



May 03, 2022

Hernando County Planning Department  
Mr. Ronald F. Pianta, AICP, Planning and Zoning Director  
1653 Blaise Drive  
Brooksville, Florida 34601

**RE: PULTE CALDERA – 888 DWELLING UNITS  
Finding of Available School Capacity**

Mr. Pianta,

The School District has completed its school concurrency analysis of the proposed residential development referenced above. The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District
<b>PROJECT NAME / CASE NUMBER</b>	Caldera
<b>APPLICATION TYPE</b>	School Concurrency Analysis (Conditional Plat)
<b>OWNER / DEVELOPER</b>	Merrill Sandra Clyment TTEE / Pulte Group, Inc.
<b>PARCEL KEY NUMBER(S)</b>	377611
<b>LOCATION / ADDRESS</b>	South terminus of Sterling Hill Blvd.; North terminus of Polk Ave. STR: 16, 23S, 18E, Hernando County, FL
<b>ACREAGE</b>	253.8 acres, more or less
<b>LAND USE DESIGNATION</b>	<b>CURRENT:</b> Unspecified <b>PROPOSED:</b> Unspecified
<b>ZONING</b>	<b>CURRENT:</b> PDP (SF) <b>PROPOSED:</b> PDP (SF)
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 888 <b>MULTI FAM:</b> 0 <b>TOWNHS:</b> 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 <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	888	0.303	270
Multi Family	0	0.305	0
Townhouse	0	0.139	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>270</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	124
6-8	23 %	62
9-12	31 %	84

[ <sup>1</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, April, 2019. ]

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CONCURRENCY SERVICE AREA <sup>2</sup> (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED <sup>3</sup>	D RESERVED CAPACITY	E PROPOSED STUDENTS	E TOTAL STUDENTS (C+D+E)	F RESULTING UTILIZATION (E ÷ (A+B))
Pine Grove ES	1488	0	935	85	124	1144	77%
Powell MS	1133	0	958	19	62	1039	92%
Central HS	2172	0	1284	226	84	1594	73%

[ <sup>2</sup> There is no guarantee that students from the proposed development will attend the schools in the designated CSA. ]

[ <sup>3</sup> As published on the district's website, 10-15-2021. ]

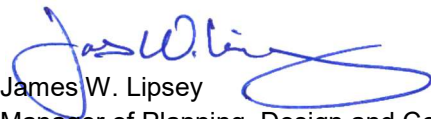
**CAPACITY FINDINGS**      The Hernando County School District Level of Service (LOS) is 100% of school capacity.

At **elementary, middle, and high school levels**, adequate capacity is available and will be reserved in the assigned Concurrency Service Areas (CSAs) of Pine Grove ES, Powell MS, and Central HS, in which the proposed subdivision is located.

**COMMENT**      This *Finding of Available School Capacity* for concurrency may be relied upon for a period of one (1) year from the date of issuance. If a development order is not obtained during this period, this *Finding of Available School Capacity* will expire, its reserved capacity shall be released, and the applicant must reapply. Once the local government issues the development order, this *Finding of Available School Capacity* shall run with the life of the development order. Requests for extensions or renewals thereof shall require a new review and concurrence of the School District. If at any time a development order or final development order expires, is revoked, or is otherwise deemed invalid, this *Finding of Available School Capacity* shall also be deemed null and void, its reserved capacity shall be released, and the applicant must reapply.

Should you have any questions concerning these findings, please do not hesitate to contact me.

Regards,



James W. Lipsey  
 Manager of Planning, Design and Construction  
 Hernando County School District

- Copies to:
- Brian Ragan, Director of Facilities, HCSD
  - Dawn Williams, Supervisor of School Choice, HCSD
  - Ralph Leath, Director of Transportation, HCSD
  - Sean Arnold, Executive Director of Support Operations, HCSD
  - Donald R. Lacey, AICP, Coastal Engineering Associates, Inc.