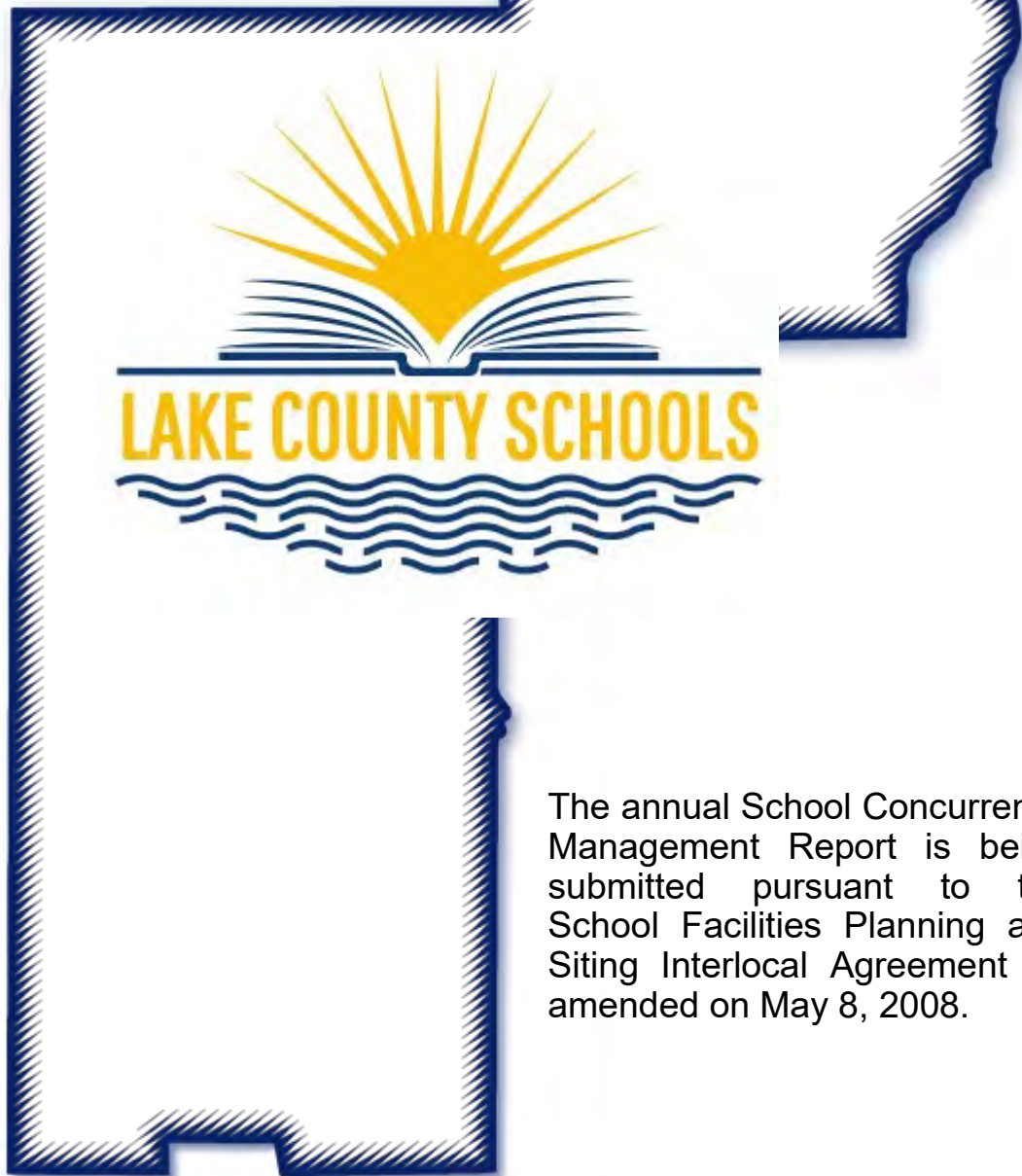


**School Concurrency
Annual Management Report
December 7, 2022**



The annual School Concurrency Management Report is being submitted pursuant to the School Facilities Planning and Siting Interlocal Agreement as amended on May 8, 2008.



Lake County Educational Concurrency Review Committee 2022 Members

Astatula	Mr. Tim Green, Planning Consultant Mr. Graham Wells, Town Clerk
Clermont	Mr. John Kruse, City Planning Mgr.
Eustis	Mr. Willie Hawkins, City Commissioner
Fruitland Park	Vice Mayor John L. Gunter Jr.
Groveland	TBD
Howey-in-the-Hills	TBD
Lady Lake	Ms. Ruth Kussard, Commissioner Mr. Thad Carroll, Planning Director
Leesburg	Mr. Dan Miller, Planning Director
Mascotte	Mr. Max Spann, City Planner
Minneola	Councilor Joseph Saunders Mark Johnson, City Manager
Montverde	TBD
Tavares	Mr. Troy Singer, Council Member Mr. Antonio Fabre, City Planning Mgr.
Umatilla	Mr. Michael Rankin, City Planner
Lake County	Mr. Douglas Shields County Commissioner
Lake County Schools	Mr. Marc Dodd Board Member



Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandenburg
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

