



Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

Leading our Children to Success

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 343-0198 • www.lake.k12.fl.us

June 26, 2008

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

RE: Victoria Gardens at Leesburg (Rezoning, Case #049-1-071808)

Dear Mr. Wiley:

The City is currently reviewing a proposed rezoning application for a six-acre property, which is proposed to change from City of Leesburg High Density Residential (R-3) and Industrial (M-1) to City of Leesburg Planned Unit Development (PUD). 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 will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of June 6, 2008, and student generation rates from the Impact Fee Study.

The proposed rezoning has the potential to add 96 new multi-family dwelling units that will contribute 24 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed rezoning and their current permanent capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Leesburg Elementary School | 25% Over Capacity |
| • Carver Middle School | 34% Under Capacity |
| • Leesburg High School | 22% Under Capacity |

Please see the attached, one-page District Growth Impact Report, which indicates the potential impact of the proposed rezoning 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 NAME / CASE NUMBER	City of Leesburg Planning & Zoning Division Victoria Gardens at Leesburg (Rezoning, Case #049-1-071808)				
OWNER / DEVELOPER	Thomas Johnson, Sr.				
ITEM DESCRIPTION	Proposed rezoning of 6.16 acres from City of Leesburg High Density Residential (R-3) and Industrial (M-1) to City of Leesburg Planned Unit Development (PUD). The applicant proposes 96 apartments.				
DENSITY	16 dwelling units/1 acre				
LOCATION	Section 22, Township 19S, Range 24E Located north of Montclair Road, south of Benton Street, east of Carver Drive, and west of McCormack Street.				
CURRENT ZONING	City of Leesburg High Density Residential (R-3) and Industrial (M-1)				
PROPOSED ZONING	City of Leesburg PUD (Planned Unit Development)				
NEW DU IMPACT	SF-DU	MF-DU	Mobile	MF Impacts	Dwelling Units
				96	
STUDENT GENERATION	0.410	0.254	0.145	24	
Elementary School	0.186	0.131	0.065	13	
Middle School	0.100	0.057	0.036	5	
High School	0.124	0.066	0.044	6	
SCHOOL NAME	Student Enrollment 6/6/2008	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
Leesburg Elementary	918	746	123%	931	125%
Carver Middle	773	1,171	66%	778	66%
Leesburg High	1,617	2,093	77%	1,623	78%
	<i>*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2008-2012</i>				
BUS ACCESS	Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.				
SIDEWALKS	Sidewalks are recommended for the development.				
STUDENT SAFETY	At least one safely-located pick-up/drop-off area is recommended.				
COMMENTS	This proposed development action will adversely impact area schools that are already over or nearly over capacity.				
Prepared By:	Dawn McDonald, Senior Planner, LCS			Date:	6/26/2008