

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Sand Lake Road Rezone A-1 and R-1AAA to R-1AA

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: April Boswell AB **CONTACT:** Ian Sikonia EXT. 7398

Agenda Date <u>3/07/07</u>	Regular <input type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>		Public Hearing – 7:00 <input checked="" type="checkbox"/>

MOTION/RECOMMENDATION:

1. **RECOMMEND APPROVAL** of the request to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling), based on staff findings, (Robert Dietz, applicant); or

2. **RECOMMEND DENIAL** of the request to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling), (Robert Dietz, applicant); or

3. **CONTINUE** the item to a time and date certain.

District #3 – Comm. Van Der Weide Ian Sikonia, Senior Planner

BACKGROUND:

The applicant is requesting to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling). R-1AA (Single-Family Dwelling) requires a minimum lot size of 11,700 sq. ft. The Future Land Use Designation of the subject property is Low Density Residential (LDR), which allows the requested zoning district.

The Seminole County Land Development Code (LDC) provides the application of the Weighted Method for Determining Single-Family Residential Compatibility in the Low Density Residential Future Land

Reviewed by: _____
Co Atty: <u>JKF</u>
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. <u>Z2006-88</u>

Use designation. Staff conducted the lot size compatibility analysis, per Section 30.1380.3 of the Land Development Code and Policy FLU 2.10 of the Vision 2020 Comprehensive Plan, and determined that the analysis does support the requested rezone to R-1AA.

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling), based on staff findings.

Attachments:

Staff Report
Location Map
Zoning & Future Land Use Map
Aerial Map
Rezone Ordinance
Denial Development Order (applicable if the request is denied)
School District Capacity Analysis

Sand Lake Road Rezone

Rezone from A-1 & R-1AAA to R-1AA

APPLICANT	Robert Dietz	
PROPERTY OWNER	True North, LLC	
REQUEST	Rezone from A-1 (Agriculture) & R-1AAA (Single-Family Dwelling) to R-1AA (Single-Family Dwelling)	
PROPERTY SIZE	4.76 ± acres	
HEARING DATE (S)	P&Z: March 7, 2007	BCC: April 24, 2007
PARCEL ID	07-21-29-300-0150-0000 & 07-21-29-300-014C-0000	
LOCATION	Located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane.	
FUTURE LAND USE	LDR (Low Density Residential)	
ZONING	A-1 (Agriculture) & R-1AAA (Single-Family Dwelling)	
FILE NUMBER	Z2006-88	
COMMISSION DISTRICT	#3 – Van Der Weide	

Proposed Development:

The applicant is proposing to construct single-family residences.

ANALYSIS OVERVIEW:

ZONING REQUEST

The applicant is requesting to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) & R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling). R-1AA (Single-Family Dwelling) requires a minimum lot size of 11,700 sq. ft. The Future Land Use Designation of the subject property is Low Density Residential (LDR), which allows the requested zoning district.

The following table depicts the minimum regulations for the current zoning district of R-1AAA (Single-Family Dwelling) & A-1 (Agriculture) and the requested zoning district of R-1AA (Single-Family).

DISTRICT REGULATIONS	Existing Zoning (R-1AAA)	Existing Zoning (A-1)	Proposed Zoning (R-1AA)
Minimum Lot Size	13,500 square feet	43,560 square feet	11,700 square feet
Minimum House Size	1,600 square feet	N/A	1,300 square feet
Minimum Width at Building Line	100 feet	150 feet	90 feet
Front Yard Setback	25 feet	50 feet	25 feet
Side Yard Setback	10 feet	10 feet	10 feet
(Street) Side Yard Setback	25 feet	50 feet	25 feet
Rear Yard Setback	30 feet	30 feet	30 feet
Maximum Building Height	35 feet	35 feet	35 feet

COMPATIBILITY WITH SURROUNDING PROPERTIES:

The Land Development Code provides the application of the Weighted Method for determining single-family residential compatibility within the LDR Future Land Use designation. Staff conducted the lot size compatibility analysis, per Section 30.1380.3 of the Land Development Code and Policy FLU 2.10 of the Vision 2020 Comprehensive Plan, and determined that the analysis does support the requested rezone to R-1AA.

