



Hernando School District

School Board Workshop

Agenda - Final

Tuesday, April 8, 2025

2:00 PM

District Office-Board Room
919 N. Broad Street
Brooksville, FL

CALL TO ORDER

PRESENTATIONS

1. [25-2898](#) Presentation of Sunrise School Site Options by Christopher Wilson, CJ Wilson Law, P.A.

Attachments: [25-2898 Sunrise School Site Options \(FINAL\).pdf](#)
[25-2898 Budget Sheet NO Financial Impact](#)

GENERAL COUNSEL

ADDENDUM ITEMS

GOOD OF THE ORDER/BOARD DISCUSSION

School Board Comments

ADJOURNMENT

The next School Board Meetings are scheduled for April 22, 2025:
2:00 PM - Workshop
6:00 PM - Regular Meeting

Mission Statement

The Hernando County School District Collaborates with students, parents and other community stakeholders to effectively prepare all students for a successful transition into a diverse and changing world.



Hernando School District

School Board Workshop

Agenda Item # 1. 25-2898

4/8/2025

Title and Board Action Requested

Presentation of Sunrise School Site Options by Christopher Wilson, CJ Wilson Law, P.A.

Executive Summary

The Director of Facilities & Construction, on behalf of the Superintendent of Schools, hereby requests the Board review the presentation of Sunrise School Site Options by Christopher Wilson, CJ Wilson Law, P.A.

My Contact

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2023-28 Strategic Focus Area

Priority 5: Fiscal Transparency and Capital Planning

Financial Impact

See attached budget sheet.

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.



HERNANDO SCHOOL DISTRICT

Christopher J. Wilson – C.J. Wilson Law, P.A.

Sunrise Development – School Site Options

April 8, 2025



**I-75 / SR 50 PDD
AREA PLAN**

I-75 / S.R. 50 Planned Development District (PDD)

HISTORY

- Area Plan identified infrastructure needs for the Sunrise DRI *and other developments* in the vicinity; adopted on 09/12/2007
- Coincided with ordinance creating an impact fee [surcharge] overlay district to provide adequate funding for infrastructure
- Included two potential sites as mitigation for public schools
 - Site #1 = 50-acres (m.o.l.) offered by owners of Sunrise
 - Site #2 = 20-acres (m.o.l.) offered by owners of Verona
 - The School Board accepted both parcels on 10/16/2007
 - No subsequent action was taken to transfer ownership of either parcel to the School Board



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I-75 / S.R. 50 Planned Development District (PDD)

STIPULATIONS

- Value of land established in PDD ordinance = **\$35,000 / acre**
[Hernando Co. Code, Sec. 23-157(b)(1)b; see also PDD Area Plan, Exhibit 11]
- School mitigation in the form of a “pipeline *advance*” (cash) or a “pipeline *donation*” (land) entitles the owner/developer to an enhanced impact fee credit [Hernando Co. Code, Sec. 23-151, 23-153(a)]
- Enhanced credit = the amount of cash advanced or the value of the land **times a 1.50 multiplier** [Hernando Co. Code, Sec. 23-157(b)(1)c]
- Any excess credits remaining after build-out may be refunded to the property owner (**absent a provision in a development agreement to the contrary**) [Hernando Co. Code, Sec. 23-157(b)(1)f]

