



Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Concurrency Determination Concurrency Letter

August 30, 2024

Mr. Harry Newkirk, PE
Newkirk Engineering, Inc
1230 N US Hwy 1, Suite 3
Ormond Beach, FL 32174

RE : Crestwood – City of Edgewater
School Concurrency Case # 24-07-29-002-R

Dear Mr. Newkirk:

District staff reviewed the information regarding the residential project known as Crestwood associated with 73.97 +/- acres of property. The property is located at or near the intersection of S Ridgewood Ave and Clinton Cemetery Rd within Edgewater city limits. Information provided in the school concurrency application indicates the development activity will consist of two-hundred seventy-six (276) total dwelling units. Of these, one hundred seventy-two (172) will be single family homes and one hundred four (104) will be multi-family townhomes.

The district uses a county wide Student Generation Rate (SGR) of (0.258) per single family dwelling unit and (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 sixty (60) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	172	45
Multi Family Dwelling Unit	0.137	104	15
Mobile/ Manufactured Home Dwelling Unit	0.052	0	0
	Total	274	60

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 Indian River 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
Indian River Elementary	115%	636	119	101%	21	104%
New Smyrna Beach Middle	115%	972	136	101%	11	102%
Southeast CSA (New Smyrna Beach High)	120%	1,762	222	89%	19	89%
Other					9	

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, Development Services Director, City of Edgewater
James F. Roberts, VCSB Planning Services Project File



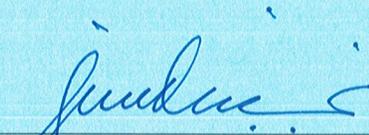
Certificate of School Concurrency
VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Crestwood
VCSB Project #	24-07-29-002-R
Jurisdiction Project #	
Parcel ID Numbers	8424-00-00-0030; 8424-00-00-0040
Project Location	S Ridgewood Ave and Clinton Cemetery Rd
# of Residential Units	276
Residential Unit Type	172 Single Family Homes 104 Multi-Family Townhomes
Property Owners	Crestwood Investment, LLC
Applicant/Agent Name	Newkirk Engineering, 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	21	11	19	9	60
<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.



 Leineriza V. Divina
 Specialist, Planning

 August 30, 2024
 Issue Date

