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November 12, 2021

DR Horton  
Attn: Bennett Ruedas  
10192 Dowden Road, #150  
Orlando, FL 32832

**RE: Venezia Townhomes – Howey in the Hills**  
**School Concurrency Capacity Reservation (District Project #LCS2021-39)**

Dear Mr. Ruedas:

The School Board of Lake County has reviewed the application information for the above referenced residential development. The application indicates 113 single family attached dwelling units. The proposed development is estimated to generate approximately forty (40) students.

Based on the information provided in the application the property is located within Concurrency Service Area (CSA) 10. The analysis performed indicates the level of service standards for each school level will **not** be exceeded by the students generated from this residential development.

It has been determined at this time that school capacity is available and will be reserved for your project. **This capacity reservation is valid for one year from date of issuance.** In the event, a final development order is obtained within the year this capacity reservation will be valid for the life of the project. Please notify the school district when the final development order is obtained in order to update the project records.

If you should require additional time to obtain the final development order approval, please notify District staff prior to the expiration date to discuss time extension options. Once the reservation expires, the capacity will be released and a new completed application and fee will be required. If you have any questions, please contact me at (352) 253-6694 or at [lavalleyh@lake.k12.fl.us](mailto:lavalleyh@lake.k12.fl.us).

Sincerely,

  
Helen LaValley  
Growth Planning Department

Encl: School Concurrency Availability Determination

# Lake County Florida School Board CIP

## School Concurrency Availability Determination

**Project Name:** Venezia Townhomes  
**Date Received:** 10/25/2021  
**Case Number:** LCS2021-39  
**Builder Name:** DR Horton  
**Location:** SEC of Venezia and S. Palm Avenue

**Project Planned Units:**

**# Single Family:** 113      **# Multi-Family:** 0  
**# Townhomes:** 0      **# Apartments:** 0

**Additional Information:** 10/26/21 Recd SC application

**Project Unit Yield By Type of School**

	Yield	Elem	Mid	High
Single Family	0.157	18		
Single Family	0.114			13
Single Family	0.079		9	

**Service Area Analysis**

Concurrency Service Area (CSA)	Current Capacity	Programmed Capacity	Total Capacity	Current Enrollment	Reserved Demand	Total Demand	Available Capacity	Project Demand
CSA #12 - Elementary	4806	966	5772	4702	486	5188	584	18
CSA #10 - Middle	1427	0	1427	1087	118	1205	222	9
CSA #13 - High	2412	0	2412	2008	389	2397	15	13

Project Demand may differ from Project Yield by Type of School due to rounding