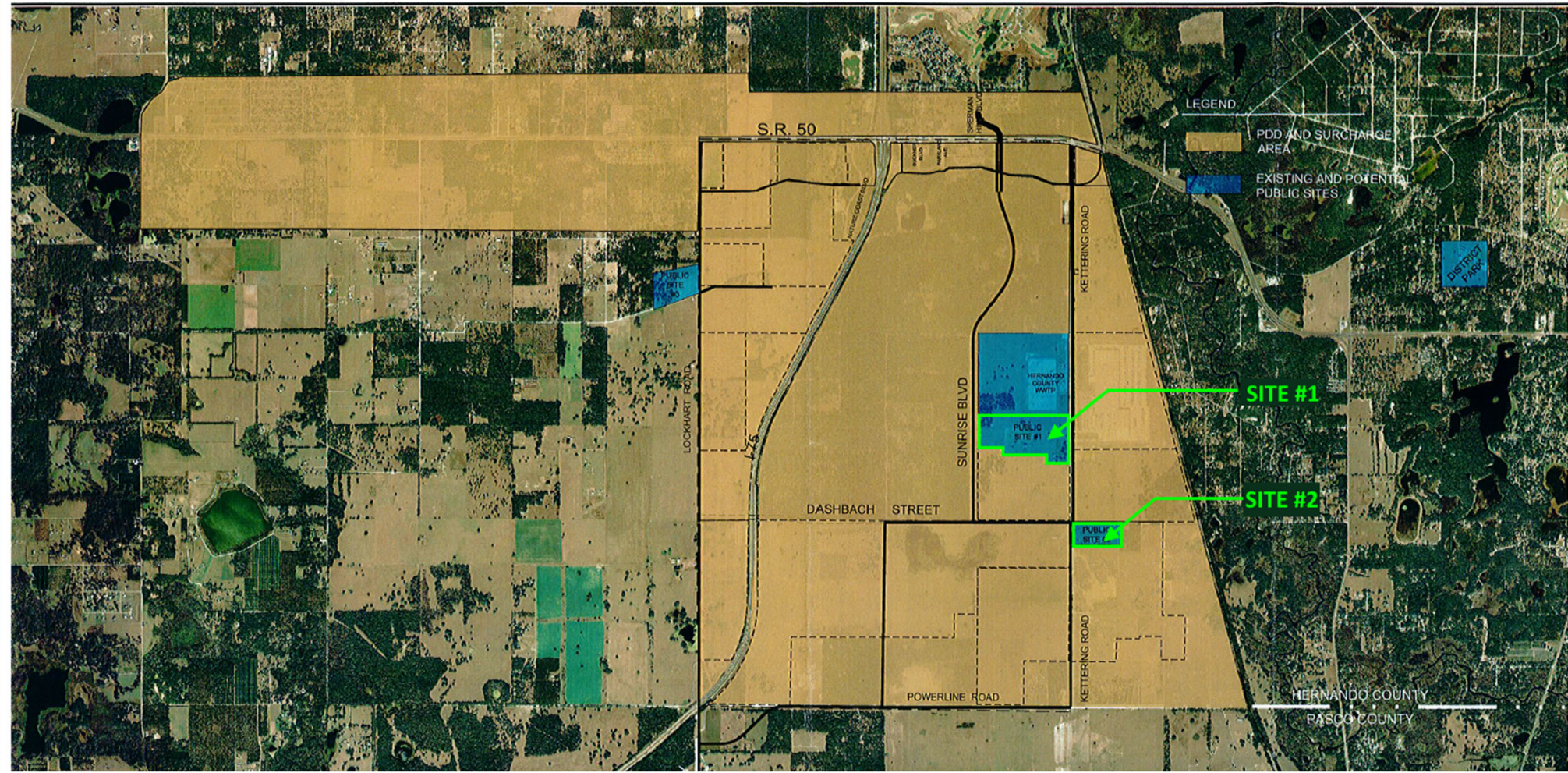


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I-75 / S.R. 50 Planned Development District (PDD)



10,695
Total D.U.



