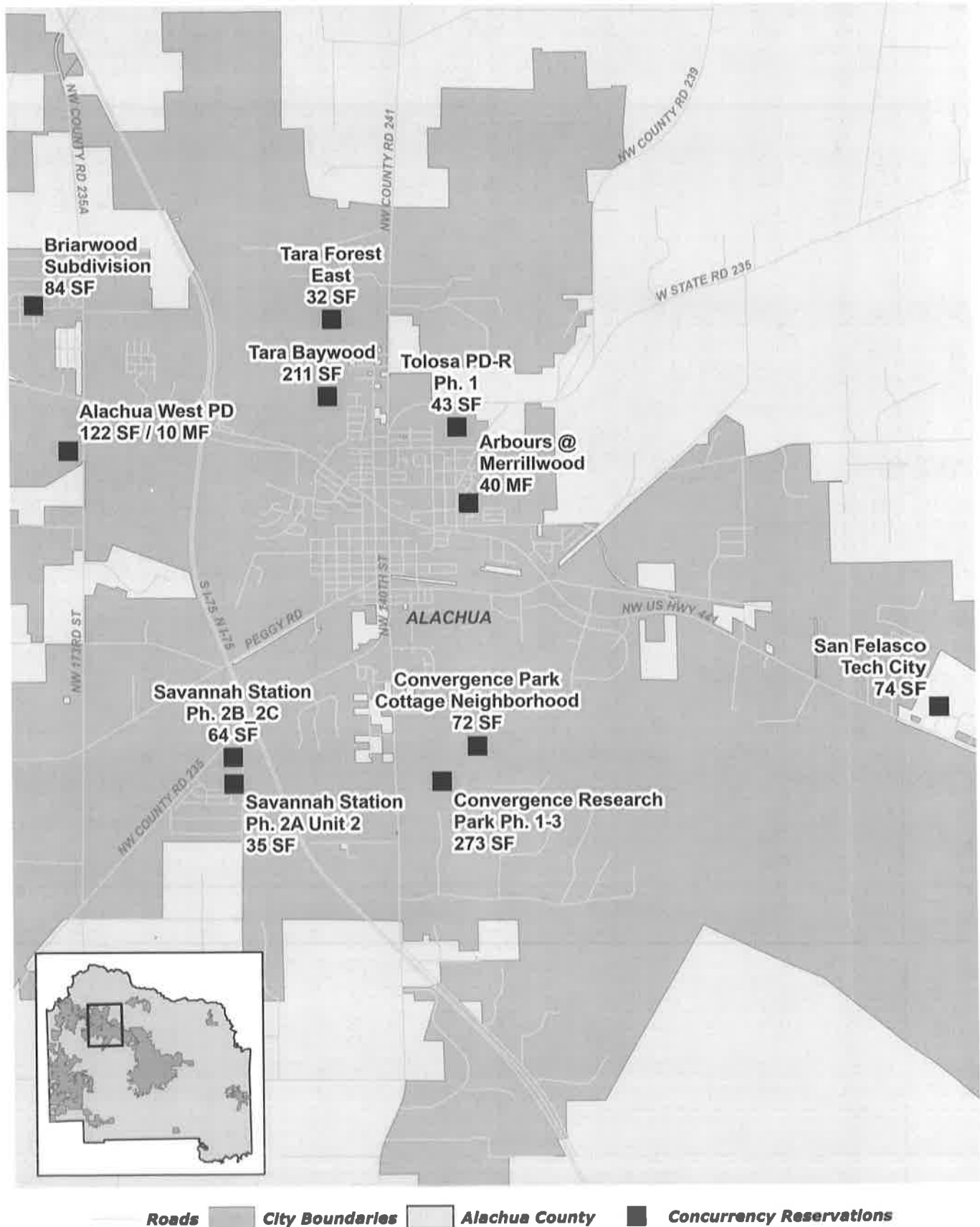


Figure 15– Residential Projects with Concurrency Reservations: City of Alachua

