

# School Planning Advisory Committee Process Overview

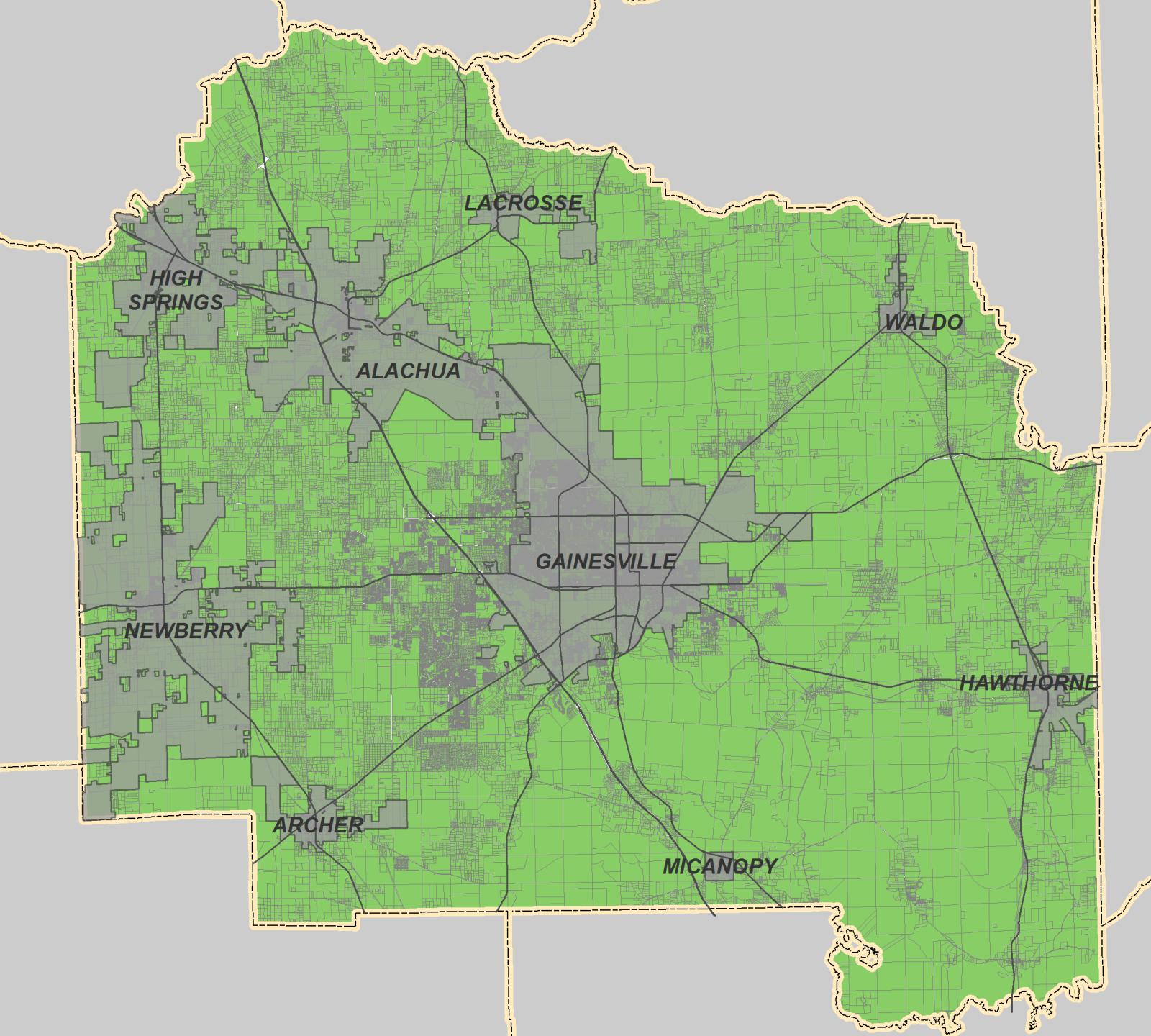


# **School Planning Advisory Committee**

- **Established in the inter-local agreement**
- **Representatives:**
  - **Cities and County- recommend up to 3 members each (up to 2 citizen members each)**
  - **SBAC- 2 ACCPTA members and 1 UF professor**
- **Review projects that alter capacity (increase/decrease building size)**

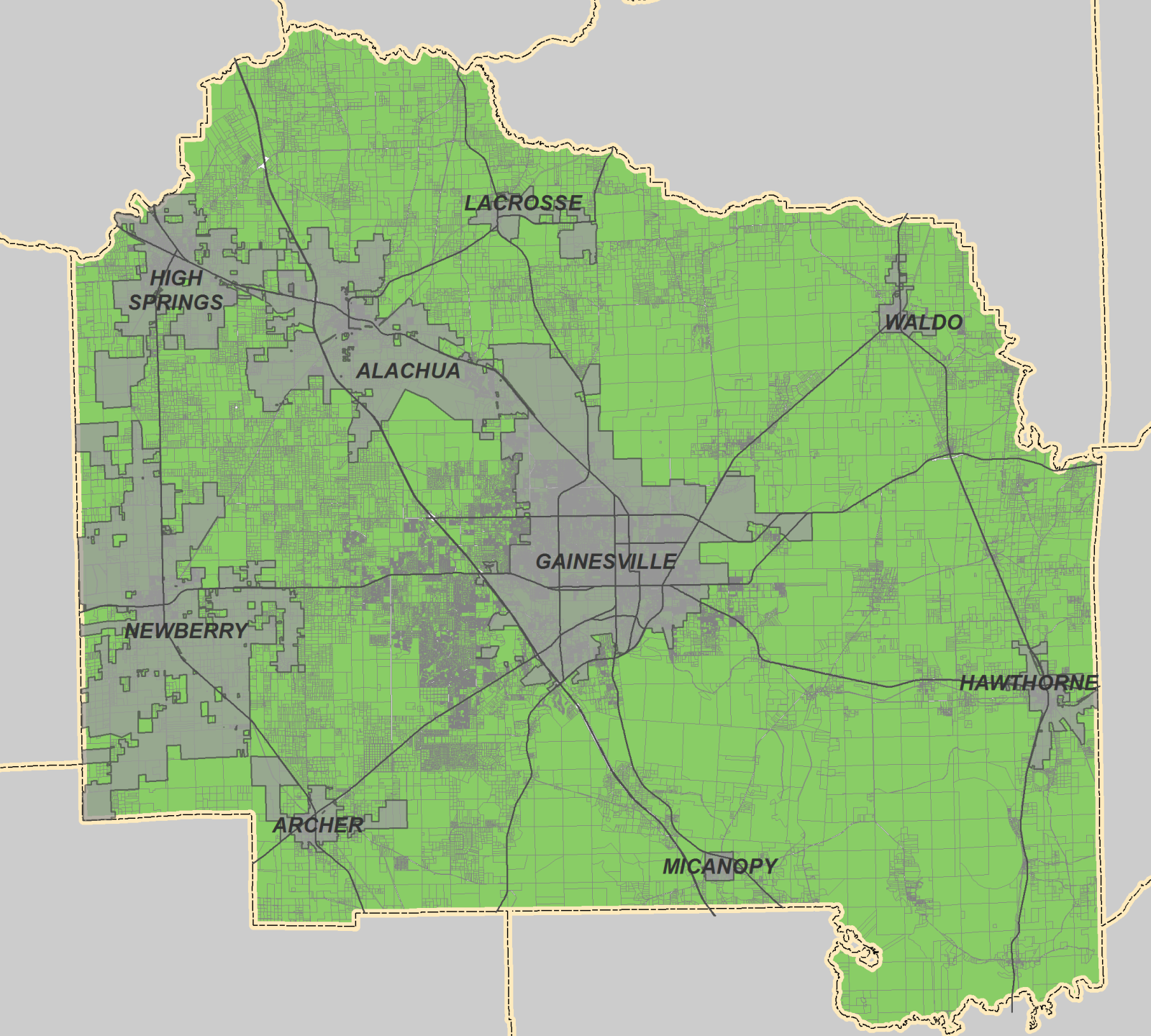
# New School Siting Requirements Summary

- Close to existing homes
- Serves existing and future student populations
- Walkability- *distance, safety, and infrastructure (i.e. sidewalks, crosswalks, etc.)*
- Official planning/ land use
- Free from environmental constraints and restrictions



- **2017 Interlocal Agreement for Public Schools (Sections 4.2, 4.4, & 4.5)**
- Section 4.5 -Consistency of new Public Education Sites with Local Government Comprehensive Plans





# 2020 Alachua County Comprehensive Plan

## Future Land Use Element (FLU)

-5.0 Institutional Policies,  
Objective 5.3, Policy 5.3.1  
Educational Facilities

## Public School Facilities Element

-Goal 3, Objective 3.1  
School Location & Site Design

-Objective 3.5  
School Siting Standards

# 2017 Interlocal Agreement for Public Schools

- Proximate to residential development
- Serve as a focal point for community activities
- Not within 2 mile walking distance of existing schools
- Located on local or collector street
  
- Compatibility w/ present zoning and future land use
- Consistency w/ local Government Comprehensive Plan
  
- Free of environmental constraints and restrictions
- No archeological or historic cultural resources on site
- Suitable soils and sufficient drainage
  
- Not located in a floodway or flood zone
- Outside of Airport Noise Contours



# Alachua County Comprehensive Plan

## 5.0 Institutional Policies (FLU Element)

**Elementary and middle schools are encouraged to locate:**

- (a) Within existing or proposed residential areas or village centers
- (b) Near existing or designated public facilities such as parks, recreational areas, libraries, and community centers to facilitate the joint use of these areas.
- (c) On paved roads. Direct access should be available from local or collector streets, or from arterials with an interior road to the school.



# Alachua County Comprehensive Plan

## Policy 5.3.7 (FLU Element)

Public educational facilities shall be allowable uses in the following Land Use categories designated on the Future Land Use Map:

- (1) Urban Residential: Low density, Medium density, Medium-high density, and High density ranges.
- (2) Institutional, within the urban cluster



# **The following areas shall be avoided when locating future educational facilities in Alachua County:**

- (a) Noise Attenuation Area or Noise Sensitive District, and other airport impact areas as prohibited by Chapter 333, Florida Statutes.
- (b) Environmentally sensitive areas as determined in accordance with the conservation policies of Alachua County (see the Conservation and Open Space Element.)
- (c) Areas designated for Rural/Agriculture land use.
- (d) Existing or designated industrial districts (except for vocational schools).
- (e) Any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.