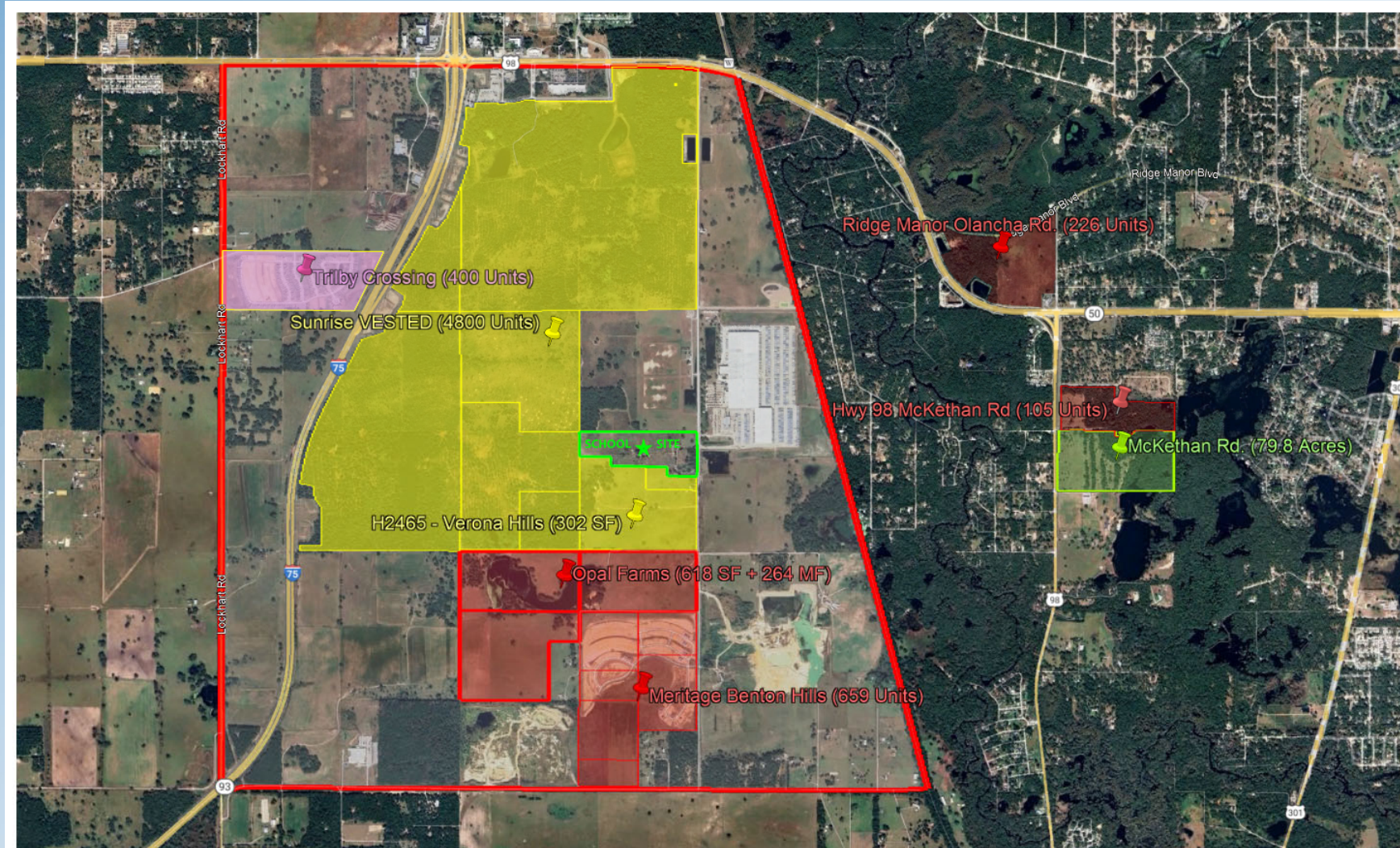
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I-75 / S.R. 50 PDD