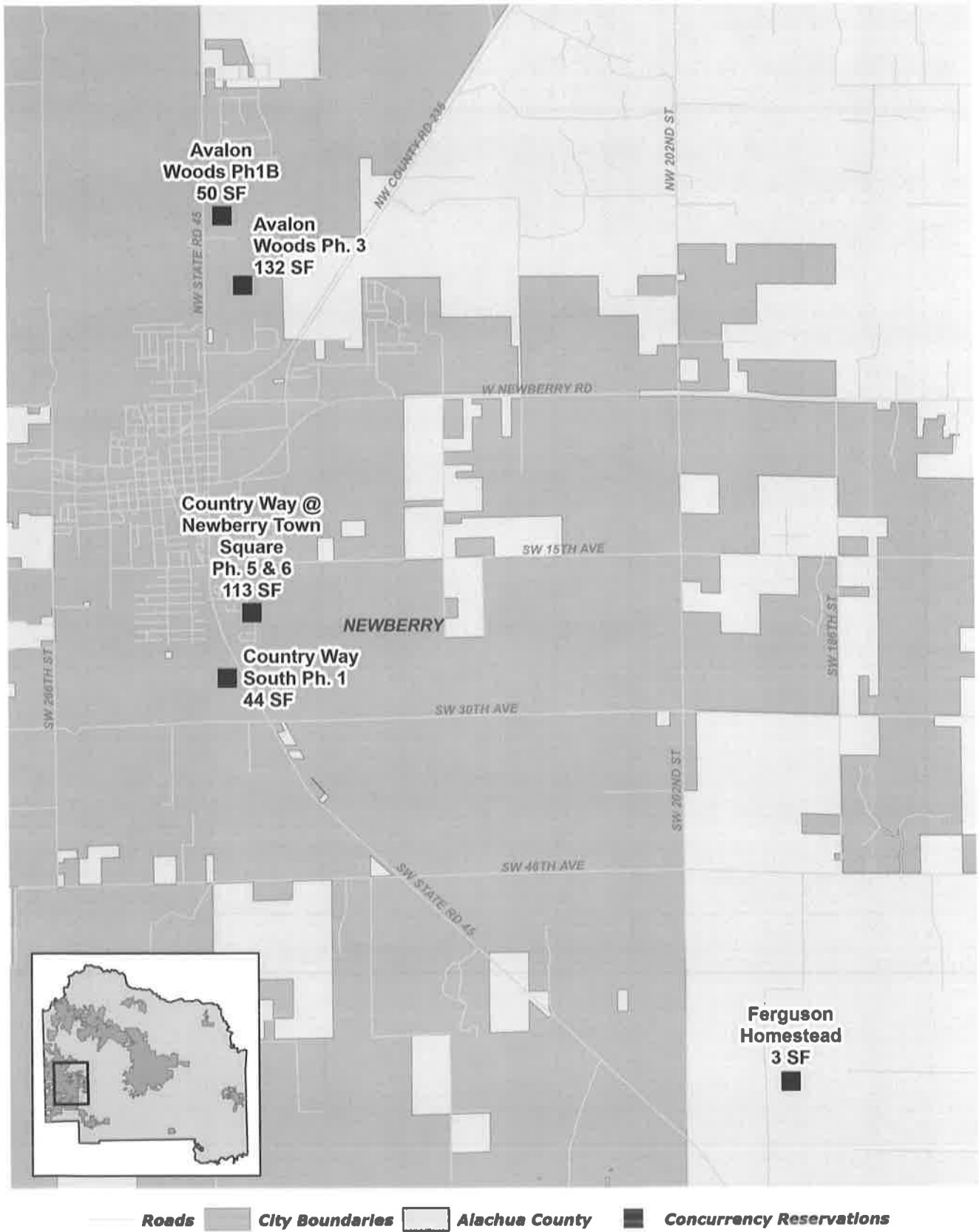


Figure 16– Residential Projects with Concurrency Reservations: Newberry and Alachua County