2022 Lake County School Board

Mr. Bill Mathias
District 1

Mr. Tyler Brandenburg
District 2

Mr. Marc Dodd, Vice Chair
District 3

Ms. Mollie Cunningham
District 4

Ms. Stephanie Luke, Chair
District 5

Ms. Diane S. Kornegay
Superintendent



Table of Contents

	<u>Pages</u>
Introduction	1
Section 1 - Responsibilities of Parties	2-6
Section 2 - Trends and Projections	7-8
Section 3 – Level of Service/Concurrency Service Areas	9-16
Section 4 – Capital Improvement Plan	17-22
Conclusion	23-24
Appendix	25

Introduction

The annual report, required pursuant to the School Facilities Planning and Siting Interlocal Agreement - Section 1.2 Oversight Process, is intended to provide a yearly update of the School Concurrency program. The Interlocal Agreement (ILA) is the basis for the School Concurrency program. The School District, Local Governments and Lake County approved the Interlocal Agreement, which authorized and provided the guidelines for the program. The ILA outlines the program requirements, procedures and the responsibilities of the parties involved.

The School Concurrency program remains a valuable planning tool that the District uses to ensure sufficient school capacity is available to serve the students that are generated from new residential development. Lake County, the School District, and the Local Governments have implemented it as a system to monitor and track development throughout Lake County. The School District continues to monitor residential development countywide and provides the status of school capacity and impact of the proposed development on the school system to the local governments. The majority of local governments continue to provide the development information and building activity/residential data to the School District. The City of Mount Dora, while not a party to the ILA, does provide the development activity and residential data to the District for review and comment.

The residential development has remained constant again this year. While the majority of the development activity continues to be in the south Lake County area, there is now an increase in activity throughout the County. The other areas of the County the School District is monitoring are:

- South Leesburg area, west of Howey in the Hills, north of Groveland, east of US Highway 27, and south of Lake Harris. This area has seen tremendous increase in residential development activity.
- North Leesburg area, Fruitland Park, and Lady Lake have large residential projects moving through the development approval process.
- Eustis-Mount Dora area – Eustis is actively annexing property. The former golf course has been approved for 548 residential units. Mount Dora has recently had an increase in development requests along Highway 441 and the State Route 46 corridor.

All of these areas combined have active residential development moving through the local government's approval processes. Even though the development has not shown an indication of a slowdown, it is anticipated with the rising interest rates that development may slowdown in the near future. Nevertheless, the District will continue to monitor the development as it moves from paper to vertical construction, in an effort to meet the need and timing of future school facilities.

The following School Concurrency Management report (Annual Report) will provide additional information and details on the 2022 development activity, capital projects and associated funding, building and housing trends, and the status of the concurrency service areas and level of service.



Section 1

Responsibilities of the Parties

Educational Concurrency Review Committee Responsibilities

- In keeping with the requirements of School Concurrency, the Educational Concurrency Review Committee was established to provide oversight of the school concurrency process (Sections 1.1.2 & 1.1.3 of the Interlocal Agreement).
- The Educational Concurrency Review Committee is responsible for monitoring the implementation of school concurrency and to ensure that steps are taken in accordance with the adopted Interlocal Agreement.
- Certain aspects of the Interlocal Agreement provide guidance in how the local governments and District monitor, review, and track development actions.
- Topics being addressed in this report are the following:
 - The status of the School District's implementation of its adopted Five-Year Capital Facilities Plan
 - The ability for District capital projects to stay within budget and keep up with projected growth
 - The status of the level of service for the schools in Lake County
 - Proportionate Share Mitigation

Local Government & School Board Responsibilities

- The County and local governments are equal partners with the School District in the implementation of school concurrency.
- Open communication and coordination are the key components of having an effective well-balanced plan to meet the Lake County school needs while development continues to occur.
- Through the Planners Working Group, the requirements of the Interlocal Agreement are being satisfied. The local government planners have strived to work cooperatively and successfully since the implementation of the school concurrency program. The Group meets quarterly to discuss the status of school concurrency and local projects.
- The School District is responsible for adopting a financially feasible capital plan with sufficient capacity to maintain the adopted LOS standard. This year the school district approved a financially feasible capital plan on September 12, 2022.
- The County and local governments are responsible for the following:
 - Providing the District with population projections, approved residential developments and exempt residential development.
 - Identifying opportunities for co-location and shared use, especially with parks and programs.
 - Assisting the District in evaluating new school sites.
 - Reviewing site plans expeditiously for compliance with comprehensive plans.



Development Monitoring

Local governments are required to provide residential data to the School District on a quarterly basis (*Section 1.3 of the Interlocal Agreement*). Each local government provides the building permits and certificates of occupancy quarterly. This information is important to the District in the planning of adequate school capacity in locations where it is needed.

The District continues to monitor development countywide and provides comments to the local governments in regards to adequate public facilities (schools) available to serve the proposed residential development. In the final stages of development, the District reports on the reservation of available capacity.

The number of school concurrency applications submitted remained steady in 2022. The District received the same number of school concurrency requests; however the projects tended to be larger. The following table represents the school concurrency applications reviewed for the last seven (7) years.

Year	Reservation Applications Submitted	Total Units	Estimated Students Generated
2022	48	12,333	4,035
2021	47	8,751	2,969
2020	24	3,033	995
2019	30	7,358	2,437
2018	27	6,842	2,166
2017	18	4,078	1,307
2016	24	4,071	1,346
<i>Totals</i>	217	46,466	15,255

At the close of 2022, reserved capacity and enrollment combined continued to exceed the available capacity at the high school level in the south county area. The concurrency service areas (CSA's) affected include #12, #13, #14 and #15 and are located within the municipalities of Clermont, Minneola, Groveland, Mascotte, Montverde, and unincorporated South County. See Concurrency Service Area map on page 13 for reference. Because there is a deficit of available capacity in these areas, proportionate share mitigation is being offered to school concurrency applicants for the needed capacity to serve their proposed residential projects.

