SCHOOL FACILITIES

Data Inventory Analysis

Lake County, Florida

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A. Introduction

1. Overview

In September 2005, Lake County was selected as a pilot community for the state's new school concurrency initiative. The School Concurrency requirement for all counties, municipalities, and school boards across the state of Florida, is a result of the approval of Senate Bill 360. The bill overhauls the state's growth management laws. Commonly referred to as the "pay-as-you-grow plan", the bill dedicates new funding and stipulates policies that, when implemented, will help to ensure that the school needs of communities are met.

In recent years Lake County has experienced unprecedented growth, and there is no sign of its abatement. Three devastating citrus freezes in the 1980s precipitated the drastic change in Lake County's appearance. The metamorphosis from a primarily agricultural and rural area to one in which there is a high demand for residential development that resulted in the suburbanization of large portions of Lake County has had a significant impact on the school system.

The exponential increase in population produced both positive opportunities and serious challenges that Lake County must address, such as an increase in traffic, a greater demand for public facilities, and a burgeoning student enrollment population. An understanding of Lake County's population and demographic composition, future projections, and an analysis of needed capital improvements and incoming revenue play an essential role in planning for and sustaining an efficient, successful public school system that can appropriately handle the influx of students.

The Public School Facilities Element is the guiding document that will enable the Lake County School System to implement a financially feasible plan to provide sufficient capacity for public school facilities. It does not—and does not need to—broach curriculum requirements, administration of facilities, or the myriad duties with which the Lake County School Board is tasked.

To address the overwhelming needs of the Lake County School System, the Lake County Planning Department has produced this document in conjunction with the Lake County School District and Lake County's fourteen municipalities. Land use planning issues are prevalent in the school siting process and in existing school facility expansion, such as compatibility with supporting infrastructure. Continued intergovernmental coordination between local governments and the School Board will ensure that all pertinent issues are resolved.

2. Element Requirements

The Public School Facilities Element and related comprehensive plan amendments to establish public school concurrency are based upon the following data and analysis, pursuant to requirements of Rule 9J-5.005 (2), F.A.C. and Rule 9J-5.025 (2), F.A.C. The primary source of data was provided by the Lake County School District in its adopted Fiscal Year 2006-2010 Capital Improvement Program-Five Year Facilities Master Plan. The Public School Facilities Element is intended to ensure coordination among the County, Municipalities, and the School Board so that school capacity at the adopted level of service standard is available at the time of the impacts of development.

B. Historical and Existing Community Conditions

1. Introduction

Historic and projected trends in population growth, the location of growth, and the age of the population, are essential data used to determine when new infrastructure should be built. These trends play a vital role in the expansion and maintenance of the school system.

2. Lake County Population Trends and Projections

During 2004-2005, Lake County Comprehensive Planning calculated population projections to use as supporting data for the 2025 Comprehensive Plan. The most significant change as a result of the current population growth is the shift in focus of the population centers in the County. Historically, the Northwest portions of the County (Leesburg, Lady Lake, and Fruitland Park) along with the Golden Triangle (Eustis, Tavares, and Mount Dora) were the population centers. In the first part of the 21st Century Lake County anticipates huge population growth to be the driving factor that will make South Lake County (Clermont, Minneola, Groveland, and Four Corners/Citrus Ridge) the population center of the County.

For the period 2001-2005, residential building permits in the county increased nearly 54% going from 2267 in 2001 to 3490 in 2005. Over the same time frame the city of Clermont experienced a slight drop in permits (-4%) going from 832 to 798 but in the middle years there was a bulge to 1219, 1281, and 1105 from 2002-2004, respectively (during this period Clermont grew to be the largest city in the county). Leesburg, our second largest city, experienced a 571% increase in building permits from 2003-2005 (for which figures are available) going from 65 permits in 2003 to 436 in 2005 (2004 = 237). Additionally, several developments of regional impact have recently been annexed (or are in the process of being annexed) which will considerably boost their residential permit issuance bringing with it the corresponding population growth to the area. Similarly, during the period of 2003-2005, the city of Groveland's permit issuance increased 61% going from 180 to 579. Certificates of occupancy for the city of Eustis increased nearly 200% during the period 2001 through 2005 going from 83 to 245.*

Even though Table SF1 below appears to show the unincorporated areas of the County as dominating the population growth, the County anticipates that a large portion of the population assigned to those areas will be transferred to the Municipalities through both annexations and actual development within those communities. The County is certain that the continued work with the municipalities will enable ever more accurate population allocations.

* Source of data is Lake County Building Dept and individual city planning offices.

Table SF1: Lake County Population 1990-2025

Place	1990 Census	2000 Census	County 2005	County 2010	County 2015	County 2020	County 2025	% Increase 2000-2025
Astatula	981	1,298	1,688	2,049	2,269	2,511	2,780	114%
Clermont	6,910	9,333	18,106	22,696	28,448	35,658	44,696	379%
Eustis	12,856	15,106	17,239	18,604	19,341	20,108	20,904	38%
Fruitland Park	2,715	3,186	3,564	3,832	3,977	4,127	4,283	34%
Groveland	2,300	2,360	4,820	8,898	12,660	18,015	25,633	986%
Howey-In-The-Hills	724	956	1,182	1,394	1,518	1,655	1,803	89%
Lady Lake	8,071	11,828	13,790	15,246	16,051	16,899	17,791	50%
Leesburg	14,783	15,956	17,812	19,064	19,734	20,427	21,145	33%
Mascotte	1,761	2,687	4,214	6,221	7,701	9,535	11,804	339%
Minneola	1,515	5,435	8,252	10,746	12,370	14,239	16,390	202%
Montverde	890	882	1,169	1,355	1,463	1,579	1,705	93%
Mount Dora	7,316	9,418	11,028	12,357	13,101	13,890	14,727	56%
Tavares	7,383	9,700	11,634	13,356	14,343	15,404	16,544	71%
Umatilla	2,350	2,214	2,540	2,814	2,965	3,125	3,293	49%
Unincorporated	81,549	120,169	151,181	186,317	207,969	232,136	259,112	116%
Lake County Totals:	**152,104**	**210,528**	**268,220**	**323,885**	**362,460**	**407,381**	**460,103**	**119%**
BEBR Med/High Avg:	**-**	**210,528**	**263,150**	**310,550**	**359,750**	**411,150**	**463,500**	**120%**

Source: Lake County Growth Management

C. School District of Lake County District-Wide Long Range Planning

1. Introduction

During the 2005-2006 (October 15, 2005 enrollment numbers) school year, there were 36,290 students in grades K-12 enrolled in the Lake County Public School System. As the data indicate below, Lake County can expect a significant increase in student enrollment numbers during the planning period. There is an estimated K-12 total of 57,167 students projected in 2015 and an estimated K-12 total of 80,306 students projected at the end of the planning period in 2025.

2. Existing School Enrollment

Existing student enrollment for elementary, middle, and high schools are as of October 15, 2005.

Table SF2: Existing Elementary School Enrollment as of October 15, 2005

Elementary Schools	Grade	Student Enrollment
Astatula	PK-5	806
Beverly Shores	K-5	760
Clermont	PK-5	813
Cypress Ridge	PK-5	617
Eustis	PK-5	547
Eustis Heights	PK-5	710
Fruitland Park	PK-5	634
Groveland	PK-5	782
Leesburg	PK-5	965
Lost Lake	PK-5	1,327
Mascotte	PK-5	808
Minneola	PK-5	1,066
Pine Ridge	PK-5	1,293
Round Lake	PK-5	1,042
Rimes	Pre K-K	121
Seminole Springs	PK-5	755
Spring Creek	PK-5	568
Tavares	PK-5	695
Treadway	PK-5	955
Triangle	PK-5	689
Umatilla	PK-5	796
Villages	PK-5	725
Elementary School Total		17,474

Table SF3: Existing Middle School Enrollment as of October 15, 2005

Middle Schools	Grade	Student Enrollment
Carver	6-8	752
Cecil E. Gray	6-8	1,162
Clermont	6-8	939
Eustis	6-8	1,077
Mount Dora	6-8	640
Oak Park	6-8	653
Tavares	6-8	991
Umatilla	6-8	775
Windy Hill	6-8	1,415
Middle School Total		8,404

Source: Lake County School Board

Table SF4: Existing High School Enrollment as of October 15, 2005

High Schools	Grade	Student Enrollment
East Ridge	9-12	2,759
Eustis	9-12	1,225
Leesburg	9-12	1,718
Mount Dora	9-12	914
South Lake	9-12	1,785
Tavares	9-12	1,157
Umatilla	9-12	854
High School Total		10,412

Source: Lake County School Board

3. Lake County School District Enrollment to Capacity Comparison

The Lake County School Board uses the Florida Inventory of School Houses (FISH) capacity information for each school, based on Florida Department of Education (FDOE) formulas. FISH Capacity is the number of students that may be housed in a facility at any given time based on a utilization percentage of the number of existing satisfactory student stations, based on FDOE formulas. It is a product of the number of classrooms at a school and the student stations assigned to each room type. The capacity of some spaces is modified for actual square footage of the teaching space.

The School Enrollment to Capacity Comparison is used to determine the percent utilization of a school facilities capacity; and includes the number of portables on campus and portable capacity; the total capacity that includes portables and the permanent facility; dining capacity; and media capacity.

The school enrollment to capacity comparison is a major indicator of school overcrowding. Using the ratio of enrollment to permanent FISH capacity, an analysis can be conducted to determine which schools in Lake County are over capacity. An analysis can also be done to determine capacity utilization using portable capacity and/or dining and media capacity.

The public school enrollment in Lake County indicates a range of school facility utilization when measuring current enrollment and permanent FISH Capacity. The 2005-2006 school year shows existing school utilization ranging from a low of 87% for Groveland and Triangle Elementary (Rimes is not included) to a high of 267% for Mascotte Elementary; middle schools range from a low of 62% at Carver Middle to a high of 160% at Windy Hill Middle; and high schools range from a low of 72% at Tavares High to a high of 153% at East Ridge High.

Table SF5: Lake County Elementary School Enrollment to Capacity Comparison

Elementary Schools	2005/06 Enrollment* as of 10/15/2005	Permanent FISH Capacity as of 2/6/2006	% Utilization	# Instructional Portables	Portable Capacity	Total Capacity (Permanent + Portable)	% Utilization Including Portables	Dining Capacity	Media Capacity	Comments
Astatula	806	709	114%	1	20	729	111%	1,111	883	
Beverly Shores	760	660	115%	14	280	940	81%	962	746	
Clermont	813	561	145%	12	240	801	101%	520	535	
Cypress Ridge	617	258	239%	16	320	578	107%	344	585	
Eustis ES	547	470	116%	4	80	550	99%	510	286	
Eustis Heights	710	763	93%	15	300	1,063	67%	678	489	
Fruitland Park	634	627	101%	4	80	707	90%	781	663	
Groveland	782	894	87%	12	240	1,134	69%	902	742	w/ addition
Leesburg	965	818	118%	4	80	898	107%	963	604	
Lost Lake	1,327	923	144%	19	380	1,303	102%	1,111	883	
Mascotte	808	347	233%	25	500	847	95%	504	644	
Minneola	1,066	399	267%	22	440	839	127%	421	742	
Pine Ridge	1,293	898	144%	12	240	1,138	114%	986	604	
Rimes	121	322	38%	0	0	322	38%	471	721	
Round Lake	1,042	679	153%	14	280	959	109%	994	612	
Seminole Springs	755	571	132%	3	60	631	120%	553	760	
Spring Creek	568	641	89%	2	40	681	83%	801	709	
Tavares ES	695	763	91%	0	0	763	91%	569	660	
Treadway	955	670	143%	15	300	970	98%	963	742	
Triangle	689	796	87%	0	0	796	87%	545	883	
Umatilla ES	796	679	117%	0	0	679	117%	994	612	
Villages	725	709	102%	0	0	709	102%	1,111	883	
Elementary Schools Total:	17,474	14,157	123%	194	3,880	18,037	103%	16,794	14,988	