The calculations assign differing weights to the surrounding zoning districts according to permitted development intensities within those districts. For example, the R-1AA district requires a minimum lot size of 11,700 square feet, so its weight factor is 7, while A-1 requires one-acre lots and has a weight factor of 4 in final development form.

Weighting factors, together with the acreage of parcels within a 660-foot radius of the subject property, determine the "compatible" zoning for the subject property. After running the lot size compatibility analysis for the proposed 4.76 ± acre rezone request to R-1AA, the results from the analysis indicated a weight of 7.12, which is consistent with the R-1AA zoning district.

SITE ANALYSIS:

ENVIRONMENTAL IMPACTS:

Floodplain Impacts:

Based on FIRM map 12117C0115E, with an effective date of April 17, 1995, as well as preliminary updated DFIRMs, there does not appear to be any 100 year floodplains on the property.

Wetland Impacts:

Based on preliminary aerial photo and County wetland map analysis, there does not appear to be any wetlands on the subject property.

Endangered and Threatened Wildlife:

Based on a preliminary analysis, there are endangered and threatened wildlife on the subject property. A listed species survey will be required prior to final engineering approval.

Utilities:

The site is located in the Southeast utility service area, and will be required to connect to public utilities. There is a 10-inch water main approximately 620 feet west and 200 feet south on the east side of S. Hunt Club Blvd. and an 8-inch force main on the northwest side of the parcel. The subject property is not in the ten year master plan for reclaimed water.

Transportation / Traffic:

The property is adjacent to Sand Lake Road which is classified as a collector road. Sand Lake Road is currently programmed to be improved according to the County 5-year Capital Improvement Program. The plan calls for the installation of a 5-foot sidewalk (northside) and some intersection improvements from Hunt Club Boulevard to Hickory Drive along Sand Lake Road.

School Impacts:

The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are zoned for the same schools as the subject property, but are not yet included in the school capacity numbers. This analysis is included as an attachment to this report.

Drainage:

The proposed project is located within the Little Wekiva Drainage Basin, and may have limited downstream capacity. At a minimum the site will be required to hold the pre-post volume difference for the 25 year/24 hour storm and 3" over directly connected impervious area. Additional retention may be required if a positive legal outfall cannot be secured and/or if the downstream condition is constrained.

Parks, Recreation and Open Space:

The applicant is required to provide at a minimum 25% of the site in open space, per Section 30.1344 (Open Space Ratios and Design Guidelines) of the Seminole County LDC.

Buffers and Sidewalks:

Because this is a proposed residential project adjacent to both residential and agricultural zoning and the LDR Future Land Use Designation, no exterior buffers are required. There is an existing 5-foot wide sidewalk that runs along the south side of Sand Lake Road.

APPLICABLE POLICIES:

FISCAL IMPACT ANALYSIS:

This project does not warrant running the County Fiscal Impact Analysis Model.

SPECIAL DISTRICTS:

The subject property is located within the Aquifer Recharge overlay. All new residential development must maintain 40% pervious surfaces per Section 30.1027 of the Seminole County LDC.

COMPREHENSIVE PLAN (VISION 2020)

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The proposed project is consistent with the following list of policies (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

- Policy FLU 2.5: Transitional Land Uses
- Policy FLU 12.4: Relationship of Land Use to Zoning Classifications
- Policy POT 4.5: Potable Water Connection
- Policy SAN 4.4: Sanitary Sewer Connection
- Policy PUB 2.1: Public Safety Level-of-Service

INTERGOVERNMENTAL NOTIFICATION:

