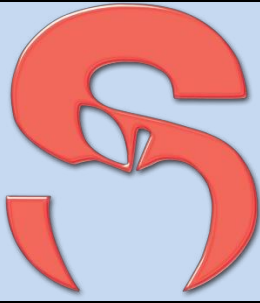


## **7. Seminole County Public Schools School Impact Analysis School Capacity Determination**



## Seminole County Public Schools School Impact Analysis School Capacity Determination

**To:** Seminole County Board of Commissioners  
Chris Dorworth/River Cross Land Company

**From:** Michael Rigby, AICP, Facilities Planner, Seminole County Public Schools

**Date:** May 2, 2018

**RE:** River Cross, Large Scale Future Land Use Amendment/Rezone  
Project No. 18-80000027

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

**Description:** Proposed Future Land Use change and rezone on +/- 669 acres generally located at 2580 South CR 419 in unincorporated Seminole County. The applicant is requesting a change to the zoning designation to allow a maximum of 1370 units (600 single family-detached, 270 single family- attached & 500 multifamily) to be developed within the proposed Land Use and PD zoning designation.

**Parcel ID (s):** 32-21-32-300-003Z-0000; 31-21-32-300-0010-0000; 32-21-32-300-0050-0000; 31-21-32-300-0020-0000; 32-21-32-300-003A-0000; & 32-21-32-300-0030-0000

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

| Type   | Zoned School | Enrollment | Capacity | Students Generated by Project | Programmed 3 Year Additions | Reserved Capacity | Remaining Capacity |
|--------|--------------|------------|----------|-------------------------------|-----------------------------|-------------------|--------------------|
| Elem   | Walker       | 779        | 925      | 214                           | 0                           | 0                 | (68)               |
| Middle | Chiles       | 1327       | 1426     | 104                           | 0                           | 11                | (16)               |
| High   | Hagerty      | 2313       | 2683     | 149                           | 0                           | 20                | 201                |

### **Comments:**

Based on the above analysis, the potential students generated would at this point be not able to be accommodated without exceeding the adopted Levels of Service (LOS) for the zoned elementary or middle schools. Any planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve the affected schools is reflected in this analysis.

This review and evaluation was 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 requirement effective as of January 1, 2008. Changes in enrollment, 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.

### **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 space, not of enrollment.

**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 the in mid-October.

**Programmed 3 Year Additions:** New permanent school capacity designated for the affected school, 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 school zones 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

**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 90%, High 95%



## Seminole County Public Schools School Impact Analysis School Capacity Determination

**To:** Seminole County Board of Commissioners  
Chris Dorworth/River Cross Land Company

**From:** Michael Rigby, AICP, Facilities Planner, Seminole County Public Schools

**Date:** May 3, 2018

**RE:** River Cross, Large Scale Future Land Use Amendment/Rezone  
Project No. 18-8000027

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

**Description:** Proposed Future Land Use change and rezone on +/- 669 acres generally located at 2580 South CR 419 in unincorporated Seminole County. The applicant is requesting a change to the zoning designation to allow a maximum of 1370 units (600 single family-detached, 270 single family- attached & 500 multifamily) to be developed within the proposed Land Use and PD zoning designation.

**Parcel ID (s):** 32-21-32-300-003Z-0000; 31-21-32-300-0010-0000; 32-21-32-300-0050-0000; 31-21-32-300-0020-0000; 32-21-32-300-003A-0000; & 32-21-32-300-0030-0000

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 table:

| Type   | Concurrency Service Area | Enrollment | Capacity | Students Generated by Project | Programmed 3 Year Additions | Reserved Capacity | Remaining Capacity |
|--------|--------------------------|------------|----------|-------------------------------|-----------------------------|-------------------|--------------------|
| Elem   | E-1                      | 2168       | 2419     | 121                           | 0                           | 130               | 0                  |
| Elem*  | E-3                      | 2749       | 3141     | 93                            | 0                           | 168               | 131                |
| Middle | M-4                      | 2679       | 2894     | 104                           | 0                           | 110               | 1                  |
| High   | H-4                      | 4863       | 5523     | 149                           | 0                           | 153               | 358                |

\* Adjacent CSA capacity is available to maintain LOS as per School Planning and Concurrency ILA section 12.3(c)

### Comments:

The students generated at the three CSA levels would at this point 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 that would provide additional student capacity to relieve the affected schools is reflected in this analysis.

This review and evaluation was performed on proposed future land use changes and rezones, unplatted parcels, or projects that have not received final entitlement approval. This evaluation do not guarantee that the developments subject to this declaration are exempt from, or determined to meet the school concurrency requirement effective as of January 1, 2008. Changes in enrollment, 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.

### **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 reserved and student assignment may be in an adjacent CSA 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:

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