



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

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October 20, 2011

Brandon Dunn, Senior Planner
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: Corkscrew Woods
Case # CPA2011-00018

Dear Mr. Dunn:

This letter is in response to your request dated October 7, 2011 for the Corkscrew Woods for sufficiency comments in reference to the educational impact. This proposed structure is located in the South Choice Zone, Sub Zone S3.

The Developers request states there is a possibility of 1025 single family units. There was a previous development approval with 254 single family; Therefore, only 771 of the remaining units will be utilized to determine capacity. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single family the generation rate is .299 and further broken down into the following, .150 for elementary, .072 for middle and .077 for high. A total of 231 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Huff, Community Development Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Corkscrew Woods/CPA2011-00018
OWNER/AGENT Florida Group LTD
ITEM DESCRIPTION CPA

LOCATION On Corkscrew Rd East of I75
ACRES 722.12
CURRENT FLU DRGR
CURRENT ZONING Ag2

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
771	0	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.15			115.65
0.072			55.51
0.077			59.37

Source: Lee County School District, October 20, 2011 letter

CSA SCHOOL NAME 2016/17

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
13,136	12,451	685	116	569	96%	
5,560	4,873	687	56	631	89%	
7,161	6,523	638	59	579	92%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the first three (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the first three (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Community Development Planner