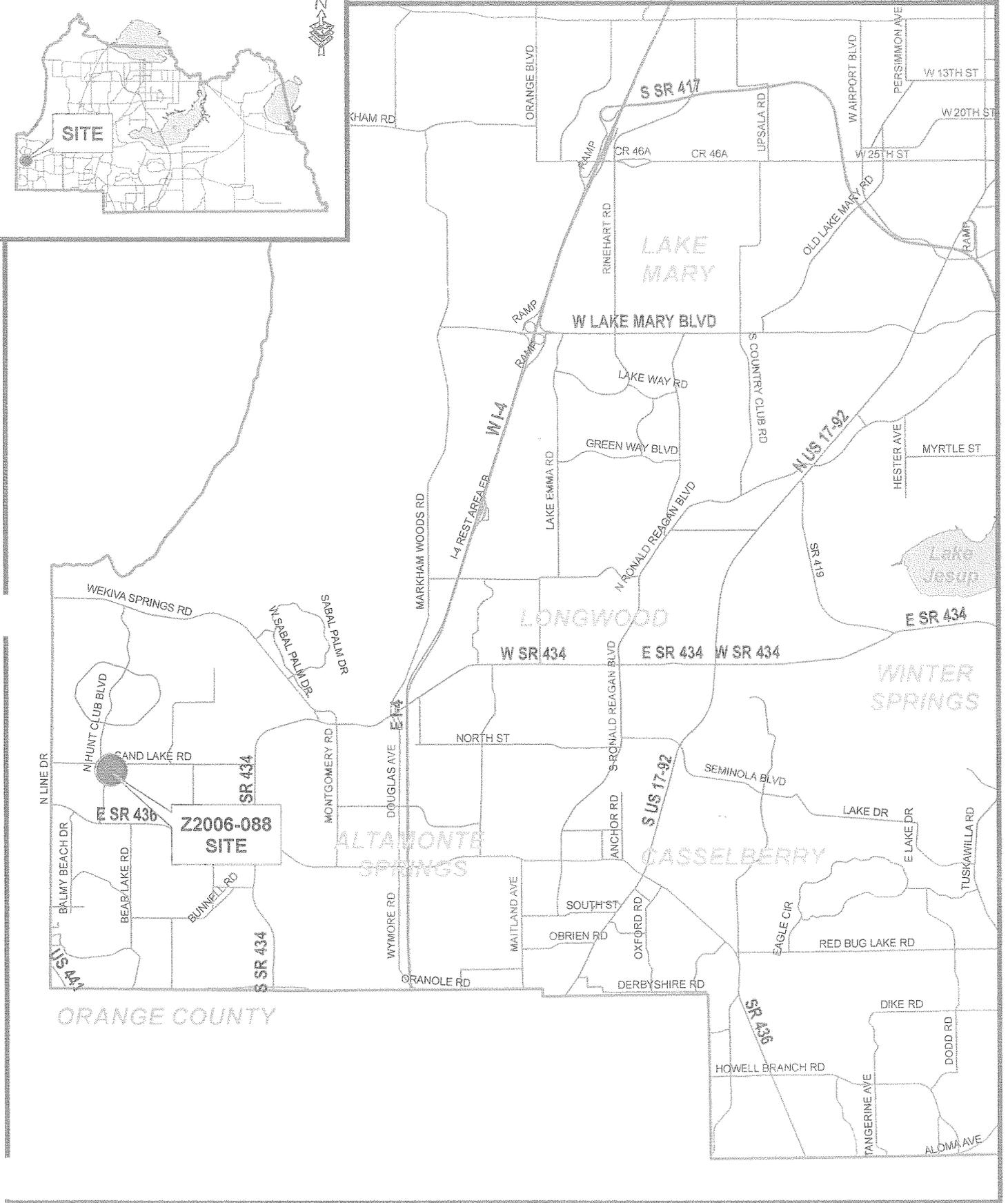
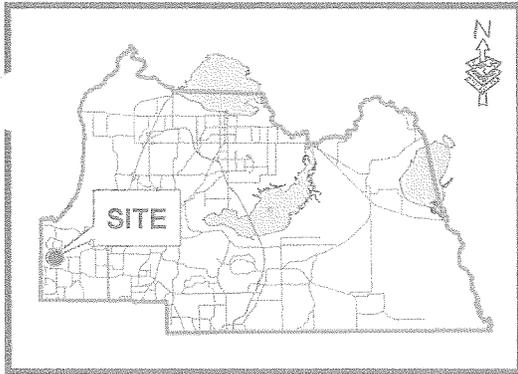
Intergovernmental notices were not sent; the subject property is not within or directly adjacent to any local municipality. An intergovernmental notice was sent to the Seminole County School Board on January 29, 2007.