Developments in the Vicinity



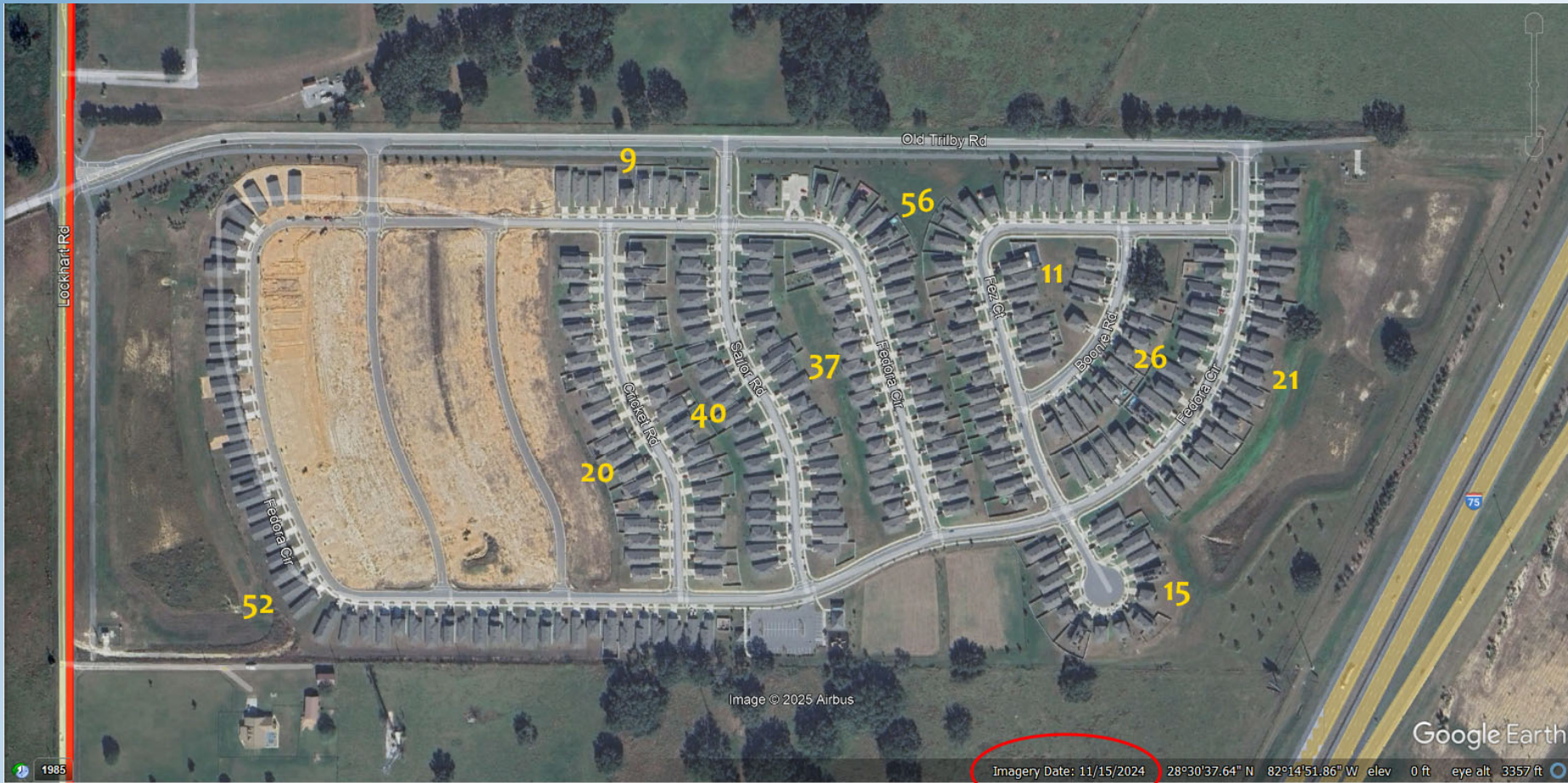
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I-75 / S.R. 50 PDD