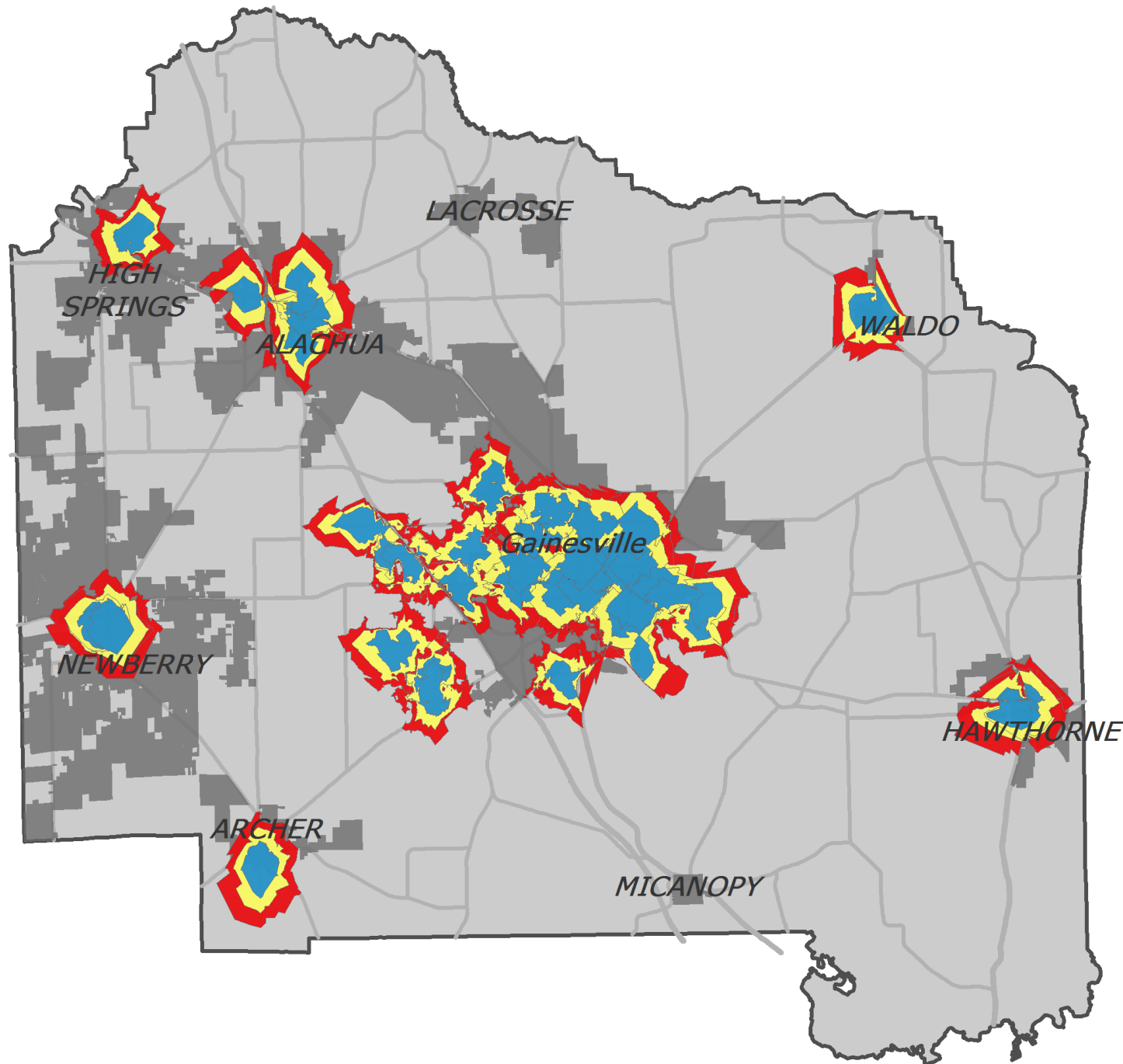




**Avoid  
Noise  
Contours**

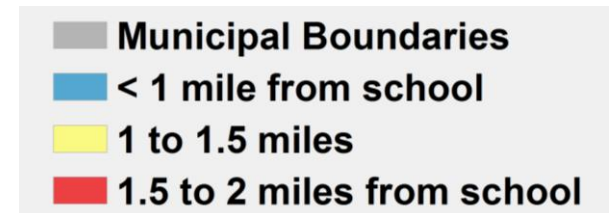
**55-75  
decibels**

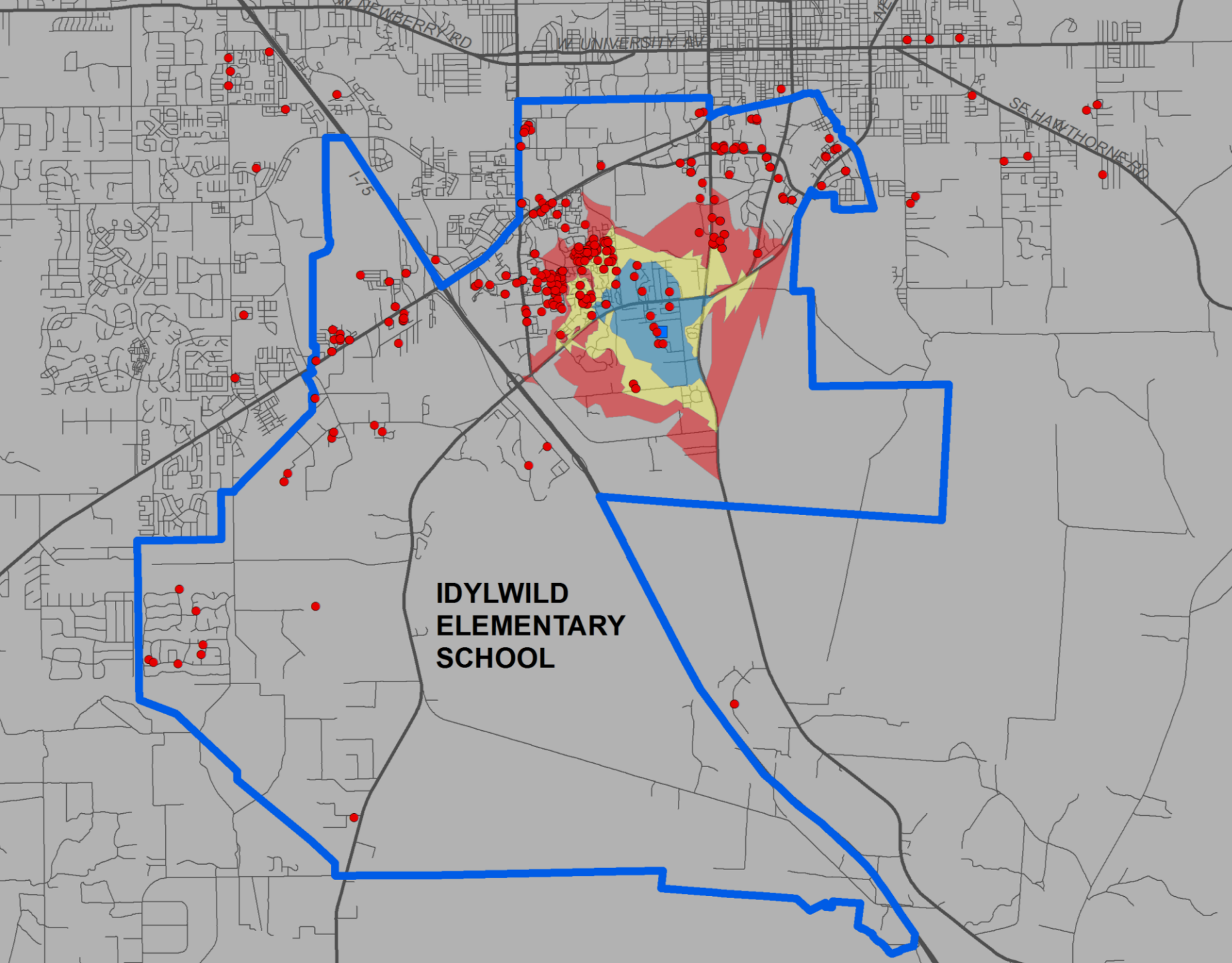




## Walkability

- “Service” Areas based on street centerline distances
- Alachua e911 Roads
- Required bus service
- Student locations

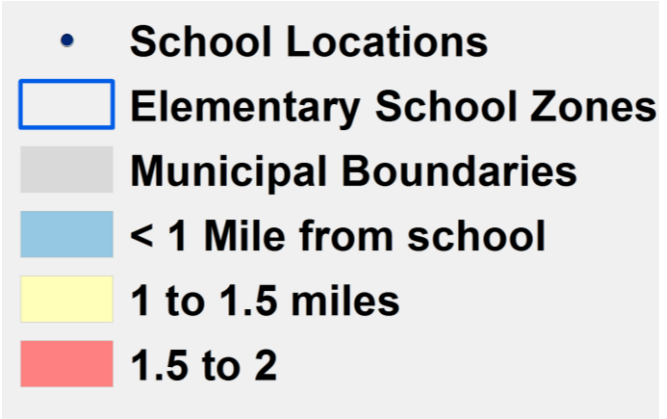
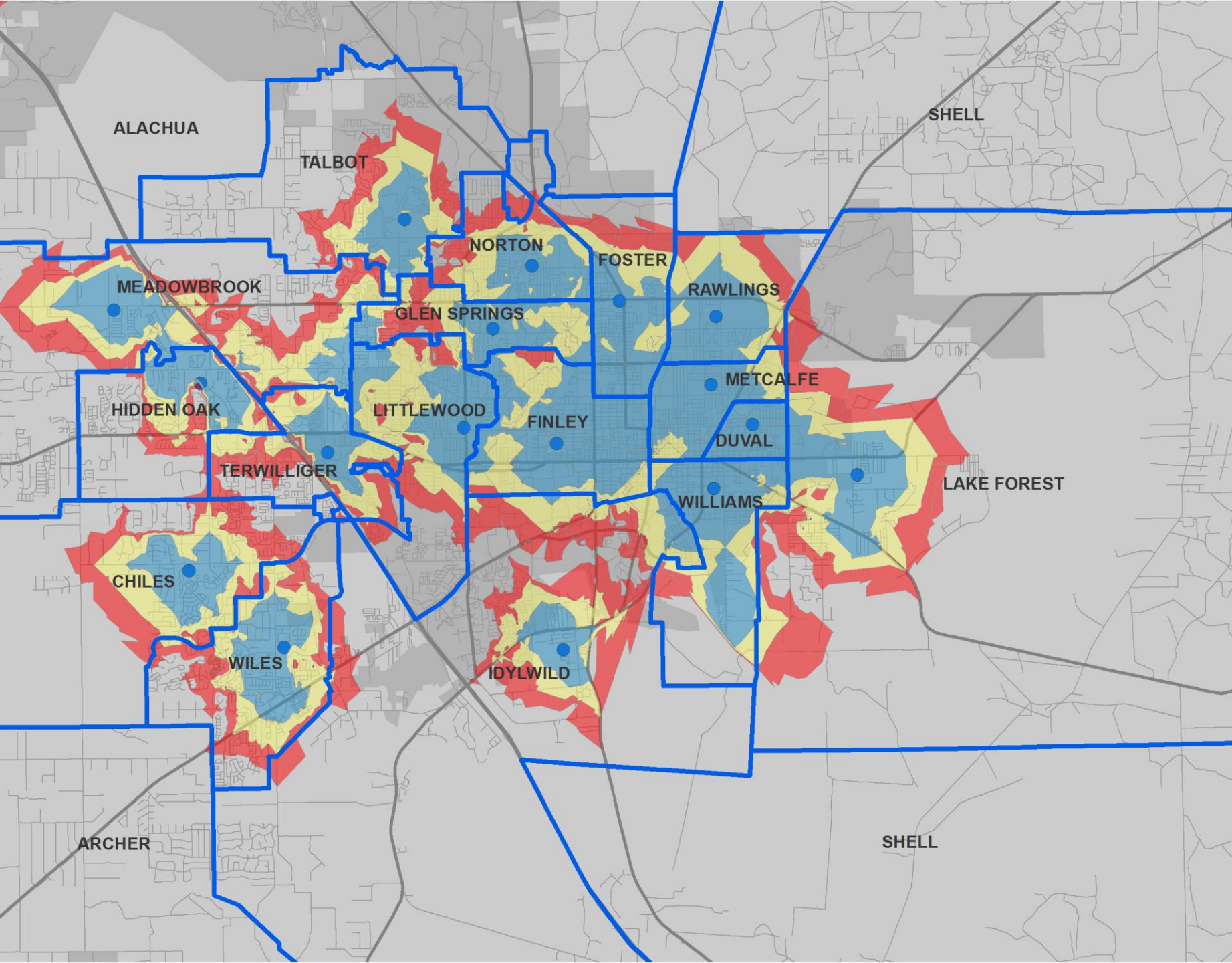


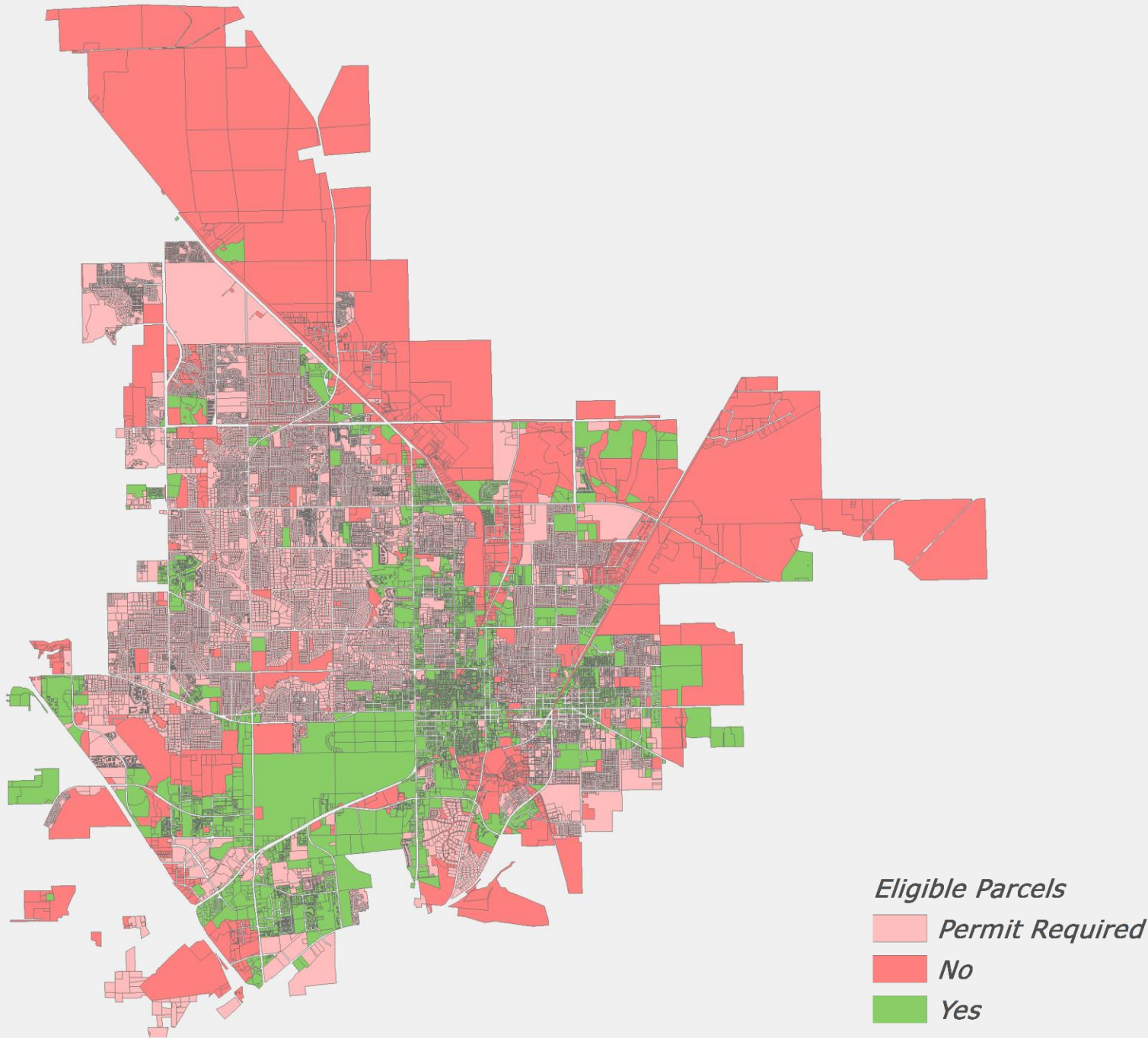


## Walkability

- Hazardous conditions
- Major Roads
- Sidewalk
- Lighting
- Functional Road Classifications