LETTERS OF SUPPORT OR OPPOSITION:

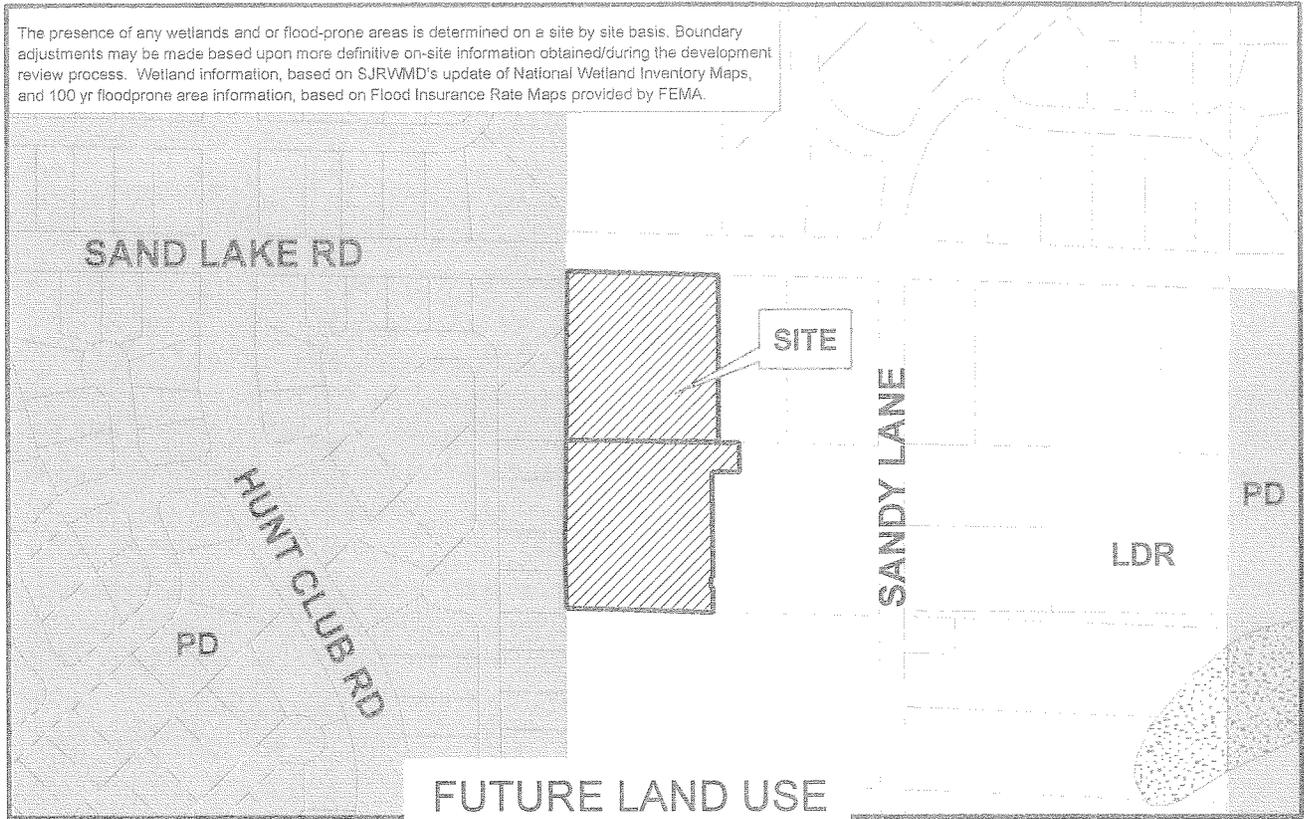
At this time, Staff has not received any letters of support or opposition.

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) & R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling), based on staff findings.