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									
Arbor Greens Ph 2 Unit 4	61	0	5	5	0	0	0	0	0
Arbor Greens Ph 2 Unit 5	66	0	5	5	0	0	0	0	0
Ferguson Homestead	3	0	0	0	0	0	0	0	0
Flint Rock Agrhood	96	0	8	8	0	0	0	0	0
Grand Preserve PD	98	0	8	0	0	8	0	0	0
Halle Plantation PUD Uni 36 Ph VI	0	2	0	0	0	0	0	0	0
Heathrow Place	5	0	1	1	0	0	0	0	0
Lanata Cottage Neighborhood	16	0	1	0	0	1	0	0	0
Laureate Village (Ph 1 of GWR_TND)	97	0	8	8	0	0	0	0	0
Laureate Village Ph 1 Unit 3	53	0	4	4	0	0	0	0	0
Laureate Village TND Ph2 Unit 2	0	264	8	8	0	0	0	0	0
Lugano Ph 3	72	0	6	6	0	0	0	0	0
Oakmont Ph 5A_5B	184	0	15	15	0	0	0	0	0
Park Avenue Ph 2	0	12	1	1	0	0	0	0	0
Parks Edge	7	0	1	1	0	0	0	0	0
Parkwood	128	0	10	0	0	0	0	10	0
Tara Esmeralda Phase 1	24	0	2	2	0	0	0	0	0
Tara Greens 2	80	0	6	6	0	0	0	0	0
Tara Lane (23rd)	19	0	2	2	0	0	0	0	0
Tara St Augustine	73	0	6	6	0	0	0	0	0
Thornton Place -Tara Greens	68	0	5	5	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
Wimberly Subdivision	46	0	4	4	0	0	0	0	0
Veve at Archer Road TND	0	172	5	5	0	0	0	0	0
Yadda	149	0	12	12	0	0	0	0	0
Total County	1,402	450	127	109	0	9	0	10	0
Gainesville									
Emerson Village	0	58	2	0	0	2	0	0	0
Rose Minor Subdivision	3	0	1	0	0	1	0	0	0
Silver Creek Apts	0	6	1	0	0	1	0	0	0
Sorority View Apts	0	48	1	0	0	1	0	0	0
Southeast Bungalow Court	8	0	1	0	1	0	0	0	0
SW 2nd Avenue	0	66	2	0	0	2	0	0	0
SW 4th Avenue	0	232	7	0	0	7	0	0	0
Thelma Lane	4	0	1	0	0	1	0	0	0
The Mark	0	145	4	0	0	4	0	0	0
Wood River	0	23	1	0	0	1	0	0	0
Total Gainesville	15	578	19	0	1	20	0	0	0
City of Alachua									
Arbours @ Merrillwood	0	40	1	0	0	0	0	0	1
Alachua West PD	122	10	10	0	0	0	0	0	10
Briarwood Subdivision	84	0	7	0	0	0	0	0	7
Convergence Research Park Ph 1-3	273	0	22	0	0	0	0	0	22
Convergence Park Cottage Neighborhood	72	0	6	0	0	0	0	0	6
San Felasco Tech City	74	0	6	0	0	0	0	0	6
Savannah Station Ph 2A_Unit_2	35	0	3	0	0	0	0	0	3
Savannah Station Ph 2B_2C	64	0	5	0	0	0	0	0	5
Tara Baywood	211	0	17	0	0	0	0	0	17
Tara Forest East	32	0	3	0	0	0	0	0	3
Tolosa Ph 1	43	0	3	0	0	0	0	0	3
Total Alachua	1,010	50	83	0	0	0	0	0	83
Newberry									
Avalon Woods Ph1B	50	0	4	0	0	0	0	4	0
Avalon Woods PH 3	132	0	11	0	0	0	0	11	0
Country Way@ Newberry Town Square Ph. 5 & 6	113	0	9	0	0	0	0	9	0
Country Way South Ph. 1	44	0	4	0	0	0	0	4	0
Total Newberry	339	0	28	0	0	0	0	28	0
Total Districtwide	2,766	1,078	260	109	1	29	0	38	83

