



School Capacity Availability Letter of Determination

Seminole County Public Schools

Educational Support Center
400 East Lake Mary Blvd. Sanford, FL 32773-7127


Project Information	
Project Name	Myrtle Estates Homes
School District Tracking #	SCALD #2021-11
Jurisdiction	Seminole County FL
Parcel ID (s)	24-20-30-300-001A-0000/001B-0000/001C-0000
Project Location:	360 Myrtle St. Sanford FL
Number of Residential Units:	36
Residential Unit Type:	Single Family Detached
Property Owner/Developer:	Oakton Properties LLC
Applicant Name:	Zachary Miller * 407-222-0692 * millerconstruction@cfl.rr.com

This School Capacity Availability Letter of Determination reserves capacity for the above referenced parcel(s) and confirms that said parcel(s) and the resulting subdivision meets the School Concurrency requirements of Section 163.3180, Florida Statutes, and the adopted 2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, as amended. **See attached Information Data regarding impact on zoned schools.**


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	407	464	606
Myrtle Estates Homes	6	3	5
REMAINING CAPACITY	✓ 338	✓ 552	✓ 442

The duration for which capacity is reserved shall be subject to the respective municipality's Land Development Code but **shall not exceed two years** from the date of jurisdiction's development approval or the issuance of a building permit, whichever occurs first.


Richard LeBlanc, Director of Facilities


Date


Joe Ranaldi, Exec. Director of Operations


Date

Informational Data and Definitions:

Capacity: the total capacity within a CSA which is in place or under construction within the first three years of the School Board's current Capital Improvement Plan will be calculated, and is counted as available capacity for the residential development under review. Adjacent CSA's are considered if no capacity is available in the effected CSA.

Capacity Reserved for Project: is determined by applying the current SCPS student generation rate (as adopted in the current impact fee study) to the number and type of units proposed in the development request. **Capacity is reserved in the CSA providing said capacity. Student assignment may not be to the school in closest proximity to the proposed residential development.**

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 reserved and may be adjacent to the projects actual CSA.**

Enrollment: The total enrollment count as recorded on October 9, 2020 for all schools, by type within each respective CSA.

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 will 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				CSA E-10
CAPACITY		2,808	-	-	-	2,808
3-YEAR PROGRAM CAPACITY		-	-	-	-	-
ENROLLMENT		2,057	-	-	-	2,057
AVAILABLE CAPACITY		751	-	-	-	751
SCALD RESERVATIONS TO DATE		407	-	-	-	407
Myrtle Estates Homes		6	-	-	-	6
REMAINING CAPACITY		338	-	-	-	338
Region 3 include Hamilton, Midway, and Pine Crest Elementary Schools						
		ZONED SCHOOL				
MIDDLE SCHOOLS		Millennium	Sanford	enwood Lakes	Markham Wds	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		170	191	35	68	464
Myrtle Estates Homes		3	-	-	-	3
REMAINING CAPACITY		167	11	233	141	552
		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		589	17	-	-	606
Myrtle Estates Homes		5	-	-	-	5
REMAINING CAPACITY		(29)	250	221	-	442

Level of Service Standard (LOS): A standard or condition established to measure utilization within a concurrency service area. Current Level of Service is determined by the sum of the FTE student count at the same type of schools within a concurrency service area, divided by the sum of the permanent FISH capacity of the same type of schools within a concurrency service area. Projected or future Level of Service is determined by the sum of the projected COFTE enrollments at the same type of schools within a concurrency service area, divided by the sum of the planned permanent FISH capacity of the same type of schools within a concurrency service area. The levels of service shall be as follows:

Elementary CSA	100%
Middle School CSA	100%
High School CSA	100%

Prior Reserved Capacity: is school capacity that is assigned to all residential development which has received final approval after January 1, 2008. This total will be subtracted from the available capacity in each respective CSA to determine impacts to LOS.

Remaining Available Capacity: is the number of remaining student stations available for concurrency purposes after the reserved capacity is deducted.

Total Available Capacity: is the net of the capacity less enrollment and reserved capacity in the effected CSA. This amount must be equal to or greater than the capacity reserved for the development to be issued a SCALD.