

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

Facilities & Construction Department

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**HERNANDO  
SCHOOL DISTRICT**

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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:

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

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

[ <sup>1</sup> 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 <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))
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%

[ <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 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.