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

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												
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	4	0	0	0	0	0	0	0
Ferguson Homestead	3	0	0	0	0	0	0	0	0	0	0	0
Flint Rock Agrihood	96	0	6	0	0	0	0	0	0	0	6	0
Grand Preserve PD	98	0	6	0	0	0	0	6	0	0	0	0
Halle Plantation PUD Uni 36 Ph VI Lot 63	0	2	0	0	0	0	0	0	0	0	0	0
Heathrow Place	5	0	0	0	0	0	0	0	0	0	0	0
Lanata Cottage Neighborhood	16	0	1	0	0	0	0	1	0	0	0	0
Laureate Village (Ph 1 of 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 Unit 2	0	264	8	0	0	0	0	8	0	0	0	0
Lugano Ph 3	72	0	4	0	0	0	0	4	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	0	0	0	1	0	0	0	0
Parks Edge	7	0	0	0	0	0	0	0	0	0	0	0
Parkwood	128	0	8	0	0	0	0	0	0	0	8	0
Tara Esmeralda Phase 1	24	0	1	0	1	0	0	0	0	0	0	0
Tara Greens 2	80	0	5	0	5	0	0	0	0	0	0	0
Tara Lane (23rd)	19	0	1	0	1	0	0	0	0	0	0	0
Tara St Augustine	73	0	4	0	4	0	0	0	0	0	0	0
Thornton Place -Tara Greens	68	0	4	0	4	0	0	0	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
Wimberly Subdivision	46	0	3	0	0	0	0	3	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	1,402	450	97	0	32	0	0	51	0	0	14	0
Gainesville												
Emerson Village	0	58	2	0	0	0	0	2	0	0	0	0
Rose Minor Subdivision	3	0	1	0	0	0	0	0	0	0	0	1
Silver Creek Apts	0	6	1	0	0	0	0	1	0	0	0	0
Sorority View Apts	0	48	1	0	0	0	0	1	0	0	0	0
Southeast Bungalow Court	8	0	1	0	0	0	0	0	1	0	0	0
SW 2nd Avenue	0	66	2	0	0	0	0	2	0	0	0	0
SW 4th Avenue	0	232	7	0	0	0	0	7	0	0	0	0
Thelma Lane	4	0	1	0	0	0	0	0	0	0	0	1
The Mark	0	145	4	0	0	0	0	0	0	0	0	4
Wood River	0	23	1	0	0	0	0	1	0	0	0	0
Total Gainesville	15	578	21	0	0	0	0	14	1	0	0	6
City of Alachua												
Arbours @ Merrillwood	0	40	1	0	0	0	0	0	0	1	0	0
Alachua West PD	122	10	8	0	0	0	0	0	0	8	0	0
Brlarwood Subdivision	84	0	5	0	0	0	0	0	0	5	0	0
Convergence Research Park Ph 1-3	273	0	16	0	0	0	0	0	0	16	0	0
Convergence Park Cottages	72	0	4	0	0	0	0	0	0	4	0	0
San Felasco Tech City	74	0	4	0	0	0	0	0	0	4	0	0
Savannah Station Ph 2A Unit 2	35	0	2	0	0	0	0	0	0	2	0	0
Savannah Station Ph 2B_2C	64	0	4	0	0	0	0	0	0	4	0	0
Tara Baywood	211	0	13	0	0	0	0	0	0	13	0	0
Tara Forest East	32	0	2	0	0	0	0	0	0	2	0	0
Tolosa Ph 1	43	0	3	0	0	0	0	0	0	3	0	0
Total Alachua	1,010	50	62	0	0	0	0	0	0	62	0	0
Newberry												
Avalon Woods Ph1B	50	0	3	0	0	0	0	0	0	0	3	0
Avalon Woods PH 3	132	0	8	0	0	0	0	0	0	0	8	0
Country Way@Newberry Town Square Ph. 5 & 6	113	0	7	0	0	0	0	0	0	0	7	0
Country Way South Ph. 1	44	0	3	0	0	0	0	0	0	0	3	0
Total Newberry	339	0	21	0	0	0	0	0	0	0	21	0
Total Districtwide	2,766	1,078	201	0	32	0	0	65	1	62	35	6

