



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

Handwritten signature and date: 12/8/22

To: Morgan Hampton, Common Oak Engineering, * 407-951-9515 *
mhampton@commonoakengineering.com
Rebecca Hammock, Seminole County * 407-665-7396 * Rhammock@seminolecountyfl.com

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

Date: December 6, 2022

RE: Oak Lockwood Road (Seminole County)

Seminole County Public Schools (SCPS), in reviewing the above request, has determined that if approved, the FLUM designation and/or zoning will generate school age children.

Description: Proposed Rezone from A-1, Agriculture to R-1A, Single Family Residential of +/-6.47 acres generally located **ADJACENT TO** 3535 Old Lockwood Road (*for Find My School reference*) **within the jurisdiction of unincorporated Seminole County**. The applicant is requesting a change to the zoning **to allow a maximum of 9 single family detached residential dwelling units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 36-21-31-300-001H-0000

This review and evaluation is performed on proposed future land use changes, rezones and conditional uses, 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-2	CSA M-4	CSA H-4
CAPACITY	-	2,788	5,490
3-YEAR PROGRAM CAPACITY	308	-	-
ENROLLMENT	-	2,748	4,791
AVAILABLE CAPACITY	308	40	699
SCALD RESERVATIONS TO DATE	-	83	134
SIA - Old Lockwood Road	2	1	1
REMAINING CAPACITY	✓ 306	✗ (44)	✓ 564

***NOTE:** At this time capacity for this development is not available in the middle school CSA (M-4) where the development is being proposed. Adjacent CSA capacity is permitted to maintain LOS as per School Planning and Concurrency ILA section 12.3(c). Available capacity has been found in the adjacent CSA (M-3 Indian Trails Middle, South Seminole Middle, Tuskawilla Middle) to the proposed project. As a result, the student assignment may not be to the school in closest proximity to the proposed residential development.

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 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.

ZONED SCHOOL					
ELEMENTARY SCHOOLS	Carillon	Evans	Partin	Stenstrom	CSA E-2
CAPACITY	992	891	681	955	3,519
3-YEAR PROGRAM CAPACITY				-	-
ENROLLMENT	980	909	637	676	3,202
AVAILABLE CAPACITY	12	(18)	44	279	317
SCALD RESERVATIONS TO DATE	22	38	7	6	73
SIA - Old Lockwood Road	2	-	-	-	2
REMAINING CAPACITY	⊗ (12)	⊗ (56)	37	273	242
ZONED SCHOOL					
MIDDLE SCHOOLS	Jackson Heights	Chiles			CSA M-4
CAPACITY	1,388	1,400			2,788
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	1,471	1,277			2,748
AVAILABLE CAPACITY	(83)	123	-	-	40
SCALD RESERVATIONS TO DATE	50	33			83
SIA - Old Lockwood Road	1	-			1
REMAINING CAPACITY	⊗ (134)	90	-	⊗ (44)	
ZONED SCHOOL					
HIGH SCHOOLS	Hagerty	Oviedo			CSA H-4
CAPACITY	2,661	2,829			5,490
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	2,500	2,291			4,791
AVAILABLE CAPACITY	161	538	-	-	699
SCALD RESERVATIONS TO DATE	34	100			134
SIA - Old Lockwood Road	1	-			1
REMAINING CAPACITY	126	438		564	

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.