Source: Lake County School Board

Table SF6: Lake County Middle School Enrollment to Capacity Comparison

Middle Schools	2005/06 Enrollment as of 10/15/2005	Permanent FISH Capacity	% Utilization	# Instructional Portables	Portable Capacity	Total Capacity (Permanent + Portable)	% Utilization Including Portables	Dining Capacity	Media Capacity	Comments
Carver	752	1,211	62%	3	66	1,277	59%	1,796	849	Under construction
Cecil E. Gray	1,162	915	127%	16	352	1,267	92%	865	783	
Clermont MS	939	773	121%	12	264	1,037	91%	645	1,401	
Eustis MS	1,077	1,198	90%	14	308	1,506	72%	708	1,081	w/ addition - Current 741
Mount Dora	640	603	106%	0	0	603	106%	1,241	962	
Oak Park	653	598	109%	6	132	730	89%	724	880	
Tavares	991	1,197	83%	10	220	1,417	70%	813	1,091	w/ addition - Current 740
Umatilla	775	712	109%	2	44	756	103%	669	898	
Windy Hill	1,415	887	160%	16	352	1,239	114%	1,464	1,051	
Middle Schools Total:	8,404	8,095	104%	79	1,738	9,833	85%	8,925	8,996	

Source: Lake County School Board

Table SF7: Lake County High School Enrollment to Capacity Comparison

High Schools	2005/06 Enrollment as of 10/15/2005	Permanent FISH Capacity	% Utilization	# Instructional Portables	Portable Capacity	Total Capacity (Permanent + Portable)	% Utilization Including Portables	Dining Capacity	Media Capacity	Comments
East Ridge	2,759	1,804	153%	22	550	2,354	117%	2,624	1,803	Addition 2008 Cap. 2024
Eustis*	1,225	1,439	85%	0	0	1,439	85%	1,189	940	
Leesburg HS	1,718	1,993	86%	0	0	1,993	86%	1,496	1,409	Does not include Skeen
Mount Dora**	914	1,250	73%	0	0	1,250	73%	1,451	1,306	Pending review
South Lake***	1,785	1,392	128%	16	400	1,792	100%	2,412	1,563	Addition 2008 Cap 1724
Tavares	1,157	1,616	72%	0	0	1,616	72%	1,451	897	
Umatilla	854	862	99%	2	50	912	94%	762	1,029	
High Schools Total:	10,412	10,357	101%	40	1,000	11,357	92%	11,385	8,947	

Source: Lake County School Board

4. Enrollment Projections

a. Five Year Enrollment Projections

The first five years of the Lake County School District's enrollment forecast are based on a standard cohort survivor model modified to reflect housing and program trends. This method is reliable for three to five years of enrollment projections. However, it is not sufficient to forecast many years into the future. Projecting future enrollment is much like the art of archery – the larger and closer the target, the greater the accuracy. As the forecast attempts to predict housing development, population growth, and educational policy for ten and twenty years, it is better to look beyond individual schools and to use County level trends in population projections and zoning and land use capacity.

Table SF8: Lake County Elementary School Five Year Enrollment Projections

Year	Enrollment
2005-2006	17,474
2006-2007	18,235
2007-2008	19,007
2008-2009	19,918
2009-2010	20,896

Source: Lake County School Board

Table SF9: Lake County Middle School Five Year Enrollment Projections

Year	Enrollment
2005-2006	8,404
2006-2007	8,806
2007-2008	9,270
2008-2009	9,670
2009-2010	10,334

Source: Lake County School Board

Table SF10: Lake County High School Five Year Enrollment Projections

Year	Enrollment
2005-2006	10,412
2006-2007	11,058
2007-2008	11,626
2008-2009	12,256
2009-2010	12,958

Source: Lake County School Board

b. Ten and Twenty Year Enrollment Projections

As of October 2005, the Lake County School District had approximately 36,290 students in grades kindergarten through 12. By 2015 this number is projected to grow by 57% to 57,167 students. Between 2015 and 2025 enrollment is projected to increase to over 80,306 students representing additional growth of 40%. This represents an astounding 121% increase of the District's enrollment over the next 20 years.

With this expected growth the District will be faced with the tremendous challenge of finding property, identifying funding, and constructing new elementary schools, new middle schools, and new high schools, along with various classroom additions.

To meet the facility needs of the projected enrollment between 2010 and 2015, the District needs to plan for and construct 6 new elementary schools, 3 new middle schools, and 2 new high schools. Between 2015 and 2025 the District will need another 8 new elementary schools, 2 new middle schools, and 4 new high schools.

Table SF11: Ten Year Enrollment Projections

District Totals	FY 2015 Projected Enrollment
Elementary	25,985
Middle	13,867
High	17,315
Total	57,167

Source: Lake County School Board

Table SF12: Twenty Year Enrollment Projections

District Totals	FY 2025 Projected Enrollment
Elementary	34,128
Middle	19,797
High	26,381
Total	80,306

Source: Lake County School Board

c. Anticipated Facilities and Land Area Requirements

As of May 2006, the Lake County School Board is using approximately 1,669 acres of land which contain schools (elementary, middle, and high schools), administration buildings, and school bus lots. The schools portion accounts for approximately 1,569 acres on which approximately 36,290 students are being taught in 38 schools (22 elementary, nine middle, and seven high schools).

It is projected that by 2025 the Lake County school age population will be approximately 80,306 students. The student population by school type is as follows:

- 34,128 elementary students
- 19,797 middle school students
- 26,381 high school students

Using data received from the School Board Planning staff, we have created table SF13 which details the recommended students per new school, as well as the recommended acreage for each new school site.

Table SF13: Student Generation Rate

School Type	Student Generation Rate	Average Students / New School	Acres Per School Site
Elementary	0.186	950	20
Middle	0.100	1350	40
High	0.124	2070	60

Based on the aforementioned data we have projected future land use needs for our anticipated school age population in 2025 to be an additional 1,157 acres, as shown in Table SF14 below.

Table SF14: Projected Acreage Needs

School	Count of Schools 2005	2005 Students	2025 Students	20 Year Student Increase	New Schools Needed	Count of Schools 2025	Projected Acreage Needs
Elementary	22	17,474	34,128	16,654	17	39	340
Middle	9	8,404	19,797	11,393	8	17	320
High	7	10,412	26,381	15,969	8	15	480
TOTALS:	38	36,290	80,306	44,016	33	71	1,140

5. Lake County Projected School Capacity Planning to 2025

The projected school capacity planning charts show facilities demands that are anticipated from 2007 to 2025. Exhibits A, B, and C show the projected school capacity for elementary, middle, and high schools, and Exhibit D shows the total school capacity planning. Exhibits E, F and G provide details of our proposed construction plans through the 2015 planning horizon along with county maps identifying the "general" locations of future schools.

Exhibit A: Lake County Elementary School Capacity Planning to 2025

Location	Opening	Capacity	Present	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Astatula			709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709
Beverly Shores			660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660
Clermont			561	561	561	561	561	561	561	561	561	561	561	561	561	561	561	561	561	561	561	561
Clermont addition	2013	TBD								130	130	130	130	130	130	130	130	130	130	130	130	130
Cypress Ridge			258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258	258
Cypress Ridge addition									350	350	350	350	350	350	350	350	350	350	350	350	350	350
Eustis			470	470	470	470	470	470	470	470	470	470	470	470	470	470	470	470	470	470	470	470
Eustis addition												152	152	152	152	152	152	152	152	152	152	152
Eustis Heights			763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763
ES "A" (Four Corners)	2011	950						950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
Fruitland Park			627	627	627	627	627	627	627	627	627	627	627	627	627	627	627	627	627	627	627	627
Groveland			894	894	894	894	894	894	894	894	894	894	894	894	894	894	894	894	894	894	894	894
ES "K" (Groveland)	2010	950					950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
ES "E" New Groveland	2014	950									950	950	950	950	950	950	950	950	950	950	950	950
ES "D" (Howey-in-the-Hills)	2014	950									950	950	950	950	950	950	950	950	950	950	950	950
ES "I" (Sawgrass)	2008	950			950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
Leesburg			818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818
ES "L" (South Lake)	2011	950						950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
ES "N" (Leesburg)	2011	950						950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
ES "F" (Leesburg)	2015	950										950	950	950	950	950	950	950	950	950	950	950
Lost Lake			923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923	923
Mascotte			347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347	347
Mascotte Replacement	2008	600			600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
ES "M" (New Mascotte)	2011	950						950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
Minneola			399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399
Minneola Charter Replacement	2008	530			650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650
ES "H" (Minneola)	2007	950		950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
ES "B" (North Minneola)	2012	950							950	950	950	950	950	950	950	950	950	950	950	950	950	950
ES "J" (New Mount Dora)	2008	950			950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950
Pine Ridge			898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898	898
Round Lake			679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679
Round Lake Addition												270	270	270	270	270	270	270	270	270	270	270
Seminole Springs			571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571	571
Seminole Springs Addition	2011	200						200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Spring Creek			641	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641
Tavares			763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763
ES "C" (New Tavares)	2013	950								950	950	950	950	950	950	950	950	950	950	950	950	950
Treadway			670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670
Treadway Addition	2012	280							280	280	280	280	280	280	280	280	280	280	280	280	280	280
Triangle			796	796	796	796	796	796	796	796	796	796	796	796	796	796	796	796	796	796	796	796
Umatilla			679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679	679
Villages			709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709	709
Villages	2012	TBD							TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

			13835	14785	17935	17935	18885	22885	24465	25545	27445	28817	28817	28817	28817	28817	28817	28817	28817	28817	28817	28817
Elementary "G" South Lake	2016	950											950	950	950	950	950	950	950	950	950	950
Elementary "H" South Lake	2017	950												950	950	950	950	950	950	950	950	950
Elementary "I" Northeast Lake	2018	950													950	950	950	950	950	950	950	950
Elementary "J" South Lake	2019	950														950	950	950	950	950	950	950
Elementary "K" Northwest Lake	2021	950																950	950	950	950	950
Elementary "L" Northeast Lake	2022	950																	950	950	950	950
		Sub Total	13835	14785	17935	17935	18885	22885	24465	25545	27445	28817	29767	30717	31667	32617	32617	33567	34517	34517	34517	34517

Exhibit B: Lake County Middle School Capacity Planning to 2025

Location	Opening	Capacity	Present	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Carver			1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211	1211
Cecil Gray			915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915
Cecil Gray Addition	2011	400						400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Clermont			773	773	773	773	773	773	773	773	773	773	773	773	773	773	773	773	773	773	773	773
Clermont Addition												317	317	317	317	317	317	317	317	317	317	317
MS "DD" (Minneola)	2008	1274			1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274
Eustis			1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198	1198
MS "EE" (Groveland)	2011	1274						1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274
MS "AA" (Four Corners)	2012	1274							1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274	1274
Mount Dora			603	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603
MS "BB" (New Mount Dora)	2014	900									900	900	900	900	900	900	900	900	900	900	900	900
MS "DD"2 (N. Minneola/Tavares)	2018	1274														1274	1274	1274	1274	1274	1274	1274
Oak Park			598	598	598	598	598	598	598	598	598	598	598	598	598	598	598	598	598	598	598	598
MS "CC" (South Leesburg)	2016	1274											1274	1274	1274	1274	1274	1274	1274	1274	1274	1274
Tavares			1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197	1197
Umatilla			712	712	712	712	712	712	712	712	712	712	712	712	712	712	712	712	712	712	712	712
Umatilla Addition	2010	380					380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380
Windy Hill			887	887	887	887	887	887	887	887	887	887	887	887	887	887	887	887	887	887	887	887
			8094	8094	9368	9368	9748	11422	12696	12696	13596	13913	15187	15187	15187	16461	16461	16461	16461	16461	16461	16461
Various Additions													700	700	700	700	700	700	700	700	700	700
		Sub Total	8094	8094	9368	9368	9748	11422	12696	12696	13596	13913	15887	15887	15887	17161	17161	17161	17161	17161	17161	17161

Exhibit C: Lake County High School Capacity Planning to 2025

Location	Opening	Capacity	Present	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
East Ridge			1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804	1804
East Ridge Addition	2008	400			400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Eustis			1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439	1439
Eustis Addition	>2010	TBD						TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
HS "EEE" (Minneola)	2010	1967					1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967
HS "AAA" (Four Corners)	2012	1967							1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967
Leesburg			1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993	1993
HS "BBB" (Leesburg)	2014										1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967	1967
Mount Dora			1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250	1250
South Lake			1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392	1392
South Lake Addition	2008	400			400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Tavares			1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616	1616
Umatilla			862	862	862	862	862	862	862	862	862	862	862	862	862	862	862	862	862	862	862	862
			10356	10356	11156	11156	13123	13123	15090	15090	17057	17057	17057	17057	17057	17057	17057	17057	17057	17057	17057	17057
High "CCC" South Lake	2016	2070											1967	1967	1967	1967	1967	1967	1967	1967	1967	1967
High "DDD" Northeast Lake	2018	2070													1967	1967	1967	1967	1967	1967	1967	1967
High "EEE" Central Lake	2020	2070															1967	1967	1967	1967	1967	1967
		Sub Total	10356	10356	11156	11156	13123	13123	15090	15090	17057	17057	19024	19024	20991	20991	22958	22958	22958	22958	22958	22958

