



Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

July 1, 2020

VIA E-MAIL: REBECCA.WILSON@LOWNDES-LAW.COM

Rebecca Wilson
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

Application ORL-20-007 (Lake Orlando Land Owner)

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	<input checked="" type="checkbox"/> FLUM <input type="checkbox"/> Rezoning <input type="checkbox"/> Amendment or Extension
Development Application #:	TBD
Project Name:	Lake Orlando Land Owner
OCPS Completed Application Date:	April 17, 2020
Parcel #(s):	08-22-29-7746-31-000; -30-000; 04-22-29-0000-00-004
Requested New Units (#):	SF: 0 MF: 6,000 TH: 0
Vested Unit(s):	SF: 0 MF: 0 TH: 0
Total Project Units:	6,000
School Board District:	# 6

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

ROSEMONT ES	KILLARNEY ES	COLLEGE PARK MS	EDGEWATER HS
Orlando – 89.7% Orange County – 10.3%	Orlando - 33.7% Orange County - 59.3% Winter Park – 7.0%	Orlando – 67.1% Orange County – 29.1% Winter Park – 3.8%	Orlando – 50.5% Orange County – 26.7% Maitland – 11.6% Eatonville – 5.8% Winter Park – 5.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Orlando.

This determination expires on October 20, 2020. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City of Orlando by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of both the City of Orlando's and the City of Maitland's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,



Christopher Mills, AICP
Administrator, Facilities Planning

CM

Attachments – Attachment A: Detailed Capacity Analysis

CC: Yolanda Ortiz, City of Orlando (via e-mail)
Megan Barrow, City of Orlando (via e-mail)
Sara Blanchard, City of Maitland (via e-mail)
Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
 Orange County Public Schools

School Capacity Determination

User ID #: 109591 April 23, 2020 12:43:22

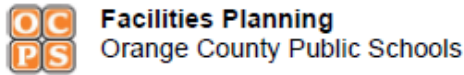
Project ID: CEA – ORL – 20 – 007 A Valid Until: October 20, 2020

Project Name: LAKE ORLANDO LAND OWNER, LLC

Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	4220		Multi Family Units:	0
	Town Homes Units:	0		Town Homes Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	S		
	School:	ROSEMONT ES	COLLEGE PARK MS	EDGEWATER HS
	<i>Analysis of Existing Conditions</i>			
	School Capacity (2019-2020)	860	783	2,318
	Enrollment (2019-2020)	606	853	2,022
	Utilization (2019-2020)	70.0%	109.0%	87.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	340	0	296
	<i>Analysis of Reserved Capacity</i>			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	0	62
	Reserved Capacity	0	15	149
	Adjusted Utilization	70.5%	110.9%	96.3%
	Adjusted Available Seats	340	0	85
	<i>Analysis of Proposed Development</i>			
	Students Generated	628.780	265.860	295.400
	Adjusted Utilization	143.6%	144.8%	109.1%
	PASS/FAIL	FAIL	FAIL	FAIL
	Number of Seats to Mitigate	288.780	265.860	210.400

ROSEMONT ES	
COLLEGE PARK MS	
EDGEWATER HS	



School Capacity Determination

User ID #: 109591 April 23, 2020 12:46:10

Project ID: CEA – ORL – 20 – 007 B Valid Until: October 20, 2020

Project Name: LAKE ORLANDO LAND OWNER, LLC			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	1780	
	Town Homes Units:	0	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	Q		
	School:	KILLARNEY ES	COLLEGE PARK MS	EDGEWATER HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	520	783	2,318
	Enrollment (2019-2020)	414	853	2,022
	Utilization (2019-2020)	80.0%	109.0%	87.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	158	0	296
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	9	0	62
	Reserved Capacity	112	15	149
	Adjusted Utilization	102.9%	110.9%	96.3%
	Adjusted Available Seats	37	0	85
	Analysis of Proposed Development			
	Students Generated	265.220	112.140	124.600
	Adjusted Utilization	153.9%	125.2%	101.7%
	PASS/FAIL	FAIL	FAIL	FAIL
	Number of Seats to Mitigate	228.220	112.140	39.600

KILLARNEY ES	
COLLEGE PARK MS	
EDGEWATER HS	