

The School District of Hernando County, Florida

Facilities & Construction Department

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May 31, 2025

June 5, 2025 (Revised)

August 25, 2025 (Revised)

Steven Gouldman, AICP

City Planner, City of Brooksville

201 Howell Avenue

Brooksville, FL 34601

**RE: ARDEN OF BROOKSVILLE – 360 MULTIFAMILY D.U.
School Capacity Deficit Report**

Mr. Gouldman,

The School District has revised its school concurrency analysis of the proposed residential development referenced above, based on information we recently received from your department. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Arden of Brooksville
APPLICATION TYPE	School Concurrency Analysis (Site Plan Approval)
OWNER / DEVELOPER	Brooksville Development Partners, LLC
PARCEL KEY NUMBER(S)	359873
LOCATION / ADDRESS	19200 Cortez Blvd. Brooksville, FL
PROJECT ACREAGE	21.20 acres, more or less
LAND USE DESIGNATION	CURRENT: Multi Fam AC
ZONING	CURRENT: C3
PROPOSED DWELLING UNITS	SINGLE FAM: 0 MULTI FAM: 360 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	0	0.300	0	GRADE	DISTRIBUTION	STUDENTS
Multi Family	360	0.188	68	PK - 5	46 %	31
Townhouse	0	0.159	0	6-8	23 %	16
TOTAL NUMBER OF STUDENTS			68	9-12	31 %	21

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

**ARDEN OF BROOKSVILLE – 360 MULTIFAMILY D.U.
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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 LEVEL OF SVC. (F ÷ (A+B))
Moton ES	835	0	674	161	0	835	100%
Eastside ES	820	334	756	324	31	1111	96%
DS Parrott MS	1040	0	749	291	0	1040	100%
West Hernando MS	1308	0	668	432	16	1116	85%
Hernando HS	1654	0	1301	473	0	1774	107%
Nature Coast Tech. HS	1296	0	1297	12	0	1309	101%
Central HS	1888	0	1447	441	0	1888	100%
Weeki Wachee HS	1611	375	1444	542	0	1986	103%

[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, 10-11-2024.]

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

At the elementary school level, adequate capacity is not available for any of the 31 students in the assigned Concurrency Service Area (CSA) of Moton ES. However, adequate capacity is available in the adjacent CSA of Eastside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is not available for any of the 16 students in the assigned CSA of DS Parrott MS. However, adequate capacity is available in the adjacent CSA of West Hernando MS, shown as shaded in the table above.

At the high school level, adequate capacity is not available for any of the 21 students in the assigned CSA of Hernando HS. Neither is any capacity available in the adjacent CSAs of Nature Coast Tech. HS, Central HS, or Weeki Wachee HS, shown as shaded in the table above. Consequently, **there is a capacity deficit of 21 students at the high school level.**

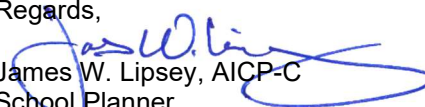
COMMENT

In view of the capacity deficit indicated above, the School District cannot issue a *Finding of Available School Capacity* at this time.

When a school capacity deficit exists, Section 23-269 of the Hernando County Code of Ordinances allows the Owner/Developer to mitigate such deficit by proffering a Proportionate Share Mitigation Agreement (PSMA) to contribute their fair share of the cost of providing, expanding or improving a public school facility in exchange for a school impact fee credit on a dollar-for-dollar basis. Once a PSMA has been executed, the School District can issue a *Finding of Available School Capacity*.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,


James W. Lipsey, AICP-C
School Planner
Hernando County School District
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