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June 3, 2024

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

**RE: Rezoning – PDP (MF)  
 Raysor Osowaw Residential (Petition No. H2427)  
 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>	Osowaw Residential (H2427)		
<b>APPLICATION TYPE</b>	Rezoning		
<b>OWNER / DEVELOPER</b>	Raysor Ventures, LLC		
<b>PARCEL KEY NUMBER(S)</b>	1695419		
<b>LOCATION / ADDRESS</b>	South side of Osowaw Blvd., ½ mi. West of Commercial Way		
<b>ACREAGE</b>	13.68 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> AG	<b>PROPOSED:</b> PDP (MF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 0	<b>MULTI FAM:</b> 125	<b>TOWNHS:</b> 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 <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	0	0.300	0
Multi Family	125	0.188	24
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>24</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	11
6-8	23 %	6
9-12	31 %	7

[ <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))
Westside ES	776	0	535	3	11	549	71%
Fox Chapel MS	1207	0	780	10	6	796	66%
Weeki Wachee HS	1629	119	1403	189	7	1599	92%

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

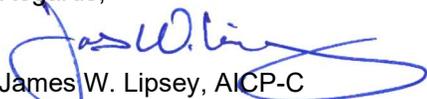
[ <sup>3</sup> As published on the district's website, 10-13-2023.]

**CAPACITY ANALYSIS** The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Areas (CSAs) of Westside ES, Fox Chapel MS, and Weeki Wachee 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.  
 Justyna Gale, Vice President of Planning, Forward Planning & Design, LLC