

From: [James Lipsey](#)
To: [Michelle Miller](#)
Cc: [Omar DePablo](#); [Alan Congdon](#)
Subject: P&Z Meeting 06-13-2022: H2207 & H2208
Date: Monday, June 13, 2022 6:55:35 AM
Attachments: [2022-06-13 H2207 Non-Binding Capacity Analysis.pdf](#)
[2022-06-13 H2208 Non-Binding Capacity Analysis.pdf](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Michelle:

As indicated in the attached Non-Binding Capacity Analyses, there is presently sufficient school capacity for the developments proposed in H2207 & H2208.

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
INT: 871-410

[Image:HCSD LLL Horizontal JPG.jpg]

IMPORTANT NOTICE: All e-mails sent to this address are public record unless specifically exempted by Florida law, and are archived accordingly. The School District does not allow use of School District equipment and e-mail for non-School District business purposes.

The School District of Hernando County, Florida

Facilities & Construction Department

Brian Ragan, Director

8016 Mobley Road

Brooksville, FL 34601

Phone: (352) 797-7050

Fax: (352) 797-7150



**HERNANDO
SCHOOL DISTRICT**

Learn it. Love it. Live it.

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 – Hwy 98 N Residential (H2207)
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	Hwy 98 McKethan Rd / H2207		
APPLICATION TYPE	Rezoning and New Master Plan		
OWNER / DEVELOPER	Hwy 98 N Project, LLC / New Strategy Holdings, LLC.		
PARCEL KEY NUMBER(S)	394647		
LOCATION / ADDRESS	East side of McKethan Rd., 0.3 mi. south of Cortez Blvd. STR: 10, 22S, 21E, Hernando County, FL		
ACREAGE	48.7 acres, more or less		
ZONING	CURRENT: AG	PROPOSED: PDP (SF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 134	MULTI FAM: 0	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	134	0.303	41
Multi Family	0	0.305	0
Townhouse	0	0.139	0
TOTAL NUMBER OF STUDENTS			41

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	19
6-8	23 %	9
9-12	31 %	13

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

Rezoning & New Master Plan – Hwy 98 N Residential (H2207)
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))
Eastside ES	820	0	692	50	19	761	93%
Parrott MS	1040	0	825	128	9	962	93%
Hernando HS	1644	0	1189	297	13	1499	91%

[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, 10-15-2021.]

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

At the elementary school level, sufficient capacity is not currently available in the assigned Concurrency Service Area (CSA) of Moton ES. However, capacity is available in the adjacent CSA of Pine Grove ES.

At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned CSAs of Eastside ES, Parrott MS, and Hernando 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.