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June 3, 2024

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

**RE: Rezoning & Master Plan
 Powell-KB Homes (Petition No. H2415)
 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	KB Home (H2415)		
APPLICATION TYPE	Rezoning & Master Plan		
OWNER / DEVELOPER	KB Home / Powell Road Partners, LLC		
PARCEL KEY NUMBER(S)	380910		
LOCATION / ADDRESS	North side of Powell Road, west of Broad Street		
ACREAGE	80.00 acres, more or less		
ZONING	CURRENT: PDP (SF+MF)	PROPOSED: PDP (SF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 220	MULTI FAM: 0	TOWNHNS: 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	220	0.300	66
Multi Family	0	0.188	0
Townhouse	0	0.159	0
TOTAL NUMBER OF STUDENTS			66

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	30
6-8	23 %	15
9-12	31 %	21

[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))
Moton ES	835	0	671	211	30	912	109%
JD Floyd ES	1529	0	959	41	30	1030	67%
DS Parrott MS	1040	0	729	172	15	916	88%
Nature Coast Tech HS	1296	0	1346	101	21	1468	113%
Hernando HS	1654	0	1267	360	21	1648	100%

[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 and high school levels, sufficient capacity is not currently available in the assigned Concurrency Service Areas (CSAs) of Moton ES and Nature Coast Tech HS. However, sufficient capacity is available in the adjacent CSAs of JD Floyd ES and Hernando HS.

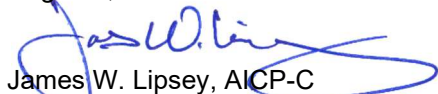
At the middle school level, sufficient capacity is available in the assigned CSA of DS Parrott MS.

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.
Don Lacey, Sr. Vice President, Coastal Engineering Associates