Developments in the Vicinity



TRILBY CROSSING - 400 Single-Family Homes

287 Built as of 11/15/2024

I-75 / S.R. 50 PDD

Developments in the Vicinity

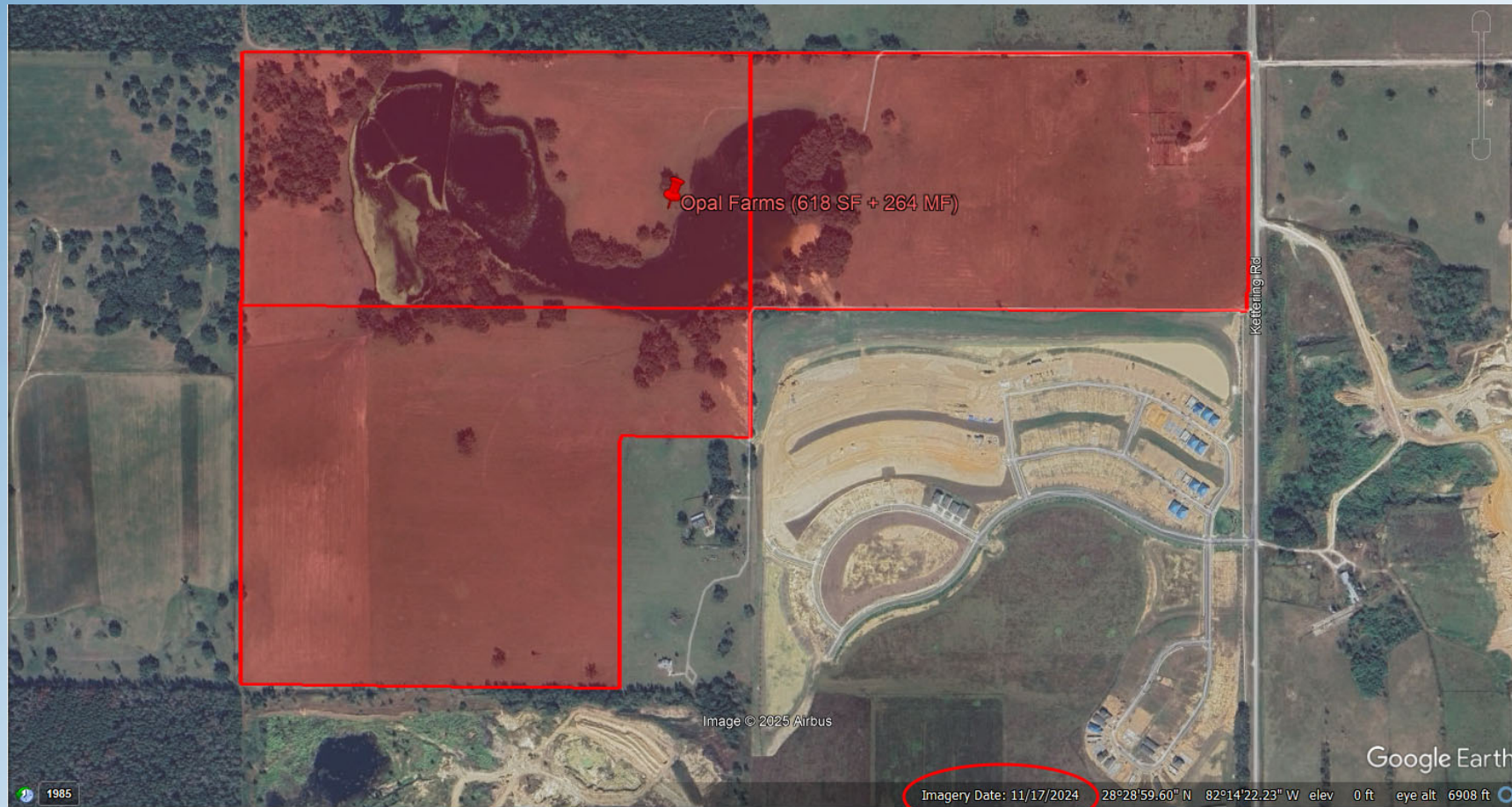


BENTON HILLS - 659 SINGLE-FAMILY HOMES

54 Built or Started as of 11/17/2024

I-75 / S.R. 50 PDD

Developments in the Vicinity



OPAL FARMS - 618 SINGLE-FAM + 264 MULTI-FAM

0 Started or Built as of 11/17/2024

I-75 / S.R. 50 PDD Area

Impact Fees & Surcharges

Estimated *

1. **TRILBY CROSSING – 400 Single Family Homes**

School Impact Fee \$ 1,437,583.50

PDD Surcharge (10%) \$ 143,758.35

TOTAL \$ 1,581,341.85

2. **BENTON HILLS – 659 Single Family Homes**

School Impact Fees \$ 3,963,072.00

PDD Surcharge (10%) \$ 396,307.20

TOTAL \$ 4,359,379.20

3. **OPAL FARMS – 618 Single Family Homes & 264 Multifamily**

School Impact Fee \$ 4,806,246.00

PDD Surcharge (10%) \$ 480,624.60

TOTAL \$ 5,286,870.60



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* Based on rates in effect during construction. Verification of amounts collected and distributed is pending.

I-75 / S.R. 50 PDD Area

Impact Fees & Surcharges

Estimated *

4. SUNRISE – 4,200 Single Family Homes & 600 Multifamily

Impact Fees \$ 27,856,728.00

PDD Surcharge (10%) \$ 2,785,672.80

TOTAL \$ 30,642,400.80

5. VERONA et al. – 3,954 Single Family Homes (assumed housing type)

Impact Fees \$ 24,257,790.00

PDD Surcharge (10%) \$ 2,425,779.00

TOTAL \$ 26,683,569.00

Total PDD Impact Fees & Surcharges: \$ 68,553,561.45



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* Based on impact fee rates in effect on 7/30/2025.

Sunrise Development

School Capacity Impacts

HOUSING TYPE	STUDENTS GENERATED
▲ Single Family Detached	0.300
No. of Dwelling Units	4200
Students from SFD Units	1260
▲ Single Family Attached (Villa)	0.300
No. of Dwelling Units	204
Students from SFA Units	62
▲ Multi-family (Apartments)	0.188
No. of Dwelling Units	234
Students from MF Units	44
▲ Townhouse/Condominium	0.159
No. of Dwelling Units	162
Students from TH/C Units	26

TOTAL STUDENTS	1330	GRADE LEVEL DISTRIBUTION		
		PK-5	46%	612
		6-8	23%	306
		9-12	31%	412
			100%	1330

TOTAL DWELLING UNITS	4800
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Sunrise Development

