



School Board of Volusia County

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Dr. Scott Fritz  
 Superintendent of Schools

**School Adequate Capacity Determination  
 Finding of Adequate Capacity Letter**

February 24, 2020

Mark A. Watts, Esq.  
 Cobb Cole Attorneys at Law  
 231 N. Woodland Blvd.  
 Deland, FL 32720

RE: Enterprise/Osteen WEST PUD - City of Deltona  
 School Capacity Review #20-02-21-001a-A

Dear Mr. Watts:

The County Charter requires any Comprehensive Plan Amendment or Rezoning allowing increased residential density be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

The School District has reviewed the information for the proposed Enterprise/Osteen WEST PUD associated with 85.3+/- acres of property located southwest of the intersection of Enterprise Osteen Rd and SR415 within the City of Deltona. The proposed rezone will allow for a total of two hundred twenty-six (226) single family residential units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family and (0.127) per multi-family dwelling unit to calculate projected students.<sup>1</sup> By applying the SGR to the use types in Table 1, we find the project could generate sixty-two (62) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	226	61.7
Multifamily Dwelling Unit	.127	0	0
Manufactured Home Dwelling Unit	.047	0	0
<b>Total</b>			<b>62</b>

<sup>1</sup> Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

Enterprise/Osteen WEST PUD - City of Deltona  
February 24, 2020

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

**Table 2**

Schools	2019-20 SY Enrollment	% of Permanent Capacity	Plans for capacity increase long-term	Traditional K-12 Students projected
Osteen Elementary	488	74%	no	28
Heritage Middle	1075	97%	no	14
Pine Ridge High	1745	100%	no	15
OTHER				5

The school board has begun design on Deltona middle with additional capacity, the school board has land banked for future schools in Deltona, and none of the impacted schools is projected to be above capacity in the next several years. Based upon these long-term plans for growth, the school district has no objections to the proposed PD.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at that time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No Student Reservations have been made at this time.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

If you should have additional questions please contact me at (386) 947-8786, extension 50810.

Sincerely,

 24 FEB 2020

Eric A. Kozielski  
Planning & GIS Specialist

Cc: Dr Scott Fritz, Superintendent of Schools  
Lynne Figenschers, Cobb Cole Attorneys  
Ron Paradise, City of Deltona  
Kiersta Hill, Volusia County School Board  
Project File

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**Finding of Adequate School Capacity**  
**Volusia County School Board**

Project Information	
Project Name	Enterprise Osteen West PUD
VCSB Project #	#20-02-21-001a-A
Jurisdiction Project#	
Parcel ID Numbers:	9113-00-00-0200; 9113-00-00-0201
Project Location:	Southwest of Enterprise Osteen Road and SR 415 in Deltona, FL
Potential Residential Units:	226
Property Owner/Applicant:	William E Barfield PA TR, Osteen Land Trust Number 1 / Mark Watts, Cobb Cole Attorneys

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is not being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, may be subject to additional school capacity review in the future.

Eric A. Kozielski,  
Planning & GIS Specialist

24FEB2020

Issue Date



# VCSB Schools Impacted by Development

## School Adequate Capacity Review

### Enterprise/Osteen West PUD - Finding of Adequacy

Created by  
Facilities Services  
February 2020