Exhibit D: Lake County Total School Capacity Planning to 2025

Type	Present	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
High Schools	10356	10356	11156	11156	13123	13123	15090	15090	17057	17057	19024	19024	20991	20991	22958	22958	22958	22958	22958	22958
Middle Schools	8094	8094	9368	9368	9748	11422	12696	12696	13596	13913	15887	15887	15887	17161	17161	17161	17161	17161	17161	17161
Elementary Schools	13835	14785	17935	17935	18885	22885	24465	25545	27445	28817	29767	30717	31667	32617	32617	33567	34517	34517	34517	34517
	32285	33235	38459	38459	41756	47430	52251	53331	58098	59787	64678	65628	68545	70769	72736	73686	74636	74636	74636	74636

Exhibit E. Proposed High School & Middle School Construction and Costs

New High School Capacity thru 2015* Table 4-1

Addition of Capacity	Approx. Opening	Additional/ New Capacity	Enrollment Relief To
New South Area HS (EEE)	2010	1967	East Ridge, South Lake
New Four Corners HS	After 2010	1967	East Ridge
New South Leesburg HS	Around 2015	1967	Leesburg, South Lake
South Lake	2008	400	
East Ridge	2008	400	
Eustis	After 2010	TBD	Feasibility Study
TOTAL		6,701	

* Does not include on-going projects

New Middle School Capacity thru 2015 Table 4-2

Addition of Capacity	Approx. Opening	Additional/ New Capacity	Enrollment Relief To
New Minneola MS (DD)	2008	1274	Clermont, Gray, Windy Hill
New Groveland MS (EE)	2011	1274	Gray
New Four Corners MS	After 2010	1274	Windy Hill
S. Leesburg MS	After 2010	1274	Oak Park
New Mt Dora MS	After 2010	900	Mt Dora
N. Minneola MS	After 2015	1274	MS DD
S. Tavares MS	After 2015	1274	Tavares
TOTAL		8,820	

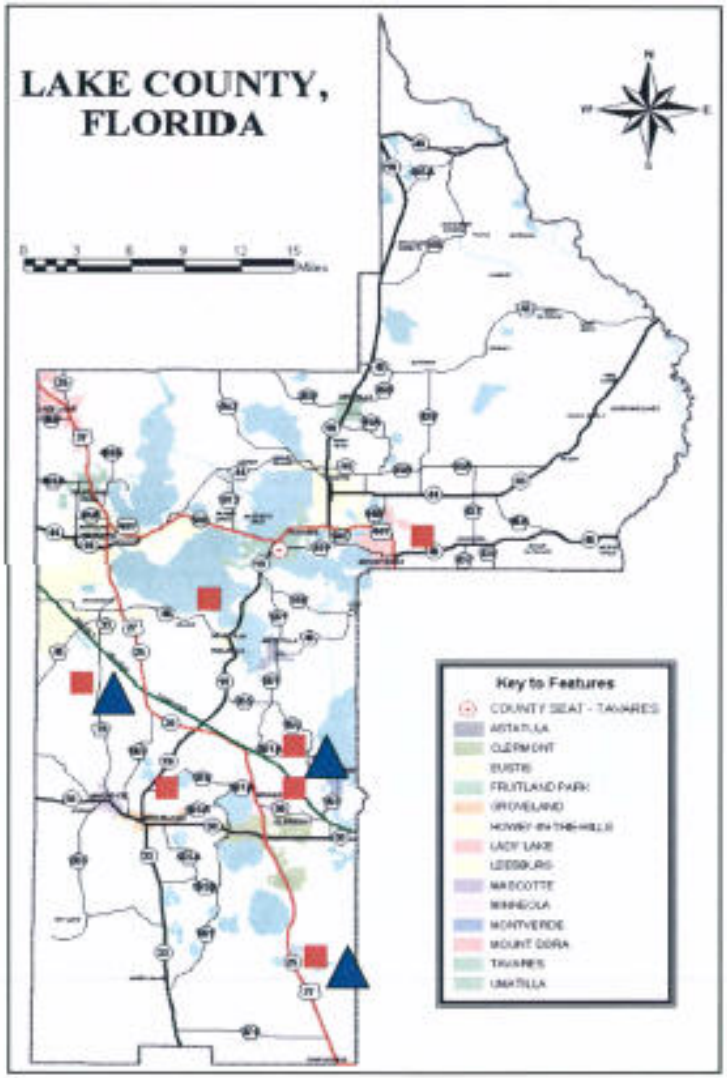


Exhibit F. Proposed Middle School & Elementary School Construction and Costs

New Middle School Capacity (con.)

Addition of Capacity	Approx. Opening	Additional/ New Capacity	Enrollment Relief To
Tavares	2007	350	
Eustis MS	2007	350	
Umatilla MS	2010	380	
Cecil E. Gray	2011	400	
TOTAL		1,480	

New Elementary School Capacity Table 4-3

Addition of Capacity	Approx. Opening	Additional Capacity	Enrollment Relief To
New Minneola ES (H)	2007	950	Minneola, Lost Lake, Clermont
Sawgrass ES (I)	2008	950	Pine Ridge K-5
New Mt Dora ES (J)	2008	950	Round Lake
New Groveland ES (K)	2010	950	Groveland
New South Lake ES (L)	2011	950	Lost Lake
New Mascotte ES (M)	2011	950	Mascotte
New Leesburg ES (N) (2)	After 2010/15	1900	Leesburg
New ES Four Corners	After 2010	950	K8 I
New ES N. Minneola	After 2010	950	
New ES Tavares	After 2010	950	Tavares, Astatula
New ES Groveland	After 2015	950	Groveland. ES K
New ES Howie/Hills	After 2015	950	Astatula
TOTAL		12,350	

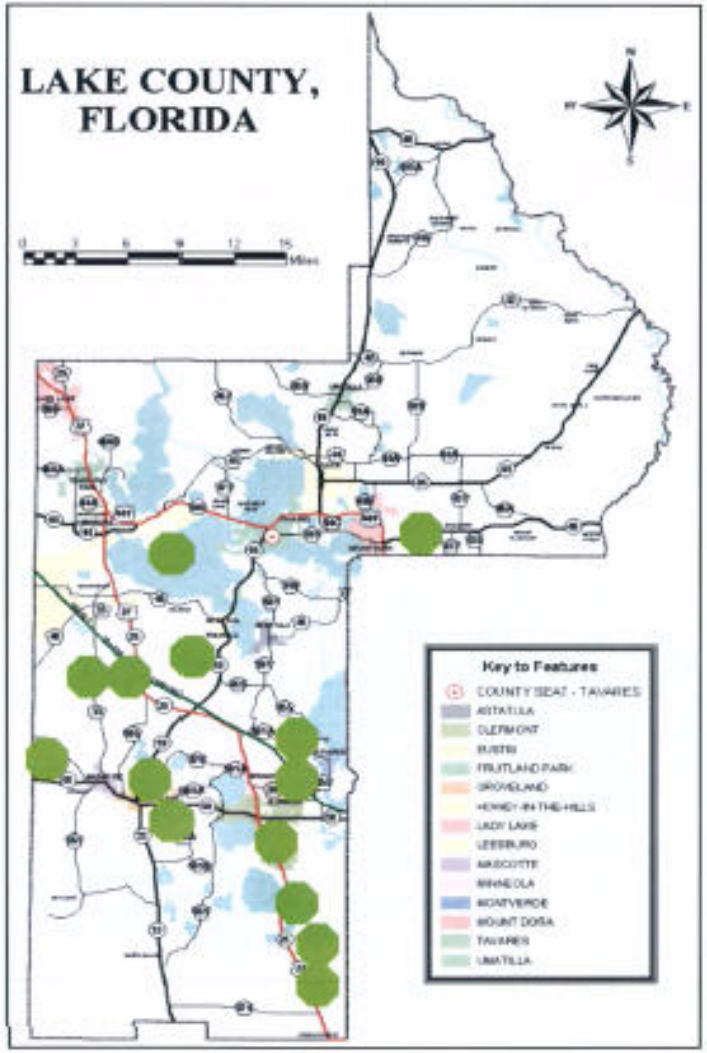


Exhibit G. Inventory of Current & Proposed School Facilities

Lake County Schools
Existing

#	SCHOOL NAME	GRADE
1	Spring Creek Elementary	Elementary School
2	Umatilla Pre-K Center	Elementary School
3	Fruitland Park Elementary	Elementary School
4	Rimes Early Learning Center	Elementary School
5	Beverly Shores Elementary	Elementary School
7	Treadway Elementary	Elementary School
8	Eustis Elementary	Elementary School
9	Eustis Heights Elementary	Elementary School
10	Tavares Elementary	Elementary School
11	Triangle Elementary	Elementary School
12	Mount Dora High	High School
13	Seminole Springs Elementary	Elementary School
14	Mascotte Elementary	Elementary School
15	Groveland Elementary	Elementary School
16	Cypress Ridge Elementary	Elementary School
17	Minneola Elementary	Elementary School
18	Umatilla Middle	Middle School
19	Carver Middle	Middle School
20	Oak Park Middle	Middle School
21	EHS - Curtright 9th Grade Center	High School
22	Mount Dora Middle	Middle School
23	Tavares Middle	Middle School
24	Cecil E. Gray Middle	Middle School
25	Clermont Middle	Middle School
26	Umatilla High	High School
27	Leesburg High	High School
28	Tavares High	High School

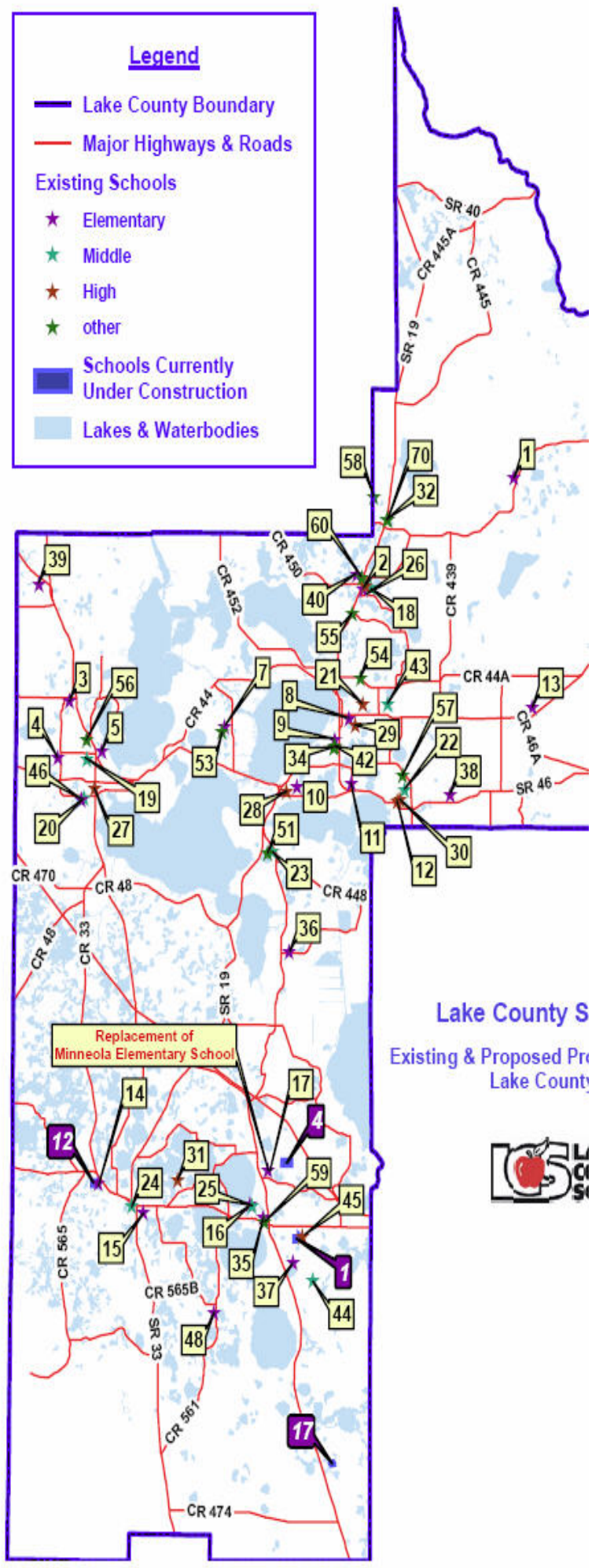
#	SCHOOL NAME	GRADE
29	Eustis High	High School
30	Mount Dora High	High School
31	South Lake High	High School
32	Altoona Charter Elementary	Elementary School
34	Lake Technical Center	Secondary/Post S
35	Clermont Elementary	Elementary School
36	Astatula Elementary	Elementary School
37	Lost Lake Elementary	Elementary School
38	Round Lake Elementary	Elementary School
39	The Villages Elementary	Elementary School
40	Umatilla Elementary	Elementary School
42	Lake Hills	Pre-K to 12th
43	Eustis Middle	Middle
44	Windy Hill Middle	Middle
45	East Ridge High	High
46	Leesburg Elementary	Elementary
48	Pine Ridge Elementary	Elementary School
51	Lake Technical Public Safety Complex	Post Secondary
53	Milestones Community Charter	Charter
54	Alee Academy Eustis	Charter
55	Alee Academy Umatilla	Charter
56	Lifestream Academy -- Leesburg	Alternative
57	National Deaf Academy	Charter
58	Rivendell Academy	Charter
59	South Lake Charter Elementary	Charter
60	Umatilla Girls Academy	Charter
70	Lifestream Academy	Charter

