



Seminole County Public Schools School Impact Analysis School Capacity Determination

To: Jon Walls/Palmeira Holdings, LLC
Seminole County Board of County Commissioners

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

Date: August 7, 2018

RE: **Parkside Place PD/FLUM Amendment**
Project Number: 18-20500023

Seminole County Public Schools (SCPS), in reviewing the request described below 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: Proposed rezone on +/- 110.3 acres located on the east side of US 17-92, north of County Homes Road in unincorporated Seminole County. The applicant is requesting a change to the zoning designation to allow a maximum of 4452 multifamily units to be developed within the proposed PD future land use and zoning designation.

Parcel ID (s): 14-20-30-300-0150-0000 & 23-20-30-300-0100-0000

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-3	2749	3141	224	0	168	0
Elem*	E-10	2280	3026	519	576	429	374
Middle	M-1	5240	5988	298	0	391	59
High	H-1	6940	7138	392	1780	523	1063

* 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 would provide additional student capacity to relieve the affected schools is reflected in this review.

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:

- 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%



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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	Zoned School	Enrollment	Capacity	Students Generated by Project	Programmed 3 Year Additions	Reserved Capacity	Remaining Capacity
Elem	Layer	510	714	743	0	180	(719)
Middle	Greenwood Lakes	915	1266	298	0	56	(3)
High	Lake Mary	2906	2932	392	0	73	(439)

Comments:

Based on the above analysis, the potential students generated would at this point **not** be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary, middle, or high 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.

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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:

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