School Capacity Impacts

School Name	Permanent Capacity (FISH)	Mod & Reloc Capacity ^{5,7} (FISH)	New Capacity (In 3 Years) ⁹	Pre-1998 Relocatable Capacity	School Capacity ^{1,6} (Concurrency)	Enrollment ²	Currently Available	Current Utilization	Prior Reserved Capacity ³ (As Issued)	Impact From Development	Total Students (Cols L+P+Q)	Remaining Capacity (Development)	Level of Service
Brooksville ES	839	114		(78)	875	693	182	79%	245	0	938	-63	107%
Chocachatti ES ¹⁰	737	256			993	784	209	79%	0	612	1396	-403	141%
Deltona ES	743	382			1125	867	258	77%	5	612	1484	-359	132%
Eastside ES	736	106	334	(22)	1154	756	398	66%	186	212	1154	0	100%
JD Floyd ES ⁷	696	833			1529	921	608	60%	32	612	1565	-36	102%
Moton ES	755	80			835	674	161	81%	137	24	835	0	100%
Pine Grove ES	742	764		(18)	1488	946	542	64%	533	612	2091	-603	141%
Spring Hill ES	588	507			1095	833	262	76%	310	612	1755	-660	160%
Suncoast ES	876	338			1214	973	241	80%	80	612	1665	-451	137%
Westside ES	634	240		(98)	776	514	262	66%	173	612	1299	-523	167%
E.S. Totals¹⁰	6609	3364	334	(216)	10091	7177	2914	71%	1701	612	9490	601	94%
Challenger K-8 ^{1,10}	1741	44			1607	1457	150	91%	0	918	2375	-768	148%
Explorer K-8 ^{1,4}	2076	0			1868	1547	321	83%	280	918	2745	-876	147%
Winding Waters K-8 ^{1,4,8,9}	1845	110	330		1958	1615	343	83%	282	918	2815	-857	144%
K-8 Totals¹⁰	3921	110	330		3826	3162	664	83%	562	918	4642	-816	121%
Fox Chapel MS ¹	1143	198			1207	819	388	68%	108	306	1233	-26	102%
DS Parrott MS¹	1156	0			1040	749	291	72%	254	37	1040	0	100%
Powell MS¹	1259	0			1133	1044	89	92%	99	0	1143	-10	101%
West Hernando MS ¹	1321	132			1308	668	640	51%	419	220	1307	1	100%
M.S. Totals	4879	330			4688	3280	1408	70%	880	306	4466	222	95%
Central HS^{1,5}	1673	425			1888	1447	441	77%	441	0	1888	0	100%
Hernando HS¹	1661	125		(45)	1654	1301	353	79%	363	0	1664	-10	101%
Nature Coast Tech. HS^{1,8}	1440	0			1296	1297	-1	100%	0	346	1643	-347	127%
FW Springstead HS ¹	1683	500		(75)	2003	1857	146	93%	131	346	2334	-331	117%
Weeki Wachee HS^{1,9}	1715	0	375		1986	1444	542	73%	542	0	1986	-1	100%
H.S. Totals	8172	1050	375	(120)	8826	7346	1480	83%	1477	412	9235	-409	105%

Sunrise Development

Cost of Impacts

\$ 31,066,123

1. ELEMENTARY SCHOOL

Students Generated 612

Students Placed - 236

CAPACITY DEFICIT 376 x \$ 37,939/ss * = \$ 14,257,476.00

2. MIDDLE SCHOOL

Students Generated 257

Students Placed - 257

CAPACITY DEFICIT 0 x \$ 36,487/ss * = \$ 0.00

3. HIGH SCHOOL

Students Generated 412

Students Placed - 0

CAPACITY DEFICIT 412 x \$ 40,768/ss * = \$ 16,808,646.00



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* Source: 2022 Hernando County School Impact Fee Study, Table 3, by Tindale Oliver.

Sunrise Development

Cost vs. Fees

Impact Fee + 10% Surcharge	\$ 30,642,401
Less Cost of Impacts	- \$ 31,066,123
<hr/>	
Balance (shortfall)	(\$ 423,722)



Sunrise Proposed School Site

Parcel Information

1. SIZE

49.40 acres

2. LAND VALUE

- I-75 / SR50 PDD Area Plan (\$35,000/ac.) \$ 1,729,000
- Assumed Fair Market Value * (\$55,000/ac.) \$ 2,717,000

3. TOPOGRAPHY

- Area of Minimal Flood Hazard (Zone X)