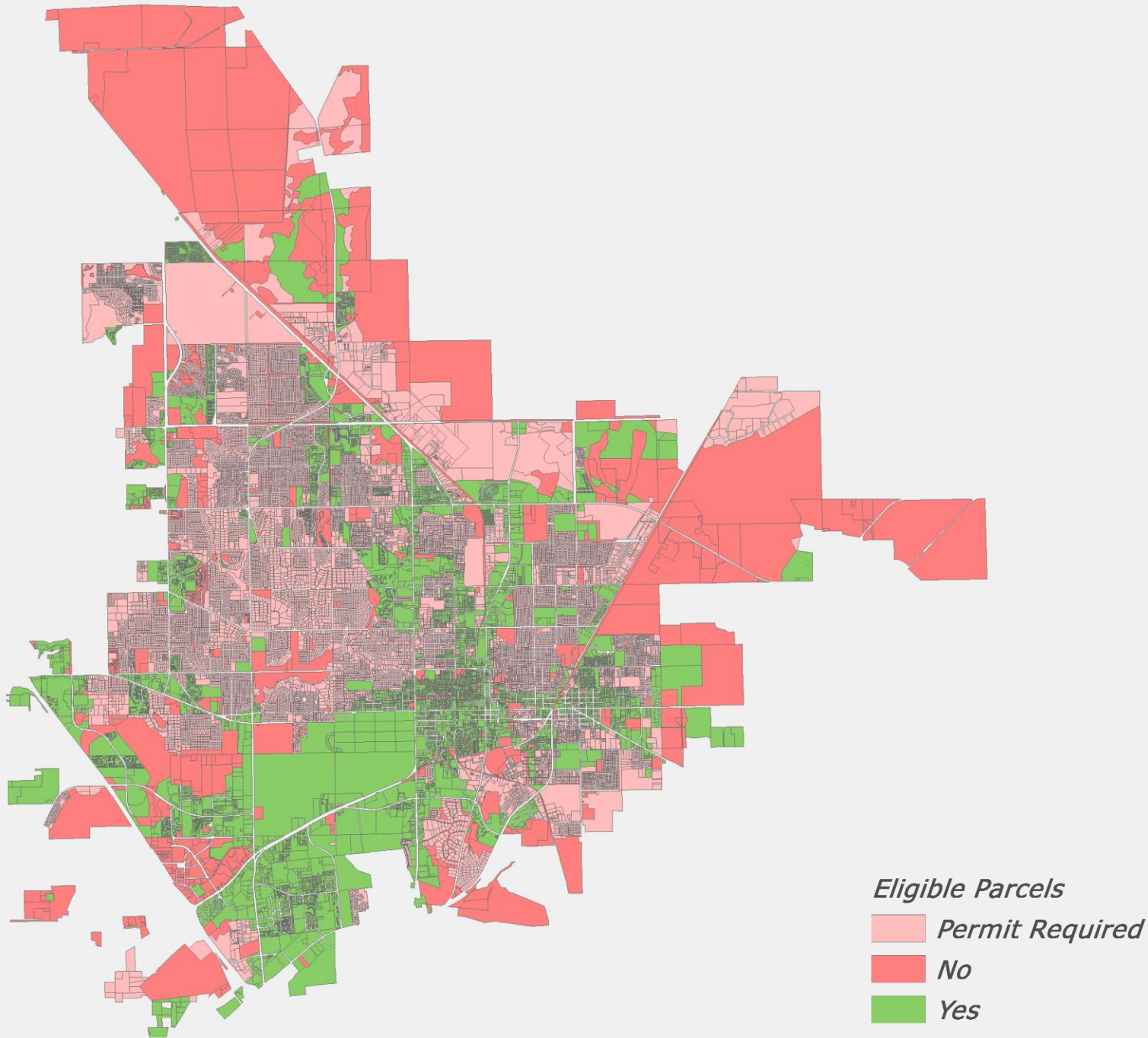




## City Zoning Allows:

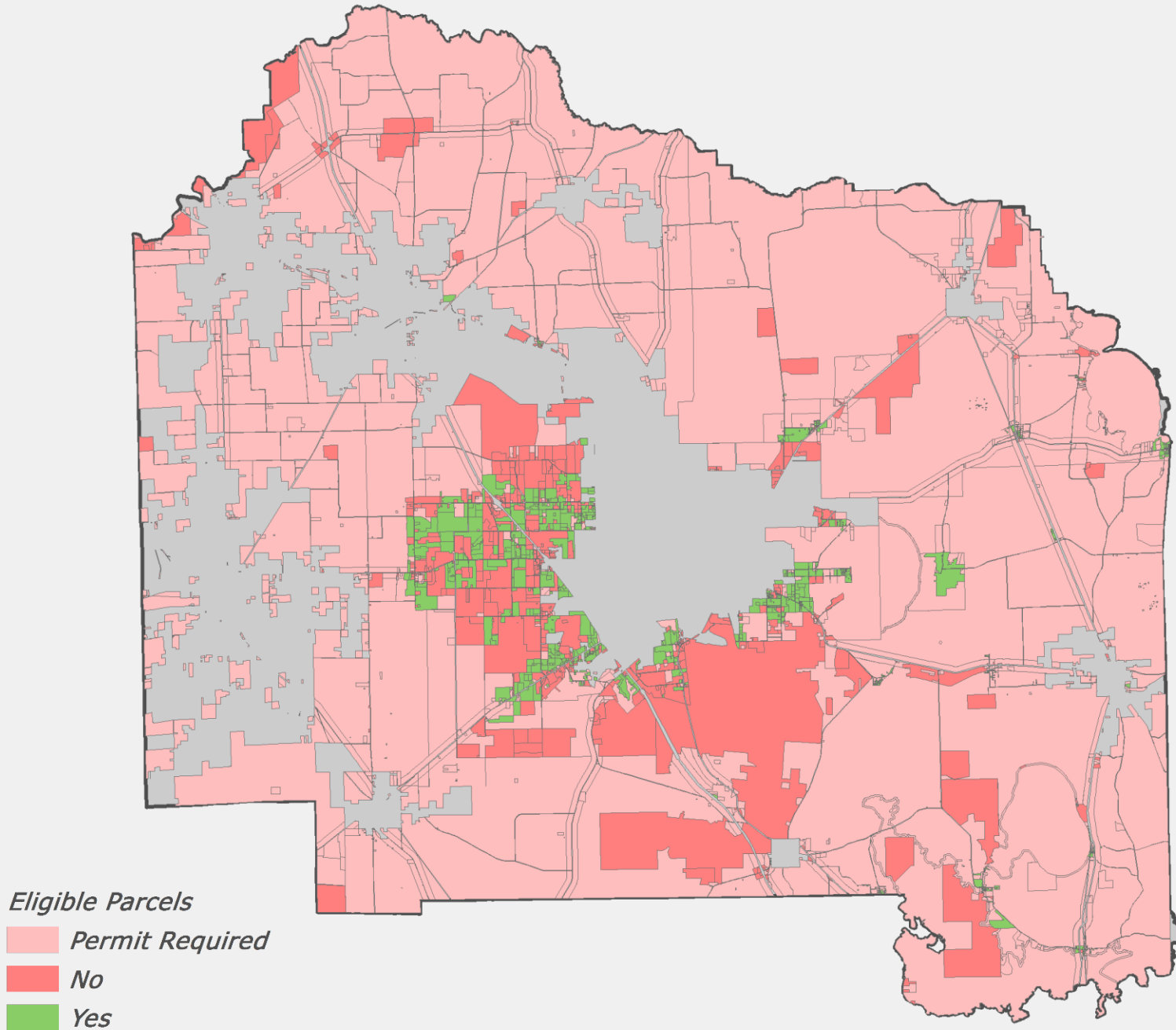
- Urban 4- Urban 9, Downtown
- Residential, Mobile home, Single/Multi-Family, Multi-Family
- Mixed-use low and high intensity
- General Business
- Educational Services





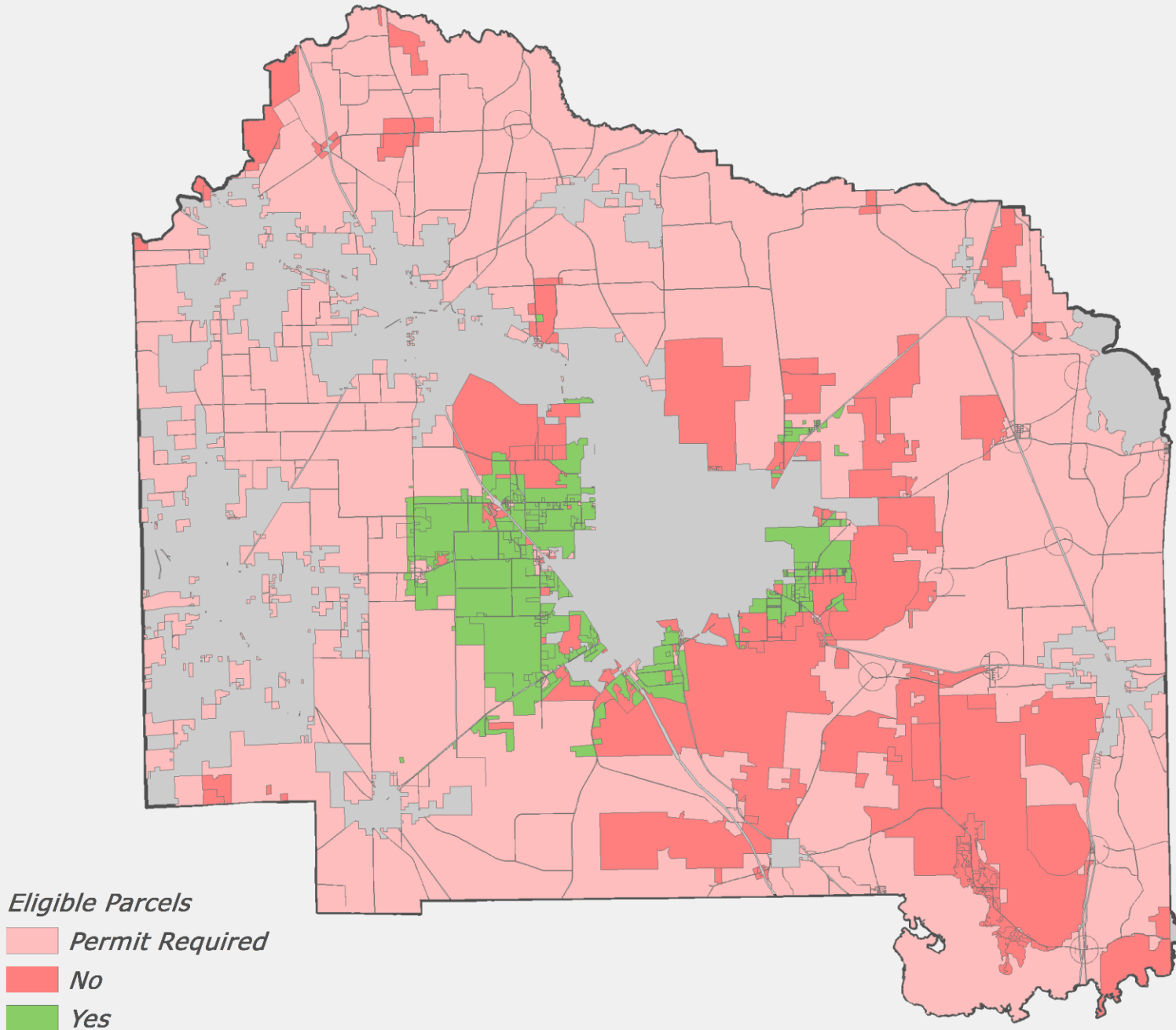
## City Future Land Use Allows:

- Education
- Mixed-Use
- Office
- Residential  
-High, Medium and Low Density
- Urban Mixed Use



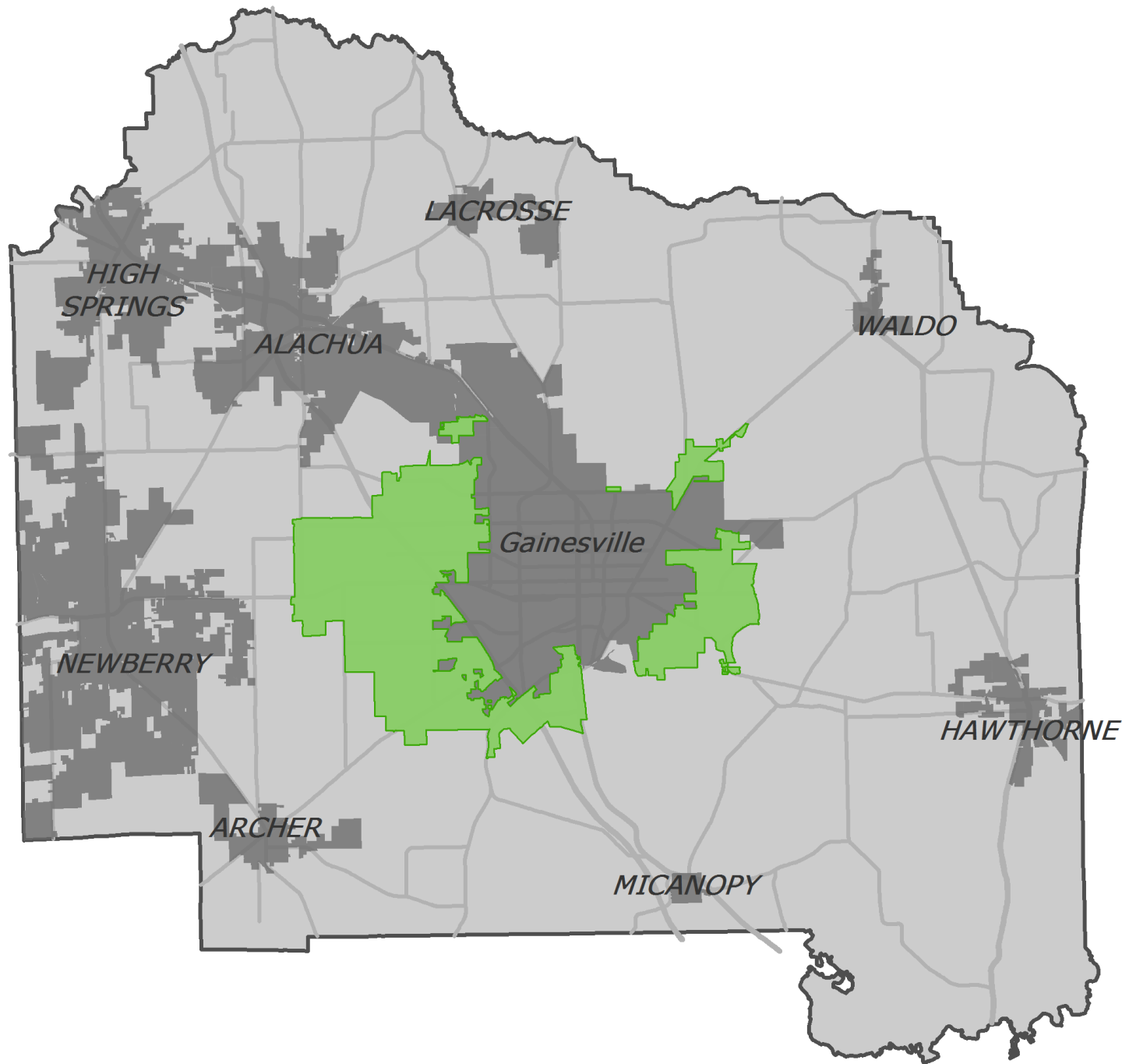
## County Zoning Allows:

- Activity Centers
- Institutional
- Mixed-Use
- All residential densities (except Estate)
- Res. Professional



## County Future Land Use

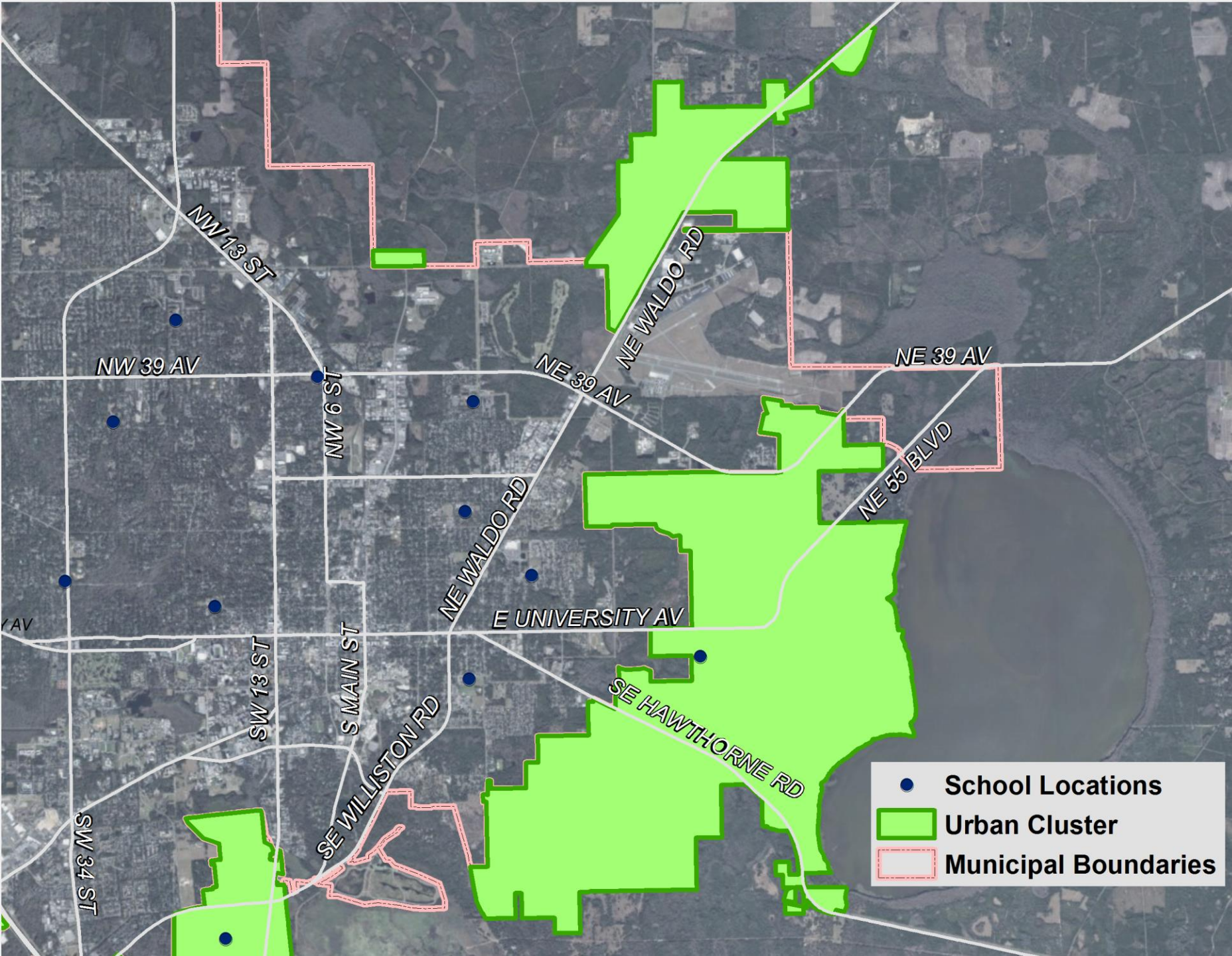
- All residential densities (except Estate)
- Institutional (in Urban Cluster)
- Mixed Use



## Urban Cluster

- Boundary for urban growth in the County
- Comprehensive plan prefers to locate schools within this area