Lake County Schools
Currently Under Construction

#	SCHOOL NAME	GRADE	GENERAL LOCATION	JURISDICTION	NEAREST MUNICIPALITY
1	DD Middle School	Middle School	Located north of Steve's Road, south of State Road 50, east of Paloma Raod, and west of Hooks Streeet: across from East Ridge High School	County	Clermont
4	Elementary "H"	Elementary School	Located at the northeast section of the intersection of Grassy Lake Road and the Pearl Street Extension within The Reserve at Minneola subdivision	City	Minneola
12	Elementary "K"	Elementary School	Located at the southwest corner of Pearl Street and Midway Avenue, approximately one-half mile south of State Rd 50 and one-half mile east of Bay Lake Road/County Rd 565	City	Mascotte
17	Elementary "I"	Elementary School	Located within the Greater Lakes Planned Unity Development and Sawgrass Bay Planned Unit Development (7.5 Ac±)	County	Clermont

Source: Lake County Boundary, School Operation & Facilities Information, Major and Minor Transportation Information obtained from Lake County GIS in the form of ArcInfo Coverage Files. Source Scales: Varies between 1 Inch to 400 Feet to 1 Inch to 2,000 Feet. Source Date: Varies. The Lakes & Waterbodies, along with the Wetland Communities were obtained from the Lake County Water Authority in the form of ArcInfo Coverages. Source Scale: 1 Inch = 400 Feet. Source Date: Varies Some School Operation & Facilities Information was updated by LPG Mapping & Computer Services, Inc. (June 2003). School Board Owned Lands was obtained Lake County GIS in the form of a ArcInfo Coverage File. Date of Source: Circa 1995 Scale of Source: Varies.

Project No.: 1238/20
File Name: 121205--Vacant_Property_Inventory_Map_36x60.mxd
Project Name: Lake Co. Facilities Map
Project Manager:
Creation Date: August 21, 2006
Revision Date: N/A
Created By: D. DeVoe



6. Public Infrastructure and Collocation

School facilities are unique structures. They are both infrastructure—a service provider with a level of service—and a developer, in that they must have infrastructure with available capacity before building. It is, therefore, imperative that a thorough analysis of public infrastructure availability and collocation opportunities is completed for both existing school facilities and projected school facilities planned in the adopted School Board Five Year Plan.

A close coordination effort between the County, School District, and the Municipalities, as well as a familiarity with ongoing development in all parts of Lake County is necessary for successful school siting that utilizes the opportunities available with collocation and the provision of needed infrastructure. Given that at this time the county does not provide potable water or sewer services, independent utility providers or public-private partnerships may be considered to provide potable water and/or sewer services where connection to a public system is not feasible.

There have been multiple opportunities for collocation of facilities throughout the County and municipalities including recreational facilities, libraries, and community meeting areas. These opportunities continue to present themselves and will be explored on an individual basis.

Historically, relations between the School Board and municipal and County governments have been strained. Examples include: closure of elementary schools within municipal limits without advising/consulting the affected municipality; municipalities being asked to provide infrastructure connections to school sites and subsequent refusal by the school board to pay a share of associated costs; building a school in a site without adequate infrastructure causing other governmental entities to reshuffle priorities and work plans in order to accommodate transportation requirements; allowing municipalities to build joint-use recreational infrastructure on and adjacent to school sites and then requiring them to be moved; altering approved school site plans without consulting the local government causing transportation issues that might have been accommodated if alterations had been discussed prior to construction; requesting municipalities to solicit school sites from developers when the development in question is located adjacent to a closed school. Additionally, control/access to school facilities has traditionally been delegated to individual school principals who have caused inconsistency in usage. These examples and others have caused distrust and exacerbated a lack of communication between the entities that must be overcome in order to facilitate this process. The interlocal agreement for concurrency has attempted to address all of these concerns and is a watershed in efforts to correct past problems and foster cooperation.

Discussions are in their infancy for future cooperative ventures. There have been preliminary communications between the County and School Board relative to potential collocation of a school site on 200 acres in South Lake County along with a regional park and county office facility. The County recently entered into a contract for a regional park in Sorrento and is conducting preliminary discussions with an adjoining landowner for additional property as a potential school site. Construction of a new elementary school in the Minneola area (Elementary H) will be complemented

by construction of a municipal park and potential connection to the County trail system. The County also funds a majority of costs for School Resource Officers at County schools. Although not directly related to this effort, the County, in cooperation with Lake Sumter Community College and the University of Central Florida, has funded a community library at the south campus of the college to serve both these colleges and the citizens of the County. This effort is indicative of cooperative efforts that are becoming the norm as scarce capital dollars are pooled to meet community needs.

What has been an informal process of seeking concessions from developers in the past is now formalized and standardized in the agreement by incorporation of "fair-share" mitigation. In the past, municipalities have actively solicited school sites from the development community at the behest of the School Board.

7. Ancillary Plants

Based on the School District's Five Year Plan, no ancillary plants are planned to be converted to school facilities for school concurrency purposes. Moreover, the Lake County School Board has no plans to convert any school facility to an ancillary plant.

8. School Attendance Zones

Existing district-wide school attendance zones for each school facility are provided by school type (Elementary, Middle, and High) on the School Attendance Zone Maps (Appendix A figures 1, 2, and 3, respectively).

D. Level of Service Analysis

1. Level of Service Standards

An analysis of the adequacy of the existing level of service for each public school facility has been conducted, using three different LOS scenarios, in order to develop appropriate level of service standards based on a school's current physical condition. Provided in Tables SF13-SF15 is the final option chosen by the School Concurrency Committee described below in item 2.

2. Target Level of Service Standard

The Interlocal Agreement will establish an agreed upon level of service standard. A consensus has been reached between the County, School Board, and Municipalities as to what the level of service should be for Lake County public schools.

The agreed upon Level of Service calculation will be:

1. 100% of permanent FISH capacity, OR

2. Up to 125% of permanent FISH capacity (if Core Dining Capacity permits) BUT not to exceed Core Dining Capacity.

a. Elementary School Level of Service

Table SF15: Lake County Elementary School Level of Service

Elementary Schools	2005/06 Enrollment as of 10/15/2005	Permanent FISH Capacity	Portable Capacity	Dining Capacity	100% FISH + 25% of FISH for Portables or Dining Capacity, whichever is less (BUT not less than 100% FISH)	Current Available Student Stations
Astatula	806	709	20	1,111	886	80
Beverly Shores	760	660	280	962	825	65
Clermont	813	561	240	520	561	(252)
Cypress Ridge	617	258	320	344	323	(295)
Eustis ES	547	470	80	510	510	(37)
Eustis Heights	710	763	300	678	763	53
Fruitland Park	634	627	80	781	781	147
Groveland	782	894	240	902	902	120
Leesburg	965	818	80	963	963	(2)
Lost Lake	1,327	923	380	1,111	1,111	(216)
Mascotte	808	347	500	504	434	(374)
Minneola	1,066	399	440	421	421	(645)
Pine Ridge	1,293	898	240	986	986	(307)
Rimes	121	322	0	471	403	282
Round Lake	1,042	679	280	994	849	(193)
Seminole Springs	755	571	60	553	571	(184)
Spring Creek	568	641	40	801	801	233
Tavares ES	695	763	0	569	763	68
Treadway	955	670	300	963	838	(117)
Triangle	689	796	0	545	796	107
Umatilla ES	796	679	0	994	849	53
Villages	725	709	0	1,111	886	161
Elementary Schools Total:	17,474	14,157	3,880	16,794	16,222	(1,252)

Formula: FISH + .25 x FISH for portables *OR* Dining Capacity, whichever is less (BUT not less the 100% FISH), – Existing Enrollment = Available Student Stations
Source: Lake County School Board and Lake County Growth Management

b. Middle School Level of Service

Table SF16: Lake County Middle School Level of Service

Middle Schools Total:	2005/06 Enrollment as of 10/15/2005	Permanent FISH Capacity	Portable Capacity	Dining Capacity	100% FISH + 25% of FISH for Portables or Dining Capacity, whichever is less (BUT not less than 100% FISH)	Current Available Student Stations
Carver	752	1,211	66	1,796	1,514	762
Cecil E. Gray	1,162	915	352	865	915	(247)
Clermont MS	939	773	264	645	773	(166)
Eustis MS	1,077	1,198	308	708	1,198	121
Mount Dora	640	603	0	1,241	754	114
Oak Park	653	598	132	724	724	71
Tavares	991	1,197	220	813	1,197	206
Umatilla	775	712	44	669	669	(106)
Windy Hill	1,415	887	352	1,464	1,109	(306)
Middle Schools Total:	8,404	8,095	1,738	8,925	8,853	449

Formula: FISH + .25 x FISH for portables *OR* Dining Capacity, whichever is less (BUT not less the 100% FISH), – Existing Enrollment = Available Student Stations
Source: Lake County School Board and Lake County Growth Management

c. High School Level of Service

Table SF17: Lake County High School Level of Service

Middle Schools Total:	2005/06 Enrollment as of 10/15/2005	Permanent FISH Capacity	Portable Capacity	Dining Capacity	100% FISH + 25% of FISH for Portables or Dining Capacity, whichever is less (BUT not less than 100% FISH)	Current Available Student Stations
East Ridge	2,759	1,804	550	2,624	2,255	(504)
Eustis*	1,225	1,439	0	1,189	1,439	214
Leesburg HS	1,718	1,993	0	1,496	1,993	275
Mount Dora	914	1,250	0	1,451	1,451	537
South Lake	1,785	1,392	400	2,412	1,740	(45)
Tavares	1,157	1,616	0	1,451	1,616	459
Umatilla	854	862	50	762	862	8
High Schools Total:	10,412	10,357	1,000	11,385	11,356	944

Formula: FISH + .25 x FISH for portables *OR* Dining Capacity, whichever is less (BUT not less the 100% FISH), – Existing Enrollment = Available Student Stations
Source: Lake County School Board and Lake County Growth Management

E. School Concurrency Service Areas (CSA)

1. Defined

Lake County Concurrency Service Areas have been defined and are depicted as Appendix B (located at the end of the document). We have identified fifteen (15) concurrency service areas where a combination of adjacent service areas includes at least one of each school type: elementary, middle, and high school. Additionally, we have identified four (4) lake areas which are naturally occurring water bodies between certain CSAs which would cause undue travel for both the student and/or our transportation services if concurrency with adjacent service areas were literally interpreted and usage were permitted.

2. School Assignments

Table SF18 provides detailed information regarding the schools within each of our 15 service areas, student enrollment projections, and also identifies new construction and additions to our existing facilities over the next five years of our capital plan.

Based on the data for enrollment through 2011, the School Board has planned:

1. A new elementary school for CSA #5 (J) for 2008;
2. A new elementary school for CSA #12 (H) for 2007;
3. A new elementary school for CSA #15 (I) for 2008;
4. A new elementary school for CSA #13 (K);
5. A new middle school for CSA #12 (DD) for 2008; and,
6. Additions to both East Ridge and South Lake high schools (CSA's 12 & 13, respectively) for 2008.

Table SF18-b provides us with the details of projected school facility surpluses-deficiencies over the long range planning period by school type along with the proposed general locations of the additional facilities needed to mitigate deficiencies.

