



THE SCHOOL DISTRICT OF LEE COUNTY

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

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

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BOARD ATTORNEY

May 18, 2018

Anthony Rodriguez
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: REZ2018-00006
McNeil Subdivision

Dear Mr. Rodriguez:

This letter is in response to your request for comments dated May 7, 2018 for the McNeil Subdivision in regard to educational impact. The project is located in the West Choice Zone W1.

The developer's request is to rezone and allow for maximum of 36 single-family dwelling units. With regard to the interlocal 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 and further broken down into the following, .147 for elementary, .071 for middle and .077 for high. A total of 11 school-aged children could be generated and is utilized for the purpose of determining sufficient capacity.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary 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 and if I may be of further assistance, please call me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff, Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER McNeil Subdivision/REZ2018-00006
OWNER/AGENT Habitat McNeil LLC
ITEM DESCRIPTION various amendments; all impacts in West CSA, sub area W1

LOCATION North of Pondella Rd and west of N Cleveland Ave
ACRES 10.54
CURRENT FLU Suburban
CURRENT ZONING Residential Planned Development

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
36	0	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.147		5.29
Middle School	0.071		2.56
High School	0.077		2.77
Source: Lee County School District, May 18, 2018 letter			

CSA SCHOOL NAME 2021/22

	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	14,444	11,468	2,976	5	2971	79%	
West CSA, Middle	6,727	6,792	-65	3	-68	101%	
West CSA, High	8,979	9,413	-434	3	-437	105%	
(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