

September 12, 2022

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

**RE: Rezoning & New Master Plan
34601 Realty Partners – Bell Aire Farms (H2254)
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	Bell Aire Farms / H2254
APPLICATION TYPE	Rezoning and New Master Plan
OWNER / DEVELOPER	34601 Realty Partners, LLC.
PARCEL KEY NUMBER(S)	352772
LOCATION / ADDRESS	W. Side of Cobb Road; N. Side of Ft. Dade Avenue STR: 20, 22S, 19E, Hernando County, FL
ACREAGE	40.1 acres, more or less
ZONING	CURRENT: PDP (SF) PROPOSED: PDP (MF)
PROPOSED DWELLING UNITS	SINGLE FAM: MULTI FAM: 261 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	261	0.300	78	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.188	0	PK - 5	46 %	36
Townhouse	0	0.159	0	6-8	23 %	18
TOTAL NUMBER OF STUDENTS			78	9-12	31 %	24

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

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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))
Pine Grove ES	1488	0	935	241	36	1212	81%
West Hernando MS	1332	0	705	151	18	874	66%
Hernando HS	1644	0	1189	315	24	1528	93%

[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.

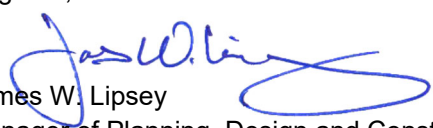
At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Area (CSA) of Pine Grove MS, West Hernando MS and Hernando HS.

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.