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs

01-Jul-06

Concurrency Analysis

CSA #1

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Spring Creek ES	801	579	801	72%	581	801	73%	661	801	83%	655	801	82%	673	801	84%	677	801	85%
Elementary Total	**801**	**579**	**801**	72%	**581**	**801**	73%	**661**	**801**	83%	**655**	**801**	82%	**673**	**801**	84%	**677**	**801**	85%

Capital and Non Capital Considerations	**Estimated Capital Cost thru 2011**
High School and Middle School – See CSA #2	
Spring Creek ES - (Conversion Charter School) Permanent FISH = 641; Adjust boundaries with the opening of Elementary School "J" in 2008-09 to support better utilization; Study to include Eustis, Seminole Springs, Spring Creek, Round Lake, and Triangle ES	None

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #2

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Umatilla 9th Grade Center																	0	300	
Umatilla HS	862	878	862	102%	901	862	105%	921	862	107%	951	862	110%	998	862	116%	1024	862	119%
High Total	**862**	**878**	**862**	102%	**901**	**862**	105%	**921**	**862**	107%	**951**	**862**	110%	**998**	**862**	116%	**1024**	**1162**	88%
Umatilla MS	712	773	712	109%	769	712	108%	787	712	111%	806	712	113%	823	1097	75%	838	1097	76%
Middle Total	**712**	**773**	**712**	109%	**769**	**712**	108%	**787**	**712**	111%	**806**	**712**	113%	**823**	**1097**	75%	**838**	**1097**	76%
Umatilla ES	849	723	849	85%	750	849	88%	779	849	92%	795	849	94%	802	849	94%	803	849	95%
Elementary Total	**849**	**723**	**849**	85%	**750**	**849**	88%	**779**	**849**	92%	**795**	**849**	94%	**802**	**849**	94%	**803**	**849**	95%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Umatilla HS – Reopen 9th Grade Center in 2011; Capacity 300	$8,100,000
Umatilla MS – Addition in 2011; New capacity 1097	$5,406,000
Umatilla ES - Permanent FISH = 679; Use relocatables up to 125% of permanent FISH not to exceed core capacity; Plan for future addition when funding is available.	

Table SF 16: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

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Concurrency Analysis

CSA #3

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Seminole Springs ES	571	788	571	138%	835	571	146%	603	571	106%	571	571	100%	573	571	100%	570	571	100%
Elementary Total	**571**	**788**	**571**	138%	**835**	**571**	146%	**603**	**571**	106%	**571**	**571**	100%	**573**	**571**	100%	**570**	**571**	100%

Capital and Non Capital Considerations	**Estimated Capital Cost thru 2011**
High School and Middle School – See CSA #4	
Seminole Springs ES - Adjust boundaries with the opening of Elementary School "J" in 2008-09 to support better utilization; Study to include Eustis, Seminole Springs, Spring Creek, Round Lake, and Triangle ES	None

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #4

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Cartright 9th GradeCenter	0	0	0		0	0		0	0		0	0		0	0		0	0	
Eustis HS	1581	1300	1581	82%	1328	1581	84%	1333	1581	84%	1346	1581	85%	1376	1581	87%	1401	1581	89%
9th Center Total	**1581**	**1300**	**1581**	82%	**1328**	**1581**	84%	**1333**	**1581**	84%	**1346**	**1581**	85%	**1376**	**1581**	87%	**1401**	**1581**	89%
Eustis MS	741	1080	741	146%	1086	1327	82%	1096	1327	83%	1105	1327	83%	1115	1327	84%	1112	1327	84%
Middle Total	**741**	**1080**	**741**	146%	**1086**	**1327**	82%	**1096**	**1327**	83%	**1105**	**1327**	83%	**1115**	**1327**	84%	**1112**	**1327**	84%
Eustis ES	510	568	510	111%	575	510	113%	515	510	101%	521	510	102%	527	510	103%	523	510	103%
Eustis Heights ES	763	691	763	91%	689	763	90%	697	763	91%	689	763	90%	707	763	93%	713	763	93%
Elementary Total	**1273**	**1259**	**1273**	99%	**1264**	**1273**	99%	**1212**	**1273**	95%	**1210**	**1273**	95%	**1234**	**1273**	97%	**1236**	**1273**	97%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Eustis HS – Permanent FISH = 1439; No action required	None
Eustis MS – Addition in 2008; New FISH capacity 1179; Core capacity 1327	Funded prior to 2007
Eustis ES – Feasibility Study of campus expansion options; Adjust boundaries with the opening of Elementary School "J" in 2008-09 to support better utilization; Study to include Eustis, Seminole Springs, Spring Creek, Round Lake, and Triangle ES	Funded prior to 2007
Eustis Heights ES – FISH capacity underestimates special program needs and 19 relocatables are on-site in 2006; Renovation and portable replacement when funding is available; Consider programmatic options for short term relief.	None

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #5

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Mt. Dora HS	1451	940	1451	65%	996	1451	69%	1030	1451	71%	1097	1451	76%	1162	1451	80%	1191	1451	82%
High Total	**1451**	**940**	**1451**	65%	**996**	**1451**	69%	**1030**	**1451**	71%	**1097**	**1451**	76%	**1162**	**1451**	80%	**1191**	**1451**	82%
Mt. Dora MS	754	658	754	87%	662	754	88%	673	754	89%	711	754	94%	750	754	99%	772	754	102%
Middle Total	**754**	**658**	**754**	87%	**662**	**754**	88%	**673**	**754**	89%	**711**	**754**	94%	**750**	**754**	99%	**772**	**754**	102%
New Mt. Dora Area ES (J)								702	950	74%	787	950	83%	854	950	90%	918	950	97%
Round Lake ES	849	1047	849	123%	1127	849	133%	774	849	91%	836	849	98%	832	849	98%	872	849	103%
Triangle ES	796	688	796	86%	720	796	90%	735	796	92%	734	796	92%	739	796	93%	745	796	94%
Elementary Total	**1645**	**1735**	**1645**	105%	**1847**	**1645**	112%	**2211**	**2595**	85%	**2357**	**2595**	91%	**2425**	**2595**	93%	**2535**	**2595**	98%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Mt Dora HS – No action required at this time; Feasibility study of future campus expansion	$50,000
Mt Dora MS – Permanent FISH = 603; Use relocatables up to 125% of permanent FISH; Revaluate boundaries with the opening of ES "J" in 2008-09; Plan for new middle school in the future	None
Round Lake ES – (Conversion Charter School) Permanent FISH = 679; Provide enrollment relief with the opening of Elementary School "J" in 2008-09; Plan addition in the future	None
Triangle ES – Permanent FISH = 769; Adjust boundaries with the opening of Elementary School "J" in 2008-09 to support better utilization; Study to include Eustis, Seminole Springs, Spring Creek, Round Lake, and Triangle ES	None
Elementary School "J" – Open 2008-09; Capacity 950; Site TBD	$29,500,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #6

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Tavares HS	1616	1213	1616	75%	1273	1616	79%	1339	1616	83%	1390	1616	86%	1453	1616	90%	1513	1616	94%
High Total	**1616**	**1213**	**1616**	75%	**1273**	**1616**	79%	**1339**	**1616**	83%	**1390**	**1616**	86%	**1453**	**1616**	90%	**1513**	**1616**	94%
New Tavares ES "O"																	428	500	86%
Tavares ES	789	726	789	92%	772	789	98%	809	789	103%	849	789	108%	900	789	114%	785	789	99%
Elementary Total	**789**	**726**	**789**	92%	**772**	**789**	98%	**809**	**789**	103%	**849**	**789**	108%	**900**	**789**	114%	**1213**	**1289**	94%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Tavares HS – No action required at this time	None
Middle Schools – See CSA #10	
Tavares ES – Consider providing enrollment relief with the opening of Elementary School "J" in 2008-09; Accelerate the opening on a new elementary in the Tavares area; Capacity 500 – Core 950; Site TBD	$18,500,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #7

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Treadway ES	838	989	838	118%	1003	838	120%	1007	838	120%	1008	838	120%	1006	838	120%	799	838	95%
Elementary Total	838	989	838	118%	1003	838	120%	1007	838	120%	1008	838	120%	1006	838	120%	799	838	95%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
High School and Middle School – See CSA #10	
Treadway ES – Permanent FISH =670; Accelerate the opening on a new elementary in the Tavares area; Site TBD	See CSA #6

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #8

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Villages ES	886	740	886	84%	774	886	87%	813	886	92%	873	886	99%	950	886	107%	965	886	109%
Villages Primary School																	0	300	
Elementary Total	886	740	886	84%	774	886	87%	813	886	92%	873	886	99%	950	886	107%	965	1186	81%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
High School and Middle School – See CSA #9	
Villages ES - Permanent FISH = 709; Open primary school to be paired with Villages ES until development in the area supports a second school; Capacity 300 – Core 950 to allow for phased additions	$15,000,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #9

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Leesburg HS	1993	1758	1993	88%	1837	1993	92%	1870	1993	94%	1925	1993	97%	2047	1993	103%	2028	1993	102%
High Total	**1993**	**1758**	**1993**	88%	**1837**	**1993**	92%	**1870**	**1993**	94%	**1925**	**1993**	97%	**2047**	**1993**	103%	**2028**	**1993**	102%
Carver MS	1046	785	1046	75%	792	1046	76%	821	1046	78%	847	1046	81%	860	1046	82%	900	1046	86%
Middle Total	**1046**	**785**	**1046**	75%	**792**	**1046**	76%	**821**	**1046**	78%	**847**	**1046**	81%	**860**	**1046**	82%	**900**	**1046**	86%
Beverly Shores ES	825	785	825	95%	812	825	98%	823	825	100%	845	825	102%	866	825	105%	876	825	106%
Fruitland Park ES	784	632	784	81%	652	784	83%	650	784	83%	646	784	82%	650	784	83%	642	784	82%
Rimes ES	416	178	416	43%	221	416	53%	221	416	53%	221	416	53%	221	416	53%	224	416	54%
Elementary Total	**2025**	**1595**	**2025**	79%	**1685**	**2025**	83%	**1694**	**2025**	84%	**1712**	**2025**	85%	**1737**	**2025**	86%	**1742**	**2025**	86%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Leesburg HS – No action required at this time	None
Carver MS – Permanent FISH = 837; Use relocatables up to 125% of permanent FISH	None
Beverly Shore ES – Permanent FISH = 660; Use relocatables up to 125% of permanent FISH; Monitor impact of new charter school	None
Fruitland Park ES – Permanent FISH = 627; Use relocatables up to 125% of permanent FISH; Monitor impact of new charter school	None
Rimes School – Permanent FISH = 627; Consider better utilization of space available	None

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #10

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Tavares MS	803	1031	803	128%	1057	1197	88%	1088	1197	91%	1117	1197	93%	1158	1197	97%	1196	1197	100%
Middle Total	**803**	**1031**	**803**	128%	**1057**	**1197**	88%	**1088**	**1197**	91%	**1117**	**1197**	93%	**1158**	**1197**	97%	**1196**	**1197**	100%
Astatula ES	922	826	922	90%	882	922	96%	927	922	101%	977	922	106%	999	922	108%	915	922	99%
Elementary Total	**922**	**826**	**922**	90%	**882**	**922**	96%	**927**	**922**	101%	**977**	**922**	106%	**999**	**922**	108%	**915**	**922**	99%

Capital and Non Capital Considerations	**Estimated Capital Cost thru 2011**
High School – See CSA #6	
Tavares MS – Addition in 2008; New FISH capacity 1179; Core capacity 1427	
Astatula ES - Permanent FISH = 709; Accelerate the opening on a new elementary in the Tavares area; Capacity 500 – Core 950; Site TBD	See CSA #6

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

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Concurrency Analysis

CSA #11

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Oak Park MS	724	662	724	91%	686	724	95%	728	724	101%	765	724	106%	838	724	116%	883	724	122%
Middle Total	**724**	**662**	**724**	91%	**686**	**724**	95%	**728**	**724**	101%	**765**	**724**	106%	**838**	**724**	116%	**883**	**724**	122%
Leesburg ES	963	996	963	103%	1064	963	110%	1169	963	121%	1265	963	131%	1406	963	146%	1445	963	150%
New Leesburg Area ES (N)											0	0		0	0		0	500	
Elementary Total	**963**	**996**	**963**	103%	**1064**	**963**	110%	**1169**	**963**	121%	**1265**	**963**	131%	**1406**	**963**	146%	**1445**	**1463**	99%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
High School – See CSA #9	
Oak Park MS – Permanent FISH capacity 598; Addition/Core expansion 2011; Capacity 850 – Core 1274	$13,000,000
Leesburg ES - Permanent FISH = 818; Accelerate the opening on a new elementary in the South Leesburg area; Capacity 500 – Core 950; Site TBD	None
New Elementary School "N" – Open 2011; Capacity 500 – Core 950	$18,500,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

