

April 13, 2018 SPAC Meeting Minutes

- Mr. McNeill, Chairperson called the meeting to order at 10:14 a.m.
- Introductions were made. Dr. McNealy, School Board member attended today's meeting.
- Minutes from April 6, 2018, were approved with a couple of minor changes.
- Ms. Wynn updated everyone on the meeting schedule. There is no meeting on April 27, 2018. The summer meetings will be held on Wednesday's, from 9:00 a.m. to 11:00 a.m. starting June 6, 2018, and ending July 25, 2018. Meetings will resume on Friday's, starting August 10, 2018. There will not be a SPAC meeting the weeks of July 4, 2018 nor August 1, 2018.
- Mr. Gilreath, provided information on where people claim homestead. The committee is searching for a good way to identify projected students, looking at renters verses home owners, and the number of students under the age of five were located on the map.
- Mr. Gilreath reviewed the committee's progress to date for Dr. McNealy. In response to her question, why are we eliminating the areas in red? He explained that we were using the Land Development Code, and further explained the criteria the SPAC has used to evaluate parcels to date.
- Dr. Steiner asked if we had looked at the mile and a half zone to see if there are other parcels available. Mr. Gilreath will bring that information back next week.
- Mr. Gilreath ask for more guidance on the Tioga parcels. Ms. Wynn stated that the School Board reached out to Tioga, and the developer was not interested in having an elementary school site within this development at this time.
- Chairperson McNeill suggested the removal of the Tioga parcels. The committee agreed that the Tioga parcels should be removed.
- Mr. White wanted to know if it was an issue to build on the edge of the Urban Cluster, Ms. Steiner replied by asking if we are encouraging sprawl by doing so. It also effects the cost of services.
- Mr. Castine responded that the Urban Cluster was designed to consider this when boundaries were established. He also stated there is adequate land in the Urban Cluster to provide for twice as many houses that will be

needed for the next twenty years without the need to expand the Urban Cluster.

- Dr. McNealy asked the SPAC about whether or not they were considering the Oakmont site already owned by the Alachua County School Board.
- Chairperson McNeill stated that the SPAC was evaluating each parcel on the same set of criteria.
- Ms. Wynn commented that SPAC will make location recommendations to the Superintendent based on the evaluation criteria they are applying. The Alachua County School Board Facilities Staff will be providing an evaluation of the SPAC recommendations coupled with a cost-benefit analysis, including the Oakmont site. The Superintendent will subsequently make a recommendation to the Board.
- Dr. McNealy commented that she understood what the committee is doing, the walkability trend, and what the committee is leaning toward. Dr. McNealy stated that the committee is going to have to figure out where the school will be to create a racially and economically diverse school population. She stated that there is no magic solution. You're going to have to rezone, otherwise we're in trouble, and we will continue to have segregated schools, which Dr. McNealy is not in favor of. Mr. Moore replied that it was the School Board's responsibility to rezone which will be done at a later time, and not the responsibility of SPAC.
- Mr. Moore commented that we are looking at areas with section 8 housing like Brookside.
- Mr. McNeill pointed out a 57 acre parcel (where the tower is located) owned by the University of Florida. The parcel is listed as agriculture. Ms. Wynn will reach out to Ms. Linda Dixon at the University of Florida. Mr. Castine pointed out that there are some advantages to this parcel.
- Mr. Castine stated that SW 8th Avenue is being connection to SW 20th Avenue, it will stay a two way street.
- Mr. Moore stated he would like the SPAC to eventually make recommendations for 2 to 3 more future school sites. Mr. McNeill reminded Mr. Moore that SPAC is only looking for an elementary site.

- Mr. McNeill asked who would be conducting rezoning. Dr. McNealy replied that it would be Brian Moore and Martha Dean, recommending the new zone lines to the School Board.
- Ms. Wynn explained SPAC's dual purpose, and the deadline for getting the school site recommendation to the Superintendent by the end of May.
- Mr. McNeill asked Mr. Gilreath to let us know where we are with the sites. Mr. Gilreath stated that there are currently 2 parcels, Oakmont, and the UF parcel possibility.
- Mr. Castine will check on the roads that are funded.
- Ms. Steiner asked that Mr. Gilreath to bring back 1.5 mile walkability parcels removed. This will potentially increase the number of parcels that will need to be evaluated for the other previously applied criteria.
- Mr. McNeill will give the School Board a SPAC update on April 17.
- Mr. McNeill will give the League of Women Voters a presentation on April 24, 2018
- Meeting adjourned 12:09 p.m.