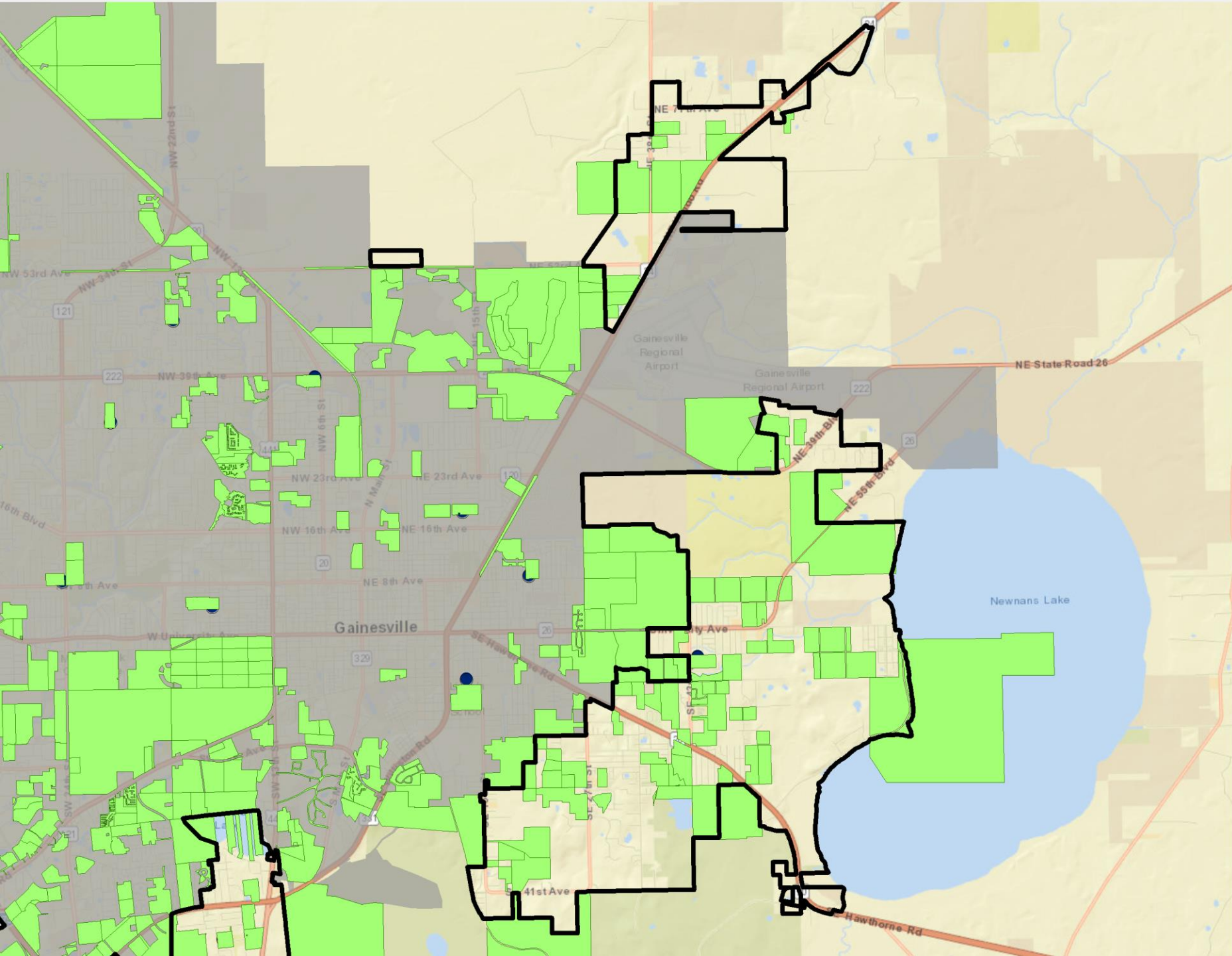




## Urban Cluster

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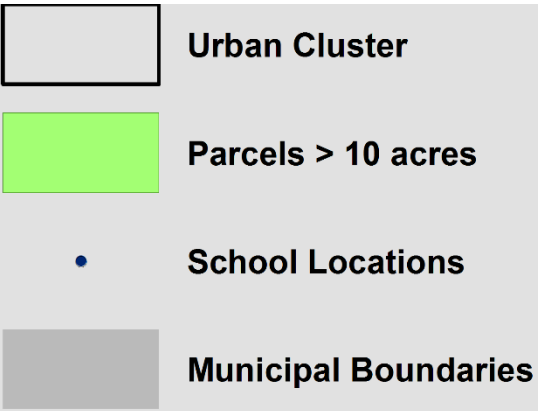




# Urban cluster and Gainesville limits

Parcels greater than 10 acres in size

2,247 parcels total  
221 east of Main St.

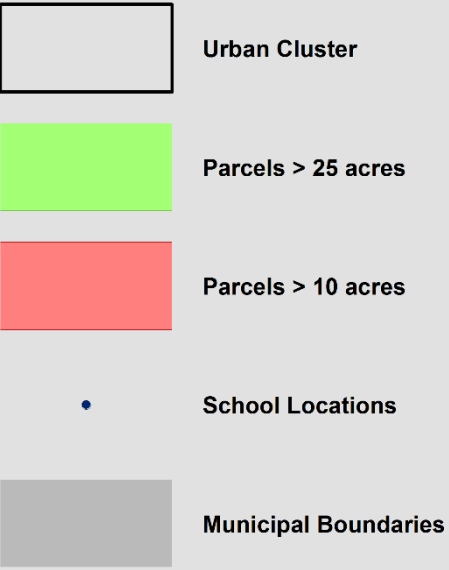
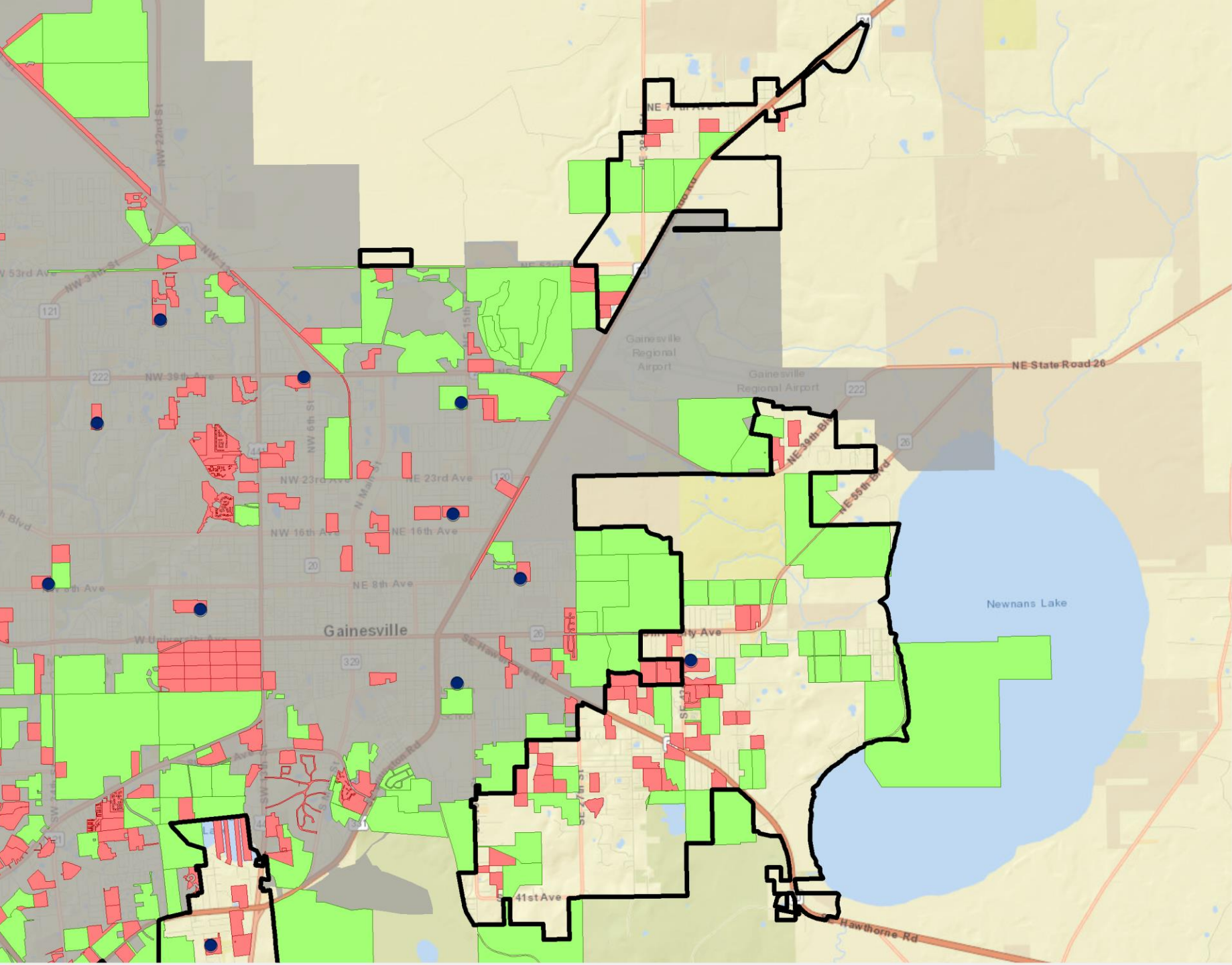


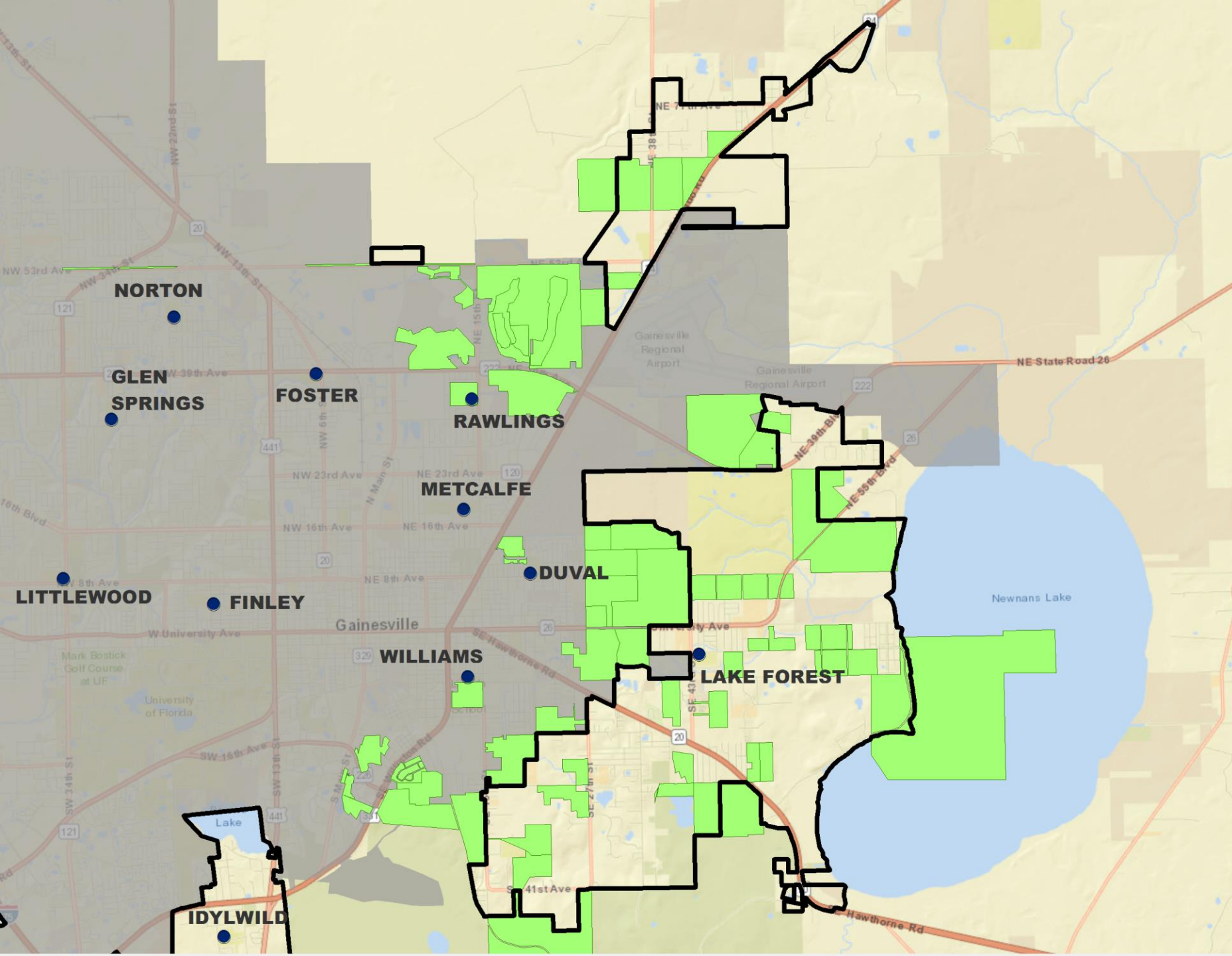


# Urban cluster and Gainesville limits

Parcels greater than 25 acres that meet the zoning and land use criteria

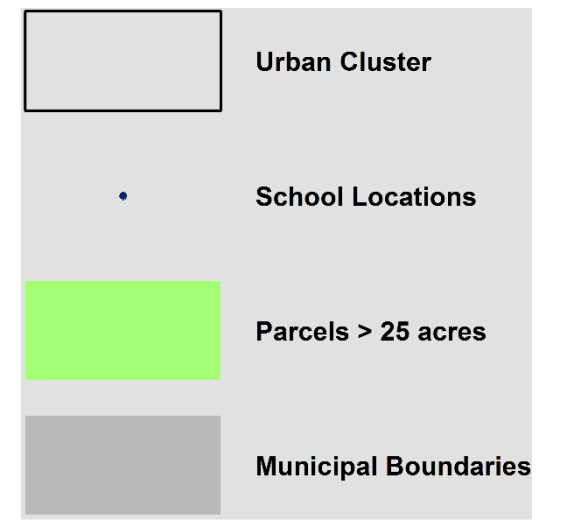
- 218 parcels total
- 55 east of Main St.





**55 Parcels were examined for availability and ownership**

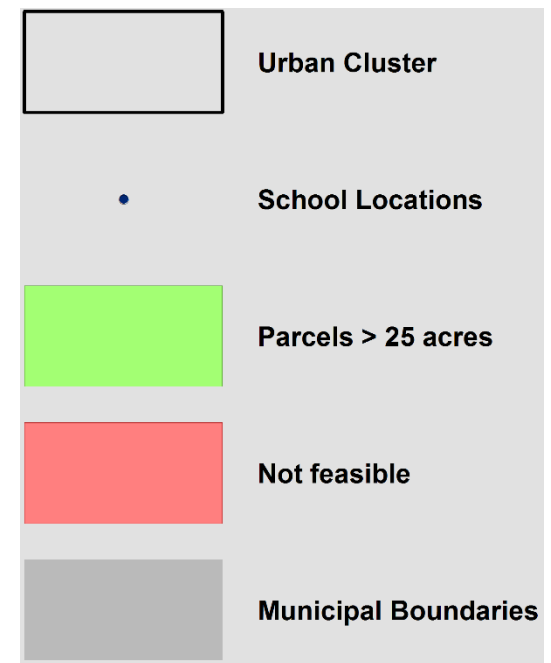
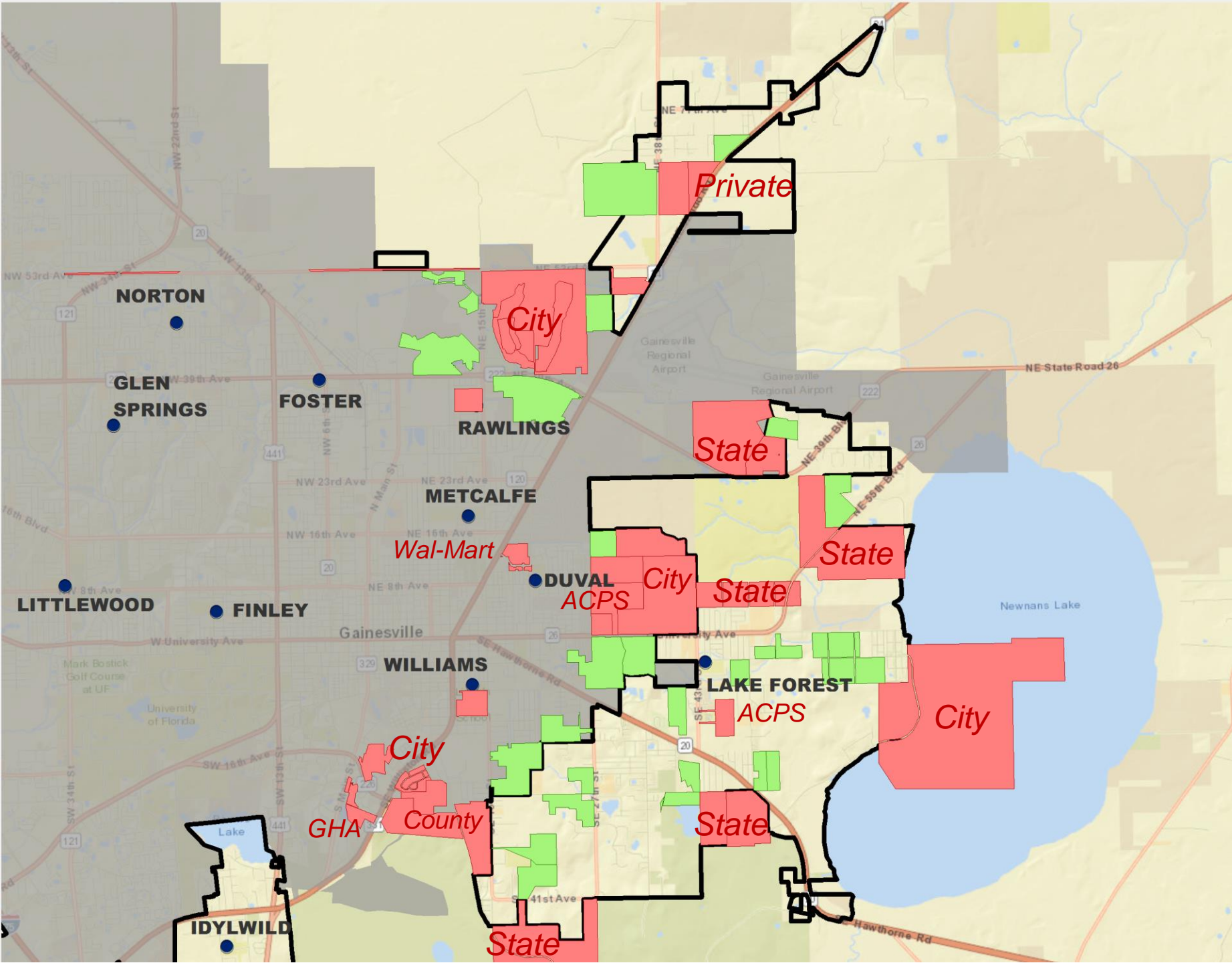
Improved lots, public land, and active development removed from list