Concurrency Analysis **CSA #12**

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Community College Partnership								250	800	31%	304	800	38%	565	800	71%	700	800	88%
East Ridge HS	2255	2961	2255	131%	3050	2255	135%	2907	2255	129%	3041	2255	135%	2100	2255	93%	2200	2255	98%
New South Area HS (BBB)														1181	1367	86%	1348	1367	99%
High Total	**2255**	**2961**	**2255**	131%	**3050**	**2255**	135%	**3157**	**3055**	103%	**3345**	**3055**	109%	**3846**	**4422**	87%	**4248**	**4422**	96%
Clermont MS	773	985	773	127%	993	773	128%	691	773	89%	704	773	91%	717	773	93%	748	773	97%
New Minneola MS (DD)								1083	1274	85%	1152	1274	90%	1204	1274	95%	1223	1274	96%
Middle Total	**773**	**985**	**773**	127%	**993**	**773**	128%	**1774**	**2047**	87%	**1856**	**2047**	91%	**1921**	**2047**	94%	**1971**	**2047**	96%
Clermont ES	561	811	561	145%	719	561	128%	684	561	122%	709	561	126%	716	561	128%	475	561	85%
Cypress Ridge	300	614	300	205%	610	300	203%	605	300	202%	606	300	202%	0	300		244	300	81%
Lost Lake ES	1111	1334	1111	120%	1099	1111	99%	1150	1111	104%	1228	1111	111%	1093	1111	98%	1058	1111	95%
Minneola ES	421	1116	421	265%	1027	1150	89%	1070	1150	93%	1098	1150	95%	1122	1150	98%	1135	1150	99%
New Minneola ES (H)					583	950	61%	678	950	71%	759	950	80%	821	950	86%	903	950	95%
New South Area ES (L)														806	950	85%	916	950	96%
Elementary Total	**2393**	**3875**	**2393**	162%	**4038**	**4072**	99%	**4187**	**4072**	103%	**4400**	**4072**	108%	**4558**	**5022**	91%	**4731**	**5022**	94%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
Community College Partnership – Open 2008; Capacity 800; School of Choice	$15,000,000
East Ridge HS – Provide relief with the opening of the Community College Partnership in 2008 and again with the New High School "BBB" in 2010	None
New High School "BBB" – Open 2010; Capacity 1967; Provide relief to East Ridge and South Lake High Schools	$87,000,000
Clermont MS –No action required at this time; Plan renovation as soon as funding is available	None
New Middle School "DD" – Open 2008; Capacity 1274	$51,000,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

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Concurrency Analysis ***CSA #13***

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
New South Area (BBB) (shared)											0	0		521	600	87%	537	600	90%
South Lake HS	1740	1881	1740	108%	1969	1740	113%	1989	2155	92%	2033	2155	94%	1562	2155	72%	1611	2155	75%
High Total	**1740**	**1881**	**1740**	108%	**1969**	**1740**	113%	**1989**	**2155**	92%	**2033**	**2155**	94%	**2083**	**2755**	76%	**2148**	**2755**	78%
Cecil E. Gray MS	915	1311	915	143%	1185	915	130%	1150	915	126%	1188	915	130%	1285	1415	91%	1300	1415	92%
New Groveland Area MS (EE)											0	0		0	0		0	0	
Middle Total	**915**	**1311**	**915**	143%	**1185**	**915**	130%	**1150**	**915**	126%	**1188**	**915**	130%	**1285**	**1415**	91%	**1300**	**1415**	92%
Groveland ES	902	822	902	91%	529	902	59%	579	902	64%	697	902	77%	785	902	87%	850	902	94%
Mascotte ES (Learning Center 2007)	434	833	434	192%	35	434	8%	35	434	8%	35	434	8%	35	434	8%	35	434	8%
New Mascotte Area ES (M)																			
New Mascotte ES (K)					830	950	87%	859	950	90%	898	950	95%	912	950	96%	1001	950	105%
Elementary Total	**1336**	**1655**	**1336**	124%	**1394**	**2286**	61%	**1473**	**2286**	64%	**1630**	**2286**	71%	**1732**	**2286**	76%	**1886**	**2286**	83%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
South Lake HS – Complete addition 2008; Capacity 1967 Core 2155	$3,421,868 (2nd year funding)
Cecil Gray MS – Reconstruct and expand for a capacity for 1274 – Core 1415 beginning in 2008	$51,000,000
Groveland ES – No action required; Monitor impact of new Groveland Charter School	None
Mascotte ES – (Conversion Charter) Permanent FISH = 347; Move into new building 2007-08; Use existing building as an early childhood center	None
New Mascotte ES "K"– Open 2007 as replacement school	Funded prior to FY2007
New Mascotte Area ES "M" – Opening TBD	None

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #14

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Windy Hill MS	798	1456	798	182%	1530	798	192%	974	798	122%	1058	798	133%	1091	798	137%	1108	1274	87%
Middle Total	798	**1456**	**798**	182%	**1530**	**798**	192%	**974**	**798**	122%	**1058**	**798**	133%	**1091**	**798**	137%	**1108**	**1274**	87%
Sawgrass Area ES								564	950	59%	636	950	67%	760	950	80%	896	950	94%
Elementary Total				0%			0%	**564**	**950**	59%	**636**	**950**	67%	**760**	**950**	80%	**896**	**950**	94%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
High School – See CSA #12	
Windy Hill MS – Permanent FISH = 887; Addition 2011; Capacity 1274	$7,200,000
New Sawgrass ES (I) – Open 2008; Capacity 950	$29,500,000

Table SF18: 5-Year Enrollment Projections by CSA per School with Capital Costs (continued)

01-Jul-06

Concurrency Analysis

CSA #15

School	FISH Capacity	Projected																	
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util	Enroll	Cap	Util %
Pine Ridge ES	986	1354	986	137%	1432	986	145%	959	986	97%	954	986	97%	930	986	94%	895	986	91%
Elementary Total	986	1354	986	137%	1432	986	145%	959	986	97%	954	986	97%	930	986	94%	895	986	91%

Capital and Non Capital Considerations	Estimated Capital Cost thru 2011
High School and Middle School – See CSA #12 and #13	
Pine Ridge ES - Permanent FISH = 898; Provide relief with the opening of the New Sawgrass ES (I) in 2008; Monitor the impact of the new Groveland Charter School	See CSA #14

Table SF18-b Long Range Facility Surplus-Deficits by School Types

Lake County	Est 2000	Proj 2005	Proj 2006	Proj 2007	Proj 2008	Proj 2009	Proj 2010	Proj 2015	Proj 2020	Proj 2025
Countywide Projected Population	210,528	260,400	269,016	277,736	286,432	294,986	303,600	343,400	383,300	422,100

TEN YEAR FACILITIES PLAN

Enrollment Forecast thru 2015

District Totals	FY 2015 Projected Enrollment	2004 Capacity	Add'l Planned Capacity Thru 2010	Total Existing and Planned Capacity thru 2010	Add'l Projected Capacity Thru 2015	# Schools FY 2010 – 2015
Elementary	25,985	12,952	4,930	17,882	8,103	8
Middle	13,867	7,423	1,974	9,397	4,470	3
High	17,315	9,158	3,561	12,719	4,596	2
Total	57,167	31,450	12,260	43,710	13,457	

Recommended Additional Capacity through 2015

School Type	Location	Planned Capacity	Cost Per Stu.Sta.*	Projected Cost*	Approximate Year
Elementary "A"	South Lake County	950	$ 15,340	$14,573,000	2011
Elementary "B"	South Lake County	950	$ 15,735	$14,948,250	2012
Elementary "C"	Central Lake County	950	$ 16,159	$15,351,050	2013
Elementary "D"	Central Lake County	950	$ 16,591	$15,761,450	2014
Elementary "E"	South Lake County	950	$ 16,591	$15,761,450	2014
Elementary "F"	Central Lake County	950	$ 16,591	$15,761,450	2015
Additions	Various Schools	2,000	$ 18,000	$36,000,000	2011-15
Middle School "AA"	South Lake County	1,350	$ 17,811	$24,044,850	2012
Middle School "BB"	Northeast Lake County	1,350	$ 18,773	$25,343,550	2014
Additions	Various Schools	1,500	$ 20,000	$30,000,000	2011-15
High School "AAA"	South Lake County	2,070	$ 23,874	$49,419,180	2012
High School "AAA"	South Lake County	2,070	$ 23,874	$49,419,180	2014
Total				$306,383,410.	

* State of Florida formula for cost per student station; Local costs vary and may increase estimates by 15-20%

Table SF18-b Long Range Facility Surplus-Deficits by School Types

TWENTY YEAR FACILITIES PLAN

Enrollment Forecast thru 2025

District Totals	FY 2025 Projected Enrollment	Total Existing and Planned Capacity thru 2015	Add'l Planned Capacity Thru 2025	# Schools FY 2015 - 2025
Elementary	34,128	25,582	8,406	8
Middle	19,797	16,919	2,878	2
High	26,381	16,859	9,522	4
Total	80,306	55,997	23,101	

Recommended Additional Capacity through 2025

School Type	Location	Planned Capacity	Cost Per Stu.Sta.	Projected Cost	Approximate Year
Elementary "E"	Northeast Lake County	950	$ 17,023	$16,171,850	2014
Elementary "F"	Northwest Lake County	950	$ 17,455	$16,582,250	2015
Elementary "G"	South Lake County	950	$ 17,887	$16,992,650	2016
Elementary "H"	South Lake County	950	$ 18,319	$17,403,050	2017
Elementary "I"	Northeast Lake County	950	$ 18,751	$17,813,450	2018
Elementary "J"	South Lake County	950	$ 19,183	$18,223,850	2019
Elementary "K"	Northwest Lake County	950	$ 20,047	$19,044,650	2021
Elementary "L"	Northeast Lake County	950	$ 20,479	$19,455,050	2022
Middle "CC"	Northwest Lake County	1,350	$ 20,249	$27,336,150	2016
Middle "DD"	South Lake County	1,350	$ 21,233	$28,664,550	2018
High "BBB"	Northeast Lake County	2,070	$ 25,812	$53,430,840	2014
High "CCC"	South Lake County	2,070	$ 27,108	$56,113,560	2016
High "DDD"	Northwest Lake County	2,070	$ 28,404	$58,796,280	2018
High "EEE"	Central Lake County	2,070	$ 29,700	$61,479,000	2020
Total				$427,507,180.	

F. Financial Feasibility

1. Capital Improvements and Estimated Revenue

Past demographic, economic, and enrollment trends suggest Lake County's public schools will continue to see a demand for new facilities for at least the next fifteen years. Funding needs are challenging the District's resources in the early years but there is hope that, with judicious forethought, the School Board will be able to provide the quantity and quality of schools needed for the long term.

All of this underscores the wisdom of an annual planning process to review and update school system needs. As people continue to move into Lake County, this analysis provides a road map to addressing the need for new schools and additions, as well as a plan for maintaining and upgrading existing schools in older communities.

The Lake County School Board's adopted Five-year Plan includes the Capital Improvement Program for FY 2006-2010 (Exhibit E), and the Five Year Revenue Summary for FY 2006-2010 (Table SF16). The Capital Improvement Program numerically describes the status of and plans to expand existing facilities, and the construction of new facilities. The funding for these improvements is identified. Capital improvements are considered after evaluating student enrollment to school capacity and population growth trends. This evaluation of the County's school facility needs allows the Lake County School Board to be proactive in addressing the constant changes in enrollment and the other factors that drive capital improvements.

The Five Year Revenue Summary exhibits the incoming revenue used to finance the demand for school improvements and new construction. The Lake County School Board's two primary revenue streams are from the property tax levy and school impact fees, with five year totals of $161,986,307 and $124,000,000, respectively.

Currently, local sources of capital revenues for Lake County Schools are the 2 mill ad valorem property tax (also called the District Local Capital Improvement Tax) collected from residential and nonresidential development, the retail sales tax (one third of one percent sales tax directed to school capital needs), and impact fees (collected from new non-age restricted residential development). Primary State funds include Public Education Capital Outlay (PECO) funds—from the State's gross receipt tax on utilities—and Capital Outlay and Debt Service (CO & DS)—from motor vehicle license fees.

