



**Seminole County Public Schools
School Impact Analysis
School Capacity Determination
(Non-Binding)**

Handwritten signature and date: 10/4/21

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From: Jordan Smith, AICP, Facilities Planner, Seminole County Public Schools

Date: October 1, 2021

RE: Cove at Riverbend (Seminole County)

Seminole County Public Schools (SCPS), in reviewing the above amended request, has determined that if approved, the new FLUM designation and/or zoning will have the effect of increasing residential density, and as a result generate additional school age children.

Description: Comprehensive Plan Amendment from SE, Suburban Estates to LDR, Low Density Residential and Proposed Rezone from PD, Planned Development to PD, Planned Development of +/-9.6 acres generally located ADJACENT TO 1691 Cameron Avenue, Sanford (for Find My School reference) within the jurisdiction of unincorporated Seminole County. The applicant is requesting a change to the zoning and future land use designations to allow a maximum of **38 single-family detached residential units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 33-19-31-300-004E-0000

This review and evaluation is performed on proposed future land use changes and rezones, unplatted parcels, or projects that have not received final entitlement approval. This evaluation does not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirements effective as of January 1, 2008. Changes in enrollment, capacity, any newly platted developments, and any subsequent final development approvals may affect the provision of concurrent school facilities at the point of final subdivision approval, including the potential of not meeting statutory concurrency requirements based on future conditions.

Based on information received from the jurisdiction and the application for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-10	CSA M-1	CSA H-1
CAPACITY	2,808	5,894	8,627
3-YEAR PROGRAM CAPACITY			150
ENROLLMENT	2,057	4,875	7,724
AVAILABLE CAPACITY	751	1,019	1,053
SCALD RESERVATIONS TO DATE	438	513	674
Cove at Riverbend	6	4	5
REMAINING CAPACITY	✓ 307	✓ 502	✓ 374

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would be able to be accommodated without exceeding the adopted levels of service (LOS) for each CSA by school type, or there is adjacent capacity to meet LOS as allowed by interlocal agreement. Any planned expansions/additions in the current five-year capital plan would provide additional student capacity to relieve the affected schools is reflected in this review.

Zoned School Enrollment: For informational purposes, the below table indicates the analysis based on the individual school zones within the CSA under current conditions. At this point, the potential students generated **MAY NOT be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned high school.** Any planned expansions/additions that would provide additional student capacity contained in the current five-year capital plan and scheduled to be completed within the next three years are included in this review.

		ZONED SCHOOL				
ELEMENTARY SCHOOLS	Region 3	Hamilton	Midway	Pine Crest	CSA E-10	
CAPACITY	2,808	794	1,106	908	2,808	
3-YEAR PROGRAM CAPACITY				-	-	
ENROLLMENT	2,057	623	798	636	2,057	
AVAILABLE CAPACITY	751	171	308	272	751	
SCALD RESERVATIONS TO DATE	438	-	-	-	438	
Cove at Riverbend	6	-	-	-	6	
REMAINING CAPACITY	307	171	308	272	307	

Region 3 Elementary Schools include Hamilton, Midway, and Pine Crest

		ZONED SCHOOL				
MIDDLE SCHOOLS	Millennium	Sanford	Greenwood	Markham	CSA M-1	
CAPACITY	1,743	1,625	1,266	1,260	5,894	
3-YEAR PROGRAM CAPACITY		-			-	
ENROLLMENT	1,403	1,423	998	1,051	4,875	
AVAILABLE CAPACITY	340	202	268	209	1,019	
SCALD RESERVATIONS TO DATE	182	202	35	94	513	
Cove at Riverbend	4	-	-	-	4	
REMAINING CAPACITY	154	-	233	115	502	

		ZONED SCHOOL				
HIGH SCHOOLS	Seminole	Lake Mary	Crooms		CSA H-1	
CAPACITY	4,868	2,948	811	-	8,627	
3-YEAR PROGRAM CAPACITY	-	-	150	-	150	
ENROLLMENT	4,303	2,681	740	-	7,724	
AVAILABLE CAPACITY	565	267	221	-	1,053	
SCALD RESERVATIONS TO DATE	657	17	-	-	674	
Cove at Riverbend	5	-	-	-	5	
REMAINING CAPACITY	(97)	250			374	

Terms and Definitions:

Capacity: The amount of satisfactory permanent student stations as calculated on the date of the second FDOE count in October of the current school year. The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. NOTE: Capacity is ONLY a measure of student stations, not of enrollment.

Concurrency Service Area (CSA): A geographic unit promulgated by the School Board and adopted by local governments within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. **The CSA listed represents the area that the capacity is considered and student assignment may be in a CSA adjacent to the project.**

Enrollment: For the purposes of concurrency review, the enrollment level is established each year as per Public School Interlocal Agreement Section 12.4 A, which sets the level on the date of the second full time equivalent (FTE) survey for FDOE, generally taken in mid-October.

Programmed 3 Year Additions: New permanent school capacity within the CSA, which will be in place or under actual construction within the first three years of the current SCPS Capital Improvement Plan.

Remaining Capacity: The capacity available for future development after the addition of any programmed capacity and less the reserved capacity.

Reserved Capacity: The total number of student stations reserved in the respective CSA's that are assigned to projects via a SCALD certificate.

School Size: For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:

- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

School Attendance Zone: The established geographic area that identifies school assignments pursuant to Board Policy for each District school or region of schools, other than county wide magnet schools. Students shall attend the school(s) serving their residential or regional attendance zone unless otherwise permitted by Board Policy

Students Generated by Project: is determined by applying the current SCPS student generation rate (calculated in the 2017 Impact Fee Study) to the number and type of units proposed. The number of units is determined using information provided by the jurisdiction and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation. **Eventual Student assignment may not be to the school in closest proximity to the proposed residential development.**

Utilization: A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 100%, Middle 100%, High 100%