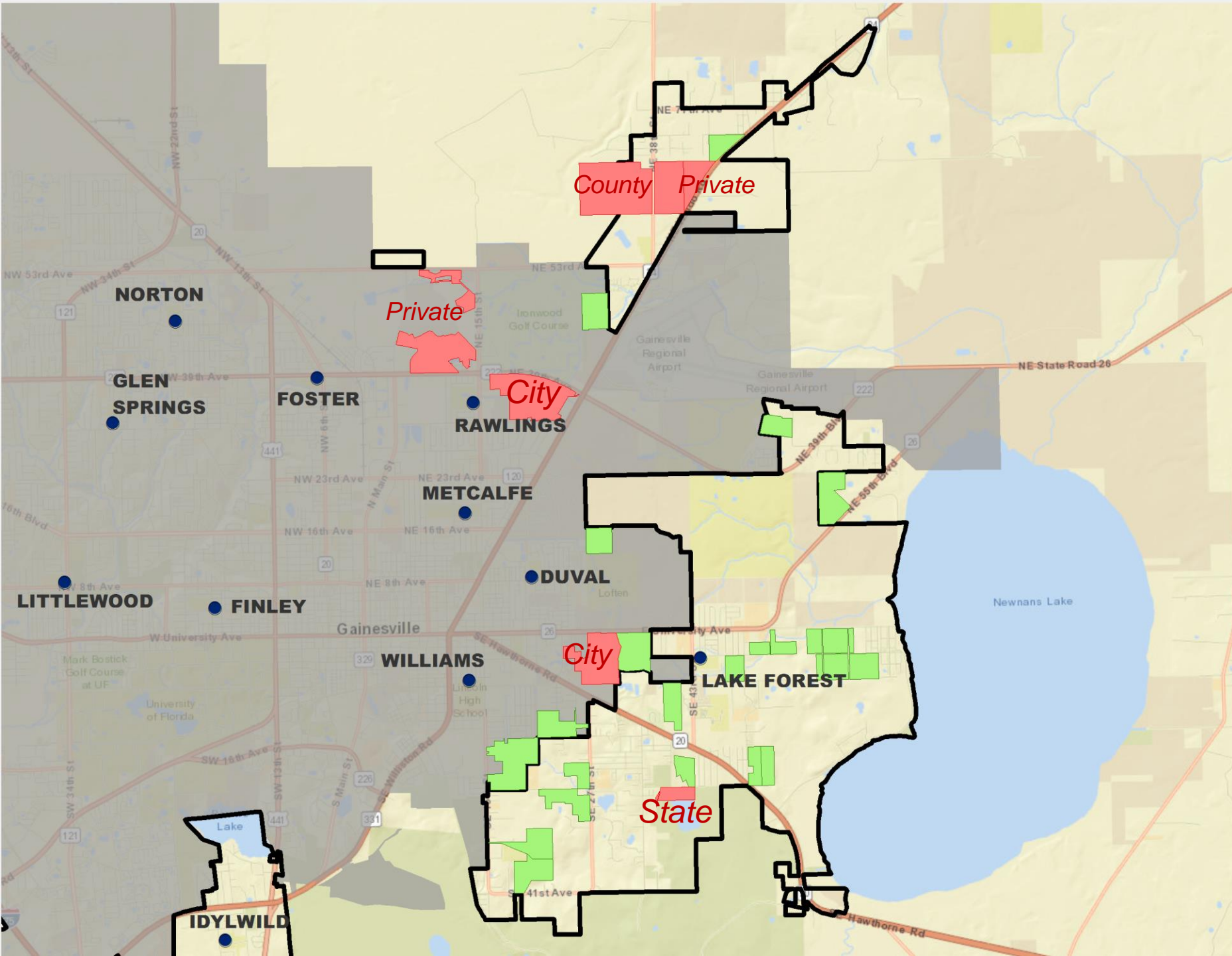




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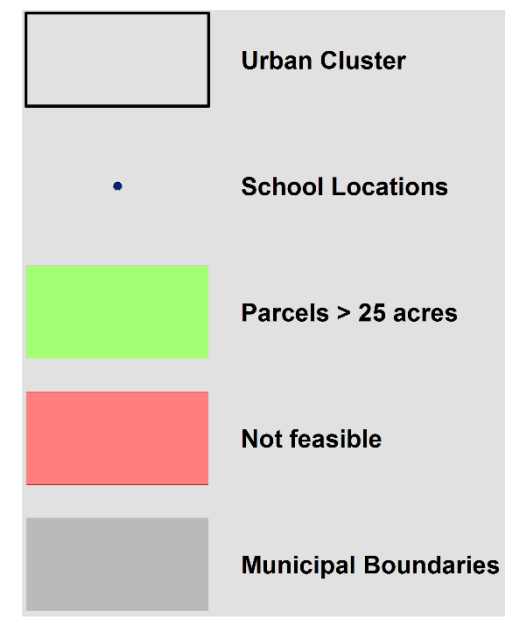
Primarily Public Land (City, State, ACPS, GHA)



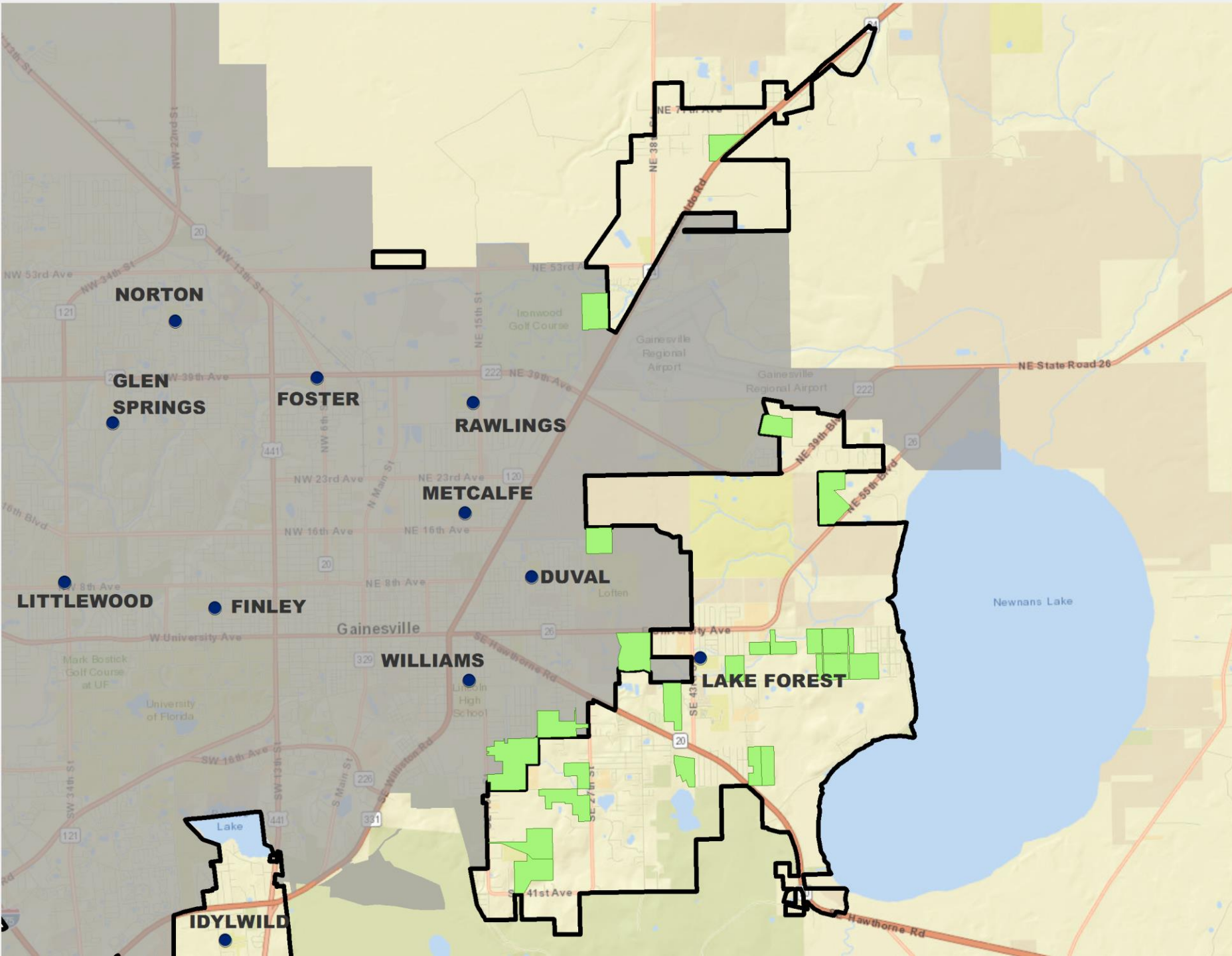


**55 Parcels were examined for availability and ownership**

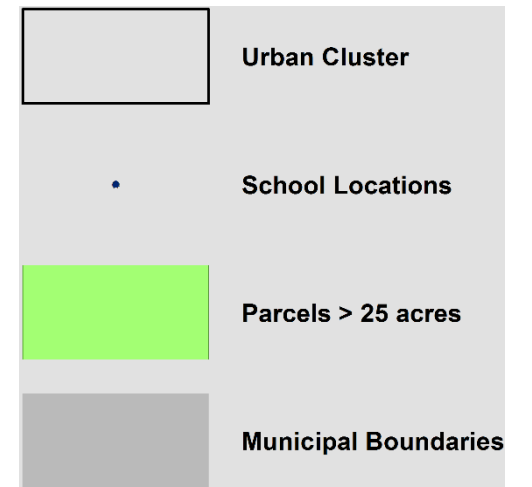
Additional private and public land removed



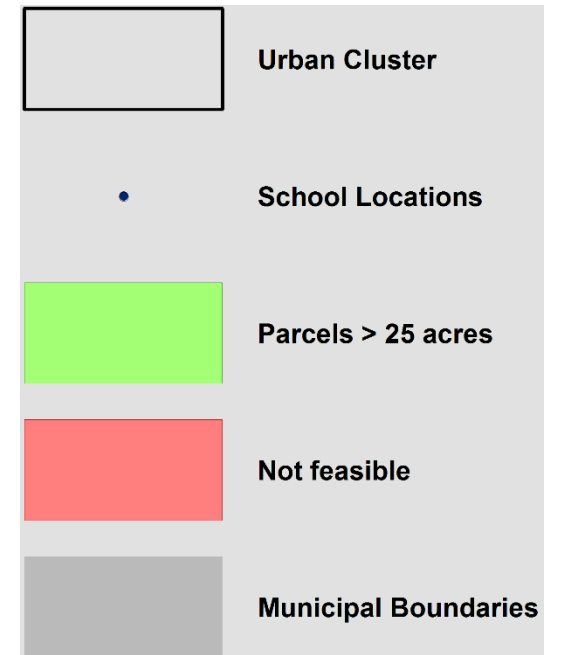
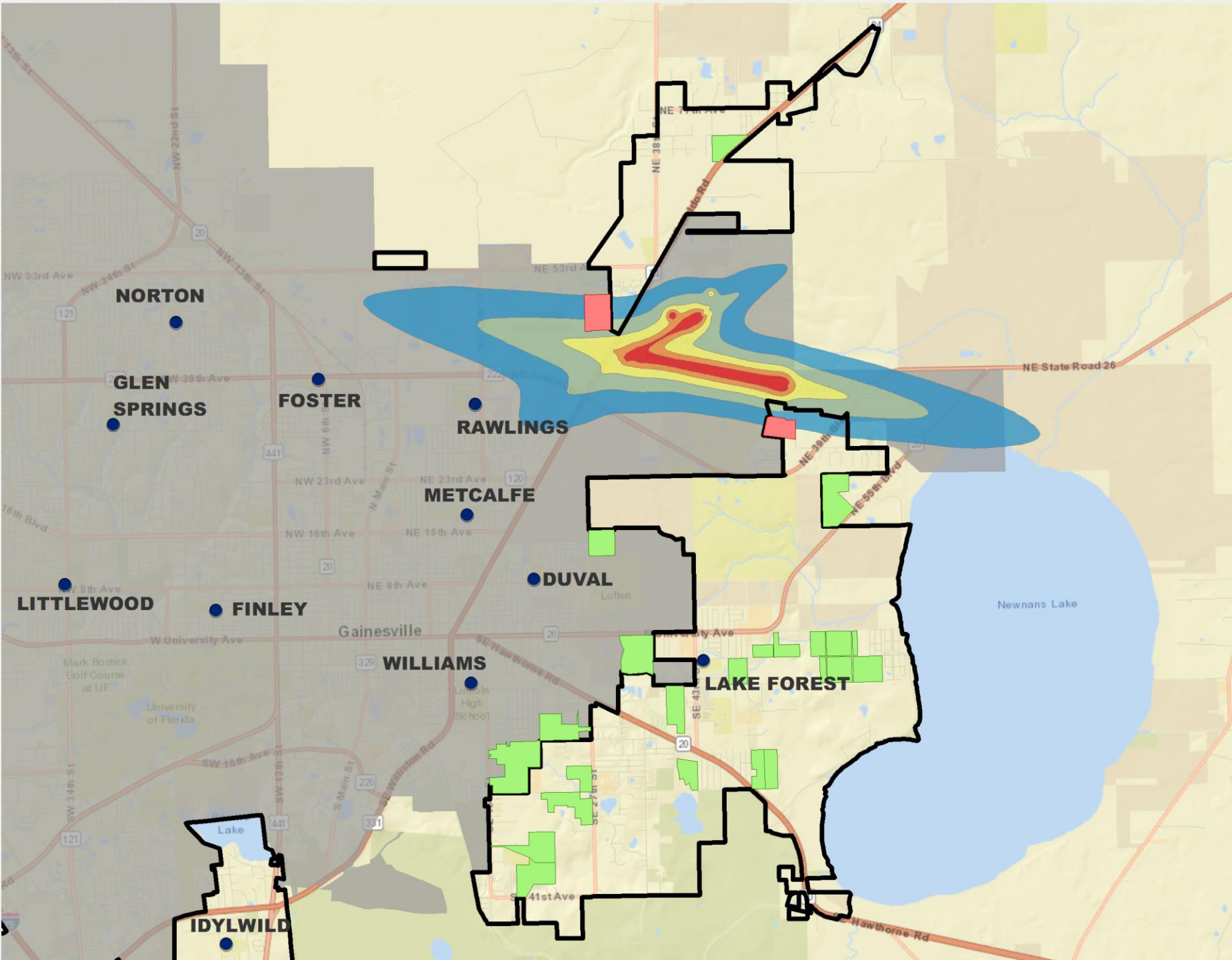




