



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

**To:** Paul Missigman/Atlantic Housing Partners  
Seminole County Board of Commissioners

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

**Date:** December 12, 2018

**RE:** **Alafaya Trail & Beasley Rd. Property Rezone  
Project No.**

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 +/- 4.6 acres generally located at the northeast corner of Alafaya Trail and Beasley Road in unincorporated Seminole County. The applicant is requesting a change to the zoning designation to allow a maximum of 99 multifamily to be developed within the proposed and PD zoning designation.

**Parcel ID (s): 27-21-31-300-0190-0000**

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 in compliance with the Interlocal Agreement on School Concurrency:

**CSA Capacity**

Type	Concurrency Service Area	Enrollment	Capacity	Students Generated by Project	Programmed 3 Year Additions	Reserved Capacity	Remaining Capacity
Elem	E-2	3373	3543	17	0	84	69
Middle	M-4	2729	2894	7	0	87	71
High	H-4	4893	5509	9	0	108	499

**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 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 Capacity:**

Type	Zoned School	Enrollment	Capacity	Students Generated by Project	Programmed 3 Year Additions	Reserved Capacity	Remaining Capacity
Elem	Evans	975	980	17	0	40	(52)
Middle	Jackson Heights	1406	1469	7	0	64	(8)
High	Hagerty	2419	2683	9	0	22	233

**Comments Zoned School Evaluation:**

For informational purposes, the above table indicates the analysis based on the individual school zones. At this point, the potential students generated would **NOT** be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned elementary and middle schools. 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.

**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 students may be assigned to 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 90%, High 95%