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October 19, 2009

Mr. Bill Wiley, A.I.C.P., Director
Community Development Department
City of Leesburg
Post Office Box 490630
Leesburg, Florida 34749

RE: Shepherd's Village (City of Leesburg Rezoning Case No. 050-1-102209)

Dear Mr. Wiley:

The City is currently reviewing a rezoning application for a three-acre property, which will allow 24 multi-family dwelling units. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with your planning report. The School Board of Lake County Florida believes the proposed rezoning application will not have an adverse impact on Lake County Public Schools. The following School Board comments reflect projected enrollment data from the District's Five-Year Facilities Master Plan, FY 2009-2013, and student generation rates from the Impact Fee Study.

The proposed rezoning application has the potential to add 24 new multi-family dwelling units that will contribute six new students to the Lake County School system. Based on current school attendance zones, schools that will not be adversely affected by the proposed rezoning application and their projected five-year capacity status are as follows:

- | | |
|-------------------------------------|--------------------|
| • Leesburg Elementary School | At Capacity |
| • Oak Park Middle School | 3% Under Capacity |
| • Leesburg High School | 11% Under Capacity |

Please see the attached, one-page District Growth Impact Report, which indicates the potential impact of the proposed rezoning application on the public schools which currently serve the area under consideration. Should you have any questions or need additional information please contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

LAKE COUNTY SCHOOLS GROWTH IMPACT REPORT

REVIEWING AUTHORITY	City of Leesburg Planning & Zoning Division				
NAME / CASE NUMBER	Shepherd's Village, Rezoning Case No.: 050-1-102209				
DEVELOPER/OWNER	Hope Vision, Inc.				
ITEM DESCRIPTION	The applicant proposes a rezoning of approximately three acres from Lake County Agriculture District to City of Leesburg Small Planned Unit Development. The applicant proposes a residential development of 24 multi-family dwelling units.				
LOCATION	Section 28, Township 19S, Range 24E Located north of Casteen Road, south of Sailing Winds Way, east of Flatwoods Road, and west of Katoy Road.				
NEW DU IMPACT STUDENT GENERATION	SF-DU	MF-DU	Mobile	MF Impacts	Dwelling Units
				24	
Elementary School	0.410	0.254	0.145	6	
Middle School	0.186	0.131	0.065	3	
High School	0.100	0.057	0.036	1	
	0.124	0.066	0.044	2	
SCHOOL NAME	Projected Enrollment 2012-2013*	Capacity Based on Adopted Level of Service Standard*	Student Enrollment w/ Impact	Projected Five-Year Capacity %	Planned Capacity On Site
Leesburg Elementary	934	933	937	100%	No
Oak Park Middle	700	724	701	97%	No
Leesburg High	1,816	2,036	1,818	89%	No
	<i>*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2009-2013</i>				
COMMENTS:	<p>The proposed rezoning from Lake County Agriculture District to City of Leesburg Small Planned Unit Development is anticipated to generate six total students. Thus, the proposed rezoning will <u>not</u> adversely impact area schools that are already over or nearly over capacity.</p> <p>School Concurrency became effective June 1, 2008, per Chapter 163, Florida Statutes. Subsequent development orders, including but not limited to, site plans and subdivisions are subject to the school concurrency process. This Growth Impact Report, which represents an adequate public facilities analysis, is not intended to be an approval of, or an exemption from, any school concurrency regulations.</p>				
Prepared by:	Dawn McDonald, Senior Planner, Lake County Schools			Date:	10/19/2009