

December 01, 2021

Hernando County Planning Department
 Mr. Ronald F. Pianta, AICP, Planning and Zoning Director
 1653 Blaise Drive
 Brooksville, Florida 34601

**RE: SOMERSET BAY PH 1 – 400 DWELLING UNITS
 (fka SPRING CENTER)
 Finding of Available School Capacity**

Mr. Pianta,

The School District has completed its school concurrency analysis of the proposed residential development referenced above. The application data and our findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District		
PROJECT NAME / CASE NUMBER	Somerset Bay PH 1 (fka Spring Center)		
APPLICATION TYPE	School Concurrency Analysis (Conditional Plat)		
OWNER / DEVELOPER	Somerset Land, LLC and Acts88, LLC		
PARCEL KEY NUMBER(S)	375944, 1784885 and 1788783		
LOCATION / ADDRESS	Stephanie Drive and Northcliffe Blvd. STR: 13, 23S, 17E, Hernando County, FL		
ACREAGE	125.96 acres, more or less		
LAND USE DESIGNATION	CURRENT: Residential	PROPOSED: Residential	
ZONING	CURRENT: CPDP	PROPOSED: CPDP	
PROPOSED DWELLING UNITS	SINGLE FAM: 400	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	400	0.303	122
Multi Family	0	0.305	0
Townhouse	0	0.139	0
TOTAL NUMBER OF STUDENTS			122

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	56
6-8	23 %	28
9-12	31 %	38

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

SOMERSET BAY PH 1 – 400 DWELLING UNITS
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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	E TOTAL STUDENTS (C+D+E)	F RESULTING UTILIZATION (E ÷ (A+B))
Explorer K-8 (Elem)	1865	0	1723	70	56	1849	99%
Explorer K-8 (Mid.)	1865	0	1723	70	28	1877 ⁴	101%
Fox Chapel MS	1008	0	1126	28	28	811	72%
Central HS	2120	0	1228	154	8	1390	66%

[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, 02-07-2020.]

[⁴ 56 Elementary + 28 Middle = 1877 Total Students.]

CAPACITY FINDINGS

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

At the **elementary and high school levels**, adequate capacity is available and will be reserved in the assigned Concurrency Service Areas (CSAs) of Explorer K-8 and Springstead HS, in which the proposed subdivision is located.

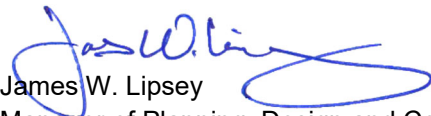
At the **middle school** level, adequate capacity is not available in the assigned CSA of Explorer K-8. However, adequate capacity IS available and will be reserved in the adjacent CSA of Fox Chapel MS.

COMMENT

This *Finding of Available School Capacity* for concurrency may be relied upon for a period of one (1) year from the date of issuance. If a development order is not obtained during this period, this *Finding of Available School Capacity* will expire, its reserved capacity shall be released, and the applicant must reapply. Once the local government issues the development order, this *Finding of Available School Capacity* shall run with the life of the development order. Requests for extensions or renewals thereof shall require a new review and concurrence of the School District. If at any time a development order or final development order expires, is revoked, or is otherwise deemed invalid, this *Finding of Available School Capacity* shall also be deemed null and void, its reserved capacity shall be released, and the applicant must reapply.

Should you have any questions concerning these findings, please do not hesitate to contact me.

Regards,



James W. Lipsey
 Manager of Planning, Design and Construction
 Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD
 Dawn Williams, Supervisor of School Choice, HCSD
 Ralph Leath, Director of Transportation, HCSD
 Sean Arnold, Executive Director of Support Operations, HCSD
 Donald R. Lacey, AICP, Coastal Engineering Associates, Inc.