



**LAKE  
COUNTY  
SCHOOLS**

Superintendent  
Anna P. Cowin

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March 7, 2008

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

RE: Rezoning Case #019-0-012408 (Secret Promise DRI Large-Scale Comprehensive Plan Amendment)

Dear Mr. Wiley:

The City is currently reviewing a proposed Future Land Use Map amendment of approximately 3,747 acres from City of Leesburg Residential Mixed Low Density Residential (4 dwelling units/1 acre) to City of Leesburg Mixed-Use (10 dwelling units/1 acre) (2,104 acres) and City of Leesburg Conservation (1,643 acres). 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 amendment will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of February 4, 2008, and student generation rates from the Impact Fee Study.

The proposed amendment has the potential to add 6,052 new single-family dwelling units that will contribute 2,481 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by the proposed amendment and their current permanent capacity status are as follows:

- |                                     |                           |
|-------------------------------------|---------------------------|
| • <b>Leesburg Elementary School</b> | <b>176% Over Capacity</b> |
| • <b>Oak Park Middle School</b>     | <b>99% Over Capacity</b>  |
| • <b>Leesburg High School</b>       | <b>16% Over Capacity</b>  |

Please see the attached, one-page District Growth Impact Report, which indicates the potential impact of the proposed amendment 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

**REVIEWING AUTHORITY  
NAME / CASE NUMBER**

City of Leesburg Planning & Zoning Division  
**Secret Promise DRI Large Scale Comprehensive Plan  
 Amendment / Case #019-0-012408**

**OWNER / DEVELOPER  
ITEM DESCRIPTION**

First Berkshire Bus. Trust/RB-3 Associates/Benderson 85-1 Trust  
 Future Land Use Map amendment of approximately 3,747 acres proposed to change from City of Leesburg Residential Mixed Low Density Residential (4 dwelling units/1 acre) to City of Leesburg Mixed-Use (10 dwelling units/1 acre) (2,104 acres) and City of Leesburg Conservation (1,643 acres). The Mixed-Use FLUM category proposed for Secret Promise Development of Regional Impact (DRI) would be a new FLUM designation that will be submitted as an associated text amendment (Case #025-0-012408). The Mixed-Use FLUM category would limit residential units to a maximum of 10 dwelling units/1 acre within 1,456 acres of the 3,747 total acres of the Secret Promise DRI. (Secret Promise DRI includes 4,000 all-ages dwelling units (1,904 multi-family dwelling units and 2,096 single-family dwelling units) and 2,800 age-restricted dwelling units (1,064 multi-family dwelling units and 1,736 single-family dwelling units)).

**LOCATION**

Located in the City of Leesburg adjacent to and south of CR 470, and adjacent to and west of the Florida's Turnpike and CR 48

**CURRENT FUTURE LAND  
USE**

City of Leesburg Residential Mixed Low Density Residential (4 dwelling units/1 acre) (3,747 acres)

**PROPOSED FUTURE LAND  
USE**

City of Leesburg Mixed-Use (10 dwelling units/1 acre) (2,104 acres) & City of Leesburg Conservation (1,643 acres)

**NEW DU IMPACT**

	SF-DU	MF-DU	Mobile	SF Impacts	Dwelling Units
				<b>6,052</b>	
<b>STUDENT GENERATION</b>	0.410	0.254	0.145	2,481	
Elementary School	0.186	0.131	0.065	1,126	
Middle School	0.100	0.057	0.036	605	
High School	0.124	0.066	0.044	750	

**SCHOOL NAME**

Leesburg Elementary  
 Oak Park Middle  
 Leesburg High

SCHOOL NAME	Student Enrollment 2/4/2008	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
Leesburg Elementary	930	746	125%	2,056	276%
Oak Park Middle	582	598	97%	1,187	199%
Leesburg High	1,680	2,093	80%	2,430	116%

*\*Lake County School District Five-Year Facilities Master Plan, Fiscal Year 2008-2012*

**COMMENTS**

The existing FLUM category allows a maximum of 14,988 residential dwelling units and the proposed FLUM category would allow a maximum of 21,040 residential dwelling units. Therefore, the net increase of 6,052 residential dwelling units will adversely impact area schools that are already over or nearly over capacity. To address the need for additional permanent capacity in this area of the county, the District has budgeted and planned for Elementary "N," which is scheduled to open in 2011 with an estimated permanent capacity of 600. In addition, the Secret Promise DRI will include 64 acres of Institutional uses, which may be used to locate an educational facility, or facilities, in the future.

**Prepared By:**

Dawn McDonald, Senior Planner, LCS

**Date:** 3/7/2008