

**From:** [James Lipsey](#)  
**To:** [Michelle Miller](#)  
**Cc:** [Omar DePablo](#); [Alan Congdon](#)  
**Subject:** Re: P&Z Meeting 06-13-2022: H2213  
**Date:** Monday, June 13, 2022 10:39:28 AM  
**Attachments:** [2022-06-13 H2213 Non-Binding Capacity Analysis.pdf](#)

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Michelle:

Please replace the letter previously sent for this item with the one attached herein. A typographical error in the subject line was revised to correctly indicate the hearing item number.

Let me know if you have any questions.

Thanks,

Jim Lipsey  
Manager of Planning, Design and Construction  
Hernando County School District  
8016 Mobley Road  
Brooksville, Florida 34601  
TEL: (352) 797-7050 ext. 410  
INT: 871-410

[Image:HCSD LLL Horizontal JPG.jpg]

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James Lipsey on Monday, June 13, 2022 at 10:26 AM -0400 wrote:

>Michelle:

>

>As indicated in the attached Non-Binding Capacity Analyses, there is  
>presently sufficient school capacity for the development proposed in  
>H2213.

>

>Regards,

>

> Jim Lipsey  
> Manager of Planning, Design and Construction  
> Hernando County School District  
> 8016 Mobley Road  
> Brooksville, Florida 34601  
> TEL: (352) 797-7050 ext. 410  
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>[Image:HCSD LLL Horizontal JPG.jpg]

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## The School District of Hernando County, Florida

Facilities & Construction Department

Brian Ragan, Director

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Superintendent: John Stratton

Board Chairperson: Gus Guadagnino

Vice Chairperson: Susan Duval

Board Members:

Kay Hatch

Jimmy Lodato

Linda K. Prescott

June 13, 2022

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

### RE: Rezoning & New Master Plan – Mooney Cortez Blvd (H2213) 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:

<b>REVIEWING AUTHORITY</b>	Hernando County School District
<b>PROJECT NAME / CASE NUMBER</b>	Mooney Cortez Blvd / H2213
<b>APPLICATION TYPE</b>	Rezoning and New Master Plan
<b>OWNER / DEVELOPER</b>	Clever Cow, LLC / Todd Mooney
<b>PARCEL KEY NUMBER(S)</b>	346717 and 1170618
<b>LOCATION / ADDRESS</b>	South side of Cortez Blvd., east of Melacano Ave. STR: 31, 22S, 18E, Hernando County, FL
<b>ACREAGE</b>	44.96 acres, more or less
<b>ZONING</b>	<b>CURRENT:</b> CPDP (SF) <b>PROPOSED:</b> CPDP (SF and MF)
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 500 <b>MULTI FAM:</b> 0 <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	AVERAGE GRADE LEVEL DISTRIBUTION		
Single Family	500	0.303	152	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.305	0	PK - 5	46 %	70
Townhouse	0	0.139	0	6-8	23 %	35
<b>TOTAL NUMBER OF STUDENTS</b>			<b>152</b>	9-12	31 %	47

[ <sup>1</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, April, 2019. ]

**Rezoning & New Master Plan – Mooney Cortez Blvd (H2213)**  
**Non-Binding School Capacity Analysis**

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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	E TOTAL STUDENTS (C+D+E)	F RESULTING UTILIZATION (E ÷ (A+B))
Spring Hill ES	1095	0	911	21	70	1002	91%
West Hernando MS	1332	0	958	151	35	891	67%
Central HS	2172	0	1284	333	47	1664	77%

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

[ <sup>3</sup> 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.

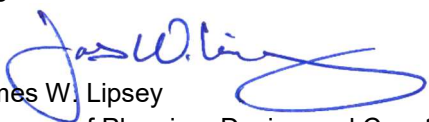
At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Areas (CSAs) of Spring Hill ES, West Hernando MS, and Central HS.

**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.