

The School District of Hernando County, Florida

Facilities & Construction Department

Brian Ragan, Director

8016 Mobley Road

Brooksville, FL 34601

Phone: (352) 797-7050

Fax: (352) 797-7150



**HERNANDO
SCHOOL DISTRICT**

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August 3, 2022

Hernando County Planning Department
Michelle L. Miller, M.S., Acting Planning Administrator
1653 Blaise Drive
Brooksville, Florida 34601

**RE: Rezoning & New Master Plan – Pulte Karlik Property (H2219)
Non-Binding School Capacity Analysis**

Ms. Miller,

The School District has completed its school capacity analysis of the proposed rezoning and master plan referenced above. The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Pulte Karlik Property / H2219		
APPLICATION TYPE	Rezoning and New Master Plan		
OWNER / DEVELOPER	Susan Karlick Trust / Pulte Home Company, LLC.		
PARCEL KEY NUMBER(S)	377498		
LOCATION / ADDRESS	Powell Road, 0.3mi west of California Street STR: 13, 23S, 18E, Hernando County, FL		
ACREAGE	19.4 acres, more or less		
ZONING	CURRENT: AG	PROPOSED: PDP (SF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 68	MULTI FAM: 0	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
Single Family	68	0.303	21
Multi Family	0	0.305	0
Townhouse	0	0.139	0
TOTAL NUMBER OF STUDENTS			21

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	10
6-8	23 %	5
9-12	31 %	6

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

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CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	E TOTAL STUDENTS (C+D+E)	F RESULTING UTILIZATION (E ÷ (A+B))
Moton ES	835	0	644	215	10	869	104%
Pine Grove ES	1488	0	935	241	10	1168	80%
Powell MS	1133	0	958	88	5	1051	93%
Nature Coast THS	1207	0	1299	0	6	1305	108%
Hernando HS	1644	0	1189	315	6	1510	92%

[² There is no guarantee that students from the proposed development will attend the schools in the designated CSA.]
 [³ As published on the district's website, 10-15-2021.]

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

At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Area (CSA) of Powell MS and the adjacent CSAs of Pine Grove ES and Hernando HS.

COMMENT This analysis represents a non-binding determination of capacity.

A formal application for School Concurrency and a formal *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 the School District then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

We appreciate the opportunity to provide comments on the zoning amendment petition for this proposed residential development. Please let me know if you have any questions or comments.

Regards,

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

Copies to: Brian Ragan, Director of Facilities, HCSD
 Sean Arnold, Executive Director of Support Operations, HCSD
 Omar DePablo, Senior Planner, Hernando Co. Planning Dept.
 Stephen Sposato, Director of Planning, Level Up Consulting