



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

To: Nicole Martin, nicole@madden-eng.com
From: Joy Ford, Assistant Director, Facilities Planning, Seminole County Public Schools
Date: January 11, 2026
RE: Wayside Drive Assemblage (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 and OP, Office to PD, Planned Development of +/-18.99 acres generally located ADJACENT TO 4935 Wayside Drive (*for Find My School reference*) within the jurisdiction of Seminole County. The applicant is requesting a change to the zoning to allow a maximum of 319 Multi-Family dwelling residential units, to be developed within the proposed land use and zoning designations.

Parcel ID (s) #: 29-19-30-501-0000-0060, 29-19-30-502-0000-0030, 29-19-30-501-0000-0040, 29-19-30-501-0000-0010, 29-19-30-502-0000-001A, 29-19-30-502-0000-001B, 29-19-30-300-01BL-0000, 29-19-30-300-01BJ-0000, 29-19-30-300-0160-0000, 29-19-30-300-01BA-0000, 29-19-30-300-018D-0000, 29-19-30-300-017A-0000, 29-19-30-300-0180-0000, 29-19-30-300-018F-0000, 29-19-30-300-018K-0000, 29-19-30-300-018B-0000, 29-19-30-300-018C-0000, 29-19-30-300-018H-0000, 29-19-30-300-018E-0000, 29-19-30-300-0190-0000, 29-19-30-300-0220-0000

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-9	CSA M-1	CSA H-1
CAPACITY	4,345	5,732	7,739
3-YEAR PROGRAM CAPACITY			
ENROLLMENT	3,943	4,690	6,717
AVAILABLE CAPACITY	402	1,042	1,022
SCALD RESERVATIONS TO DATE	587	508	165
SIA - Wayside Drive Assemblage	50	20	26
REMAINING CAPACITY	⊗ (235)	514	⊙ 831

***NOTE: At this time capacity for this development is not available in the elementary school CSA (E-9) 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 (E-10 Hamilton Elementary, Midway Elementary and Pine Crest Elementary) 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.

ELEMENTARY SCHOOLS	ZONED SCHOOL	Region 2				CSA E-9
	Region 1	Bentley 50%	Crystal Lake	Wicklow	Region 2	
CAPACITY	2,256	475	835	779	2,089	4,345
3-YEAR PROGRAM CAPACITY		-			-	
ENROLLMENT	2,118	468	709	648	1,825	3,943
AVAILABLE CAPACITY	138	7	126	131	264	402
SCALD RESERVATIONS TO DATE	564				23	587
SIA - Wayside Drive Assemblage	50	-	-			50
REMAINING CAPACITY	⊗ (476)				✓ 241	⊗ (235)
Region 1 Elementary Schools include Bentley, Idyllwilde or Wilson						
Region 1 Elementary Schools include Bentley, Crystal Lake or Wicklow						
MIDDLE SCHOOLS	ZONED SCHOOL	Greenwood	Markham Woods	Millennium	CSA M-1	
	Sanford					
CAPACITY	1,447	1,268	1,260	1,757	5,732	
3-YEAR PROGRAM CAPACITY					-	
ENROLLMENT	1,378	1,001	963	1,348	4,690	
AVAILABLE CAPACITY	69	267	297	409	1,042	
SCALD RESERVATIONS TO DATE	155	1	182	170	508	
SIA - Wayside Drive Assemblage	20	-			20	
REMAINING CAPACITY	⊗ (106) ✓	✓ 266	✓ 115	✓ 239	✓ 514	
HIGH SCHOOLS	ZONED SCHOOL	Lake Mary	CSA H-1			
	Seminole					
CAPACITY	4,934	2,805			7,739	
3-YEAR PROGRAM CAPACITY					-	
ENROLLMENT	4,033	2,684			6,717	
AVAILABLE CAPACITY	901	121	-	-	1,022	
SCALD RESERVATIONS TO DATE	705	2			707	
SIA - Wayside Drive Assemblage	26	-	-	-	26	
REMAINING CAPACITY	✓ 170	✓ 119			✓ 289	

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 95%, Middle 90%, High 95%