



Seminole County
Public Schools

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School Concurrency Letter of Determination – No Impact

Alafaya Beasley-Rezone
Stephen Ratcliff
751 E. Chapman Road
Oviedo, FL 32765
sratcliff@ratcliffproperties.com

April 12, 2026

RE: Concurrency Letter of Determination – No Impact, Alafaya Beasley-Rezone

Parcel ID(s): 27-21-31-505-0000-011C

This letter certifies the above referenced project/property, based on the adopted 2021 School Interlocal Agreement (ILA) is determined to be of **NO IMPACT** to student generation of school concurrency requirements. The owner is proposing the splitting of one (1) lot into three (3). The final disposition of this project is the jurisdiction of Seminole County.

This does not address the issue of any entitlement to an exemption from school impact fees required by Seminole county Ordinance #92-14, #2007-41, and the Land Development Code.

If you have any questions, please do not hesitate to contact me at joy_ford@scps.us or at 407-320-0069.

Joy Ford
Assistant Director of Facilities Planning

cc: File