

From: [Michelle Miller](#)
To: [Alan Congdon](#)
Subject: FW: P&Z Meeting 06-13-2022: H2226
Date: Monday, June 13, 2022 4:31:54 PM
Attachments: [2022-06-13 H2226 Non-Binding Capacity Analysis.pdf](#)

Please file and save; thanks.

Michelle L. Miller, M.S.
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Hernando County Development Services Department
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-----Original Message-----

From: James Lipsey <lipsey_j@hcsb.k12.fl.us>
Sent: Monday, June 13, 2022 11:39 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Cc: Omar DePablo <ODEpablo@hernandocounty.us>; Alan Congdon <ACongdon@co.hernando.fl.us>
Subject: P&Z Meeting 06-13-2022: H2226

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Michelle:

As indicated in the attached Non-Binding Capacity Analyses, there is presently sufficient school capacity for the development proposed in H2226.

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
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[Image:HCSB LLL Horizontal JPG.jpg]

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The School District of Hernando County, Florida

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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 – Maxx Spring Hill Dr. (H2226)
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:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Maxx Spring Hill Dr. / H2226
APPLICATION TYPE	Rezoning and New Master Plan
OWNER / DEVELOPER	Maxx Development Partners, LLC.
PARCEL KEY NUMBER(S)	377577 and 1599274
LOCATION / ADDRESS	N. of Spring Hill Dr., between Barclay Ave., and Suncoast Pkwy STR: 15, 23S, 18E, Hernando County, FL
ACREAGE	37.0 acres, more or less
ZONING	CURRENT: PDP (CG) PROPOSED: CPDP (Combined)
PROPOSED DWELLING UNITS	SINGLE FAM: 442 MULTI FAM: 0 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
Single Family	442	0.303	134
Multi Family	0	0.305	0
Townhouse	0	0.139	0
TOTAL NUMBER OF STUDENTS			134

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	62
6-8	23 %	31
9-12	31 %	42

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

Rezoning & New Master Plan – Maxx Spring Hill Dr. (H2226)
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	935	241	62	1238	83%
Powell MS	1133	0	958	88	31	1077	95%
Central HS	2172	0	1284	333	42	1659	76%

[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, 10-15-2021.]

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

At the elementary school, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Area (CSAs) of Pine Grove ES, Powell MS, and Central 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.