The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



FUTURE LAND USE

LDR PD Site Municipality CONS

Applicant: Robert Dietz
 Physical STR: 07-21-29-300-0150 & 014C-0000
 Gross Acres: 4.76 +/- BCC District: 3
 Existing Use: Vacant & Misc. Residential
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2006-088	A-1/ R-1AAA	R-1AA



ZONING

A-1 R-1AAA R-1AAAA PUD FP-1 W-1



Rezone No: Z2006-088
From: A-1/R-1AAA To: R-1AA

-  Parcel
-  Subject Property



Winter 2006 Color Aerials

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LEGAL DESCRIPTION ATTACHED AS EXHIBIT); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 (AGRICULTURE) AND THE R-1AAA (SINGLE-FAMILY DWELLING) ZONING CLASSIFICATION THE R-1AA (SINGLE-FAMILY DWELLING) ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled "Sand Lake Road Rezone."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 (Agriculture) and R-1AAA (Single-Family Dwelling) to R-1AA (Single-Family Dwelling):

SEE ATTACHED EXHIBIT A

Section 3. EXCLUSION FROM CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE. A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes, and this Ordinance shall be effective upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners.

ENACTED this 24th day of April 2007.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Carlton D. Henley
Chairman

EXHIBIT A
LEGAL DESCRIPTION

THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE ROAD RIGHT OF WAY AND LESS THE 16.5 FEET THEREOF.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°59'44", A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, N89°59'44"E, A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°25'54"E, A DISTANCE OF 61.00 FEET, PARALLEL TO THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 7; THENCE S89°59'44"W, A DISTANCE OF 55.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 204.91 FEET, PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE S89°34'06"W, A DISTANCE OF 4.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 21.00 FEET, PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE N89°34'06"E, A DISTANCE OF 4.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 51.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 7, THENCE N89°53'48"W, ALONG SAID SOUTH LINE, A DISTANCE OF 295.00 FEET; THENCE N00°25'54"W, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF THE SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SAID SECTION 7, A DISTANCE OF 337.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.36 ACRES, MORE OR LESS

FOR A TOTAL OF 4.76 ACRES, MORE OR LESS

SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On April 24, 2007, Seminole County issued this Denial Development Order relating to and touching and concerning the following property described in the attached legal description as Exhibit "A".

Property Owner(s): True North, LLC

Project Name: Sand Lake Road Rezone

Requested Development Approval: The applicant is requesting to rezone 4.76 ± acres located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane, from A-1 (Agriculture) & R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling), in order to develop a single-family subdivision.

The Board of County Commissioners has determined that the rezone request from A-1 (Agriculture) & R-1AAA (Single-Family Dwelling) to R-1AA (Single-Family Dwelling) is not compatible with the surrounding area to the south and could not be supported.

After fully considering staff analysis titled "Sand Lake Road Rezone" and all evidence submitted at the public hearing on April 24, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested rezone from A-1 (Agriculture) & R-1AAA (Single-Family Dwelling) to R-1AA (Single-Family Dwelling) should be denied.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

The aforementioned application for development approval is **DENIED**.

Done and Ordered on the date first written above.

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Carlton D. Henley, Chairman

EXHIBIT "A"

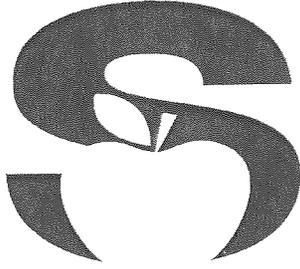
THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE ROAD RIGHT OF WAY AND LESS THE 16.5 FEET THEREOF.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N89°59'44", A DISTANCE OF 16.50 FEET ALONG THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, N89°59'44"E, A DISTANCE OF 350.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°25'54"E, A DISTANCE OF 61.00 FEET, PARALLEL TO THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 7; THENCE S89°59'44"W, A DISTANCE OF 55.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 204.91 FEET, PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE S89°34'06"W, A DISTANCE OF 4.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 21.00 FEET, PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE N89°34'06"E, A DISTANCE OF 4.00 FEET; THENCE S00°25'54"E, A DISTANCE OF 51.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 7, THENCE N89°53'48"W, ALONG SAID SOUTH LINE, A DISTANCE OF 295.00 FEET; THENCE N00°25'54"W, PARALLEL TO AND 16.50 FEET EASTERLY OF THE WEST LINE OF THE SE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SAID SECTION 7, A DISTANCE OF 337.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.36 ACRES, MORE OR LESS

FOR A TOTAL OF 4.76 ACRES, MORE OR LESS



SEMINOLE COUNTY PUBLIC SCHOOLS School Capacity Report

To: Seminole County Board of County Commissioners

From: George Kosmac, Deputy Superintendent, Seminole County Public Schools

Date: February 16, 2007

RE. Z2006-88 Sand Lake Road Rezone

Seminole County Public Schools (SCPS), in reviewing the above rezone request, has determined that if approved the new zoning designation would have the effect of increasing residential density, and as a result generate additional school age children.