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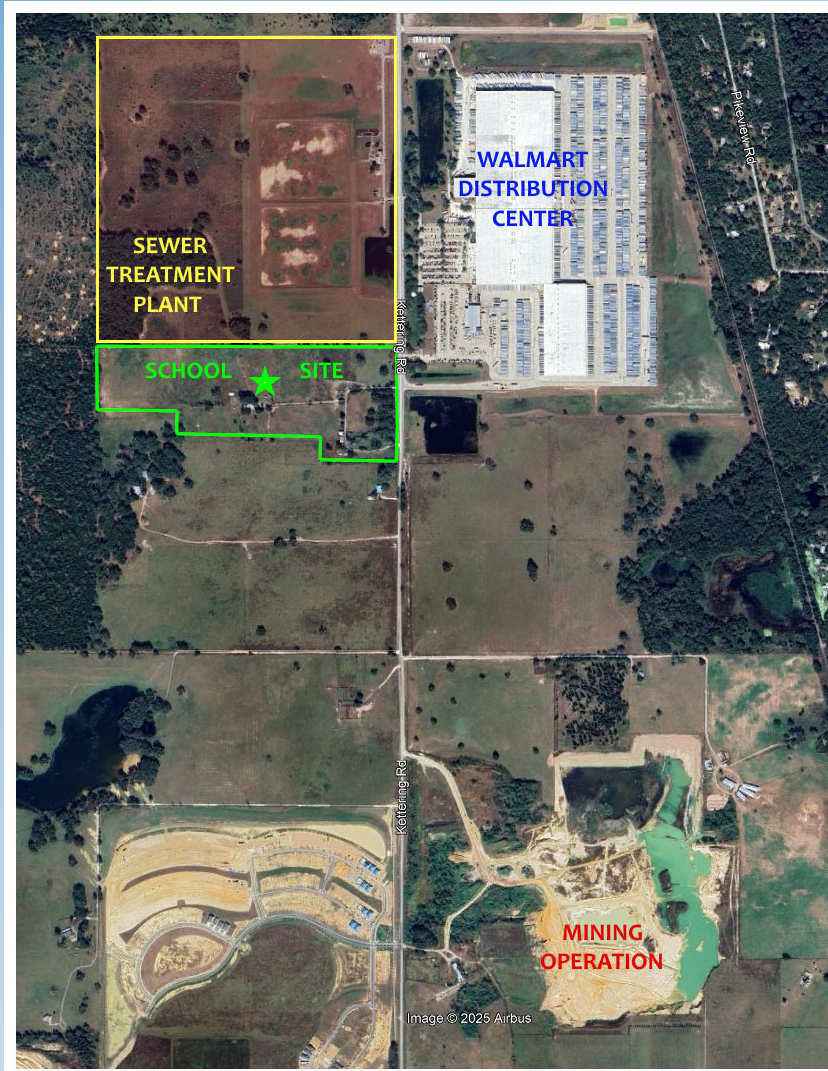
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* Fair market value is undetermined and will depend on actual appraised value.

Sunrise Proposed School Site

Adjacent Land Uses





SCENARIOS

Sunrise Proposed School Site

SCENARIOS

Scenario A: Accept donated land or cash advance under the terms of the Original DRI

Scenario B: Accept donated land or cash advance under the terms of the current Development Agreement

Scenario C: Accept donated land or cash advance under the terms of Sunrise's proposed *Amendment* to the Development Agreement

Scenario D: Accept donated land or cash advance under the terms of District's proposed *Amendment* to the Development Agreement



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Sunrise Proposed School Site

SCENARIO A (Land)

CALCULATION

Original DRI

Land at PDD value (\$35,000/ac.)	\$ 1,729,000
PDD enhanced credit multiplier	<u> x 1.50</u>
Impact fee credit	\$ 2,593,500
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 2,593,500</u>
PDD surcharge balance	\$ 192,173
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 28,048,901
Plus FMV land value (\$55,000/ac.)	+ \$ 2,717,000
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 300,222)



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Sunrise Proposed School Site

SCENARIO A (Cash)

CALCULATION

Original DRI

Cash = 10% of PDD surcharge	\$ 278,567 *
PDD enhanced credit multiplier	<u> x 1.50</u>
Impact fee credit	\$ 417,851
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 417,851</u>
PDD surcharge balance	\$ 2,367,822
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 30,224,550
Plus cash advance	+ \$ 278,567
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 563,006)



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* Provided prior to the issuance of any building permit. [Hernando Co. Code, Sec. 23-153(a)]

CONSEQUENCES

1. Enhanced (1.50) credit multiplier creates larger shortfall
2. Land option yields lowest shortfall of all options available to the District (\$ 300,222)



Sunrise Proposed School Site

SCENARIO B (Land)

CALCULATION

Current Development Agreement

Land at Fair Mkt Value (\$55,000/ac.)	\$ 2,717,000
Impact fee credit	\$ 0
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	- \$ 0
PDD surcharge balance	\$ 2,785,673
Plus impact fee	+ \$ 27,856,728
Net impact fee + surcharge	\$ 30,642,401
Less land at FMV (\$55,000/ac.)	- \$ 2,717,000
Less cost of impacts	- \$ 31,066,123
Balance (shortfall)	(\$ 3,140,722)



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Sunrise Proposed School Site

SCENARIO B (Cash)

CALCULATION

Current Development Agreement

Cash = 10% of PDD surcharge	\$ 278,567 *
PDD enhanced credit multiplier	<u>x 1.50</u>
Impact fee credit	\$ 417,851
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 417,851</u>
PDD surcharge balance	\$ 2,367,822
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 30,224,550
Plus cash advance	+ \$ 278,567
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 563,006)



