



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

March 27, 2023

Mr. Chester C. DeMarsh
Deltona Retail Holdings, LLC
939 Hollywood Blvd
Deltona, FL 32725

RE : Deltona Village – City of Deltona
School Concurrency Case # 23-02-28-001-A

Dear Mr. DeMarsh:

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 updated information for the proposed Deltona Village associated with 17+/- acres of property located at or near the intersection of E Graves Ave and Howland Blvd within Deltona city limits. Proposed project would provide for three hundred and fifty-two (352) multi-family apartment units.

The district uses a county wide Student Generation Rate (SGR) of (0.127) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate forty-five (45) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	0	0
Multifamily Dwelling Unit	0.127	352	45
Manufactured Home Dwelling Unit	0.047	0	0
	Total	352	45

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 (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 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Timbercrest Elementary	793	123%	No	20
Galaxy Middle	1,056	93%	No	10
Southwest CSA (Deltona High)	1,852	98%	No	11
Other				4

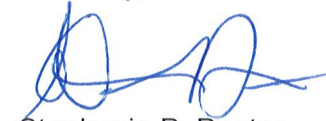
The student projections generated by this project will increase the existing percentage above 100% permanent capacity at the elementary school levels. However, when evaluated against the adjacent concurrency service area (CSA), which is Deltona Lakes Elementary, the average level of service (LOS) of 101% for both schools fall below mitigation thresholds. 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 50709.
Sincerely,



Stephanie B. Doster,
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director, Planning and Construction
Joseph L. Ruiz, Interim Director of Community Services, City of Deltona
Lisa V. Divina, Volusia County School Board Project File



Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Deltona Village
VCSB Project #	23-02-28-001-R
Jurisdiction Project #	
Parcel ID Numbers	8107-06-00-0050
Project Location	E Graves Ave and Howland Blvd
Potential Residential Units	352 Multi-Family Apartments
Property Owner/Applicant	Chester C. DeMarsh, Deltona Retail Holdings 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.

A blue ink signature of Stephanie B. Doster, consisting of a stylized, cursive script.

Stephanie B. Doster
Coordinator, Planning

March 27, 2023
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review - Deltona Village



Created by Facilities Services
March 2023