It should be noted that it is not the intent or role of the School District to stop development. If capacity is not available to serve a proposed residential project, the applicant is offered proportionate share mitigation for the needed capacity (seats). If the applicant decides not to mitigate for the needed capacity then the school concurrency is denied. The local government should not approve the development until the project can meet school concurrency.



The mitigation process takes an average of four to six months. It entails the drafting of an agreement and two (2) separate public hearings. The agreement is then recorded in Lake County public records. The approved and recorded agreement serves as the project's school concurrency capacity reservation and is valid for two (2) years. To extend the agreement an amendment would be required.

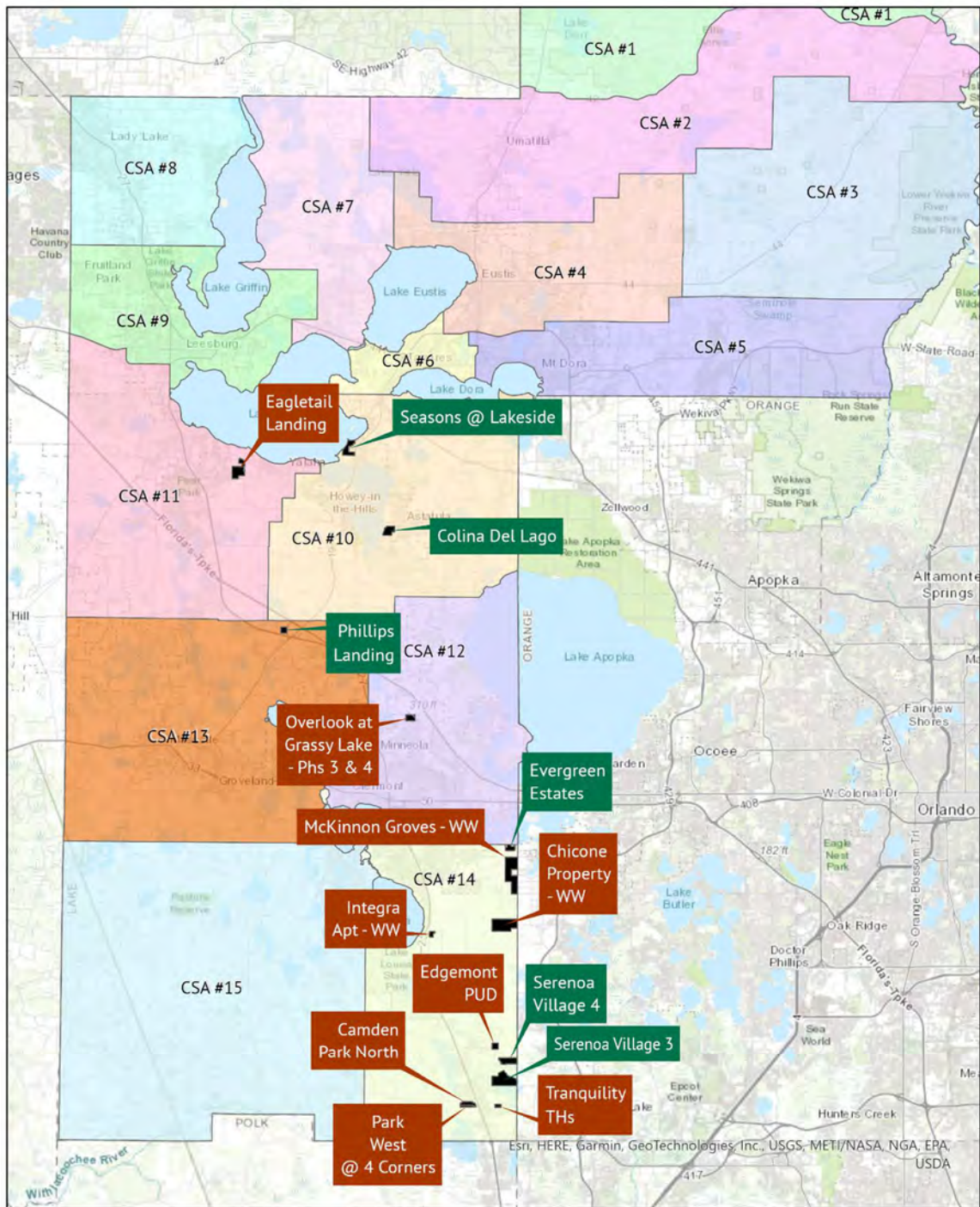
Any proportionate share mitigation payment accepted by the School District is required to be applied to a programmed capital project. If there is no capital project programmed then the capital plan may be amended to add a project. If the School District accepts a mitigation payment it is credited toward the school impact fees for that project.