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CONSEQUENCES

1. Enhanced (1.50) credit multiplier creates larger shortfall
2. District purchase of land at FMV results in highest shortfall of all options available to the District (\$ 3,140,722)



Sunrise Proposed School Site

SCENARIO C (Land)

Sunrise's Amended Development Agreement

CALCULATION

Land at Fair Mkt Value (\$55,000/ac.)	\$ 2,717,000
PDD enhanced credit multiplier	<u> x 1.50</u>
Impact fee credit	<u> \$ 4,075,500</u>
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 4,075,500</u>
PDD surcharge balance	<u>(\$ 1,289,827)</u>
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 26,566,901
Plus land at FMV (\$55,000/ac.)	\$ 2,717,000
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	<u>(\$ 1,782,222)</u>



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Sunrise Proposed School Site

SCENARIO C (Cash)

Sunrise's Amended
Development Agreement

CALCULATION

Cash = 10% of PDD surcharge	\$ 278,567 *
PDD enhanced credit multiplier	<u>x 1.50</u>
Impact fee credit	\$ 417,851
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 417,851</u>
PDD surcharge balance	\$ 2,367,822
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 30,224,550
Plus cash advance	+ \$ 278,567
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 563,006)



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CONSEQUENCES

1. Enhanced (1.50) credit multiplier creates larger shortfall
2. District purchase of land at FMV results in 2nd highest shortfall of all options available to the District (\$ 1,782,222)



Sunrise Proposed School Site

SCENARIO D (Land)

CALCULATION

*District's Amended
Development Agreement*

Land at Fair Mkt Value (\$55,000/ac.)	\$ 2,717,000
Dollar-for-dollar credit (no multiplier)	<u> x 1.00</u>
Impact fee credit	\$ 2,717,000
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 2,717,000</u>
PDD surcharge balance	\$ 68,673
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 27,925,401
Plus FMV land value (\$55,000/ac.)	+ \$ 2,717,000
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 423,722)



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Sunrise Proposed School Site

SCENARIO D (Cash)

District's Amended
Development Agreement

CALCULATION

Cash = 10% of PDD surcharge	\$ 278,567 *
Dollar-for-dollar credit (no multiplier)	<u>X 1.00</u>
Impact fee credit	\$ 278,567
PDD surcharge (10% of impact fee)	\$ 2,785,673
Less impact fee credit	<u>- \$ 278,567</u>
PDD surcharge balance	\$ 2,507,106
Plus impact fee	<u>+ \$ 27,856,728</u>
Net impact fee + surcharge	\$ 30,363,834
Plus cash advance	+ \$ 278,567
Less cost of impacts	<u>- \$ 31,066,123</u>
Balance (shortfall)	(\$ 423,722)



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* Provided prior to the issuance of any building permit. [Hernando Co. Code, Sec. 23-153(a)]

CONSEQUENCES

1. Provides mitigation while allowing time to choose between land and cash options
2. Removes enhanced (1.50) credit multiplier
3. Gives owner/developer credits equal to fair market value of land
4. Reduces shortfall for both land and cash options, compared to options B and C



Sunrise Proposed School Site

SUMMARY

Scenario A (Original DRI):	Land	(\$ 300,222)
	Cash	(\$ 563,006)
Scenario B (Current DA):	Land	(\$ 3,140,722)
	Cash	(\$ 563,006)
Scenario C (Sunrise Amended DA):	Land	(\$ 1,782,222)
	Cash	(\$ 563,006)
Scenario D (HCSD Amended DA):	Land	(\$ 423,722)
	Cash	(\$ 423,722)



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SCENARIO D

Pursue execution of District's proposed Amended Development Agreement, with a choice to accept land or cash

NEXT STEPS

- 1. Finalize negotiations of amended Development Agreement with County and Developer**
- 2. Finalize negotiations of Letter of Interest for land option**
- 3. Confirm collections and payments of surcharges for existing, current, and future developments within PDD Area**





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A. Item Currently Budgeted -													
Account Name		No Financial Impact											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

Account Name _____													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

C. History	
Check one:	
Prior Year Budget:	<input type="radio"/>
New for Current Year:	<input type="radio"/>
Prior Year Approved Budget:	\$ _____
Prior Year Actual Spent:	\$ _____

**** WHEN ITEM NOT CURRENTLY BUDGETED IS APPROVED BY THE SCHOOL BOARD, THIS WILL SERVE AS THE BUDGET AMENDMENT****