



# THE SCHOOL DISTRICT OF LEE COUNTY

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

DAWN M HUFF  
LONG-RANGE PLANNER  
Planning, Growth & School Capacity  
Phone: 239-337-8142  
FAX: 239-335-1460

MARY FISCHER  
CHAIRMAN, DISTRICT 1  
JANE E. KUCKEL, PHD  
VICE CHAIRMAN, DISTRICT 6  
MELISA W. GIOVANNELLI  
DISTRICT 2  
CHRIS N. PATRICCA  
DISTRICT 3  
STEVEN K. TEUBER  
DISTRICT 4  
PAMELA H. LARIVIERE  
DISTRICT 5  
CATHLEEN O'DANIEL MORGAN  
DISTRICT 7  
GREGORY K. ADKINS, ED. D.  
SUPERINTENDENT  
KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

December 23, 2016

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

RE: Eden Oak  
CPA2016-00014

Dear Mr. Dunn:

This letter is in response to your request for comments dated December 16, 2016 for the Eden Oak in regard to educational impact. This project is located in the South Choice Zone, Sub Zone 1.

The request is for a plan amendment to accommodate 55 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 homes, the generation rate is .295 and further broken down by grade level into the following, .147 for elementary, .071 for middle and .077 for high. A total of 16 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary seats is not an issue within the Concurrency Service Area (CSA). For middle and high school, the development adds to the projected deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please call.

Sincerely,

*Dawn Huff*

Dawn Huff,  
Long Range Planner

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** Lee School District  
**NAME/CASE NUMBER** Eden Oak  
**OWNER/AGENT** Eden Oak I LLC  
**ITEM DESCRIPTION** various amendments; all impacts in South CSA, sub area S1

**LOCATION** North of McGregor Blvd on Shell Point Blvd  
**ACRES** 345  
**CURRENT FLU** Wetlands  
**CURRENT ZONING** Agricultural (AG-2)

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home
		55	0

STUDENT GENERATION	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School	0.147			8.09
Middle School	0.071			3.91
High School	0.077			4.24
Source: Lee County School District, December 23, 2016 letter				

CSA SCHOOL NAME 2020/21	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
South CSA, Elementary	12,413	11,358	1,055	8	1047	92%	
South CSA, Middle	5,621	5,862	-241	4	-245	104%	
South CSA, High	7,070	8,236	-1,166	4	-1170	117%	

(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