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June 3, 2024

Hernando County Development Services Department
 Lashaundra Ellison, Planner II
 1653 Blaise Drive
 Brooksville, Florida 34601

**RE: Rezoning – PDP (MF)
 Fanta Land Corp. (Petition No. H2410)
 Non-Binding School Capacity Analysis**

Ms. Ellison,

The School District has conducted a non-binding school capacity analysis for the proposed zoning amendment petition referenced above. The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Fanta Land Corp. Apartments (H2410)		
APPLICATION TYPE	Rezoning		
OWNER / DEVELOPER	Fanta Land Corp.		
PARCEL KEY NUMBER(S)	676325 and 554509		
LOCATION / ADDRESS	Commercial Way, approx. 475' south of Yellow Hammer Rd.		
ACREAGE	1.14 acres, more or less		
ZONING	CURRENT: R1C	PROPOSED: PDP (MF)	
PROPOSED DWELLING UNITS	SINGLE FAM: 0	MULTI FAM: 12	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	0	0.300	0
Multi Family	12	0.188	3
Townhouse	0	0.159	0
TOTAL NUMBER OF STUDENTS			3

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	1
6-8	23 %	1
9-12	31 %	1

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

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CONCURRENCY SERVICE AREA ² (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED ³	D RESERVED CAPACITY	E PROPOSED STUDENTS	F TOTAL STUDENTS (C+D+E)	G RESULTING UTILIZATION (F ÷ (A+B))
Winding Waters K-8	1660	495	1640	404	2	2046	95%
Weeki Wachee HS	1629	119	1403	189	1	1593	91%

[² There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]

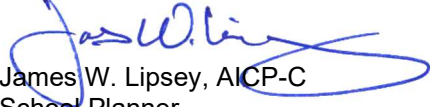
[³ As published on the district's website, 10-13-2023.]

CAPACITY ANALYSIS The Hernando County School District Level of Service (LOS) is 100% of school capacity. At the elementary, middle and high school levels, sufficient capacity is currently available in the assigned Concurrency Service Areas (CSAs) of Winding Waters K-8 and Weeki Wachee HS.

COMMENTS This analysis represents a non-binding determination of capacity. A formal application for School Concurrency requesting a *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.

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, AICP-C
 School Planner
 Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD
 Steve Crognale, Executive Director of Support Operations, HCSD
 Omar DePablo, Senior Planner, Hernando Co. Development Services Dept.
 Alan K. Garman, Manager, ProCivil 360, LLC