

**The School District of Hernando County, Florida**

Facilities & Construction Department

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**HERNANDO  
SCHOOL DISTRICT**

Learn it. Love it. Live it.

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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  
Sobel Fund VII – CPDP w/ Multifamily (H2271)  
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>	Sobel Fund VII Multifamily / H2271
<b>APPLICATION TYPE</b>	Revised Master Plan
<b>OWNER / DEVELOPER</b>	Sobel Fund VII, LLC
<b>PARCEL KEY NUMBER(S)</b>	376042
<b>LOCATION / ADDRESS</b>	U.S. Hwy 19 and Lake In The Woods Drive STR: 16, 23S, 17E, Hernando County, FL
<b>ACREAGE</b>	72.5 acres, more or less
<b>ZONING</b>	<b>CURRENT:</b> CPDP (GC w/ MF) <b>PROPOSED:</b> CPDP (GC w/ MF)
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> <b>MULTI FAM:</b> 500 <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	500	0.188	94
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>94</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	43
6-8	23 %	22
9-12	31 %	29

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

**Revised Master Plan: Sobel Fund VII – CPDP w/ Multifamily (H2271)**  
**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))
Westside ES	874	0	524	35	43	602	69%
Fox Chapel MS	1206	0	861	65	22	948	79%
Weeki Wachee HS	1582	0	1436	77	29	1542	97%

[ <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, 10-14-2022. ]

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

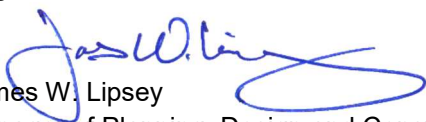
At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Area (CSA) of Westside ES, Fox Chapel MS and Weeki Wachee HS.

**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.