The valid agreement projects are shown in the table below:

Approved Proportionate Share Mitigation Agreements	
Year	Project Name
2022	Camden Park Chicone WW (in process) Integra Apartments WW Park West at Four Corners Serenoa Village Phase 4
2021	Eagletail Landing McKinnon Groves WW Tranquility Homes
2020	Colina Del Lago Edgemont Evergreen Estates Overlook at Grassy Lk Phs 3&4 Phillips Landing Seasons at Lakeside Serenoa Village Phase 3
Green text indicates payment of proportionate share mitigation	

In 2022, there were five (5) projects that were the subject of proportionate share mitigation. Four (4) of them have been fully executed and one is currently being processed. The majority of the mitigation agreements are being processed for projects in the south county area, more specifically concurrency service area #14, which includes the Wellness Way Planning area.

The map below shows the locations of the valid proportionate share mitigation agreements.



Proportionate Share Mitigation Agreements

 Paid



0 1 2 4 Miles

Date Exported: 11/29/2022 1:02 PM

Name: Residential_Agreements



Student Generation Rates

The District reviews residential development and estimates the number of students that will be generated from a proposed residential project based on the use of a multiplier (student generation rates).

The current adopted student multipliers, pursuant to the adopted 2019 School Impact Fee Study, for a residential unit are reflected in the following table:

	SF-DU	MF-DU	MH-DU
STUDENT GENERATION RATES:	0.350	0.282	0.185
Elementary School	0.157	0.153	0.095
Middle School	0.079	0.061	0.044
High School	0.114	0.068	0.046

For example: 100 single-family dwelling units would generate 35 total students. (100 x .350) The 35 students are then broken out by school levels.

The current adopted school impact fees by residential type are reflected in the following table:

Residential Type	School Impact Fee 2019	Previous Impact Fee 2015
Single Family Unit	\$ 8,927	\$ 9,324
Multi-family Unit	\$ 7,129	\$ 8,045
Mobile Home Unit	\$ 4,718	\$ 5,856

The school district updates the School Impact Fee Study a minimum of every three (3) years. The District is currently in the process of preparing an update and has contracted with Benesch (formerly Tindale Oliver) to conduct the update. The Study is proposed to be complete in 2023.

Section 2

Trends and Projections

Population Trends and Projections

Pursuant to Section 1.3 of the Interlocal Agreement, the County, Cities and School Board shall coordinate population projections and base their plans upon consistent projections. The following are projections and trends observed in Lake County:

- Annexation of properties into municipal boundaries from the unincorporated areas remains constant. The annexations decrease Lake County's population while increasing the local government population. The local government annexations will impact the delivery of public services and infrastructure over time. Several of the local governments are actively annexing properties into their municipal boundaries.
- Interlocal Service Boundary Agreements allow local governments to annex properties that may not be contiguous to its municipal boundaries. Many of the local governments are using the Interlocal Service Boundary Agreements to actively annex properties into their boundaries. Recently, there has been discussion at the County level to revisit and update if necessary the adopted Interlocal Service Boundary Agreements and/or Joint Planning Area Agreements.
- While the majority of development activity remains constant in the south county area. There are several areas countywide that have seen a substantial increase in residential development. This year the Wellness Way area development has been more active with Wellness Ridge PUD (fka South Lake Crossings) platting phase 1 with 301 lots and the Olympus Sports PUD began vertical construction of a town home community. Ridgeview PUD recorded a plat for phase 3. There are several other large developments proposed and moving forward in the development process. With the installation of utilities and the construction of roads in the Wellness Way area we anticipate strong growth in the foreseeable future.
- We continue to see the development of approved and/or proposed 55+ (age restricted) communities. West Lake Villages, which was approved for approximately 14,000+ dwelling units, recorded 32 plats this year. The Palms at Serenoa, located in the Sawgrass Bay area, continues to develop. The Villages of Minneola development has been approved for 846 dwelling units and has recorded two plats this year. Waterman Village Phase 2 is under construction in Mount Dora. A new 55+ community, Cresswind at Lake Harris, of approximately 625 single family units is being proposed in the Tavares area. Hammock Oaks, located in Lady Lake, is proposing an age restricted component in the development plan. This trend of age restricted developments will have an affect on future growth and age patterns throughout the County.



- A new short term rental development, Windsor Cay, in south Lake County is preparing to begin construction. The development allows short term stays of 90 days or less. Property homesteading is not permitted. There is an emerging trend of Build to Rent (BTR) subdivisions. These subdivisions are typically single family homes that are marketed as luxury homes. The entire subdivision of homes are offered for rent with all the amenities of a standard subdivision such as a pool, clubhouse and trails. A property management company maintains the community including the individual lots and structures. This type of housing provides the feel of homeownership without the maintenance.

Section 3

Level of Service And Concurrency Service Areas

Level of Service (LOS) Standards and Concurrency Service Areas (CSA)

Level of Service is not a definition of capacity. It is a target utilization of schools and is the factor of enrollment divided by capacity.

According to the Interlocal Agreement, the level of service (LOS) standard to be used by the County, Cities and District to implement school concurrency at the elementary, middle, and high school levels is the following:

- 100% of permanent Florida Inventory of School Houses (FISH) capacity
- If core dining capacity is available in excess of FISH capacity, the school capacity shall be increased up to 125% of FISH capacity (so long as the total capacity does not exceed core dining capacity)
- Non-conversion charter schools and developer-financed public schools are counted as FISH capacity if an agreement has been signed by the charter school and the School Board, which requires the school facility to be constructed in accordance with Florida Department of Education Standards for public schools. The District's existing conversion charter schools are counted as capacity.
- The County is divided into 15 Concurrency Service Areas (CSAs).
- The following criteria were considered in configuring the boundaries of the CSAs:
 - Number and type of schools
 - Enrollment patterns
 - Transportation (length of bus trip, miles traveled)
- The CSA map is shown on the following page. The full page version can be found on the School District's Growth Planning Department webpage.





