

# Windermere High School

# Special Exception Modification Request

OCPS Facilities Planning

January 23, 2019



**Orange County  
Public Schools**

# Summary of Request

**Condition of Approval #22:** The location of temporary and portable classroom facilities shall be restricted to the courtyard area between the three permanent three-story classroom buildings and the 20-foot wide emergency access road. *Any proposed future expansion of the area for temporary and portable classroom facilities shall require an application to amend this special exception approval.*



# Summary of Request

OCPS has submitted an application to amend COA #22:

- Allow for temporary expansion of the area for portable classroom facilities until the relief school opens
- Relief school scheduled to open in 2022 and is currently in the design phase



# School Planning and Portables

- Portables are a tool school districts use to plan and manage growth
- Relief schools not warranted until the original school becomes overcrowded
- 12 portables = 300 student stations, not enough for a relief school
- Schools receive state FTE funds per student. Full enrollment ensures schools have resources to provide equitable programs
  - Low enrollment = fewer programs



# Why Does WHS Need More Portables?

Current Enrollment Projections	Current 2018-19	2019-20	2020-21	2021-22	2022-23
Windermere HS	3,360	3,847	4,025	4,314	4,664
# Over Permanent Program Capacity (overage / 25 student stations)	584	1,071	1,249	1,538	1,888
Equivalent # of Portable Classrooms based on Permanent Capacity of 2,776	23*	43**	50	62	Site #113 Opens
Equivalent # of Portable Classrooms based on Alternative Capacity of 3,360	0	20	27	38	Site #113 Opens

\*WHS has found ways to creatively use space within the school to avoid using portables this year

\*\*19-23 portables will be provided in 2019-20

# Revenue Challenges

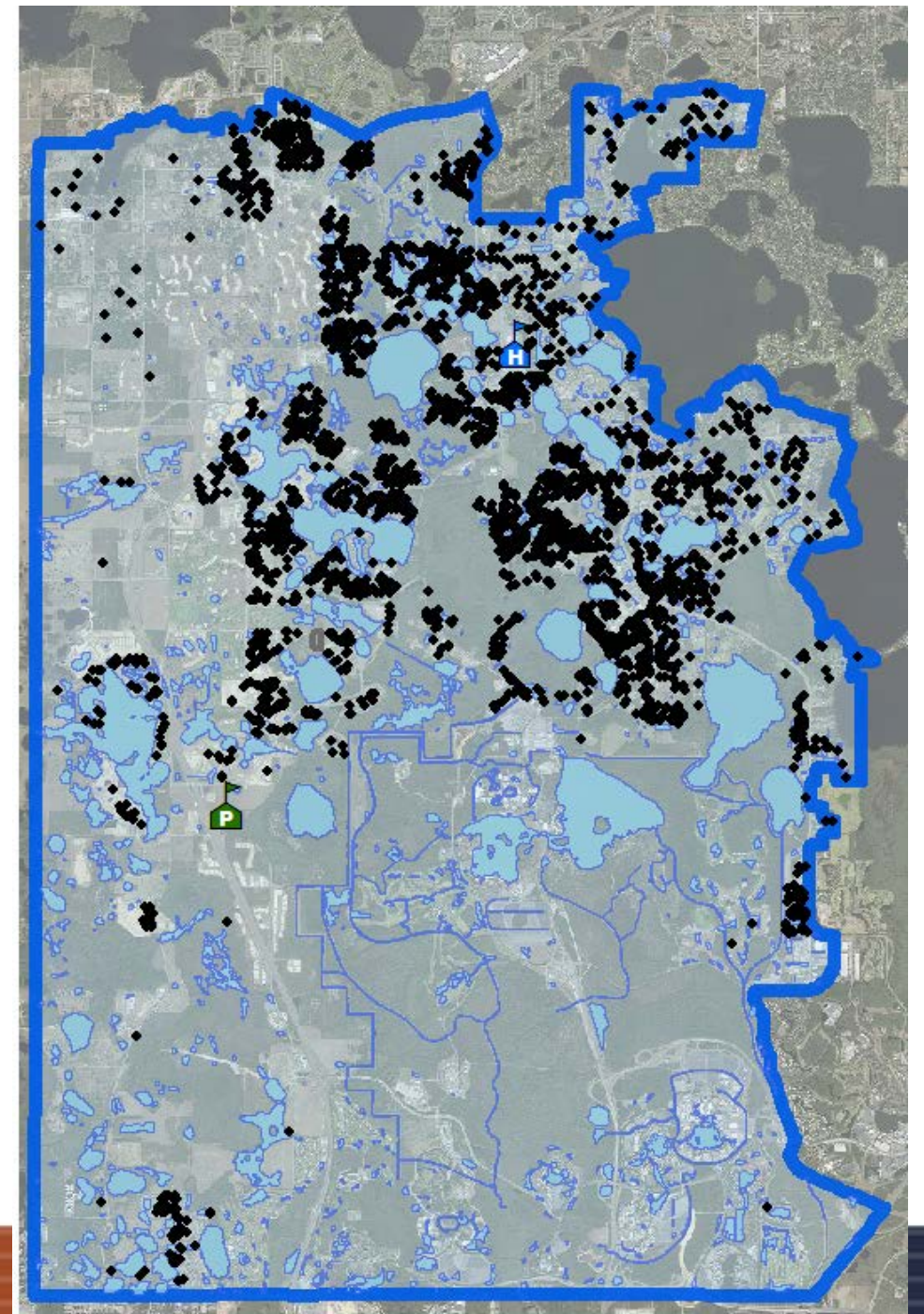
- 2018 CIP includes \$363 Million to fund 9 new relief schools in Horizon West (6 ES, 2 MS, 1 HS)
- The 2018 CIP funds a total of 20 relief schools countywide (9 in Horizon West, 11 outside of Horizon West)
- CIP based on annual revenue estimates
- New schools primarily funded with impact fees

