

The School District of Hernando County, Florida

Facilities & Construction Department

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**HERNANDO
SCHOOL DISTRICT**

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November 13, 2022

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

**RE: Revised Master Plan
DR Horton, Crystal Waters – (H2251)
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	DR Horton, Crystal Waters / H2251
APPLICATION TYPE	Revised Master Plan
OWNER / DEVELOPER	D.R. Horton
PARCEL KEY NUMBER(S)	418907, 1243835, and 1357631
LOCATION / ADDRESS	East side of Commercial Way, across from Happy Days Drive STR: 13, 22S, 17E, Hernando County, FL
ACREAGE	128.0 acres, more or less
ZONING	CURRENT: CPDP (SF) PROPOSED: CPDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: MULTI FAM: 250 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	250	0.300	75
Multi Family	0	0.188	0
Townhouse	0	0.159	0
TOTAL NUMBER OF STUDENTS			75

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	35
6-8	23 %	17
9-12	31 %	23

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

**Revised Master Plan: DR Horton, Crystal Waters – (H2251)
Non-Binding School Capacity Analysis**

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))
Winding Waters K-8	1661	0	1624	120	0	1744	105%
Pine Grove ES	1488	0	991	297	35	1323	89%
West Hernando MS	1308	0	691	177	17	885	68%
Weeki Wachee HS	1582	0	1436	77	23	1536	97%

[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, 10-14-2022.]

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

At the elementary and middle school levels, sufficient capacity is not available in the assigned Concurrency Service Area (CSA) of Winding Waters K-8. However, capacity is available in the adjacent CSAs of Pine Grove ES and West Hernando ES.

At the high school level, sufficient capacity is currently available in the assigned Concurrency Service Area (CSA) of Weeki Wachee 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.