Martin County School District

General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant/Project: **Stuart Ocean Townhomes**
Project#: **Parcel - #02-38-41-00000020-6 and 02-38-41-000-00000050-9 (11.03 acres)**

Date Received: **1.12.2020**

Applicant Request: **Rezoning Application**

Student Generation Calculation:

Residential Units	**80**
Current Student Generation Rate	**.214**
Elementary	8
Middle	4
High	5
Total Forecasted	**17**

School Zone Enrollment & Permanent Capacity:

CSA	2019-2020 (as of 10/11/19) Enrollment	2023-2024 COFTE Projected Enrollment	LOS Concurrency Capacity
Stuart Zone – Elementary (Pinewood, Port Salerno, JD Parker Elem)	2199	2299	1978
South Zone – Middle (Anderson Middle, Murray Middle)	1769	1724	2009
Stuart Zone – High Martin County High	2173	2338	2160

Note: Current Enrollment reported from FOCUS, October Counts 2019

Comments:

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and high school LOS Concurrency is currently over capacity, and projected to continue. Middle schools currently are projected to have capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time a Final Concurrency Determination will be conducted. Mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied based on Final analysis.

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1.28.2020

Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: September 19,2019

Parcel ID#: 02-38-41-000-00000020-6 and 02-38-41-000-00000050-9

Project Name: Stuart Ocean Townhomes

Former Project Name: ____ **Owner/Developer:** Pulte Home Company, LLC

Contact Name/Number: Aimee Carlson (561) 268-5821

Total Project Acreage: 11.03 **Year 1 of the Build-Out:** 2021

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached											
Multi-family											
Apartment											
Townhouse	80	22	32	26							
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

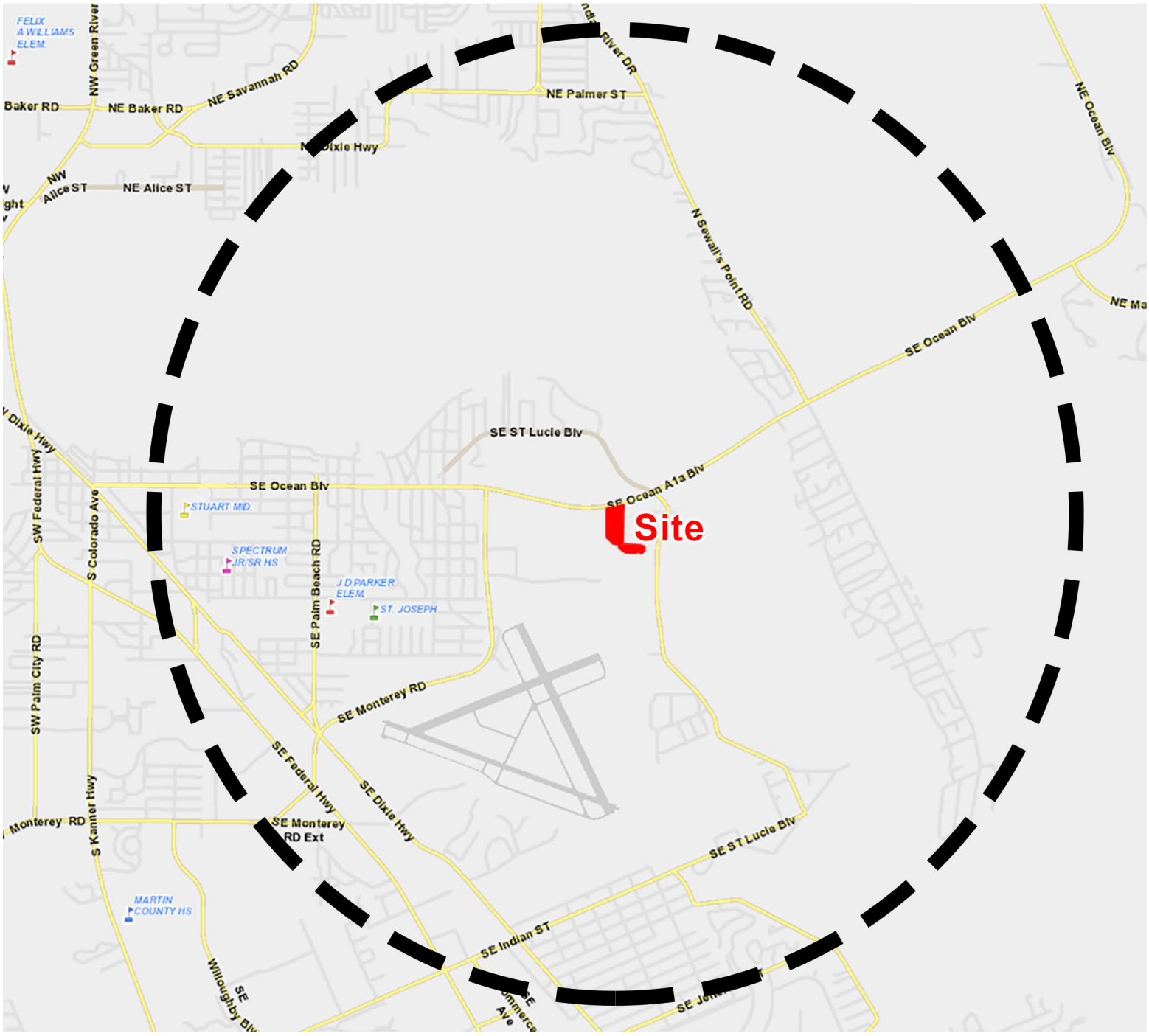
Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price ($) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment				
Townhouse	80	1,754 S.F.	Starting in low 300's	N/A
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Stuart Ocean Townhomes

School Map

City of Stuart



Prepared by:

HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE

2 mile radius

North

Project # : 19005