Exhibit H: Summary of Capital Improvement Program FY 2006-2010

Project	Total	Prior to 2006	FY 2006-FY 2010	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Renovations/Additions/Replacements								
Athletic Fields Title 9	500,000	0	500,000	500,000				
Carver MS Add/Ren	4,600,000	0	4,600,000	4,600,000				
Cecil Gray MS Addition	12,332,785	0	12,332,785					12,332,785
Cypress Ridge ES Ren/Addition	250,000	0	250,000	250,000				
East Ridge HS Addition	6,000,000	0	6,000,000	6,000,000				
Eustis ES Study	25,000	0	25,000	25,000				
Eustis HS Add/Ren	370,947	0	370,947	370,947				
Eustis MS Addition	9,395,260	5,336,956	4,058,304	4,058,304				
Groveland ES Add	2,000,000	0	2,000,000	2,000,000				
Lake Hills ESE Center	16,500,000	0	16,500,000	16,500,000				
Leesburg HS Add/Ren	2,900,949	0	2,900,949	2,900,949				
Mascotte ES Ren/Addition	21,000,000	0	21,000,000	21,000,000				
Minneola Charter Replacement	27,500,000	0	27,500,000	27,500,000				
Mt. Dora HS Add/Ren	33,618,904	29,419,500	4,199,404	4,199,404				
South Lake HS Addition	9,919,288	0	9,919,288	6,497,420	3,421,868			
South Lake HS Phase 2	5,038,253	4,038,253	1,000,000	1,000,000				
Tavares ES Add/Ren	14,899,200	11,399,200	3,500,000	3,500,000				
Tavares MS Addition	7,008,732	3,658,732	3,350,000	3,350,000				
Triangle ES Add/Ren	12,485,622	10,885,622	1,600,000	1,600,000				
Umatilla MS Ren/Addition	5,405,733	0	5,405,733					5,405,733
Subtotal Renovations/Additions/Replacements	**191,750,673**	**64,738,263**	**127,012,410**	**105,852,024**	**3,421,868**	**0**	**0**	**17,738,518**
Site Acquisition								
Land Acquisition	8,290,267	0	8,290,267	3,777,400	1,069,982		1,076,035	2,366,850
Subtotal Site Acquisition	**8,290,267**	**0**	**8,290,267**	**3,777,400**	**1,069,982**	**0**	**1,076,035**	**2,366,850**
New Schools								

Project	Total	Prior to 2006	FY 2006-FY 2010	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
Community College Partnership HS	15,250,000	0	15,250,000	250,000	13,409,152	1,590,848		
Groveland Area ES (K)	22,500,000	0	22,500,000				2,000,000	20,500,000
Groveland Area MS (EE)	2,000,000	0	2,000,000					2,000,000
Mascotte Area ES (M)	2,000,000	0	2,000,000					2,000,000
Minneola Area ES (H)	19,089,047	18,289,047	800,000	800,000				
Minneola Area MS (DD)	40,151,556	0	40,151,556	36,263,168	3,888,388			
Mt. Dora Area ES (J)	22,500,000	0	22,500,000		2,000,000	20,500,000		
Sawgrass Area ES (I)	22,500,000	0	22,500,000	2,000,000	20,500,000			
South Area ES (L)	2,000,000	0	2,000,000					2,000,000
South Area High School (BBB)	63,443,052	0	63,443,052		2,450,000	19,965,641	41,027,411	
Subtotal New Schools	**211,433,655**	**18,289,047**	**193,144,608**	**39,313,168**	**42,247,540**	**42,056,489**	**43,027,411**	**26,500,000**
Subtotal	**411,474,595**	**83,027,310**	**328,447,285**	**148,942,592**	**46,739,390**	**42,056,489**	**44,103,446**	**46,605,368**
Portables								
Portable Lease	17,555,915	1,200,000	16,355,915	3,271,183	3,271,183	3,271,183	3,271,183	3,271,183
Subtotal Portables	**17,555,915**	**1,200,000**	**16,355,915**	**3,271,183**	**3,271,183**	**3,271,183**	**3,271,183**	**3,271,183**
Maintenance and Equipment								
Capital School Equipment	2,150,000	0	2,150,000	150,000	500,000	500,000	500,000	500,000
Computer Lease Program	12,145,413	0	12,145,413	2,145,413	2,500,000	2,500,000	2,500,000	2,500,000
Maintenance Projects	28,651,971	0	28,651,971	6,531,899	4,385,500	4,354,742	5,562,689	7,817,141
Mt. Dora Fitness Equipment	29,228	0	29,228					
School Buses	22,318,010	0	22,318,010	3,200,000	3,780,000	4,410,000	5,093,550	5,834,460
Subtotal Maintenance and Equipment	**65,294,622**	**0**	**65,294,622**	**12,056,540**	**11,165,500**	**11,764,742**	**13,656,239**	**16,651,601**
Debt Service, Operations and Ancillary Facilities								
COP's Debt Service	165,916,731	0	165,916,731	23,539,422	32,545,958	34,658,604	36,559,062	38,613,685
Maintenance Transfer to General	24,250,000	0	24,250,000	4,850,000	4,850,000	4,850,000	4,850,000	4,850,000
Subtotal Debt Service, Operations and Ancillary Facilities	**190,166,731**	**0**	**190,166,731**	**28,389,422**	**37,395,958**	**39,508,604**	**41,409,062**	**43,463,685**
Subtotal	**273,017,268**	**1,200,000**	**271,817,268**	**43,717,145**	**51,832,641**	**54,544,529**	**58,336,484**	**63,386,469**
Total Projects	**684,491,863**	**84,227,310**	**600,264,553**	**192,659,737**	**98,572,031**	**96,601,018**	**102,439,930**	**109,991,837**

Table SF19: Summary of Estimated Revenue

Estimated Revenue	Five Year Total	FY 2005 2006	FY 2006 2007	FY 2007 2008	FY 2008 2009	FY 2009 2010
Local Sources						
Property Tax Levy	161,986,307	27,066,690	29,502,692	32,157,934	35,052,148	38,206,843
Impact Fees	124,000,000	24,000,000	25,000,000	25,000,000	25,000,000	25,000,000
Sales Tax	62,614,879	10,462,474	11,404,097	12,430,465	13,549,207	14,768,636
Other Misc.	3,300,000	3,300,000				
Carry-Forward	7,765,839	7,765,839				
Subtotal Local Sources	**359,667,025**	**72,595,003**	**65,906,789**	**69,588,399**	**73,601,355**	**77,975,479**
State						
Classroom for Kids	2,190,827	2,190,827				
High Growth Appropriation	6,655,821	6,655,821				
CO & DS	400,000	80,000	80,000	80,000	80,000	80,000
PECO Bonds-Const.	4,379,283	2,446,516	1,932,767			
PECO Bonds-Maint.	6,531,596	1,951,570	1,752,475	1,032,619	558,574	1,236,358
Subtotal State	**20,157,527**	**13,324,734**	**3,765,242**	**1,112,619**	**638,574**	**1,316,358**
Proposed COPS/Bond Proceeds						
COP Proceeds	179,700,000	66,000,000	28,900,000	25,900,000	28,200,000	30,700,000
Impact Fee Loan	40,740,000	40,740,000				
Subtotal Proposed COPS/Bond Proceeds	**220,440,000**	**106,740,000**	**28,900,000**	**25,900,000**	**28,200,000**	**30,700,000**
Total	**600,264,552**	**192,659,737**	**98,572,031**	**96,601,018**	**102,439,929**	**109,991,837**

Source: Lake County School Board

2. Potential Capital Financing Mechanisms

The Lake County School Board's Five Year Plan identified and evaluated potential financing mechanisms, as follows:

a. Certificates of Participation (COP) are popular financing mechanisms for school construction in Florida. With a COP, a school district enters into a lease-purchase agreement to build needed facilities. In Lake County, COPs are used to finance a significant portion of the School District's new construction with most backed from a portion of the 2 mill District Capital Improvement Tax.

b. The School District currently levies a 2 mill District Capital Improvement Tax. Current School Board policy is to use this revenue source to correct existing deficiencies and to limit the amount of the tax to be used to back debt to 50 percent of the levy, or 1 mill. Increasing the amount of the tax used to back debt higher than 1 mill would provide additional debt capacity. The School Board voted to pursue this option for the FY 2006 Capital Plan.

c. General Obligation Bonds represent an alternative financing mechanism for the District. General obligation bonds require voter approval and often carry lower interest rates than other debt financing mechanisms. Issuance of a general obligation bond requires adequate debt capacity backed by a predictable revenue stream such as property taxes.

d. The State of Florida provides the opportunity for additional millage to be assessed for operating and capital purposes through voter approval. An additional millage above the ten-mill cap can be approved for debt-service, which could be done in conjunction with a general obligation bond referendum.

e. Lake County currently implements the Local Government Infrastructure Surtax, which is categorized by the State as a "Local Discretionary Sales Surtax." Lake County Schools have received a third of the one percent sales tax since January 2003 when voters approved a 15-year extension of the tax. Another local discretionary sales surtax available to Florida counties is the School Capital Outlay Surtax. Eligible counties can levy a sales tax of up to .5 percent for school capital expenditures. The surtax must be approved by referendum.

f. In 2004, Lake County recalculated its school impact fees to better reflect current capital costs. It is recommended that the School Board and County annually update the school impact fees to reflect changes in construction and other capital costs.

g. Special Assessment Districts are generally created to link costs and benefits resulting from new or upgraded infrastructure in a limited geographic area. An Educational Facilities Benefit District (EFBD) is a type special assessment district authorized by the State to assist in financing the construction and maintenance of educational facilities. Another type of special assessment district is a Community Development District (CDD). Both types of assessment districts are likely to be used in conjunction with revenue bonds or other debt-financing mechanisms and paid over time by the benefiting property owners, usually by means of an additional charge on the property tax bill. In general, special assessment district are easier

to implement in areas where relatively few property owners control large tracts of land.

h. A Qualified Zone Academy Bond (QZAB) is a financing mechanism authorized by the federal government that allows local districts to save on interest costs on debt issued to repair and renovate existing school facilities, but not new construction. The federal government covers, on average, all of the interest on theses bonds, which is actually provided as a tax credit, in lieu of cash, to financial institutions that hold the bonds.

i. Public Private Partnerships for school facility financing are another potential mechanism. Typically, a public-private partnership involves a developer or private entity providing upfront funding to construct a facility with the district repaying the developer over a fixed amount of time. While similar to other funding mechanisms involving lease-purchase arrangements, one potential difference is the flexibility in revenues used to make payments. For example, since these arrangements do not represent traditional debt, impact fee revenues could potentially be used for repayments.

j. Two other financing mechanisms are identified requiring state authorization. One is increasing the District Capital Improvement Tax above the 2 mills limit currently mandated. An additional one mill would provide the District with $13.5 million in revenue (based on FY 2004-2005 taxable values). The other is a real estate transfer tax, which is a tax on the transfer, sale, or conveyance of real property and applied against the piece of property.

The top ranking mechanisms, in terms of revenue potential, technical ease, proportionality, and public acceptance, include impact fees, sales surtax, and district capital improvement tax/voter-approved millage.

G. Intergovernmental Coordination

Because of the multi-layered jurisdictional nature of school planning and the myriad issues involved in relieving school over crowding, Lake County, the School District, and the municipalities must engage in a collaborative planning effort.

