



# THE SCHOOL DISTRICT OF LEE COUNTY

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August 16, 2018

Mary Gibbs, AICP  
Community Development Director  
9401 Corkscrew Palms Cir  
Estero, FL 33928

RE: DCI2014-00022  
Corkscrew Crossing

Dear Ms. Gibbs:

This letter is in response to your request for comments dated August 13, 2018 for Corkscrew Crossing in regard to educational impact. The project is located in the South Choice Zone S3.

The current zoning allows for 130 single-family units and 594 multi-family totaling 725 dwelling units. The original request proposed zoning for 563 single-family and 62 multi-family for a total of 625. The re-submittal requests a maximum of 625 dwelling units of varying types with no clarification as to how many of each, therefore, single family will be utilized for the purpose of determining capacity. 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 .29 and further broken down into the following, .149 for elementary, .071 for middle and .077 for high. A total of 78 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 and there are sufficient seats available to serve the need within the Concurrency Service Area (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** Corkscrew Crossing/DCI2014-00022  
**OWNER/AGENT** Templeton, Dean J TR  
**ITEM DESCRIPTION** various amendments; all impacts in South CSA, sub area S3

**LOCATION** On south side of Corkscrew Rd, east of I-75  
**ACRES** 208.77  
**CURRENT FLU** Suburban & Wetland  
**CURRENT ZONING** Residential Planned Development

**PROPOSED DWELLING UNITS BY TYPE**

Existing Land Use  
Proposed

	Single Family	Multi Family	Mobile Home
Existing Land Use	130	594	
Proposed	625	0	
	495	-594	0

**STUDENT GENERATION**

	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School	0.149	0.058		39.30
Middle School	0.071	0.028		18.51
High School	0.077	0.03		20.30

Source: Lee County School District, August 16, 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
South CSA, Elementary	12,571	11,807	764	39	725	94%	
South CSA, Middle	5,700	5,664	36	19	17	100%	
South CSA, High	8,736	8,160	576	20	556	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