CSA Analysis for the Planning Period

- The adopted LOS standard is projected to be maintained throughout the planning period for all CSA's. It should be noted that while individual schools may exceed capacity the larger service area (CSA) may have available capacity. The district is aware of the individual schools and is monitoring enrollments and active development within the CSA's. If needed, a capital project may be programmed to address the situation.
- The following is a summary of the current status in each Concurrency Service Area (CSA):

Status of Concurrency Service Areas:

CSA's 1, 2, 3, 4 – These CSA's are located in northeast Lake County and include Eustis and Umatilla. Currently there are no capacity projects planned for concurrency service areas #1 and #3, however, with a large 548 unit under construction in CSA #2 and increased residential development activity in CSA #4 the district will continue to monitor these CSA's. The current school board adopted Five Year Capital Plan includes a classroom addition at Eustis High School.

CSA's 5, 6 – The district continues to monitor these service areas of Mount Dora and Tavares. The elementary enrollment in CSA #6 is being monitored for possible solutions to provide relief. A charter school opened in the 2020-2021 school year and has provided some enrollment relief to the elementary school. It should be noted that CSA #5 includes the City of Mount Dora, which is exempt from school concurrency review, although City Planning staff do provide the proposed residential development project details to the school district staff.

The areas of Tavares, Eustis, Mount Dora and Umatilla are also experiencing an increase in residential land use requests. The Magnolia Point project located in Umatilla has been approved for 548 dwelling units. The construction plans for phase 1 have been approved. Several projects are under review or have started site development in the Eustis area. These projects include Pine Meadows PUD, White Rose and Grafton Ridge Subdivision. The City of Tavares has several developments in their jurisdiction, under review or under construction, including Avalon Park phase 2, Seasons at Lakeside, Tavares Manor Apartments and Green Park Townhomes. The Mount Dora area has also seen an increase in residential projects along Highway 441 and the State Road 46 corridor. Vista Hills is proposing 442 units, Bristol Park Apartments 300 units and Mount Dora North and South proposes a combined 1,000+ units.

CSA's 7, 8 – Projects proposed in CSA#7, Leesburg and unincorporated Lake County, are able to use available capacity in adjacent CSA's for school concurrency. The district is monitoring enrollment at Treadway Elementary (CSA#7). Lady Lake recently approved the rezoning for a large project known as Hammock Oaks which has the potential to add 700+ dwelling units in the future. In CSA#8 a classroom addition is planned at Villages Elementary to provide capacity relief.



CSA's 9, 10, and 11 – These CSA's include Astatula, Howey in the Hills, Fruitland Park and Leesburg. Several large projects in north Leesburg, Fruitland Park, Lady Lake area are moving through the approval process. In north Leesburg, the Tara Oaks planned unit development has started site development. In Fruitland Park, the district is monitoring several projects. Arbor Park, approved for 525 dwelling units, is under construction. Lake Saunders Groves is approved for up to 576 units. Timbertop Lane multi-family project originally proposed 768 apartments but has now reduced the units to 486. The Hawthorne at Fruitland Park has increased units and is now proposing 255 units. Hammock Oaks, located in the Town of Lady Lake, has been approved by the City and is moving forward. The developer submitted a school concurrency application indicating 732 dwelling units. This number does not include the age restricted component of the project.

The south Leesburg area, generally considered as the area south of Lake Harris, east of US Highway 27, north of Dewey Robbins Road and west of Howey in the Hills, remains active. The Whispering Hills project was approved and the City is currently reviewing site plans for the project. Drakes Point, unincorporated Lake County, was approved by the Board of County Commission. Whispering Hills and Drakes Point are proposing a combined 2,000 plus dwelling units.

Several other projects remain active and are moving forward in the development process, including Hodges Reserve, Windsong Phase 2, Windy Oaks, and Windmill. Previously approved projects such as Banning Ranch and Whitemarsh Phases 2 & 3 are now active. Eagletail Landing is under construction.

With the increase in the residential projects in these CSA's the District has been monitoring these service areas for potential capacity projects. Fruitland Park Elementary is planned to be replaced and will provide some additional capacity. Beverly Shores Elementary is scheduled for renovations which will provide some capacity relief at the elementary level. Additionally, the District will begin evaluating a K8 conversion in 2025/26. The conversion is proposed for the Leesburg Elementary and Oak Park Middle school campuses. The District is anticipating the need for elementary school sites in the Leesburg area to address the new residential development.

CSA's 12, 13, 14, and 15 – These service areas have steady growth. The Clermont and Minneola areas continue to add new residential units, as the demand for new housing remains strong. The Hills of Minneola development located in CSA#12 is under construction and new houses are going vertical. This project is vested for 1,754 residential units. Overlook at Grassy Lake phases 3 & 4 has submitted their final plat for 123 units. The City of Mascotte, CSA#13, recently approved a 2,500 unit development known as Langley Estates. Heron Glen has been approved for 600 units and Villa Pass was approved for 351 units.

The City of Groveland, CSA#13 continues to actively annex property into the City and has increased residential development. Older previously approved residential projects are currently under construction. These include Estates at Cherry Lake and Indigo Lakes aka Cypress Bluff. Several larger residential projects are under review at the City. The Cherry Lake Village projects are at the preliminary plat stage and consists of four subdivisions for a total of 418 dwelling units. Projects currently under construction include Trinity Lakes and Phillips Landing.



