



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

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7.14.25

To: Jordan Homes LLC
Giovanni Jordan

From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools

Date: July 13, 2025

RE: 25-07 SIA Sandy Lane Homes

Seminole County Public Schools (SCPS), in reviewing the above request, 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 SF-Attached of +/- 7.82 acres generally located at 1160 Sandy Lane and 3391 Sand Lake Road **within the jurisdiction of City of Longwood, FL.** The applicant is requesting a **maximum of 30 Single Family Detached Units**, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 07-21-29-300-014A-0000, -0150-0000, 014C-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:

CSA Capacity

DEVELOPMENT IMPACT ON STUDENT GENERATION BY CSA			
AFFECTED CSAs	CSA E-13	CSA M-7	CSA H-6
CAPACITY	863	1,615	2,979
3-YEAR PROGRAM CAPACITY	-	-	-
ENROLLMENT	806	1,121	2,816
AVAILABLE CAPACITY	24	494	163
SCALD RESERVATIONS TO DATE	2	65	89
Sandy Lane Homes	5	3	4
REMAINING CAPACITY	❗ 17	✅ 426	✅ 70

Comments CSA Evaluation:

At this point, the students generated at the three CSA levels would not 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 would be able to be accommodated without exceeding the adopted Levels of Service (LOS) for the currently zoned (shaded) middle school. 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.

ELEMENTARY SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Wekiva	Sabal Point	CSA E-13		
CAPACITY	821	925	1,746		
3-YEAR PROGRAM CAPACITY	-		-		
ENROLLMENT	802	920	1,722		
AVAILABLE CAPACITY	19	5	24		-
SCALD RESERVATIONS TO DATE	2	-	2		
Sandy Lane Homes	5	-	5	-	-
			-		
REMAINING CAPACITY	12	5	17	-	-
MIDDLE SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Teague		CSA M-7		
CAPACITY	1,615		1,615		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	1,121		1,121		
AVAILABLE CAPACITY	494	-	494	-	-
SCALD RESERVATIONS TO DATE	65		65		
Sandy Lane Homes	3	-	3	-	-
			-		
REMAINING CAPACITY	426	-	426	-	
HIGH SCHOOLS	ZONED SCHOOL			ADJACENT CSA'S	
	Lake Brantley		CSA H-6		
CAPACITY	2,979		2,979		
3-YEAR PROGRAM CAPACITY			-		
ENROLLMENT	2,816		2,816		
AVAILABLE CAPACITY	163	-	163	-	
SCALD RESERVATIONS TO DATE	89		89		
Sandy Lane Homes	4	-	4	-	-
			-		
REMAINING CAPACITY	70	-	70	-	-

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.

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%