



**Superintendent:**  
Diane S. Kornegay, M.Ed.

**School Board Members:**  
**District 1**  
Bill Mathias  
**District 2**  
Kristi Burns, Ph.D.  
**District 3**  
Marc Dodd  
**District 4**  
Mollie Cunningham  
**District 5**  
Stephanie Luke

201 West Burleigh Boulevard · Tavares · FL 32778-2496  
(352) 253-6500 · Fax: (352) 253-6503 · [www.lake.k12.fl.us](http://www.lake.k12.fl.us)

June 15, 2022

Sadique Jaffer, Mgr.  
Blue Sky Capital Group  
103 Commerce Street, #160  
Lake Mary, FL 32746

**RE: Daryl Carter Property – Howey in the Hills/Lake County  
Adequate Public Facilities Determination (APF16-2022)**

Dear Mr. Jaffer:

The School District has reviewed the proposed residential development information for properties located on the north side of Number 2 Road, between Blue Sink Road and the Mission Inn development. The properties total approximately 161+/- acres. The application indicates 250 single family detached units.

The residential development will generate approximately eighty-eight (88) students. Based on current school attendance zones, the schools impacted by the proposed residential project are as follows:

- |                                     |                     |
|-------------------------------------|---------------------|
| • <b>Astatula Elementary School</b> | <b>97% Capacity</b> |
| • <b>Tavares Middle School</b>      | <b>82% Capacity</b> |
| • <b>Tavares High School</b>        | <b>94% Capacity</b> |

At this time, the school district has adequate public facilities to serve the students estimated to be generated by this residential development.

Please be advised that this letter is not binding and does not constitute school concurrency review and capacity is not being reserved at this time. **School concurrency review is required prior to final development order approval.** The capacities referenced above do not include current valid capacity reservations. Please be advised that proportionate share mitigation may be required at time of school concurrency review.

Should you have any questions or need additional information please contact me at (352) 253-6694 or by email at [lavalleyh@lake.k12.fl.us](mailto:lavalleyh@lake.k12.fl.us).

Sincerely,

  
Helen LaValley  
Growth Planning Department

Att: Adequate Public Facilities Determination



## Lake County Schools Adequate Public Facilities Determination

<b>REVIEWING AUTHORITY</b>	Lake County Schools	APF16-2022
<b>PROJECT NAME/CASE#</b>	Blue Sky Capital Group (Daryl Carter Property)	
<b>ITEM DESCRIPTION</b>	250 Single Family dwelling units	
<b>LOCATION</b>	North of Number 2 Road, between Blue Sink Road and the Mission Inn development.	
<b>AK's</b>	3852069, 3887680, 1036119, 1101051 (approx. 161 acres)	

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
<b>NEW DU IMPACT (units)</b>				250	0
<b>STUDENT GENERATION</b>	0.350	0.282	0.185	88	0
Elementary School	0.157	0.153	0.095	39	0
Middle School	0.079	0.061	0.044	20	0
High School	0.114	0.068	0.046	29	0

\*Students generated may differ from distribution percentages due to rounding

### CSA #10

	Enrollment 2021-2022	Permanent Capacity	Projected Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
<b>Assigned Schools:</b>						
Astatula Elementary	643	701	92%	682	97%	No
Tavares Middle	1,030	1,286	80%	1,050	82%	No
Tavares High	1,482	1,601	93%	1,511	94%	No

*Lake County School District Five-Year Plan, Fiscal Year 2022-2026*

**Please note that this is NOT a School Concurrency capacity reservation.**

Please be aware that at time of school concurrency review proportionate share mitigation may be required.  
This review does **not** include already reserved capacities.

Prepared by: Helen LaValley, Lake County Schools Growth Planning Dept.

Issue Date:

6/15/2022