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July 8, 2024

Hernando County Development Services Department
 Lashaundra Ellison, Planner II
 1653 Blaise Drive
 Brooksville, Florida 34601

**RE: Zoning Amendment Petition
 Dockside Linden Townhomes (Petition No. H2413)
 Non-Binding School Capacity Analysis**

Ms. Ellison,

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

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Linden Townhomes (H2413)
APPLICATION TYPE	Rezoning
OWNER / DEVELOPER	Nada Hamoui, Trustee / Dockside Investors, LLC
PARCEL KEY NUMBER(S)	1180322
LOCATION / ADDRESS	Linden Drive and Pythia Place
ACREAGE	6.2 acres, more or less
ZONING	CURRENT: PDP (GHC) PROPOSED: PDP (MF)
PROPOSED DWELLING UNITS	SINGLE FAM: 0 MULTI FAM: 0 TOWNHS: 48

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	0	0.300	0
Multi Family	0	0.188	0
Townhouse	48	0.159	8
TOTAL NUMBER OF STUDENTS			8

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	4
6-8	23 %	2
9-12	31 %	2

[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	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Suncoast ES	1214	0	921	95	4	1020	84%
Powell MS	1133	0	1061	189	2	1252	110%
Explorer K-8	1868	0	1578	178	2	1758	94%
Springstead HS	2003	0	1898	121	2	2021	101%
Central HS	1888	0	1458	347	2	1907	96%

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

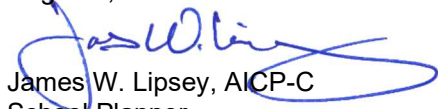
[³ As published on the district's website, 10-13-2023.]

CAPACITY ANALYSIS The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary school level, sufficient capacity is available in the assigned Concurrency Service Area (CSA) Suncoast ES. At the middle and high school levels, sufficient capacity is not currently available in the assigned CSAs of Powell MS and Springstead HS. However, sufficient capacity is available in the adjacent CSAs of Explorer K-8 and Central HS.

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

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, AICP-C
 School Planner
 Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD
 Steve Cognale, Executive Director of Support Operations, HCSD
 Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.
 Mark Bentley, Esq., Johnson Pope Bokor Ruppel & Burns, LLP