**20 Parcels meet size zoning, land use, and ownership requirements**

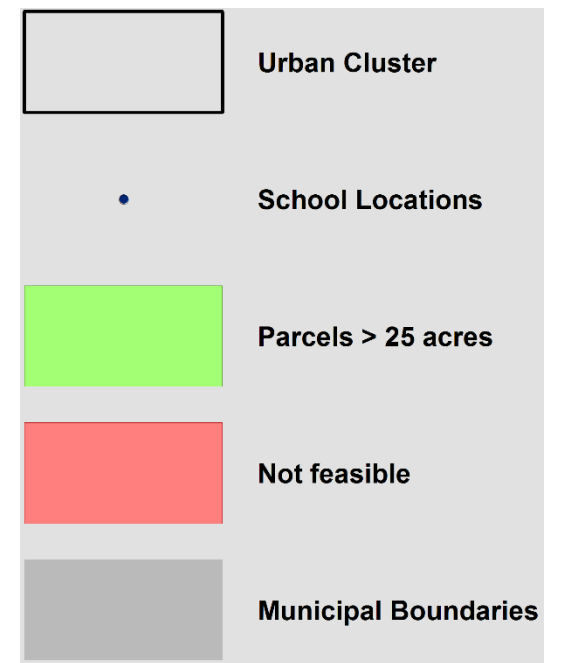
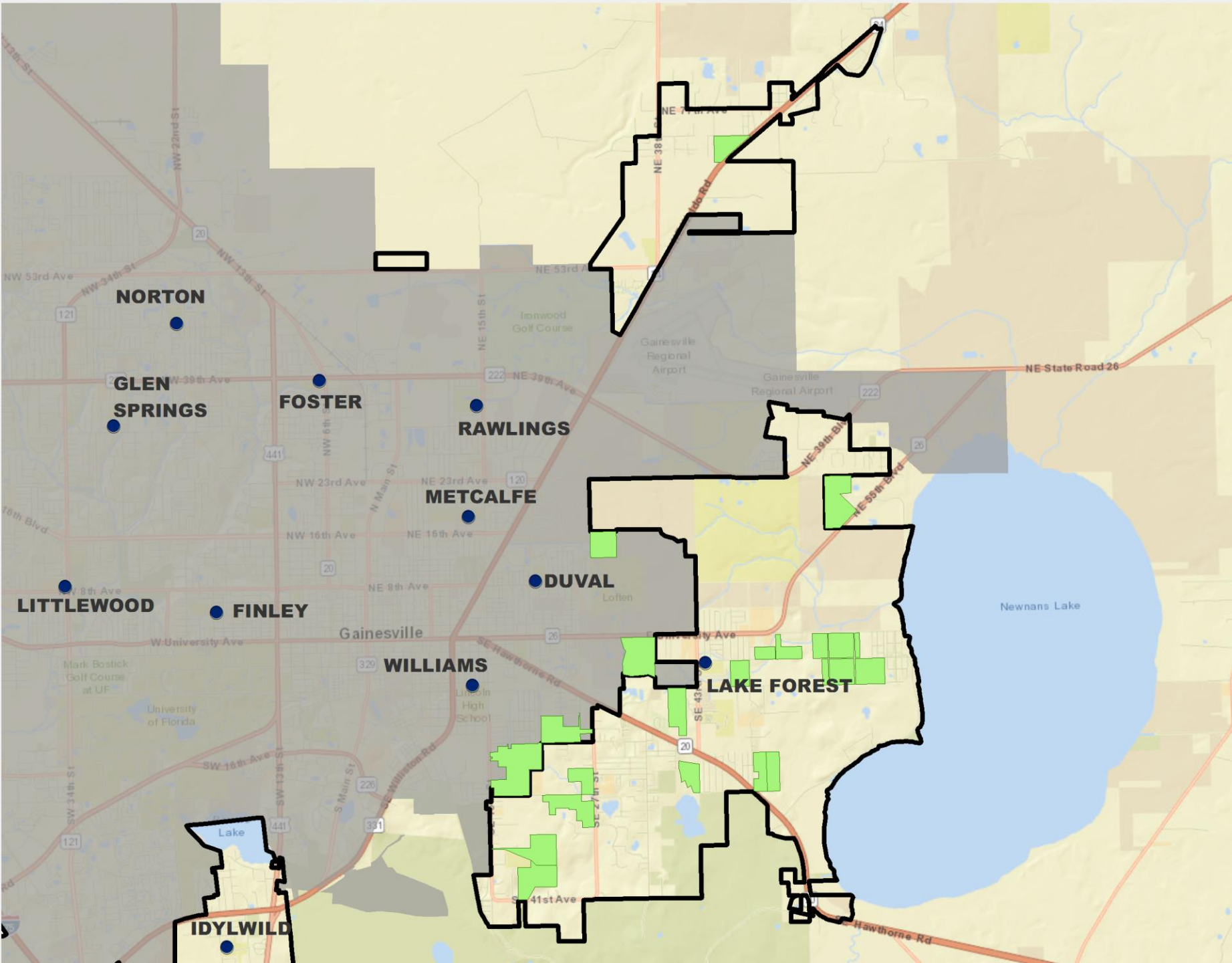


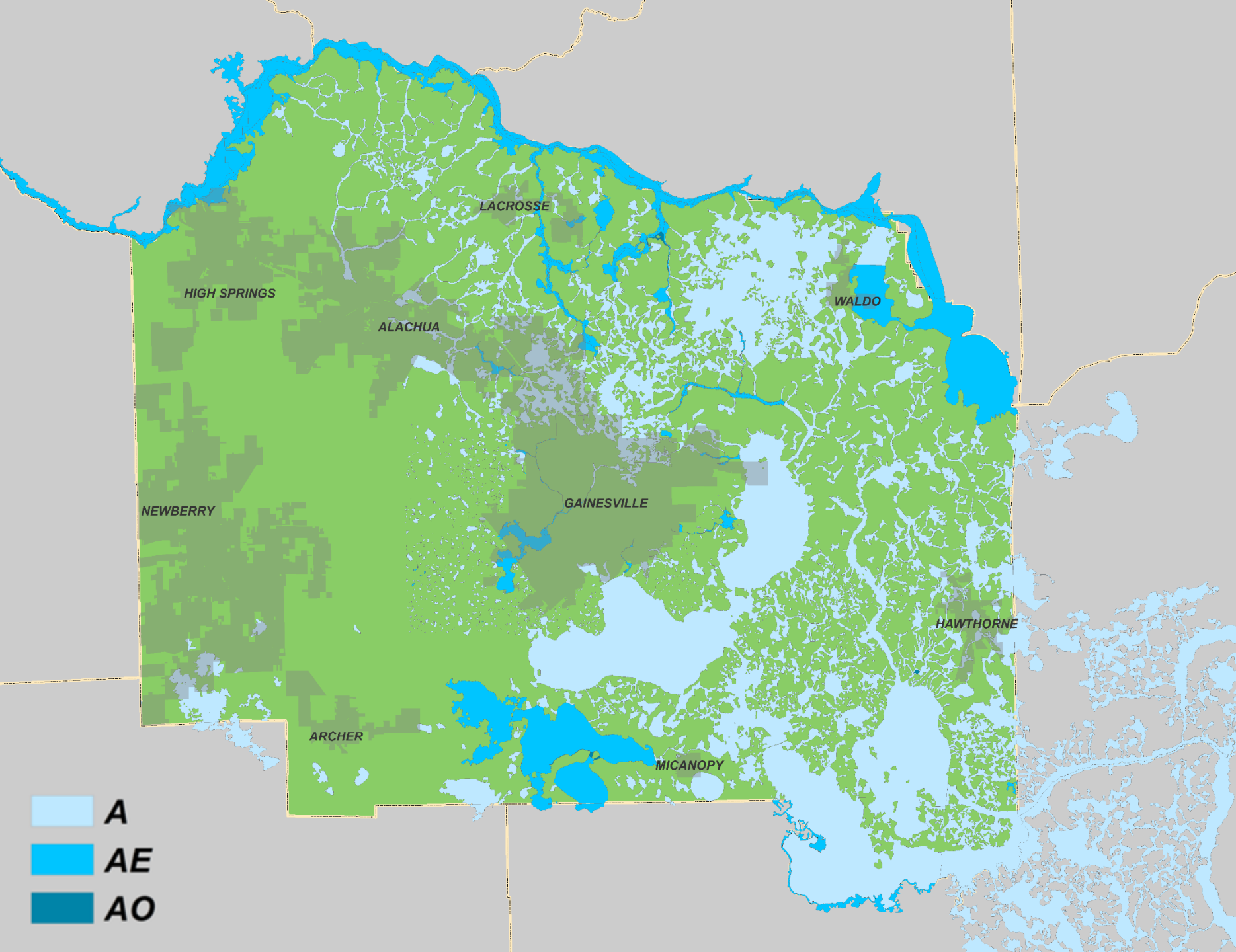
## 2 Parcels removed from aircraft noise contour zones





**18 Parcels remain after parcel size, zoning, land use, owner, and noise contour criteria has been applied**

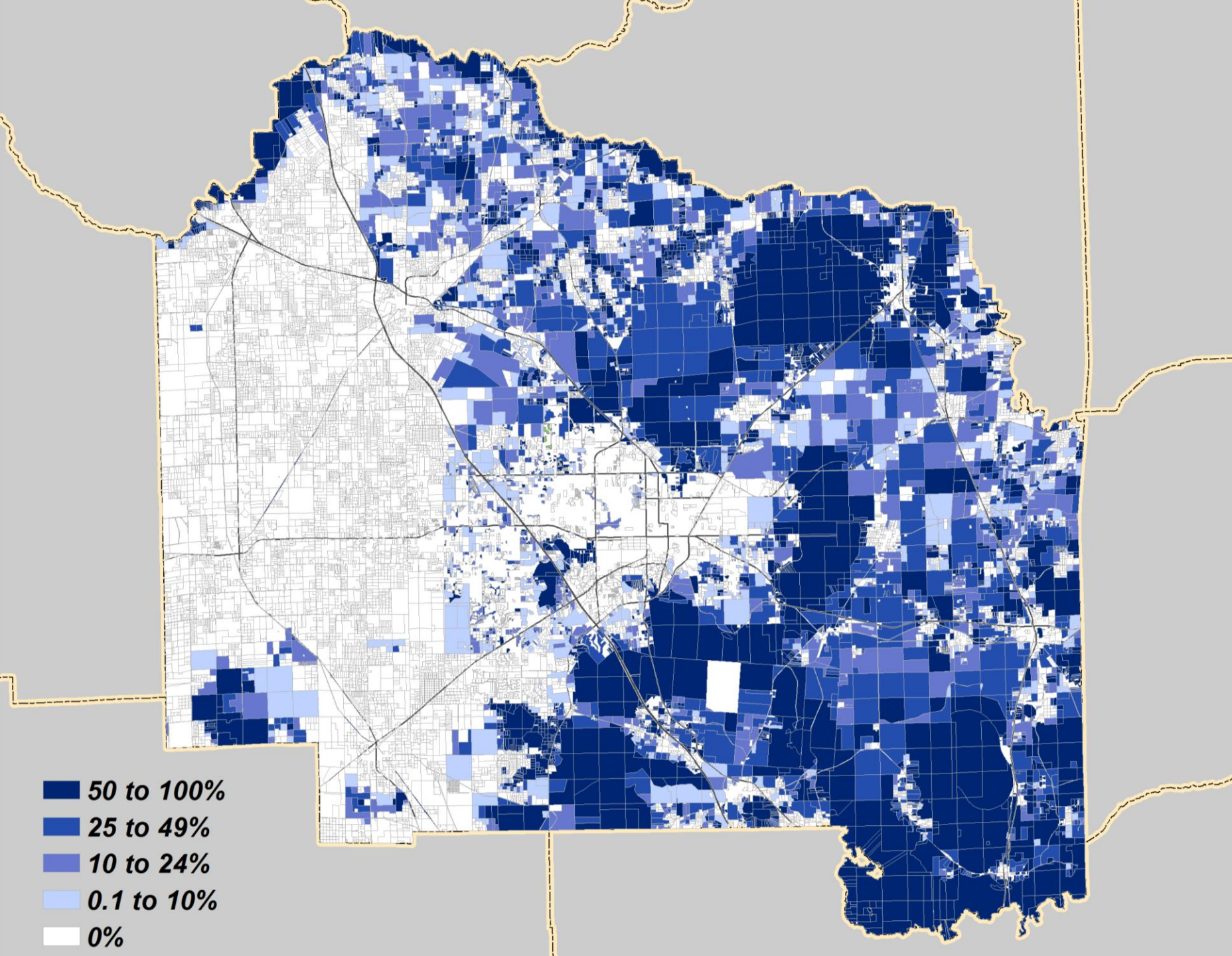




## Environmental Constraints

- FEMA Flood zones
- A, AE, AO
- What constitutes an ineligible parcel?



