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July 9, 2024

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

**RE: Rezoning & Master Plan  
 CONE AND GRAHAM TOWNHOMES (Petition No. H2422)  
 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:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	Cone & Graham Townhomes (H2422)		
<b>APPLICATION TYPE</b>	Rezoning & Master Plan		
<b>OWNER / DEVELOPER</b>	Cone and Graham, Inc.		
<b>PARCEL KEY NUMBER(S)</b>	357946, 357508, 362093, and 361539		
<b>LOCATION / ADDRESS</b>	South side of Cortez Blvd. and East side of Emerson Rd		
<b>ACREAGE</b>	54.7 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> PDP (SF)	<b>PROPOSED:</b> PDP (GC + MF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 0	<b>MULTI FAM:</b> 0	<b>TOWNHS:</b> 300

**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	0	0.300	0
Multi Family	0	0.188	0
Townhouse	300	0.159	48
<b>TOTAL NUMBER OF STUDENTS</b>			<b>48</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	22
6-8	23 %	11
9-12	31 %	15

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

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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	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Moton ES	835	0	671	200	22	893	107%
Brooksville ES	875	0	677	93	22	792	91%
DS Parrott MS	1040	0	729	182	11	922	89%
Hernando HS	1654	0	1267	373	15	1655	100%

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

[ <sup>3</sup> 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 not currently available in the assigned Concurrency Service Area (CSA) of Moton ES. However, sufficient capacity is available in the adjacent CSA of Brooksville ES.

At the middle and high school levels, sufficient capacity is available in the assigned CSAs of DS Parrott MS and Hernando 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 Crognale, Executive Director of Support Operations, HCSD  
 Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.  
 Don Lacey, Sr. Vice President, Coastal Engineering Associates