



Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

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School Adequate Capacity Determination Finding of Adequate Capacity Letter

January 24, 2024

Ms. Nicole Sealy
Poulos & Bennett, LLC
2602 E Livingston St
Orlando, FL 32803

RE : Fernanda Place Addition - Phase 3 – City of Deltona
School Concurrency Case # 24-01-04-001-A

Dear Ms. Sealy:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to 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.

District staff reviewed the information for the proposed project known as Fernanda Place Addition - Phase 3 associated with 43.55 +/- acres of property located at or near the intersection of Howland Blvd and N SR 415 within Deltona city limits. Proposed project would provide one hundred one (101) single family home units.

The district uses a county wide Student Generation Rate (SGR) of (0.258) per single family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate twenty-seven (27) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	101	27
Multifamily Dwelling Unit	0.137	0	0
Manufactured Home Dwelling Unit	0.052	0	0
	Total	101	27

When performing an 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 (next page). 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	SY 2023/24 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Pride Elementary	622	95%	No	12
Heritage Middle	1,016	100%	No	7
Southwest CSA (Pine Ridge High)	1,620	104%	No	7
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the high school level. However, the concurrency service area (CSA) for Pine Ridge High is at or over 100% but below 120% for level of service (LOS) standards. Based on this, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the 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 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.

Should you need additional information, please contact me at (386) 947-8786, extension 50806.

Sincerely,



Leineriza V. Divina
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Jessica Entwistle, Planner II, City of Deltona
James F. Roberts, VCSB Planning Services Project File




Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Fernanda Place Addition Ph3
VCSB Project #	24-01-04-001-A
Jurisdiction Project #	
Parcel ID Numbers	8231-00-00-0020; 8231-00-00-0032
Project Location	Howland Blvd and N SR 415
Potential Residential Units	101 Single Family Homes
Property Owner/Applicant	Poulos & Bennett, LLC
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

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, it may be subject to additional school capacity review in the future.



Leimeriza V. Divina
Coordinator, Planning

January 24, 2024
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review -

Fernanda Place Addition Ph3