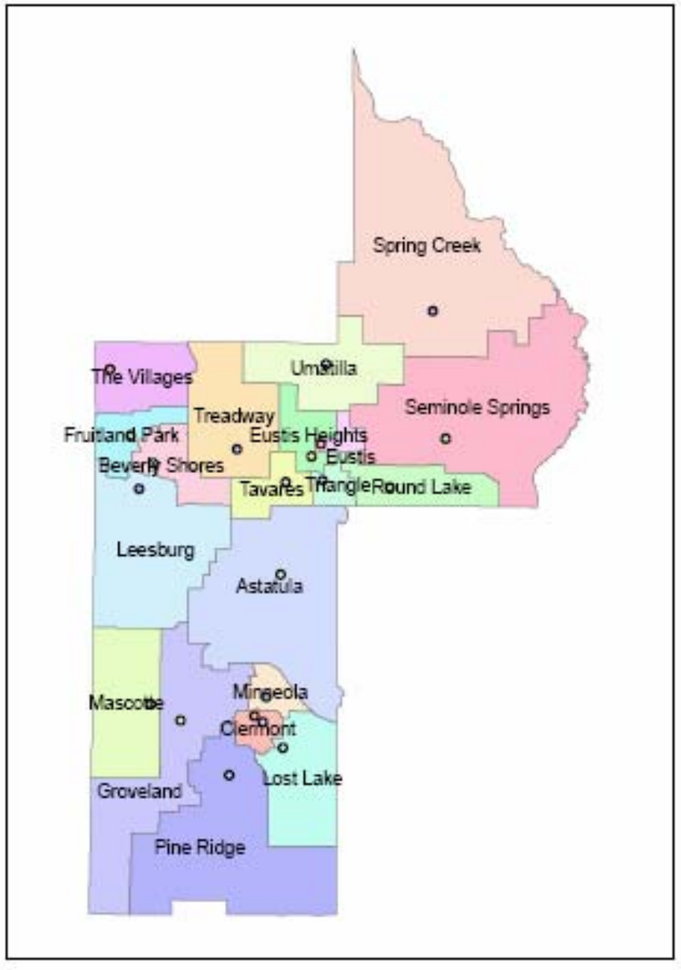
Increased communication between the County, the School District, and the municipalities must move forward. A systematic sharing of information, including socioeconomic data/projections, geographic information systems (GIS) data, annexations, and rezoning and future land use change notification is imperative.

The Intergovernmental Coordination Element (ICE) of the 2025 Lake County Comprehensive Plan addresses the requirements of Rule 9J-5.015, F.A.C., for coordination of plans with the School Board and other local governments. The executed interlocal agreement establishes processes for intergovernmental coordination and collaborative planning among the County, the School Board, and the municipalities of Lake County.

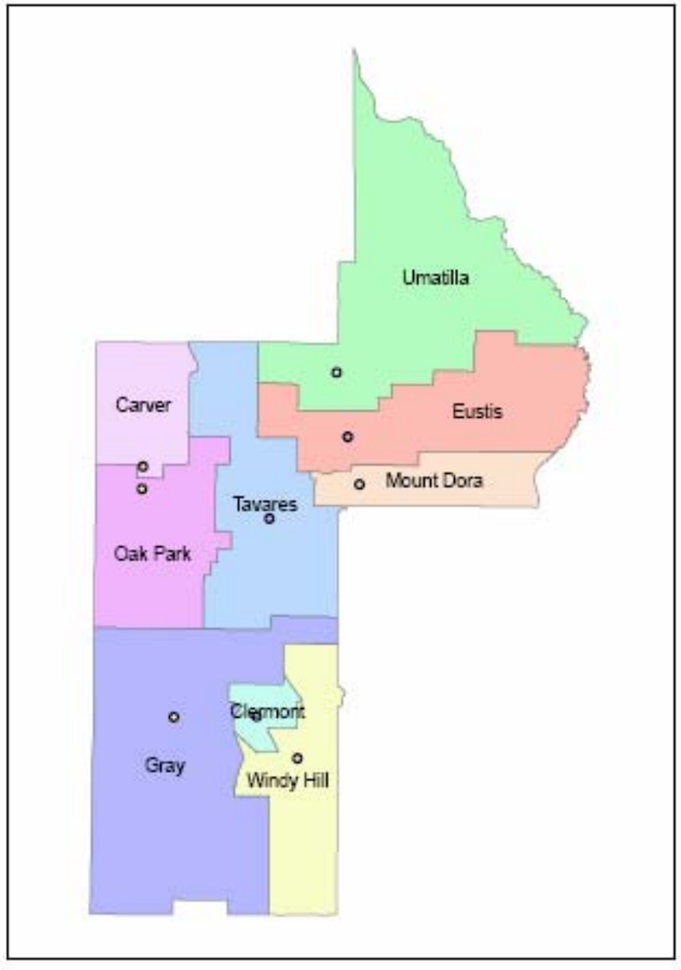
APPENDIX A Map of School Attendance Zones

Lake County Schools Attendance Zones

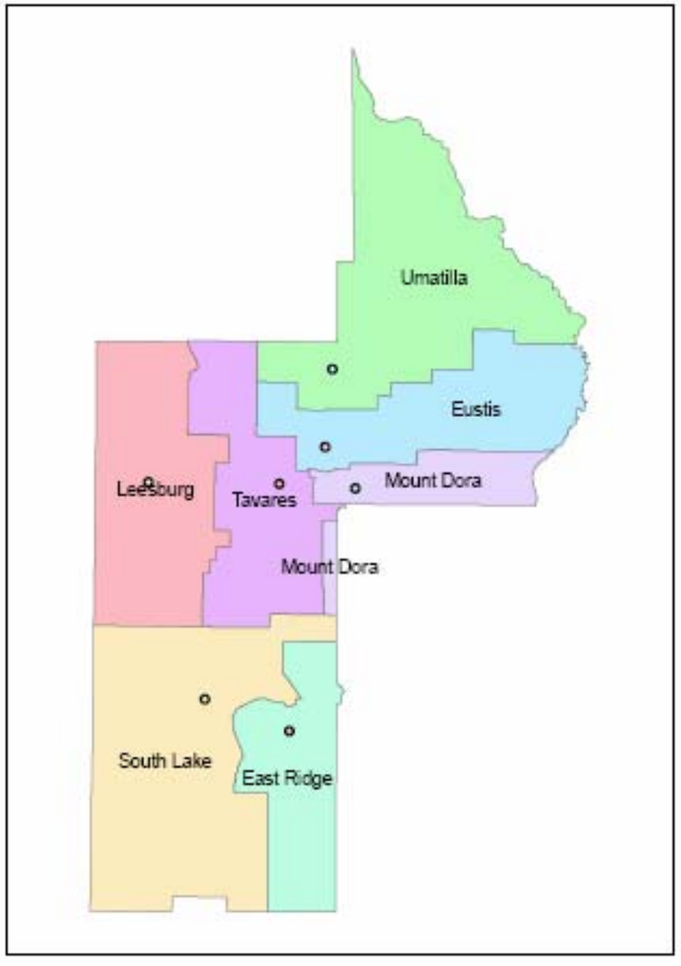
Elementary Schools



Middle Schools

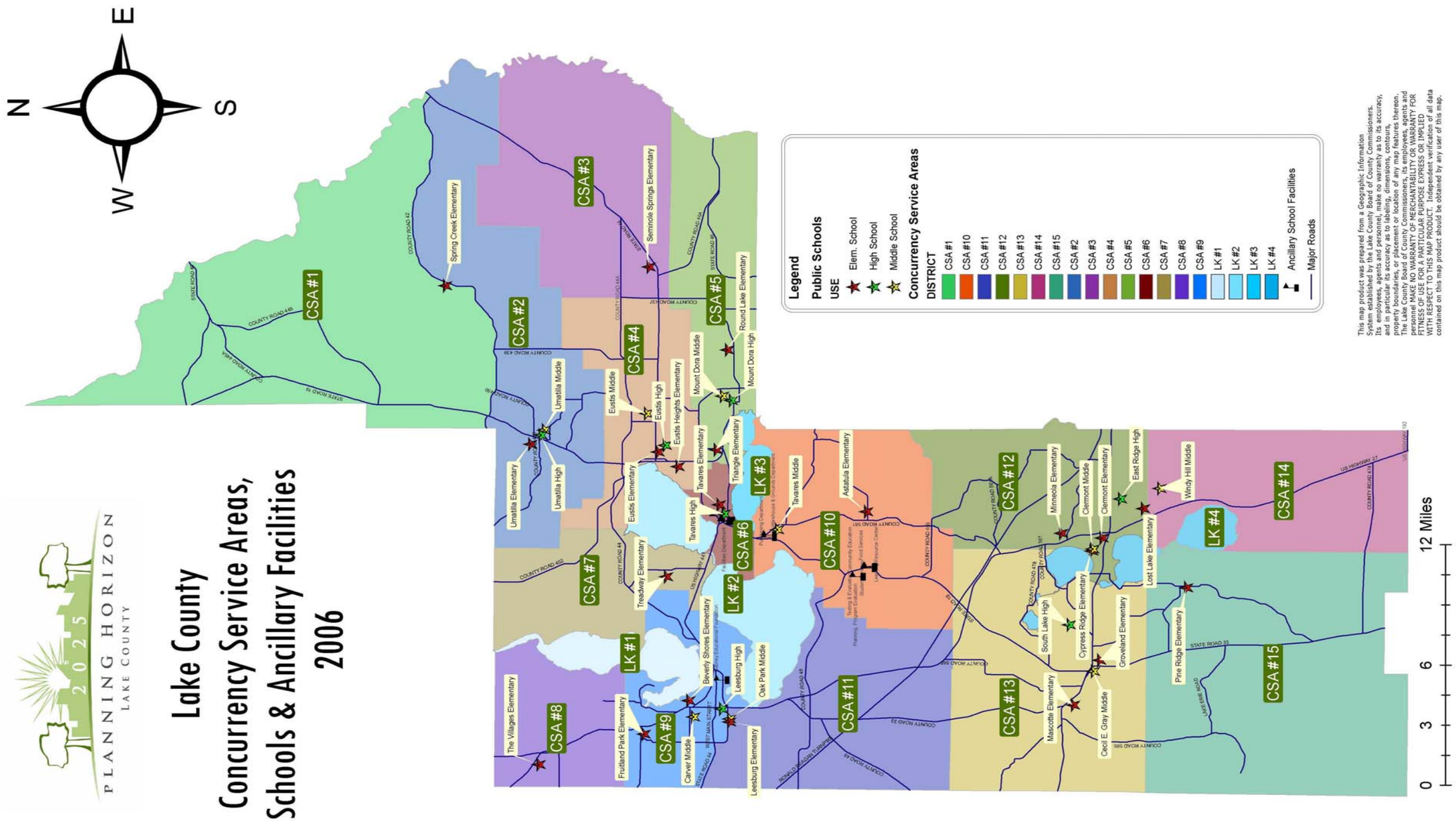


High Schools



Appendix A

APPENDIX B Map of Concurrency Service Areas


PLANNING HORIZON
LAKE COUNTY
2025
Lake County
Concurrency Service Areas,
Schools & Ancillary Facilities
2006
N
W
E
S
Legend
Public Schools
USE
Elem. School
High School
Middle School
Concurrency Service Areas
DISTRICT
CSA #1
CSA #10
CSA #11
CSA #12
CSA #13
CSA #14
CSA #15
CSA #2
CSA #3
CSA #4
CSA #5
CSA #6
CSA #7
CSA #8
CSA #9
LK #1
LK #2
LK #3
LK #4
Ancillary School Facilities
Major Roads
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0
3
6
12 Miles
CSA #1
CSA #2
CSA #3
CSA #4
CSA #5
CSA #6
CSA #7
CSA #8
CSA #9
CSA #10
CSA #11
CSA #12
CSA #13
CSA #14
CSA #15
LK #1
LK #2
LK #3
LK #4
Spring Creek Elementary
Seminole Springs Elementary
Round Lake Elementary
Mount Dora Middle
Mount Dora High
Umatilla Middle
Umatilla Elementary
Umatilla High
Eustis Middle
Eustis High
Eustis Heights Elementary
Eustis Elementary
Tavares Elementary
Tavares High
Triangle Elementary
Tavares Middle
Astatula Elementary
Treadway Elementary
The Villages Elementary
Fruitland Park Elementary
Carver Middle
Beverly Shores Elementary
Leesburg High
Oak Park Middle
Leesburg Elementary
Minneola Elementary
Clermont Middle
Clermont Elementary
East Ridge High
Windy Hill Middle
Lost Lake Elementary
South Lake High
Cypress Ridge Elementary
Groveland Elementary
Mascotte Elementary
Cecil E. Gray Middle
Pine Ridge Elementary
COUNTY ROAD 452
COUNTY ROAD 44
COUNTY ROAD 439
COUNTY ROAD 50
COUNTY ROAD 42
COUNTY ROAD 561
COUNTY ROAD 33
COUNTY ROAD 455
COUNTY ROAD 561
COUNTY ROAD 455
COUNTY ROAD 48
COUNTY ROAD 561
COUNTY ROAD 474
COUNTY ROAD 561
COUNTY ROAD 474
COUNTY ROAD 474
STATE ROAD 33
LAKE ERIE ROAD
US HIGHWAY 27
US HIGHWAY 192
STATE ROAD 19
STATE ROAD 46
STATE ROAD 44
STATE ROAD 50
STATE ROAD 42
STATE ROAD 19
STATE ROAD 33