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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: Rezoning Petition – H2259
 Oak Hill Land, LLC – WATERFORD
 Non-Binding School Capacity Analysis**

Mrs. Miller,

The School District has completed its school capacity analysis of the proposed rezoning referenced above. We were unable to ascertain from the petitioner’s application packet the actual number of dwelling units to include in our analysis. We deducted from the requested 1,128 dwelling units 328 units that were previously included in three separate conditional plat applications approved by the school district in 2018 and 2019. Consequently, **this analysis assumes the petitioner is effectively requesting 770 single family units.** The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Waterford / H2259		
APPLICATION TYPE	Rezoning and Revised Master Plan		
OWNER / DEVELOPER	Oak Development Group, LLC		
PARCEL KEY NUMBER(S)	1725191, 1800126, 1797489, and 1797498		
LOCATION / ADDRESS	North of Cortez Blvd., approximately 800’ east of Nightwalker Rd. STR: 30, 22S, 18E, Hernando County, FL		
ACREAGE	296.1 acres, more or less		
ZONING	CURRENT: CPDP	PROPOSED: CPDP (SF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 770	MULTI FAM: 162	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	AVERAGE GRADE LEVEL DISTRIBUTION		
Single Family	770	0.300	231	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.188	0	PK - 5	46 %	106
Townhouse	0	0.159	0	6-8	23 %	53
TOTAL NUMBER OF STUDENTS			231	9-12	31 %	72

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

Oak Development Group – BRUGER PROPERTY (CPAM 2205 & H2276)
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))
Pine Grove ES	1488	0	991	297	106	1394	94%
West Hernando MS	1308	0	691	177	53	921	70%
Central HS	1812	0	1430	379	3	1812	100%
Weeki Wachee HS	1582	0	1436	77	69	1582	100%

[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, 10-14-2022.]

CAPACITY ANALYSIS The Hernando County School District Level of Service (LOS) is 100% of 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 entirely available in the assigned CSA of Central HS. Additional capacity is available, but only 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.