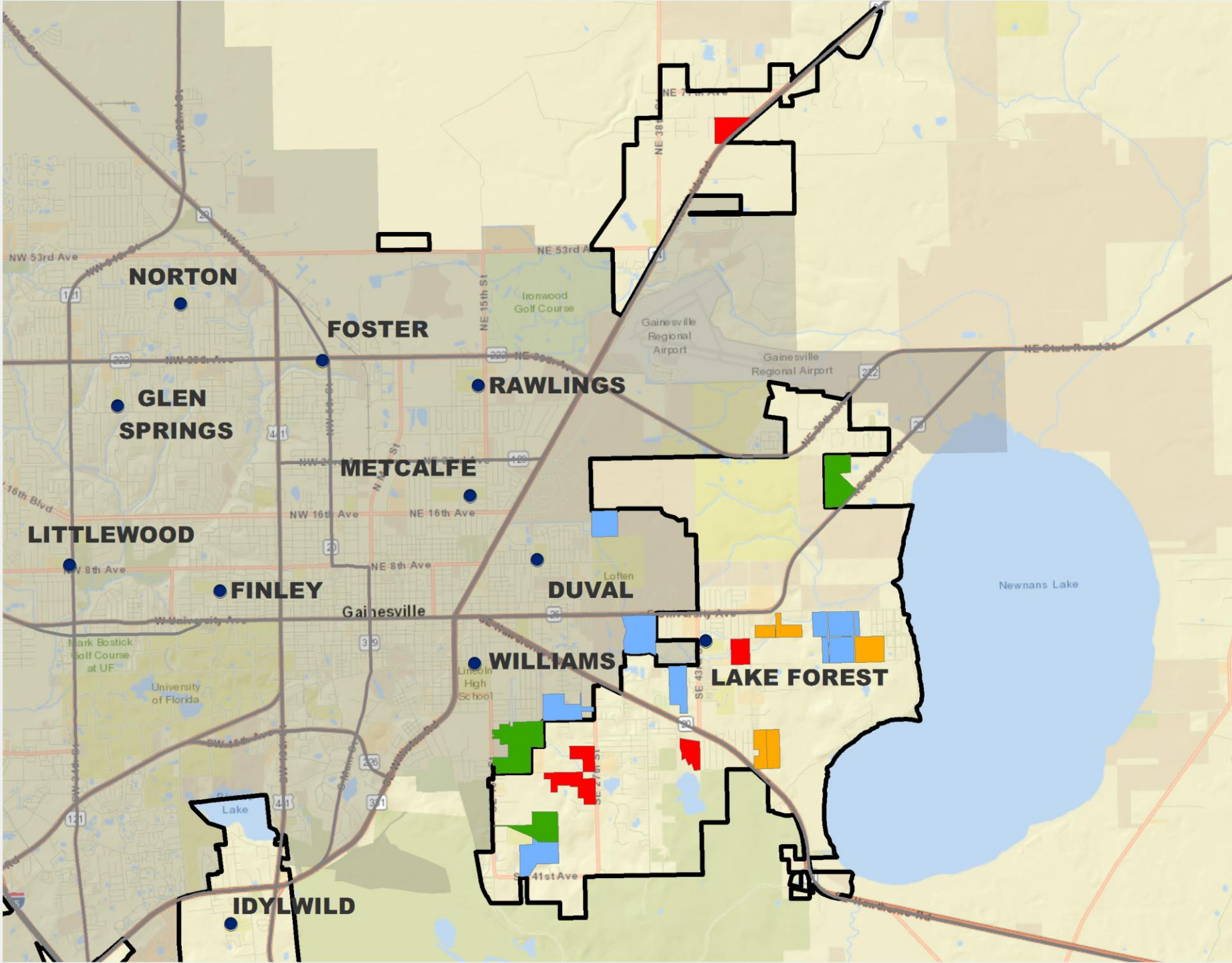


## Percentage of Parcel Located Within a FEMA Flood Zone

- Better way to estimate environmental constraints
- Estimate of the extent of a flood zone over a parcel



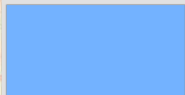
# Parcel Acreage Outside of a FEMA Flood Zone (A, AO, AE)