Description – 4.76 ± acres, located on the south side of Sand Lake Road, 500 feet west of the intersection of Sand Lake Road and Sandy Lane. The request is to change the zoning from A-1 (Agriculture) and R-1AAA (Single Family Dwelling) to R-1AA (Single-Family Dwelling). R-1AA (Single-Family Dwelling) requires a minimum lot size of 11,700 sq. ft. The Future Land Use Designation of the subject property is Low Density Residential (LDR), which allows the requested zoning district.
Parcel ID #s 07-21-29-300-0150-0000 & 07-21-29-300-014C-0000

Based on information received from Seminole County Planning and from the staff report for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

Total Proposed units					
Total # of Units		# of Single-Family Lots		# of Multi-Family Units	
17		17		0	
Student Generation					
Impacted Schools	Projected Number of Additional Students	Current Capacity	Current Enrollment	Percent Utilization	Students Resulting from Recently Approved Developments
Elementary Wekiva	5	713	871	122.2	4
Middle Teague	2	1476	1618	109.6	7
High Lake Brantley	2	2944	3206	108.9	8

Terms and Definitions:

Florida Inventory of School Houses (FISH): The numbering and data collection system developed and assigned through the Department of Education for land parcels, buildings, and rooms in public educational facilities. Based upon district data entry, FISH generates the student station counts and report data for school spaces throughout the districts and the State.

Student Stations: The actual number or count of spaces contained within a room that can physically accommodate a student. By State Board Rule, the student station count is developed at the individual room level. Prior to Class Size Reduction (CSR), the number of student stations assigned to a room was dependent upon the room size and the particular the instructional program assigned to the room. This is no longer the case for core curricula spaces (see e. below). The total number of student stations at a campus is determined by the cumulative student station count total of the rooms at the campus that are assigned student station counts.

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%

Capacity: 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. That percentage factor is typically referred to as the "Utilization Factor". The capacity of a campus is therefore determined by multiplying the total number of student stations by the utilization factor (percentage). NOTE: Capacity is **ONLY** a measure of space, not of enrollment.

Class Size Reduction (CSR): Article IX of the Florida Constitution requires the legislature to "make adequate provision" to ensure that by the beginning of the 2010 school year, there will be a sufficient number of classrooms for a public school in core related curricula so that:

- i) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students;
- ii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 4 through 8 does not exceed 22 students; and
- iii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students

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

Projected Number of Additional Students is determined by applying the current SCPS student generation rate (calculated by using US Census data analysis) to the number and type of units proposed. The number of units is determined using information provided by the County 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.

Full Time Equivalent (FTE) - A calculation of student enrollment conducted by The Florida Department of Education (FDOE) authorized under Section 1011.62, Florida Statutes to determine a maximum total weighted full-time equivalent student enrollment for each public school district for the K-12 Florida Educational Funding Program (FEFP).

Students Resulting from Recently Approved Developments is a summary of students generated from developments approved and platted since January 2005. Student enrollment changes due to existing housing are excluded from these totals.

Comments:

The students generated from the new residential dwelling units could not be absorbed into the elementary, middle, or high schools without the increased use of relocatable student stations (portables) or significant reduction in level of service at the affected campus. The current SCPS five-year plan includes an additional 186 student stations to relieve Wekiva Elementary, however that relief may not be sufficient to accommodate the current and projected students. There are no planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve Teague Middle or Lake Brantley High schools. In addition to the comments above, there are a number of developments approved yet un-platted (Wekiva Town Homes, Line Drive PD, Gallimore subdivision) in the attendance zones that will add to the enrollment of the effected schools.