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December 9, 2022

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

**RE: CPAM and Rezoning  
 Oak Development Group – BRUGER PROPERTY (CPAM 2205 & H2276)  
 Non-Binding School Capacity Analysis**

Mrs. Miller,

The School District has completed its school capacity analysis of the proposed Comprehensive Plan Amendment and rezoning 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>	Bruger Property / CPAM 2205 & H2251		
<b>APPLICATION TYPE</b>	CPAM and Rezoning vised Master Plan		
<b>OWNER / DEVELOPER</b>	Oak Development Group, LLC		
<b>PARCEL KEY NUMBER(S)</b>	344657		
<b>LOCATION / ADDRESS</b>	Eastern terminus of Godwit Ave, south of Seely Ln STR: 20, 22S, 18E, Hernando County, FL		
<b>ACREAGE</b>	40.4 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>	<b>MULTI FAM:</b> 162	<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	162	0.300	49	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.188	0	PK - 5	46 %	23
Townhouse	0	0.159	0	6-8	23 %	11
<b>TOTAL NUMBER OF STUDENTS</b>			<b>49</b>	9-12	31 %	15

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

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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))
Pine Grove ES	1488	0	991	297	23	1311	88%
West Hernando MS	1308	0	691	177	11	879	67%
Central HS	1812	0	1430	379	15	1824	101%
Weeki Wachee HS	1582	0	1436	77	15	1528	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 and middle school levels, sufficient capacity is available in the assigned Concurrency Service Areas (CSAs) of Pine Grove ES and West Hernando MS.

At the high school level, sufficient capacity is not currently available in the assigned CSA of Central HS. However, sufficient capacity is available in the adjacent CSA of 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. Development Services Dept.