Several large proposed developments have reserved capacity for their projects. These include Cypress Reserve 737 units, Rainwood 439 units, Peachtree Hills 455 units, Groveland Square 966 units and Groveland Village 325 units. These projects combined are over 2,900 total units.

Concurrency Service Area #14 includes unincorporated Lake County and the City of Clermont. Wellness Way area is located in this CSA. The development activity/growth continues to be active and steady. The Wellness Way Sector area has started to develop with construction of Ridgeview (578 units) and Olympus Sports Village, Phase 1 (289 units). Future development includes McKinnon Groves (660 units), Chicone Property (946 units), and Integra Apartments (328 units). With the installation of utilities and the construction of roads in the Wellness Way area we anticipate strong growth in the foreseeable future.

The Sawgrass Bay area remains active with several developments in the preliminary plat, final plat or final site plan stage. These include Serenoa Villages 3 & 4, Edgemont and The Sanctuary. Park West at Four Corners, Camden Park and Tranquility Townhomes all have site plans under review. If these site plans are approved in the near future it would be expected that the projects could begin site development by end of next year.

To address the growth in this area the District opened Lake Pointe Academy K8 in 2022 and is building another K8 on the Clermont Middle site. The Aurelia Cole Academy K8 is scheduled to open in August 2023 and will provide capacity at the elementary and middle school levels. Another K8 (FF) has been programmed to address growth in the Minneola area. Additionally, a classroom addition has been programmed for Windy Hill Middle school. It is scheduled to open in 2026. The addition will replace portables and provide additional capacity.

The District has been searching for a high school site in the Wellness Way area (CSA#14). It is anticipated that a high school site may be acquired in the next year. The district has programmed full funding for the land acquisition of the proposed high school “CCC” and partial funding for construction.

The School Concurrency Service Area Development Review Summary Report indicates the current demand as measured by capacity reservations and available capacities for each CSA. This report does include reserved capacity. See report on the next two pages.



Lake County Schools Development Review Summary

CSA	CSA Schools	School Type	School Capacity	Programmed School Capacity	Total School Capacity	Enrollment*	Reserved Student Capacity	Total Demand	Available Capacity 22/23	Available Capacity 21/22
#1	Spring Creek Conversion Charter	Elem	730	0	730	506	0	506	224	90
#2	Umatilla	Elem	811	0	811	660	155	815	-4	58
	Umatilla	Middle	715	0	715	595	57	652	63	134
	Umatilla	High	844	0	844	863	80	943	-99	40
#3	Seminole Springs	Elem	701	0	701	478	31	509	192	143
#4	Eustis	Elem	1529	0	1529	1034	335	1369	160	114
	Eustis Heights	Middle	1327	0	1327	826	198	1024	303	235
	Eustis	High	1615	0	1615	1369	276	1645	-30	5
	Round Lake Charter Sorrento Triangle	Elem	3115	0	3115	2581	199	2780	335	299
#5	Mount Dora	Middle	1420	0	1420	842	64	906	514	264
	Mount Dora	High	1367	0	1367	1337	42	1379	-12	-109
#6	Tavares	Elem	976	0	976	964	8	972	4	-21
	Tavares	High	1520	0	1520	1419	82	1501	19	-54
#7	Treadway	Elem	833	0	833	934	0	934	-101	-75
#8	Villages	Elem	723	237	960	761	62	823	137	203
#9	Beverly Shores Fruitland Park	Elem	1969	262	2231	1599	446	2045	186	168
	Rimes	Middle	1129	0	1129	834	155	989	140	192
	Leesburg	High	1982	0	1982	1646	390	2036	-54	20
#10	Astoria	Elem	876	0	876	657	172	829	47	77
	Tavares	Middle	1427	0	1427	1071	136	1207	220	217
#11	Leesburg	Elem	926	0	926	822	54	876	50	-47
	Oak Park	Middle	724	0	724	577	139	716	8	98

CSA	CSA Schools	School Type	School Capacity	Programmed School Capacity	Total School Capacity	Enrollment*	Reserved Student Capacity	Total Demand	Available Capacity 22/23	Available Capacity 21/22
#12	Clermont (ACA)									
	Cypress Ridge									
	Grassy Lake	Elem	4806	800	5606	4424	443	4867	739	514
	Lost Lake									
	Minneola Charter									
#13	Clermont (ACA)	Middle	2151	400	2551	1184**	251	1435	1116**	196
	East Ridge									
	East Ridge Lake Minneola	High	5529	0	5529	4785	672	5457	72	-152
	Groveland									
	Mascotte Charter	Elem	2077	0	2077	1601	350	1951	126	17
#14	Cecil E. Gray	Middle	1438	0	1438	1148	171	1319	119	137
	South Lake	High	2412	0	2412	2178	389	2567	-155	-8
	Lake Pt Academy									
	Sawgrass Bay	Elem	2505	0	2505	1419	709	2128	377	382
	Lake Pt Academy Windy Hill	Middle	1722	0	1722	1329	266	1669	53	48
#15	Pine Ridge	Elem	986	0	986	776	38	814	172	28