# Should Enrollment be Capped?

- Public schools cannot turn away children that live in the attendance zone
- Limiting the number of portables will not cap enrollment
- Horizon West was planned with 40,000 units and one high school
  - 40,000 units generate between 4,000 and 5,000 high school students
- OCPS purchased 2<sup>nd</sup> high school site because 2 are needed to serve the Horizon West area
- Stopping or delaying growth would impact the development of other infrastructure such as roads, fire stations, etc., and prevent a relief school from ever being warranted

# Enrollment Projection Methodology

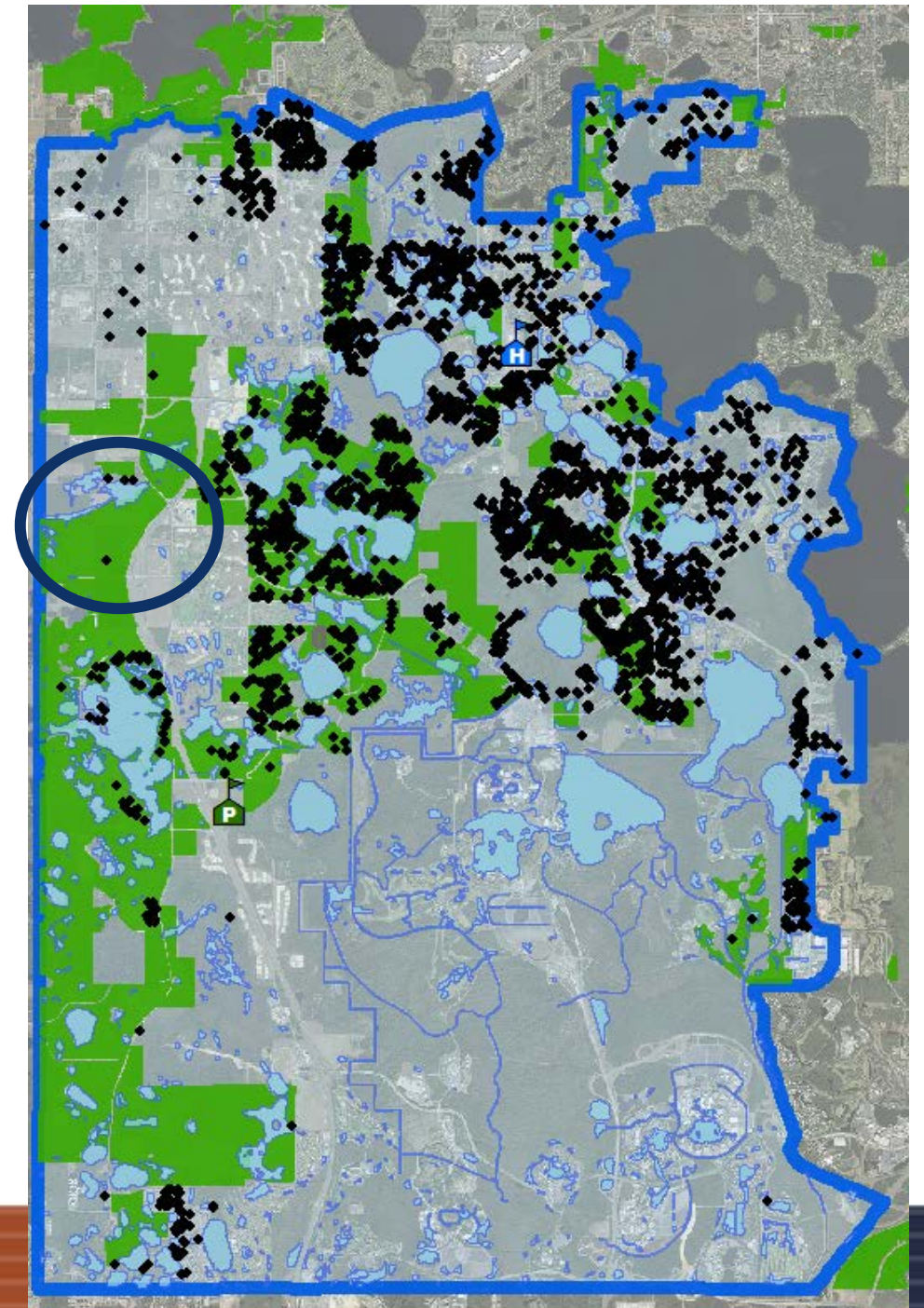
- **Cohort survival methodology**
  - Growth factor is added
  - Attendance factor is applied
- # of students that matriculate from one grade to the next
  - OCPS can definitively calculate this information using GIS based on existing enrollment



# Enrollment Projection Methodology

- Cohort survival methodology
  - **Growth factor is added**
  - Attendance factor is applied
- Students are added to the existing enrollment based on growth trends
  - OCPS tracks all residential development and monitors their status and absorption rate
  - Demographer uses past data to help predict future growth trends

Online Development Layer - <http://demographics.ocps.net>



# Enrollment Projection Methodology

- Cohort survival methodology
- Growth factor is added
- **Attendance factor is applied**

- # of students that attend assigned school vs. transfers to charter, magnets, alt ed programs, or home school
- Does not include private school

In 2017, Windermere HS opened with 423 students that had never been enrolled at OCPS prior to that Fall (20% of their student body)

113 of those students indicated they came from private school

310 came from other districts (growth)

In 2018, an additional 425 students new to OCPS enrolled at Windermere HS

83 came from private school

342 came from other districts (growth)

# Projection Challenges

- OCPS updates projections annually
  - Projections change annually
  - Projections for Windermere HS have increased
  - Projections are a planning tool – not a crystal ball
- Factors:
    - Acceleration or deceleration of growth
    - Kids entering the system from private school
    - Kids choosing to attend their zoned school over other choice options
    - Student generation rates

