

Dr. Margaret A. Smith  
Superintendent of Schools

**FACILITIES SERVICES**

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School Board of Volusia County

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April 26, 2006

Mr. Joel Ivey  
Ivey Planning Linen Group  
1101 N. Lake Destiny Road, #275  
Maitland, Florida 32751

**RE: Gateway Village – Daytona Beach Land Use Amendment**

Dear Mr. Ivey:

The School District has reviewed the proposed development for a 143 acre site located on W. International Speedway Boulevard, between I-4 exit and LPGA Boulevard in Daytona Beach. The proposed land use change is from Low Intensity Urban (LIU) to Mixed Use. The proposed use is for 429 dwelling units. The property is currently vacant.

Please be advised that in the event of a change of use, redevelopment, expansion or modification of an existing use which requires the issuance of a building permit(s), the impact is based upon the new dwelling units.

The existing land use designation would permit a maximum of 143 units. The proposed land use designation would permit a maximum of 429 units. Therefore, the difference (429 – 143) would result in an increase of 286 units. Based upon the School District's student generation rate, the proposed development would generate approximately 113 full time students.

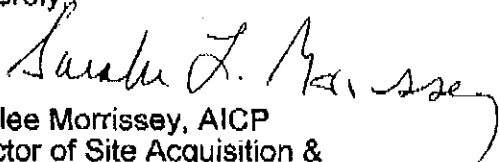
The schools currently serving the area are as follows:

Schools	05/06 SY Enrollment	Current Permanent Capacity	Planned Capacity	Projected 5 YR Capacity%	# of Students
Palm Terrace Elementary	702	87%	N	96%	51
Campbell Middle	823	70%	N	80%	25
Mainland High	1906	151%	Y	84%	34

It should be noted that district staff is concerned about changes that increase residential densities and/or students in the Daytona Beach area. However, staff believes the actual number of students will be manageable as a result of the area schools currently having available capacity. Therefore, district staff has no objection to this project.

If you have any questions, please feel free to contact me at (386) 947-8786.

Sincerely,



Saralee Morrissey, AICP  
Director of Site Acquisition &  
Intergovernmental Coordination

c: Patricia Drago, Executive Director  
Helen LaValley, Planning Specialist  
Daytona Beach File