



THE SCHOOL DISTRICT OF LEE COUNTY

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November 19, 2015

Marissa Fewell
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: CPA2015-00012
Hill Tide Estates

Ms. Fewell;

This letter is in response to your request dated November 2, 2015 for the Hill Tide Comprehensive Plan Amendment proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the West Choice Zone, Sub Zone W-4.

The proposed development request is for 29 single-family dwelling units. 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 .295 with the following break-down, .147 for elementary, .071 for middle and .077 for high. A total of 8 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

Although within the Lee County School District there are sufficient seats available to serve this need, the proposed development is located on Boca Grande which is only accessible through Charlotte County. Charlotte County School District and Lee County School District have an agreement that Charlotte will provide transportation and educational programs for public school age students residing on Boca Grande.

This request may need to be brought to the attention of Charlotte County School District as to available capacity within their county.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Hill Tide Estates/CPA2015-00012
OWNER/AGENT Florida Power & Light Co. - Current Owner
ITEM DESCRIPTION various amendments; all impacts in West CSA, sub area W4

LOCATION South end on Boca Grande
ACRES 9.98
CURRENT FLU Public Facilities (PF)
CURRENT ZONING Port (P)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
29	0	0

STUDENT GENERATION

Student Generation Rates				
	SF	MF	MH	Projected Students
Elementary School	0.147			4.26
Middle School	0.071			2.06
High School	0.077			2.23

Source: Lee County School District, November 19, 2015 letter

CSA SCHOOL NAME 2018/19

	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
West CSA, Elementary	14,391	10,359	4,032	4	4028	72%	
West CSA, Middle	6,722	6,312	410	2	408	94%	
West CSA, High	8,948	8,401	547	2	545	94%	

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

(2) Projected Enrollment per the five (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, Long Range Planner