# Student Generation Rate

High School Student Generation Rate			
Windermere HS Zone			
Land Use	Adopted District-Wide HS Rate	Windermere HS Rate	Difference
Single Family	0.131	0.166	26.5%
Townhome	0.092	0.103	11.8%
Multi-Family	0.070	0.089	27.8%

# Alternatives to Portables

Denial of this request will **not** cap enrollment at Windermere HS

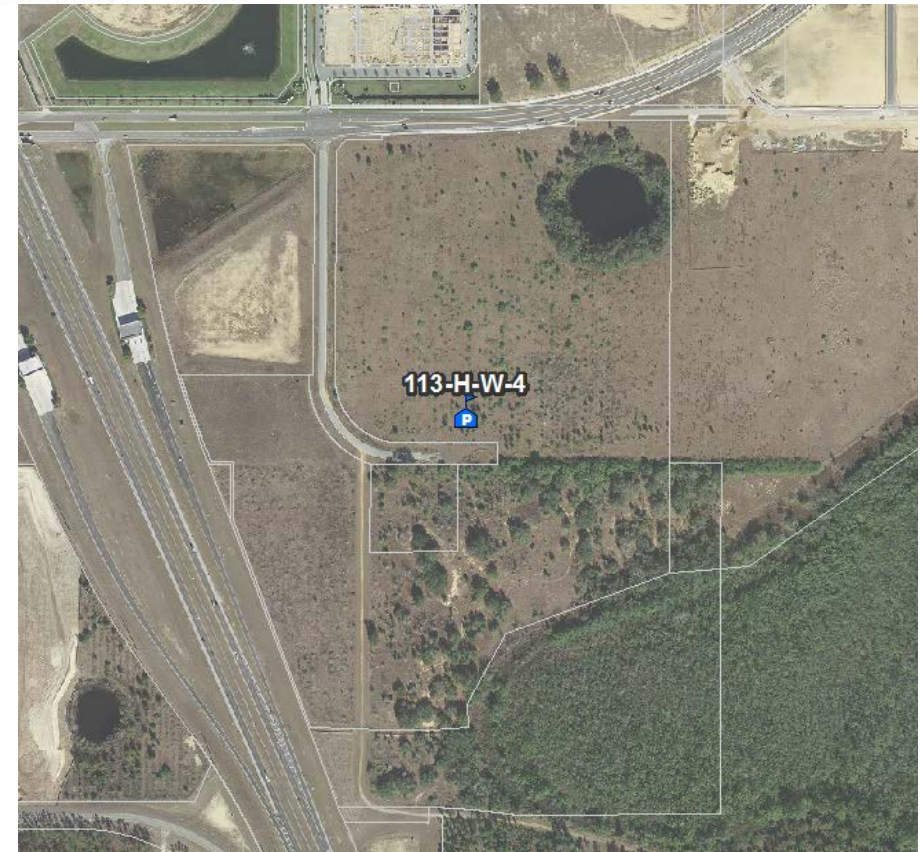
## Alternatives to More Portables:

- Rezone – Students can be rezoned back to West Orange HS until the relief school opens
- Violate Class Size Amendment – Students will learn in overcrowded classrooms or non-traditional teaching environments, and OCPS faces \$\$ penalty
- Continue to utilize non-traditional classroom space, e.g., media center, labs, teacher planning space, etc.
- Alternative scheduling/Split sessions



# Relief School Information

- Site #113-H-SW-4 currently scheduled to open in 2022
- School accelerated from 2026 due to growth
- \$115 Million budgeted for the school
- Estimated 2022 enrollment for relief school is ~1,825 students (depending on attendance zone configuration)
- School is in the design phase





# Questions/Discussion

Presentation will be available at <http://planning.ocps.net>

BZA Meeting: February 7, 2019 @ 1:00pm  
201 S. Rosalind Ave., Orlando  
BCC Chambers, 1<sup>st</sup> Floor

