



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

*[Handwritten signature]*  
7.5.23

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

**Date:** July 5, 2023

**RE:** Integra Parc (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 PD, Planned Development to PD, Planned Development and Comprehensive Plan Amendment from PD, Planned Development to PD, Planned Development of +/-40.1 acres generally located **ADJACENT TO** Ronald Reagan Blvd and US Highway 17/92 (*for Find My School reference*) **within the jurisdiction of the Seminole County**. The applicant is requesting a change to the zoning to allow a maximum of **900 multi-family residential units**, to be developed within the proposed land use and zoning designations.

**Parcel ID (s) #:** 23-20-30-300-0250-0000, 14-20-30-300-0150-0000 and 23-20-30-300-0100-0000

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-3	CSA M-1	CSA H-3
CAPACITY	2,908	5,732	4,818
3-YEAR PROGRAM CAPACITY	-	-	72
ENROLLMENT	2,782	4,690	4,236
AVAILABLE CAPACITY	126	1,042	654
SCALD RESERVATIONS TO DATE	98	513	165
<b>Integra Parc</b>	<b>158</b>	<b>65</b>	<b>84</b>
REMAINING CAPACITY	⊗ (130)	✔ 464	✔ 405

\*NOTE: At this time capacity for this development is not available in the elementary school CSA (E-3) 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-1, E-2, E-4 and E-5) 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 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.

ZONED SCHOOL					
ELEMENTARY SCHOOLS	Layer	Keeth	Rainbow	Sterling Park	CSA E-3
CAPACITY	697	607	690	914	2,908
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	598	599	805	780	2,782
AVAILABLE CAPACITY	99	8	(115)	134	126
SCALD RESERVATIONS TO DATE	33	-	1	64	98
Integra Parc	158	-	-	-	158
REMAINING CAPACITY	⊗ (92) ①	8	⊗ (116) ②	70	⊗ (130)
ZONED SCHOOL					
MIDDLE SCHOOLS	Greenwood Lakes	Markham Woods	Millennium	Sanford	CSA M-1
CAPACITY	1,268	1,260	1,757	1447	5,732
3-YEAR PROGRAM CAPACITY					-
ENROLLMENT	1,001	963	1,348	1,378	4,690
AVAILABLE CAPACITY	267	297	409	69	1,042
SCALD RESERVATIONS TO DATE	6	182	170	155	513
Integra Parc	65	-			65
REMAINING CAPACITY	③ 196	④ 115	⑤ 239	⊗ (86)	⑥ 464
ZONED SCHOOL					
HIGH SCHOOLS	Winter Springs	Lake Howell			CSA H-3
CAPACITY	2,478	2,340			4,818
3-YEAR PROGRAM CAPACITY		72			72
ENROLLMENT	2,036	2,200			4,236
AVAILABLE CAPACITY	442	212			654
SCALD RESERVATIONS TO DATE	31	134			165
Integra Parc	84	-			84
REMAINING CAPACITY	⑦ 327	⑧ 78			⑨ 405

## **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%