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

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						
Arbor Greens Ph 2 Unit 4	61	0	9	0	0	9
Arbor Greens Ph 2 Unit 5	66	0	9	0	0	9
Ferguson Homestead	3	0	0	0	0	0
Flint Rock Agrihood	96	0	13	0	0	13
Grand Preserve PD	98	0	14	0	0	14
Haile Plantation PUD Uni 36 Ph VI Lot 63	0	2	0	0	0	0
Heathrow Place	5	0	1	0	0	1
Lanata Cottage Neighborhood	16	0	2	0	2	0
Laureate Village (Ph 1 of GWR TND)	97	0	14	0	0	14
Laureate Village Ph 1 Unit 3	53	0	7	0	0	7
Laureate Village TND Ph2 Unit 2	0	264	24	0	0	24
Lugano Ph 3	72	0	10	0	0	10
Oakmont Ph 5A_5B	184	0	26	0	0	26
Park Avenue Ph 2	0	12	1	0	0	1
Parks Edge	7	0	1	0	0	1
Parkwood	128	0	18	0	0	18
Tara Esmeralda Phase 1	24	0	3	0	0	3
Tara Greens 2	80	0	11	0	0	11
Tara Lane (23rd)	19	0	3	0	0	3
Tara St Augustine	73	0	10	0	0	10
Thornton Place -Tara Greens	68	0	10	0	0	10
Tioga Phase 20	20	0	3	0	0	3
Tioga Phase 21	37	0	5	0	0	5
Wimberly Subdivision	46	0	6	0	0	6
Veve at Archer Road TND	0	172	15	0	0	15
Yadda	149	0	21	0	0	21
Total County	1,402	450	236	0	2	234
Gainesville						
Emerson Village	0	58	5	0	5	0
Rose Minor Subdivision	3	0	1	0	1	0
Silver Creek Apts	0	6	1	0	1	0
Sorority View Apts	0	48	4	0	4	0
Southeast Bungalow Court	8	0	1	0	1	0
SW 2nd Avenue	0	66	6	0	6	0
SW 4th Avenue	0	232	21	0	21	0
Thelma Lane	4	0	1	0	1	0
The Mark	0	145	13	0	13	0
Wood River	0	23	2	0	2	0
Total Gainesville	15	578	55	0	55	0
City of Alachua						
Arbours @ Merrillwood	0	40	4	4	0	0
Alachua West PD	122	10	18	18	0	0
Briarwood Subdivision	84	0	12	12	0	0
Convergence Research Park Ph 1-3	273	0	38	38	0	0
Convergence Park Cottage Neighborhood	72	0	10	10	0	0
San Felasco Tech City	74	0	10	10	0	0
Savannah Station Ph 2A_Unit_2	35	0	5	5	0	0
Savannah Station Ph 2B_2C	64	0	9	9	0	0
Tara Baywood	211	0	30	30	0	0
Tara Forest East	32	0	4	4	0	0
Tolosa Ph 1	43	0	6	6	0	0
Total Alachua	1,010	50	146	146	0	0
Newberry						
Avalon Woods Ph1B	50	0	7	0	0	7
Avalon Woods PH 3	132	0	18	0	0	18
Country Way@Newberry Town Square Ph. 5 & 6	113	0	16	0	0	16
Country Way South Ph1	44	0	6	0	0	6
Total Newberry	339	0	47	0	0	47
Total District	2,766	1,078	484	146	57	281

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

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, 2021

High CSA		Middle CSA		Elementary CSA	
Buchholz	109	Bishop	0	Northwest Alachua	146
Eastside	1	Fort Clarke	32	Gainesville East Alachua	57
Gainesville	29	Hawthorne	0	Southwest Alachua	281
Hawthorne	0	High Springs	0		
Newberry	38	Kanapaha	65		
Santa Fe	83	Lincoln	1		
		Mebane	62		
		Oak View	35		
		Westwood	6		
Total	260	Total	201	Total	484

Source: Alachua County Public Schools

Future Directions

School Concurrency was implemented in 2008 based upon data gathered and analysis conducted in 2007 and 2008. The capacity and enrollment data reflected in the 2021 Five Year District Facilities Plan and this 2022 Annual School Concurrency Report represent the fourteenth progressive update.

A comprehensive redrawing of 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 2023-2024 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. There is the potential to increase the number of elementary concurrency service areas from three to nine. The preliminary proposed modified elementary concurrency service areas boundaries and names are shown in Figure 17. Proposed State legislation may mandate districtwide concurrency.

