



THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

April 18, 2022

RE: Multi family Concurrency Review in Estero

Dear Daniel DeLisi:

This letter is in response to your request for concurrency review dated March 28, 2022 for the subject property in Three Oaks Extension, just north of Alico Road of in regard to educational impact.

This development is a request for 475 Multi-family housing 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 multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 9.86 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. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Three Oaks Extension
OWNER/AGENT Aerial
ITEM DESCRIPTION

LOCATION 03-46-25-00-00001.1080
ACRES 300000.00
CURRENT FLU Central Urban
CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	475	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		4.93
0.071	0.028		2.38
0.077	0.03		2.55

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23

	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
SouthCSA, Elementary	14,234	14,026	208	5	203	99%	
South CSA, Middle	7,293	6,912	381	2	379	95%	
SouthCSA, High	9,536	8,492	1,044	3	1041	89%	

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

Prepared by: Jacqueline Heredia, Planning Specialist