



Dr. Scott Fritz
Superintendent of Schools

School Board of Volusia County

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July 27, 2020

Newkirk Engineering INC.
Harry Newkirk, PE
1230 N. US HWY 1 Ste. 3
Ormond Beach Fl. 32174

RE: Tymber Creek Apartments – Ormond Beach
School Capacity Review #20-07-27-001-R

**School Concurrency Determination
Concurrency Letter**

Dear Mr. Newkirk,

The District has reviewed the updated information for the residential project known as Tymber Creek Apartments, associated with 19.62+/- acres of property. The property is located at 2011 W. Granada Boulevard., located within the city limits of Ormond Beach. Information provided within the school concurrency application indicates the development activity will consist of three hundred (300) multifamily units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family and (0.127) per multi-family dwelling unit to calculate projected students¹. By applying the SGRs to the unit types in Table 1 below, we find the project could generate thirty-four (39) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	.273	0	0
Multi Family Dwelling Unit	.127	300	38.1
Mobile/ Manufactured Home Dwelling Unit	.047	0	0
	Total		39

The schools impacted by this development are Pathways Elementary, David C. Hinson Middle School, and Mainland High School.

¹ Most recent student generation rates are found in the School Impact Fee Update dated February 19, 2019. Study performed by Tindale Oliver.

FACILITIES SERVICES
3750 OLSON DRIVE, DAYTONA BEACH, FLORIDA 32124
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Tymbe4r Creek Apartments – Ormond Beach
July 27, 2020

The Concurrency Analysis (Table 2) 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.

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 19/20 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Pathways Elementary	115%	761	0	105%	17	107%
David C. Hinson Middle School	115%	1040	70	104%	10	105%
Halifax CSA (Mainland HS)	120%	7326	248	100%	11	100%
Other					1	

The adopted LOS standard at 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 the 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.

If you should have additional questions or require more information, please feel free to contact me at extension 50709.

Sincerely,



Stephanie B. Doster
Coordinator, Planning

Cc: Dr. Scott Fritz, Superintendent of Schools
Steven Grube, Director of Planning and Construction
Steven Sparker, Ormond Beach
Kiersta Hill, VCSB Planning Services Project File

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Certificate of School Concurrency
Volusia County School Board

Project Information	
Project Name	Tymber Creek Apartments
VCSB Project #	20-07-27-001-R
Jurisdiction Project#	
Parcel ID Numbers:	412500000221,412500000230
Project Location:	2011 W. Granada Blvd
# of residential units:	300
Residential Unit Type:	Multi Family
Property Owner/ Purchaser:	Tymber Creek Apartments LLC
Applicant/Agent Name:	Newkirk Engineering INC. Harry Newkirk

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	17	10	11	1	39
Comments: 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.



 Stephanie B. Doster
 Coordinator, Planning

27 July 2020
 Issue Date

VCSB Schools Impacted by Development School Concurrency Review Tymer Creek Apartments



Created by Facilities Services
June 2020

