

Staff Review of Town of Jupiter Study

District staff received the JHS Student Growth Projections from new Residential DUs (Source: TOJ Study – 10/16/06) on October 31, 2006. (Copy attached) Enrollment projections are updated annually. The process includes review of housing development data, field surveys, numerous calls to developers, individual housing developments, input from principals and other sources. The district utilizes the Metro Studies database as a primary source of housing unit data.

1. The Town study utilizes a student generation rate that is too high. The estimate of 800-900 extra high school students is flawed.

In the spring 2006, district staff provided a detailed analysis of student enrollment projections to the Town. This analysis pointed out that newer residential developments within the Jupiter area show fewer high school students (per 100 housing units) than older developments. A Table was provided which showed the differences. Older developments, North Palm Beach Heights and Egret Landing, showed over 20 high school students per 100 units. Newer communities such as Paseos, Evergrene and Valencia/ Sommerset show lower generation rates (4 to 11 high school students per 100 units).

The Town appears to have averaged the generation rate numbers provided in the analysis to arrive at 14 students per 100 units. A more reasonable rate is 8 per 100 for single-family units and 6 per 100 for multifamily units. Using the reasonable student generation rates, the build out estimate is between 369 and 492 additional high school students or 55% of the Town estimate. (Based upon the Town's unbuilt, build out unit number)

2. Town estimate of Unbuilt D.U's (dwelling units)

The Town estimates 6,151 additional dwelling units at build out. District staff reviewed historical Certificate of Occupancy (CO) data provided by the Palm Beach County Planning Department staff. Based upon this data the build out year is estimated at 8.3 to 10 years or 2014 to 2016. The estimated average dwelling units per year is between 600 and 750 units. This translates to 42 to 53 high school students per year on average.

It is important to note that not all of these students will be in high school at the same time. High school students from a development that opens in 2008 will have moved out of high school by 2012. High school students from a subsequent new development, which opens in 2012, will enter school then.

District staff has not verified the number of unbuilt dwelling units by development provided by the Town. It appears that some of the units reported are total approved units, but not the number planned to be built.

An example will illustrate this point. The Town data shows 998 unbuilt dwelling units in SAC 003C, which is WCI Parcel 19. Staff contacted Toll Brothers the developer of Jupiter Country Club and WCI, the developer of the remaining units in Parcel 19. Toll Brothers is building 528 residential units in Jupiter Country Club, 363 single-family and 166 townhouses. The remaining WCI portion will include 98 units. Fifty of these will be time-share units. Total units planned for Parcel 19 is 626 units, not 998 units.

3. The Town study does not factor in demographics of individual developments

Part of the annual boundary process is staying in touch with developers and Real Estate analysts to be mindful of changing demographics and markets. Each planned development is different. The major developers in North County have been cooperative in providing timely, detailed data over the last several years. In addition to derived student generation rates, unit type, price and target market are important characteristics in gauging future students.

An example will help illustrate this point. Jupiter Country Club is building 528 residential units west of the Turnpike in SAC 003C. Of these, 362 units are single-family homes and 166 units are townhouses. The single-family homes start at \$990,000 per unit; townhouses are \$600,000. The agent for Jupiter Country Club indicates a market of “splitters” for the single-family homes. Splitters are households that live in two or more homes for different periods during the year (splitting their time between homes in different locations). This market is anticipated to have few public school students. The town home product is also anticipated to generate few school students.

Moving forward in time, baby-boomers, empty-nesters and second home market Households will comprise a larger portion of the total housing market.

District planning staff is committed to reviewing all demographic and housing unit data submitted. Since 2001, the Town of Jupiter staff has been responsive with information once a request was made from the School District. They have provided housing information on several occasions.