



Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
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School Concurrency Determination Concurrency Letter

August 16, 2024

Mr. Parker Mynchenberg, PE, RLA
Parker Mynchenberg & Associates, Inc
1729 Ridewood Ave
Holly Hill, FL 32117

RE : Mango Key Townhomes – City of Edgewater
School Concurrency Case # 24-07-22-001-R

Dear Mr. Mynchenberg:

District staff reviewed the information regarding the residential project known as Mango Key Townhomes associated with 16.82 +/- acres of property. The property is located at or near the intersection of W Park Ave and Mango Tree Dr within Edgewater city limits. Information provided in the school concurrency application indicates the development activity will consist of one hundred twenty five (125) multi-family townhome units.

The district uses a county wide Student Generation Rate (SGR) of (0.137) 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 eighteen (18) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multi Family Dwelling Unit	0.137	125	18
Mobile/ Manufactured Home Dwelling Unit	0.052	0	0
Total		125	18

The Concurrency Analysis (Table 2, next page) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

The schools impacted by this development are Edgewater Public Elementary School, New Smyrna Beach Middle School, and New Smyrna Beach High School.

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 2023/24 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Edgewater Public Elementary	115%	462	28	76%	6	77%
New Smyrna Beach Middle	115%	972	106	98%	3	99%
Southeast CSA (New Smyrna Beach High)	120%	1,762	170	86%	5	86%
Other					4	

The adopted LOS standard for elementary and middle school is (115%) of permanent student stations, and (120%) for high school CSAs. This projected increase in students **will not** exceed the adopted LOS at any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

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

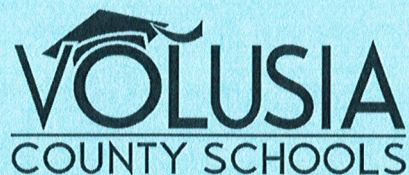
Should you need additional information, please contact me at (386) 947-8786, ext. 50806.

Sincerely,



Leineriza V. Divina
Specialist, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Ryan Solstice, AICP, Planning Services Director, City of Edgewater
James F. Roberts, VCSB Planning Services Project File



Certificate of School Concurrency

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Mango Key Townhomes
VCSB Project #	24-07-22-01-R
Jurisdiction Project #	
Parcel ID Numbers	7432-08-00-0110; 7432-08-00-0120; 7432-08-00-0130; 7452-01-00-037G; 7452-01-00-0377; 7452-01-00-037H
Project Location	W Park Ave & Mango Tree Dr
# of Residential Units	125
Residential Unit Type	Multi-Family Townhomes
Property Owners	E. V. Lacour
Applicant/Agent Name	Parker Mynchenbery & Associates, Inc

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis					
School Levels	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	6	3	5	4	18
<u>Comments:</u> This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.					

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.


Leinerza V. Divina
Specialist, Planning

August 16, 2024
Issue Date

VCSB Schools Impacted by Development

School Concurrency Review -

Mango Key Townhomes

