



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Three Lakes Golf Club LLC. – Morris Crady, Lucido & Associates 772-220-2100

Project Name: Three Lakes Golf Club PUD

Parcel # - PCN: 14-39-40-000-000-00010-3

Date: 10/16/2023

Request: Request for a General School Capacity Analysis for Three Lakes Golf Club PUD, 60 unit community on 1,216 acres over a 10 year period, located on SW Kanner Hwy.

Student Generation Calculation:

Residential Units (10 yrs.)	60
Current Student Generation Rate	.1987
Elementary 61%	7
Middle 22%	3
High 17%	5
Total Forecasted Students	12

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department

Martin County School District

1939 SE Federal Highway

Stuart, Florida 34994

Ph. 772.219.1200 Ext 30131



School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: 7-10-2023
Parcel ID#: 14-39-40-000-000-00010-3
Project Name: Three Lakes Golf Club PUD
Former Project Name: N/A
Owner/Developer: Three Lakes Golf Club LLC
Contact Name/Number: Morris Crady, 772 220-2100
Total Project Acreage: 1,216 acres
Year 1 of the Build-Out: 2033

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	60	1									59
Multi-family											
Apartment											
Townhouse											
Other											

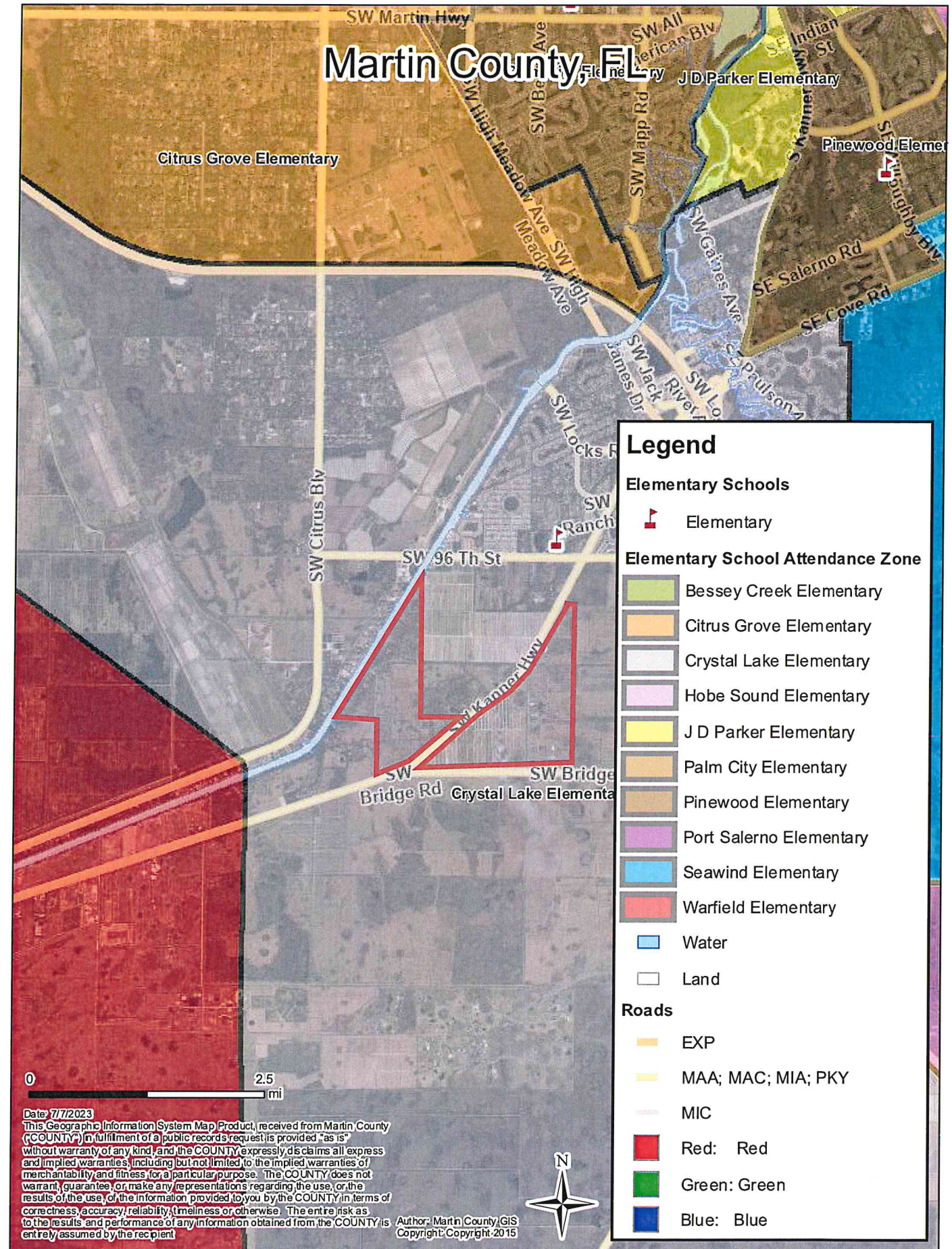
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	60	5,000 sf	2,000,000.00	N/A
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Martin County, FL



Date: 7/7/2023

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Martin County, FL

Hidden Oaks Middle School

Dr. David L. Anderson Middle School

Legend

Elementary Schools

- Elementary

Middle School Attendance Zone

- Dr. David L. Anderson Middle School
- Hidden Oaks Middle School
- Indiantown Middle School
- Murray Middle School

Water

Land

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- Red: Red
- Green: Green
- Blue: Blue

0 2.5 mi

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Martin County, FL

Legend

Elementary Schools

-  Elementary

High School Attendance Zones

-  Jensen Beach High School
-  Martin County High School
-  South Fork High School

-  Water

-  Land

Roads

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  Red: Red
-  Green: Green
-  Blue: Blue

0 2.5 mi

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