



Dr. Margaret A. Smith
Superintendent of Schools

FACILITIES SERVICES

3750 Olson Drive, Daytona Beach, Florida 32124
PHONE: 386/947-8786 FAX: 386/506-5056

School Board of Volusia County

Dr. Al Williams, Chairman
Ms. Judy Conte, Vice-Chairman
Mr. Stan Schmidt
Ms. Candace Lankford
Mrs. Diane Smith

September 14, 2012

Mr. Clinton Smith
Tomoka Holdings LLC
145 City Place
Palm Coast, FL 32164

**RE: Ormond Crossings PMUD – Ormond Beach
School Capacity Case#12-08-20-001-NI**

Dear Mr. Smith:

The School District has reviewed the Ormond Crossings information for the rezoning of 2,924 acres located within the city of Ormond Beach.

The information provided indicates a rezoning from the existing Volusia County zoning classifications to the Ormond Beach Planned Mixed Use Development (PMUD) zoning classification. District staff understands that this rezoning to PMUD is required to be consistent with the existing Activity Center land use designation. In addition, the 2,950 residential units proposed during the comprehensive plan amendment process have not changed. Consequently, this rezoning will not result in an increase of residential density.

By utilizing the School District's student generation rates, the proposed PMD rezoning could generate approximately 800 full time students. The schools impacted are as follows:

Schools	12/13 SY Enrollment	% of Permanent Capacity	Planned Capacity On site	Students Generated by request
Pathways Elementary	698	96%	N	366
Pine Trail Elementary	699	89%	N	
Ormond Beach Middle	1100	85%	N	186
Seabreeze High	1660	95%	N	250
Mainland High	1832	77%	N	

District staff is concerned about changes that increase residential densities and students; however, the impacted schools currently have available capacity and are projected to be at or below their permanent capacities for the five (5) year planning period. Therefore, the school district has no objections to the proposed PMD rezoning of Ormond Crossings. However, please be aware that future development orders, including but not limited to, site plans and subdivisions may be subject to school district review.

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.

Furthermore, while district staff acknowledges the development agreement condition requiring the dedication of a school site staff cannot, at this time, agree to a specific location as indicated on the concept plan provided by you at our meeting on August 9, 2012. District staff looks forward to working with you in evaluating school site options as this residential project develops and progresses in the future.

Please contact me at (386) 947-8786, extension 50805 if you should have additional questions or require more information.

Sincerely,



Helen LaValley
Planning Specialist

C: Saralee Morrissey, Director
Steve Spraker, OB Senior Planner
Project File