



August 13, 2026

Mr. Omar DePablo, Development Services Director
Hernando Co. Development Services Department
1653 Blaise Drive
Brooksville, Florida 34601

**RE: EMERSON OAKS – H2611 (80 SFD + 180 MF)
Non-Binding School Capacity Analysis**

Mr. DePablo,

The School District has conducted a non-binding capacity analysis for the zoning amendment petition referenced above. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Emerson Oaks – H2611		
APPLICATION TYPE	Non-Binding School Concurrency Analysis		
OWNER / DEVELOPER	Emerson Capital Group, LLC		
PARCEL KEY NUMBER(S)	476407		
LOCATION / ADDRESS	West side of Emerson Rd., approx. 750' south of Cortez Blvd.		
PROJECT ACREAGE	23.8 acres, more or less		
LAND USE DESIGNATION	CURRENT: Commercial	PROPOSED: Residential	
ZONING	CURRENT: CPDP (MF & OP)	PROPOSED: CPDP (MF & SF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 80	MULTI FAM: 180	TOWNHS: 0

CAPACITY CALCULATIONS Student generation rates for each type of dwelling unit, distribution among grade levels, and resulting capacity utilizations are tabulated below:

DWELLING UNIT TYPE	NUMBER OF DWELLING UNITS	STUDENT GENERATION RATE 1	STUDENTS PER UNIT TYPE	AVERAGE GRADE LEVEL DISTRIBUTION		
Single Family	80	0.300	24	GRADE	DISTRIBUTION	STUDENTS
Multi Family	180	0.188	34	PK - 5	46 %	27
Townhouse	0	0.159	0	6-8	23 %	13
TOTAL NUMBER OF STUDENTS			58	9-12	31 %	18

[¹ Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

EMERSON OAKS – H2611 (80 SFD + 180 MF)
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CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D NET RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING LEVEL OF SVC. (F ÷ (A+B))
Moton ES	835	0	646	189	0	835	100%
Eastside ES	798	440	769	350	27	1146	92%
DS Parrott MS	1040	0	716	324	0	1040	100%
West Hernando MS	1308	0	687	531	13	1231	94%
Hernando HS	1674	0	1316	366	0	1682	100%
Central HS	1886	0	1482	483	0	1965	104%
Weeki Wachee HS	1611	375	1438	548	0	1986	100%

[² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

[³ As published on the district's website, 10-11-2024.]

CAPACITY FINDINGS The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At the elementary school level, adequate capacity is not available for any of 27 students in the assigned Concurrency Service Area (CSA) of Moton ES. However, adequate capacity is available in the adjacent CSA of Eastside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is not available for any of 13 students in the assigned CSA of DS Parrott MS. However, adequate capacity is available in the adjacent CSA of West Hernando MS, shown as shaded in the table above.

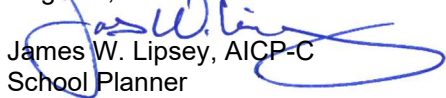
At the high school level, adequate capacity is not available any of 18 students in the assigned CSA of Hernando HS. Neither is adequate capacity available in the adjacent CSAs of Central HS nor Weeki Wachee HS, shown as shaded in the table above. Consequently, **there is a capacity deficit of 18 students at the high school level.**

COMMENT

A formal application for School Concurrency requesting a *Finding of Available School Capacity* should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,


James W. Lipsey, AICP-C
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us

Copies to: Victoria Via, Agenda Coordinator, Hernando Co. Planning Dept.
Brian Ragan, Director of Facilities, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD
Concetta Cook, Permit Coordinator, Coastal Engineering Associates, Inc.