

**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 – NVR Centralia Rd. (H2208)  
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>	NVR Centralia Rd / H2208		
<b>APPLICATION TYPE</b>	New Master Plan		
<b>OWNER / DEVELOPER</b>	Mazas Hernando Holdings, Inc. / NVR, Inc.		
<b>PARCEL KEY NUMBER(S)</b>	940398, 1128782, 940398		
<b>LOCATION / ADDRESS</b>	Centralia Road and Commercial Way (US Hwy 19). STR: 21, 31S, 18E, Hernando County, FL		
<b>ACREAGE</b>	153.84 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> PDP (SF)	<b>PROPOSED:</b> PDP (SF)	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 513	<b>MULTI FAM:</b> ???	<b>TOWNHS:</b> ???

**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	513	0.303	156
Multi Family	0	0.305	0
Townhouse	0	0.139	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>156</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	72
6-8	23 %	36
9-12	31 %	48

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

**Rezoning & New Master Plan – NVR Centralia Rd. (H2208)**  
**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))
Winding Waters K-8	1397	264	1555	120	108	1783	107%
Pine Grove ES	1488	0	935	241	72	1248	84%
West Hernando MS	1332	0	705	151	36	892	67%
Weeki Wachee HS	1582	0	1425	50	48	1523	96%

[ <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 Winding Waters K-8. However, capacity is available in the adjacent CSAs of Pine Grove ES and West Hernando MS.

At the high school level, sufficient capacity is currently available in the assigned 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. Planning Dept.