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April 17, 2023

Ms. Rhea Lopes
Rvi Planning & Landscape Architecture
10150 Highland Manor Drive, #450
Tampa, Florida 33610

RE: Mission Rise PUD – Howey-in-the-Hills
Adequate Public Facilities Determination (LCS APF09-2023)
Alt Keys: 1030421, 1780811, 1780616, 3835991

Dear Ms. Lopes:

The School District has reviewed the project information proposing 592 single-family units on approximately 241 acres. The subject property is located south of Number Two Road and east of Silverwood Lane and south of Revels Road west of State Road 19.

The proposed development has the potential to generate approximately 207 students for the Lake County School system. Based on current school attendance zones, the schools impacted by the proposed residential project and their projected capacities are as follows:

- | | |
|-------------------------------------|----------------------|
| • Astatula Elementary School | 106% Capacity |
| • Tavares Middle School | 87% Capacity |
| • Tavares High School | 99% Capacity |

Currently, the district's Five-Year Capital Plan does include funding in the first year for a new K8 school to be constructed in the Hills of Minneola. The new K8 school is currently scheduled to open in August 2025. This new school will provide some enrollment relief for Astatula Elementary when the attendance boundaries are adjusted. The District is aware of the residential growth in this area and will continue to monitor the residential development to determine the need and timing of capacity relief projects in the future.

Please be advised that the information contained in this letter **does not** constitute school concurrency review. The capacities referenced above do not include current valid capacity reservations. 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.

Sincerely,


Helen LaValley
Growth Planning Department

Encl: Adequate Public Facilities Analysis Revised



Lake County Schools Adequate Public Facilities Determination

REVIEWING AUTHORITY	Lake County Schools	APF09-2023
PROJECT NAME/CASE#	Mission Rise PUD	
ITEM DESCRIPTION	592 single family units	
LOCATION	South of Number Two Road and east of Silverwood Lane	
AK's	1030421, 1780811, 1780616, 3835991, approx. 241 acres	

	SF-DU	MF-DU	MH-DU	SF Impacts	MF Impacts
NEW DU IMPACT (units)				592	0
STUDENT GENERATION	0.350	0.282	0.185	207	0
Elementary School	0.157	0.153	0.095	93	0
Middle School	0.079	0.061	0.044	47	0
High School	0.114	0.068	0.046	67	0

*Students generated may differ from distribution percentages due to rounding

CSA #10

	Enrollment 2022-2023	Permanent Capacity*	Projected Capacity %	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact	Planned Capacity Project
Assigned Schools:						
Astatula Elementary	652	701	93%	745	106%	No
Tavares Middle	1,070	1,286	83%	1,117	87%	No
Tavares High	1,511	1,601	94%	1,578	99%	No

Lake County School District Five-Year Plan, Fiscal Year 2023/2027

Comments: Sidewalks and pedestrian access were not reviewed.

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

*Permanent capacity does not include relocatables/portables.

This review does **not** include already reserved capacities.

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

Issue Date: revised 4/17/2023