## Acreage Not in Flood Zone

 17.0 - 25.0

 25.1 - 35.0

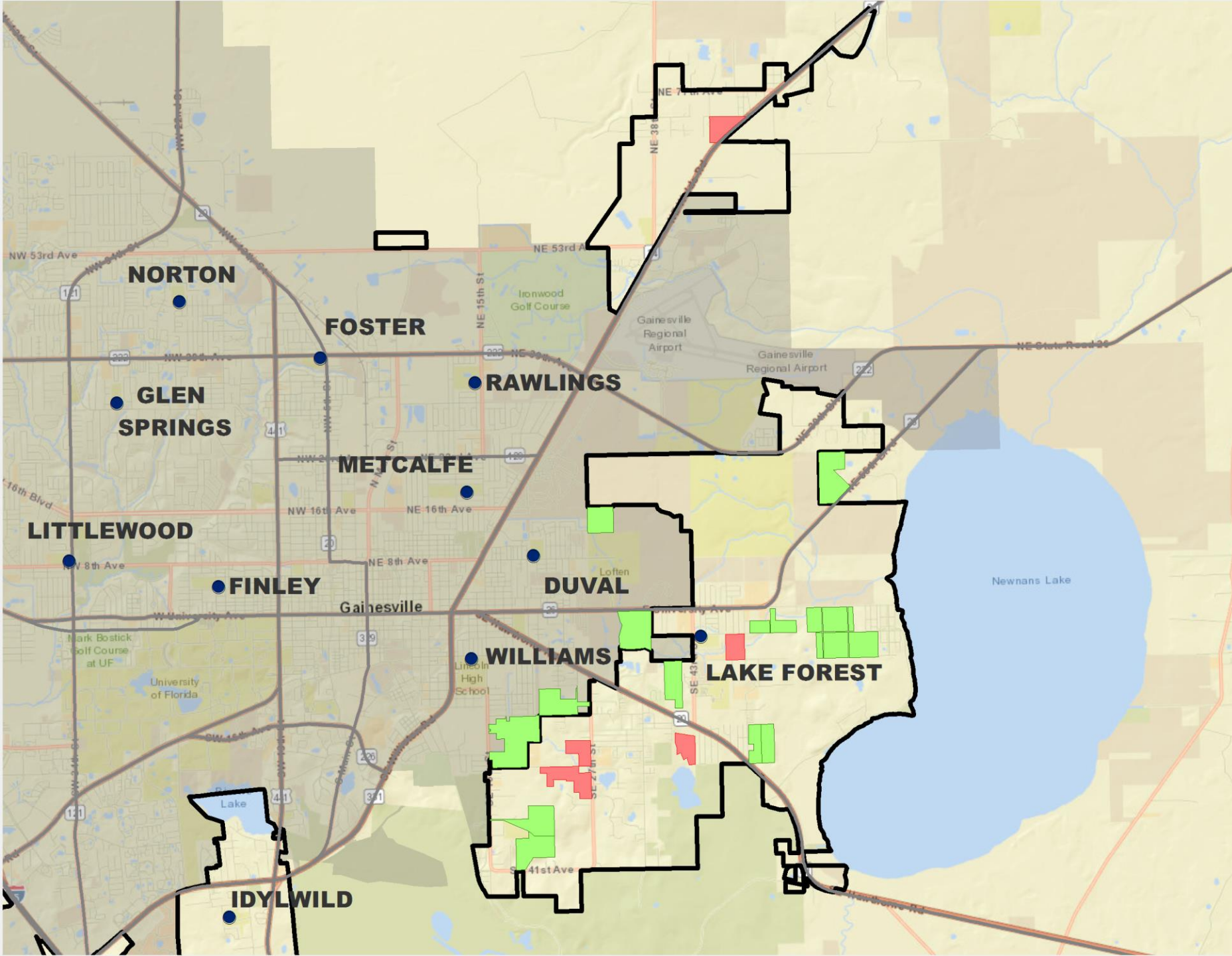
 35.1 - 55.0

 55.1 - 78.8

 Urban Cluster

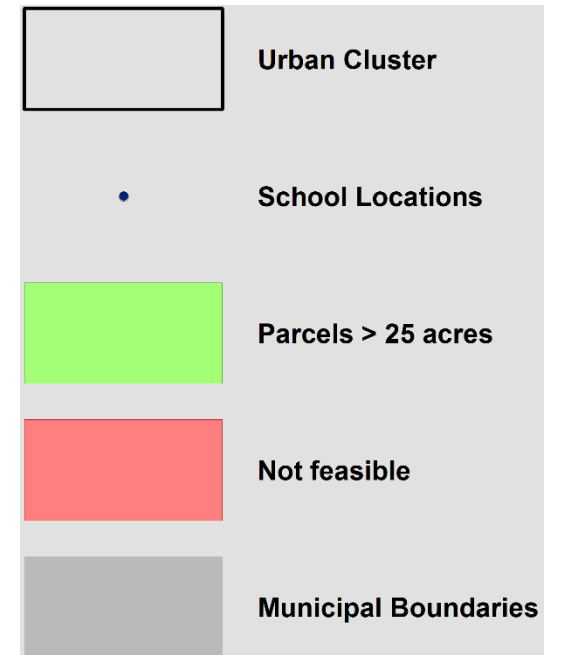
 School Locations

 Municipal Boundaries

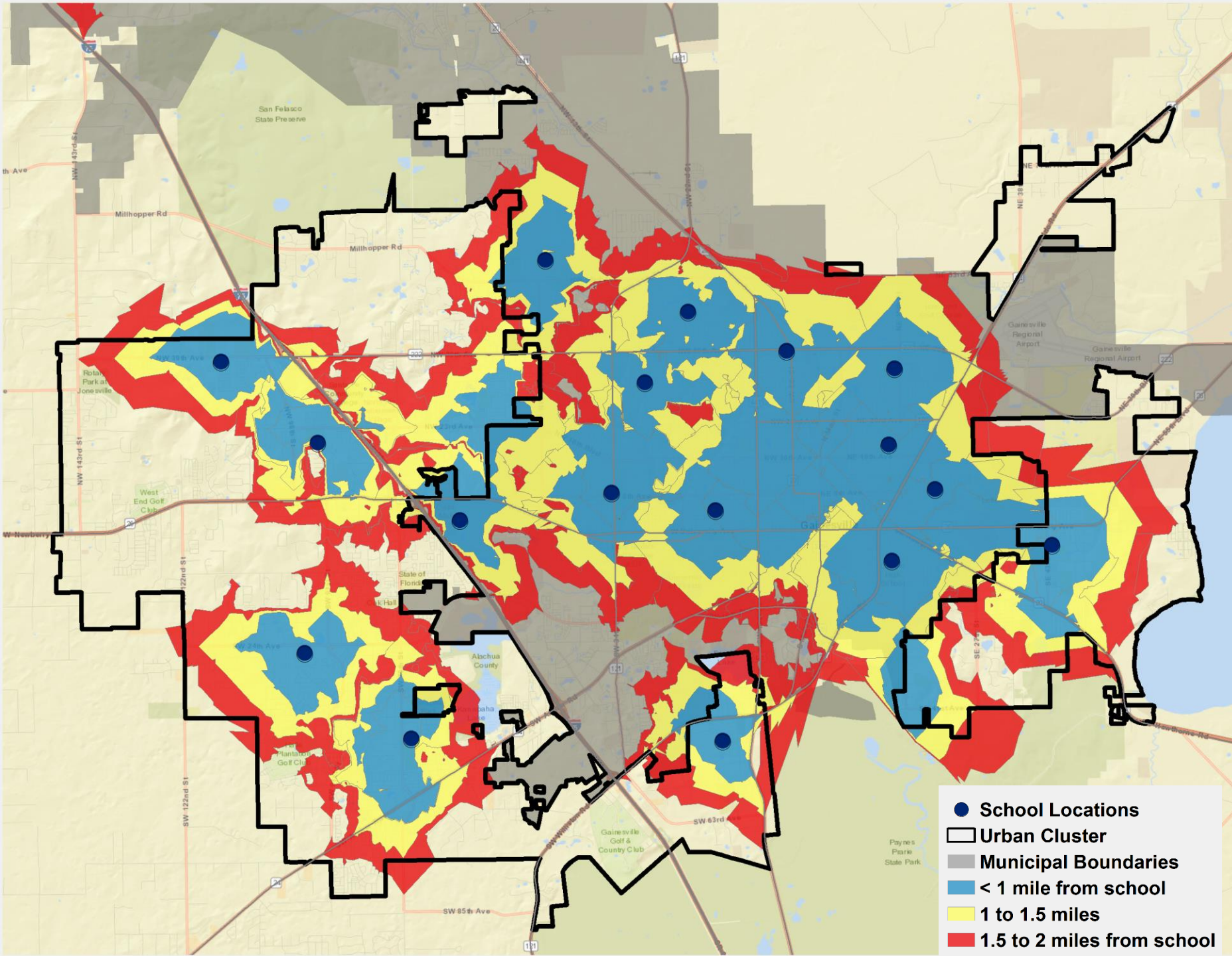


# Parcel Acreage Outside of a FEMA Flood Zone (A, AO, AE)

13 parcels remain





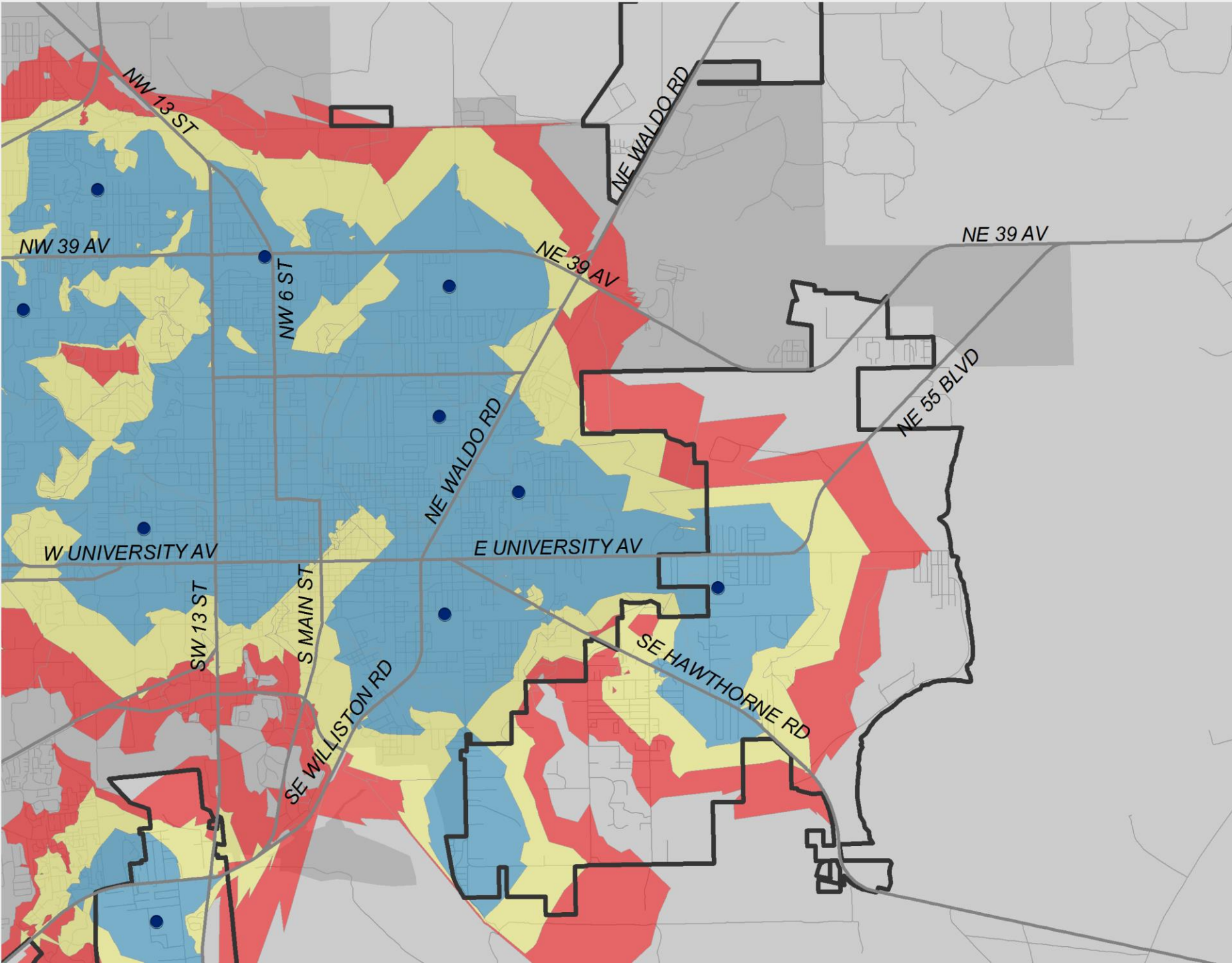


## Outside Existing Walking Zones

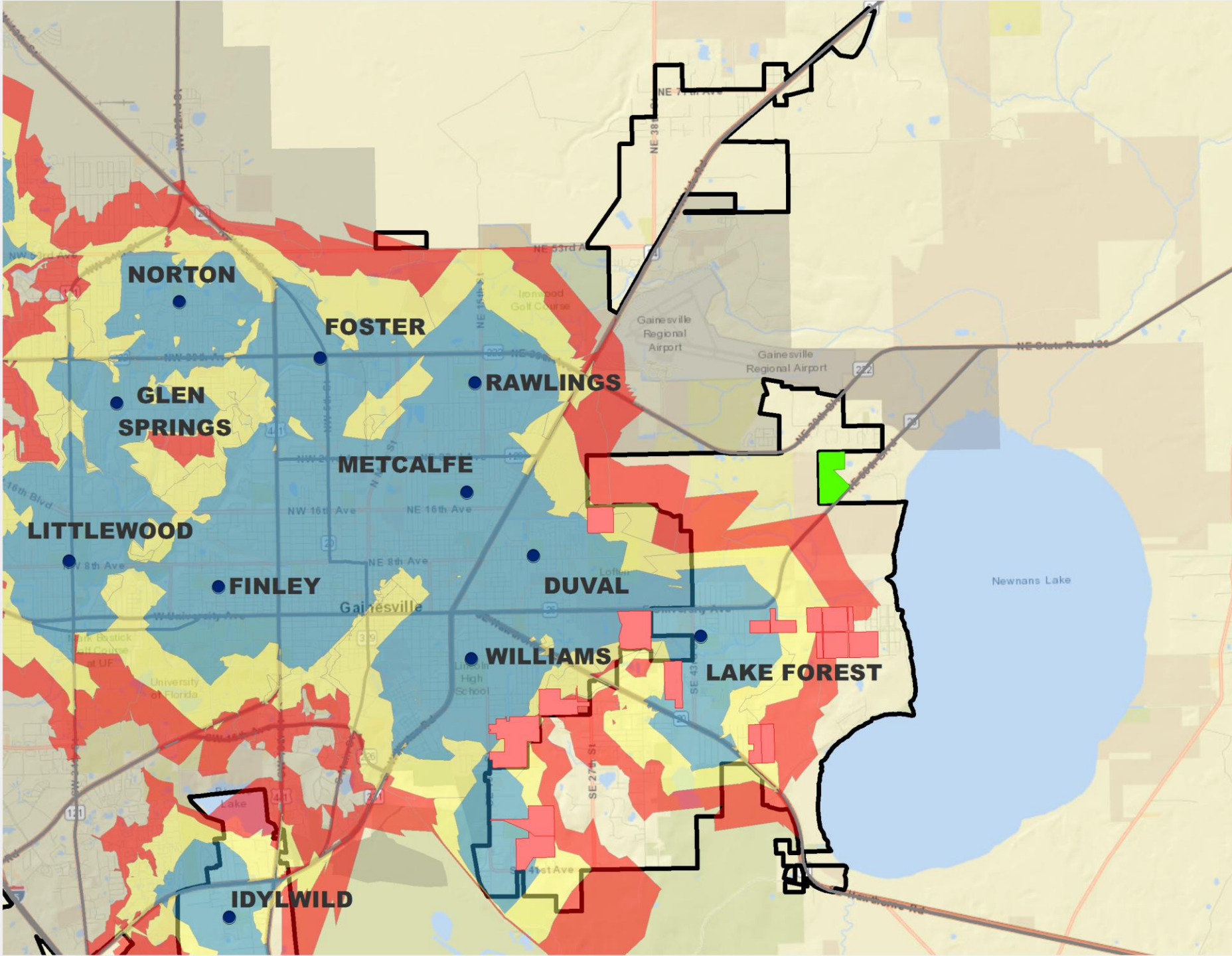
- Looking for “gaps”
- Reviewed all parcels within 1.5 to 2 miles of an existing school
- Removed parcels w/in 2 miles of a school



# Outside Existing Walking Zones



- School Locations
- Elementary School Zones
- Municipal Boundaries
- < 1 Mile from school
- 1 to 1.5 miles
- 1.5 to 2

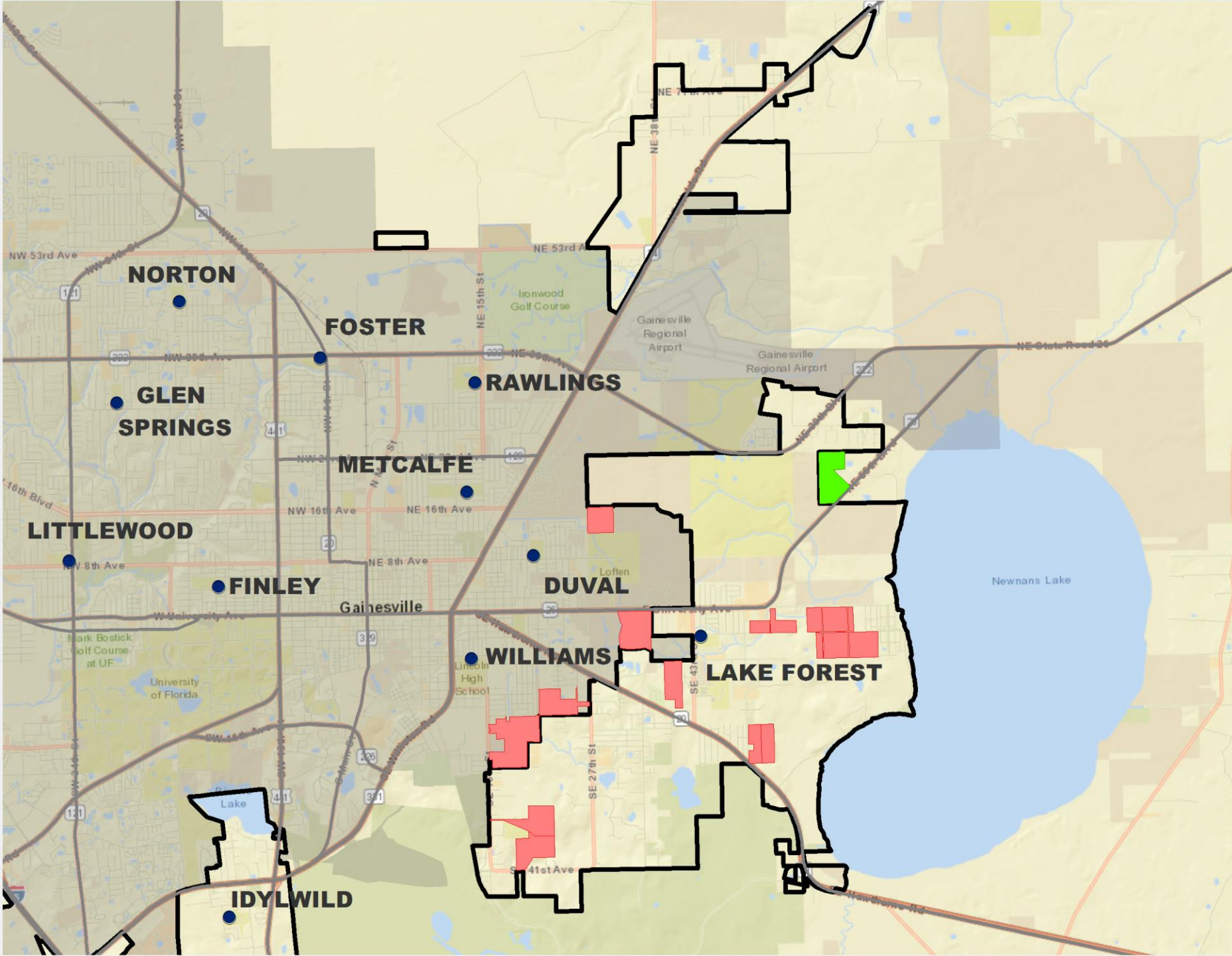


## Outside Existing Walking Zones

Majority of parcels Eliminated- one parcel remains

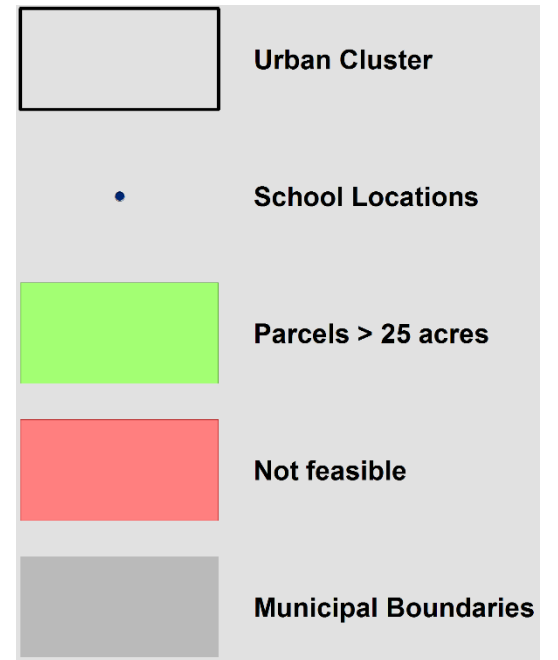
- School Locations
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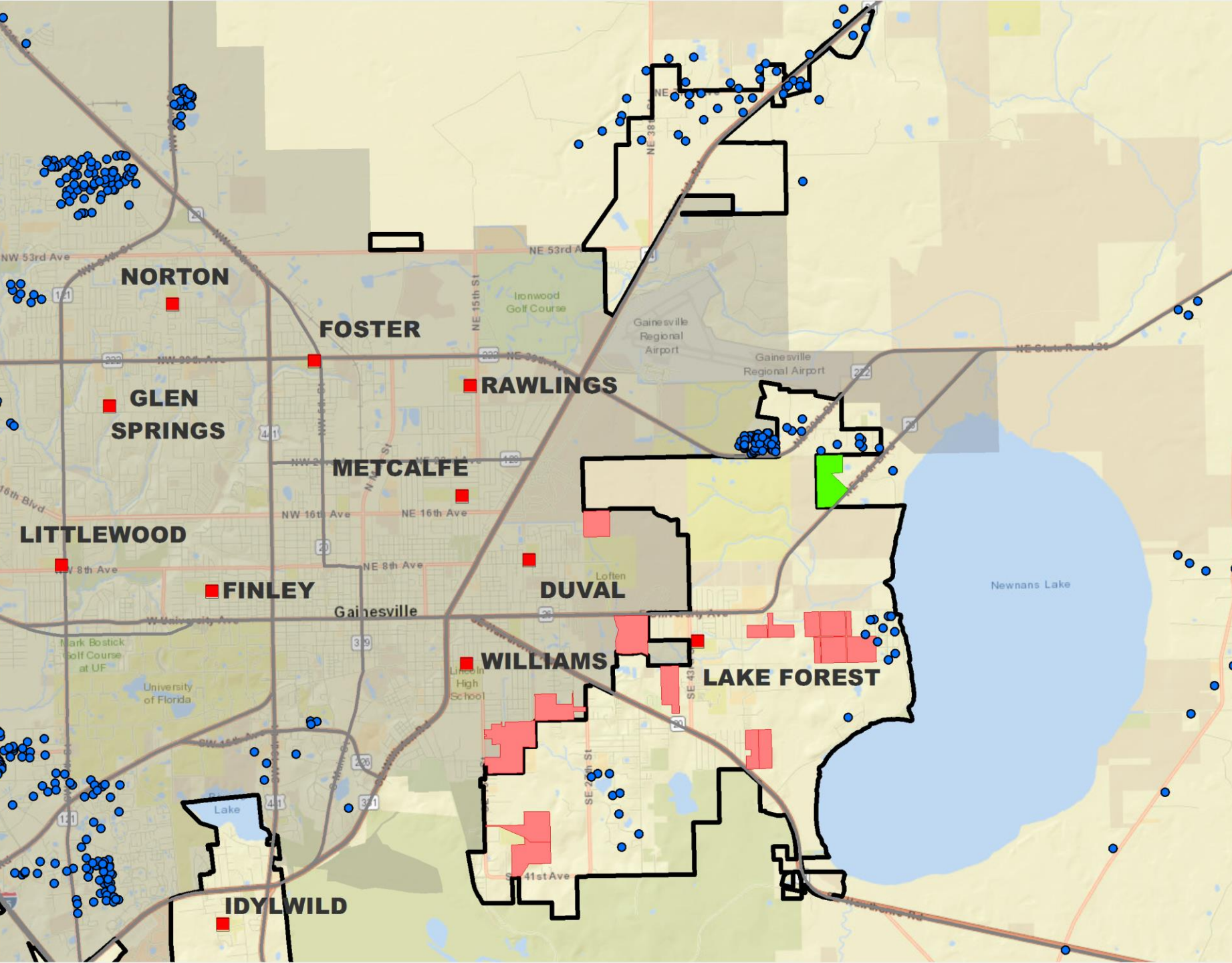




# 1 Parcel Meets:

- Zoning/Land use
- Parcel Size
- Availability
- Flood Zone
- Walkability



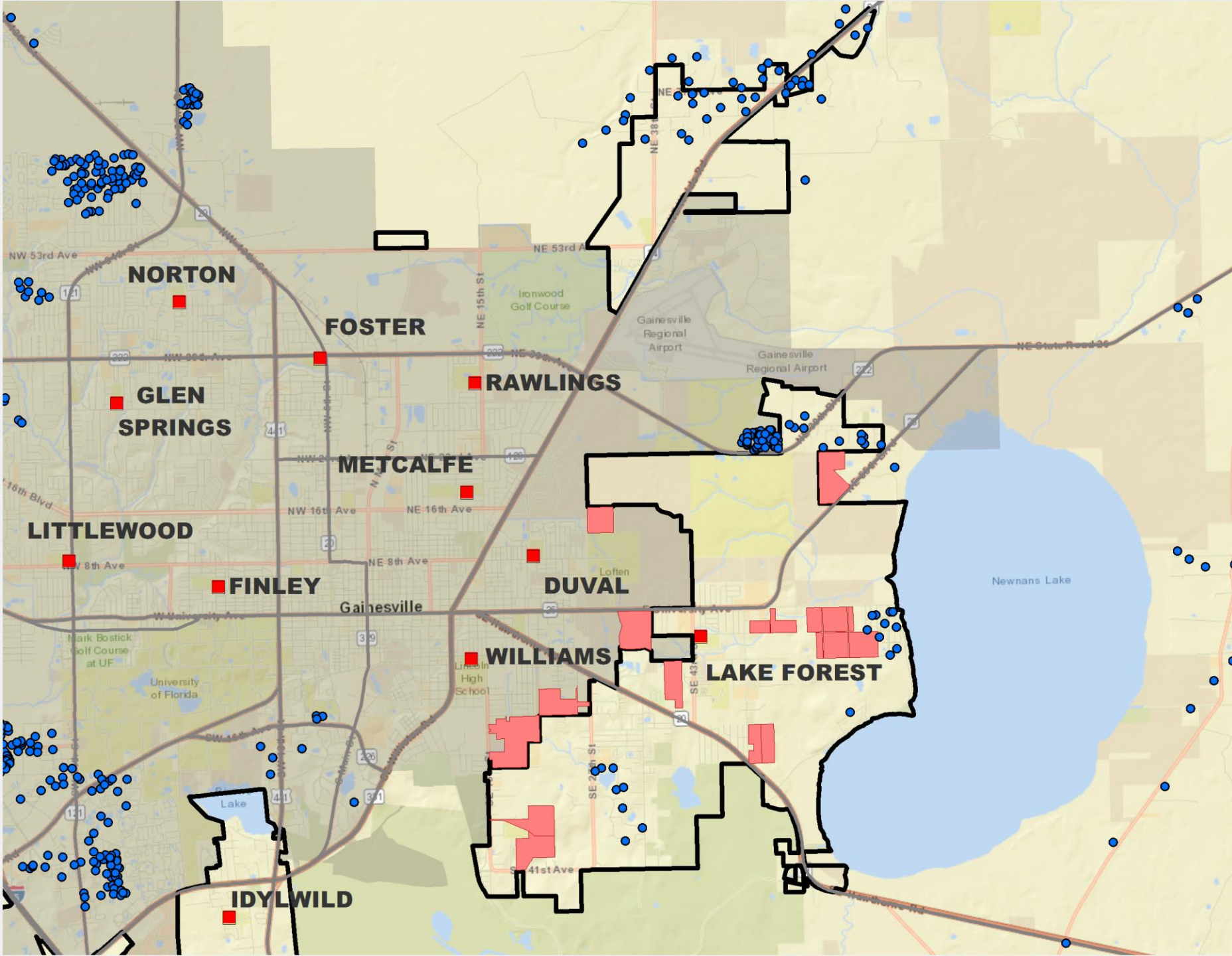


## Walkable & Serves Existing/Future Student Populations

- “Pockets” of students requiring bus transport
- Safety is a concern
- Available sidewalks, crosswalks, lighting, etc.

- School Locations
- Elementary Outside 2 Miles





## Zero Parcels Meet the SPAC Criteria for:

- Zoning/Land use
- Parcel Size
- Availability
- Flood Zone
- Walkability
- Serving the existing and future student populations

■ School Locations  
● Elementary Outside 2 Miles

# **School Planning Advisory Committee**

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