Note: Numbers are subject to change

Source: Lake County Schools SCIP 11/28/22

*Enrollment based on 40-day count

**does not include Clermont Midd - (closed 2021)

School District's Ability to Achieve and Maintain the Adopted LOS Standard

- One of the District's primary funding source for its Capital Program is impact fees. In 2019, the School District updated the Educational Facilities Impact Fee Study. The study was adopted by the Lake County School Board on August 26, 2019 and was effective on September 30, 2019. The updated study resulted in a reduction of the school impact fees; however, the single-family student generation rate increased. See page 6 for the current impact fees. The Impact Fee Study is reviewed at least every three years. As noted earlier, the District is in the process of updating the Educational Facilities Impact Fee Study.
- The District also has a local discretionary sales tax of 1/3 cent. Lake County voters approved a renewal of the sales tax by referendum on November 3, 2015 to be collected until December 31, 2032. These funds have been committed to replacement of the District's oldest facilities. The projects are programmed as the funds become available.
- School boundary changes and/or program changes may be required as the District attempts to optimize the efficient use of existing capacity and balance enrollment to maintain the adopted LOS standard. In the future, the use of additions or an amendment to the adopted LOS standards may be necessary to maintain the level of service standard.
- This year has seen an increase in growth both in residential units and students. Enrollments are almost to levels seen before the pandemic. This year the students returned to the traditional school setting.
- The School Board continues to maintain a 'pay as you go' construction strategy when planning for new school facilities.



Section 4

Capital Improvement Plan (CIP)

Summary of District Capital Improvement Plan

- The Plan for FY2023/2027 shows estimated revenues for the planning period at \$548,141,341 million dollars. This figure matches the expenditures for the same planning period, which indicates a balanced budget.
- When the CIP is updated for 2024/2028, projects will continue to be prioritized to ensure LOS standards are maintained during the next five-year planning period.
- The District continues to adhere to class size reduction (CSR) requirements and the continued upkeep and modernization of older facilities, while providing the best possible facilities for the students of Lake County.
- For reference, the adopted 2023/2027 Five Year Capital Plan is located in the appendix.



Summary of Capital Improvement Plan – Adopted 9/12/2022

The table below lists the changes that occurred to the Capital Improvement Plan from the FY2022 to the current FY2023:

Summary of Proposed Changes Capital Projects From FY 2022-2026 to FY 2023-2027 APPROVED	
Project/Item	Proposed Changes FY 2023
Security Assets Transfer	Ongoing expenditure of \$150,000 for cameras and hardware added
All New and Renovated School Projects	Funding increased by 80-100% per project
Aurelia Cole Academy K-8	\$3 million added for FF&E in 2022-23
Minneola Area Relief K-8 "FF"	Opening date changed to 2024 or 2025
Clermont Center	Name changed; funding increased
Eustis High Addition	Planning for addition at main campus; Curtright reuse to be determined
Oak Park MS/Leesburg ES K-8 conversion	Partially funded in 2026-27; full funding will depend on project costs
Land Acquisition	Increased to provide for Wellness Way high school site purchase
Capital Renewal	Outer year projects location TBD based on assessments
Technology Infrastructure Upgrades	Name changed to "Technology Upgrades"
Technology Upgrades and Capital Renewal	Funded from ad valorem to free funds for major renovation projects
High School Athletic Projects	Added and funded in 2022-23 at \$1 million
High School Turf Replacement Projects	Added and funded at \$250,000 annually for five years
Covered Walkways - Various Locations	Added and funded in 2022-23 at \$1.7 million



Modernization/Renovation Project Status

Modernization projects provide a safer environment for students and include amenities and/or upgrades, such as state-of-the-art audio visual and computer technology, to meet the changing needs of the students. The School Board has made a commitment to modernize schools that are 30 to 40 years old. The Board continues to keep their commitment of proposing at least two modernizations in the annual update of its Capital Work Plan.

Modernizations

School	CSA	Status	Completion
Beverly Shores Elementary	9	Fully Funded FY2023/2024	FY2025/2026
Aurelia Cole Academy K8	12	Under Construction	FY2023/2024
Clermont Center (former elementary)	12	Funded FY2022/2023	FY2024/2025
Eustis Elementary	4	Fully Funded FY2024/2025	FY2027/2028
Fruitland Park Elementary Replacement	9	Fully Funded FY2022/2023	FY2024/2025
Eustis High Addition	4	Fully Funded FY2025-26	Beyond 5 Yr. Plan
Oak Park Middle/Leesburg Elementary K-8 Conversion	11	Partially Funded FY2026/2027	Beyond 5 Yr. Plan

Source: Lake County School District Five-Year Facilities Capital Plan FY 2023-2027, September 12, 2022



New Schools and Additions

The School Board has programmed a new K-8 (FF), and classroom additions at Villages Elementary and Windy Hill Middle schools in an effort to keep up with growth in Lake County. The following projects, with the exception of the Lake Hills Academy will provide additional capacity.