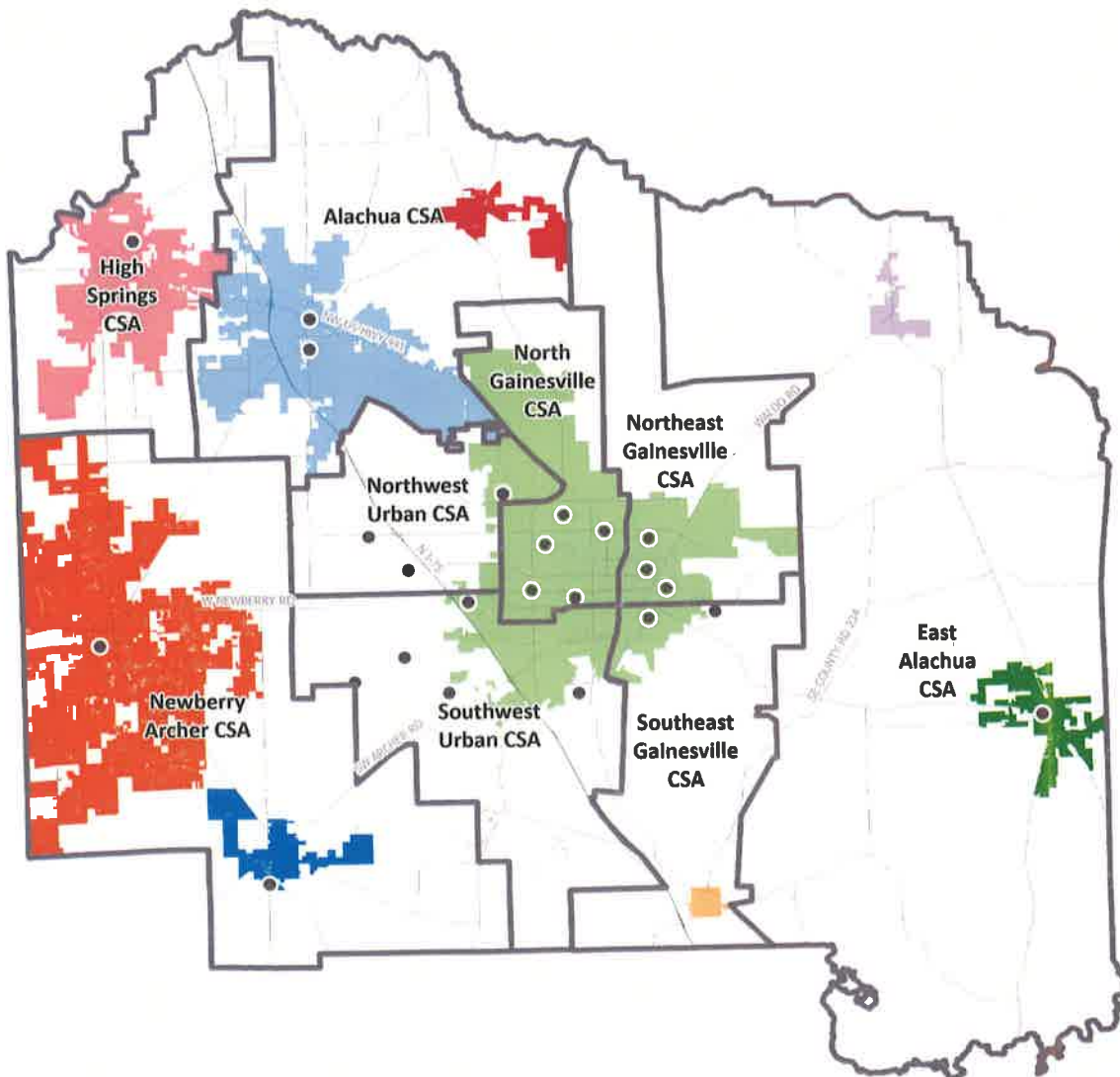


Figure 17 - Proposed Modified Elementary Concurrency Service Areas

Many of Alachua County's public schools do not have adequate space for additional students. The district determines if there is available school 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 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 is being analyzed.

The district will collaborate with local municipalities and Alachua County Government in processes related to changes in CSAs and any analysis of impact fees. The public will also be part of the district's comprehensive review of attendance zones, educational programs, and facilities projects at every school. Community engagement in this 'school reimagining' process is expected to begin in the spring of 2022.