School	CSA	Status	Completion	Capacity Added
Minneola Area K8 Relief* "FF"	12	Fully Funded FY2022/2023	FY2024/2025 or FY2025/2026	Approx. 800 Elem 400 Middle
Villages Elementary Classroom Addition	8	Fully Funded FY2023/2024	FY2025/2026	Approx. 240
Windy Hill Middle Classroom Addition	14	Fully Funded FY2024/2025	FY2026/2027	Approx. 400
Lake Hills Academy North	N/A	Fully Funded FY2021/2022	FY2022/2023	N/A
North County High School Addition	5	Partially Funded FY2025/2026	Beyond 5 Yr. Plan	TBD
South County High "CCC"	14	Partially Funded FY2026/2027	Beyond 5 Yr. Plan	TBD

Source: Lake County School District Five-Year Facilities Master Plan FY 2023-2027, September 12, 2022

Planned Capacity

- Enrollment Forecast – Enrollment projections are always a challenge. The post pandemic enrollment numbers have increased again this year. The 40-day count for school year 2022/2023 was 42,900 compared to 41,595 students in 2021/2022. The 40-day count does include 364 students that elected to attend Lake County Virtual this year compared to the 676 students in 2021/2022 and 3,658 reported in 2020/21. The 40-day count does not include homeschooled students. There is a steady increase in the student enrollment since the pandemic indicating the students are returning to the regular school setting. This could also be due, in part, to the new residential growth in the County – new housing units = new students.



Site Acquisition Opportunities and Future Needs

- A main component of the adopted Interlocal Agreement addresses coordinated planning in the acquisition of school sites and co-location opportunities and shared uses with a local government use, such as a park. In 2022 the District discussed, or met, with several local government planning staff regarding the need for school sites as a result of the proposed development in their jurisdictions. This year also saw several developers/land owners discuss school sites with the District. The District will continue to pursue opportunities with our public and private partners.
- The District will continue to partner with the County and Local Governments for site acquisition opportunities through various means:
 - Land acquisition
 - Land donation from developers
 - Land exchange with local governments
 - Dedication as part of mitigation
- With the development activity in the Wellness Way area increasing this year the school district is actively searching for school sites to address the future growth. The District has estimated that three elementary schools, one middle school and one high school will be needed in this area. In 2022, no school sites had been acquired that would serve the Wellness Way area. However, an elementary school site was acquired in an approved planned unit development located in the Town of Howey in the Hills.

Future Needs

The previous demographics, economic and enrollments trends in Lake County suggest that Lake County Schools will continue to see a demand for new facilities in the future. If the economy remains strong, there is some indication that growth could accelerate. However, with the current high interest rates and inflation the housing market is anticipated to slow down in the near future.



The table below indicates future schools:

Schools	Needs Timing	Status
Minneola Area Relief K8	2021-2024/25	Hills of Minneola dedication- 2022 in process of obtaining ownership. The start of construction is dependent on the ownership of the site.
Leesburg Area ES	2023-2033	TBD
Villages Relief ES	2023-2033	Own
Groveland Area ES	2023-2033	TBD
Tavares Area ES	2021-2024	Own
Central County ES	2023-2033	TBD
S Clermont ES	2023-2033	TBD
N Clermont ES	2023-2033	TBD

Conclusion

Lake County continues to experience steady development. In 2022, the number of school concurrency applications equaled the previous year with 47 applications submitted. School capacity has been reserved for over 12,000 dwelling units, which is an increase of 3,000 units from the previous year. The District is aware of the residential growth and will continue to coordinate with the local governments in order to track the growth, maintain the level of service, and effectively plan.

Funding new schools and facilities remains a challenge. Thorough analysis and evaluation is required before prioritizing proposed capital improvements. This is essential to optimize the funding for those projects that are necessary to maintain the level of service. However, the District remains confident that revenue will remain adequate to fund a financially feasible capital improvement plan. If necessary, the District may look for other solutions, such as school attendance boundary adjustments or program changes to address the deficit of capacity and/or to optimize and improve the use of existing capacity.

In the next five (5) years the District will add two K8 schools, construct classroom additions at an elementary and middle school and modernize/replace two schools, and replace an elementary on a new site.

- The District will add school capacity in the 2023 school year with the opening of the Aurelia Cole Academy K8 School. The new K8 replaces both the Clermont Elementary and Clermont Middle schools. It will provide some capacity relief.
- A new Minneola Relief K8 (FF), located in the Hills of Minneola development, has been programmed in the Five Year Plan. The K8 will address the impact from the Hills of Minneola development and provide relief to area elementary schools including Grassy Lake Elementary. The K8 will provide additional capacity at the elementary and middle school levels.
- A classroom addition is planned for Village Elementary school and will provide added capacity. It is scheduled to be complete in August 2025.
- Windy Hill Middle Schools is scheduled for a classroom addition. It will replace portables and provide capacity. It is scheduled to be complete in August 2025.
- Beverly Shores and Eustis Elementary Schools will be modernized/renovated. Beverly Shores Elementary is scheduled to be complete in August 2025 and Eustis Elementary in August 2027.
- Fruitland Park Elementary is undergoing a full replacement on a different site and is scheduled to open in August 2024.

Because of larger residential developments reserving school capacity this year, the district is again experiencing a deficit of high school capacity in the south Lake County area. In order, to serve that area and maintain the level of service, District staff began a search for a high school site. It is anticipated that a site may be acquired in the near future. The adopted capital plan has full funding for land acquisition and has added partial funding for construction of a high school (CCC).



The coordination and review of residential development information by the District and the Local Governments is important to the planning of public facilities. The District is able to more efficiently track and monitor the development and the Local Governments are able to learn the impact of new development on the assigned schools for a specific project and on a larger area using the concurrency service areas. This shared information is important to the school district when planning for the future needs of the students generated by the new housing.

Therefore, the school concurrency program is an important tool in facilitating this coordination of the information and data needed to plan the timing and need for future public school facilities.

