

The School District of Hernando County, Florida

Facilities & Construction Department

Brian Ragan, Director

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August 23, 2024

Hernando County Planning Department

Lashaundra Ellison, Planner II

1653 Blaise Drive

Brooksville, Florida 34601

**RE: OPAL FARMS (618 SF Units + 264 MF Units)
Finding of Available School Capacity**

Ms. Ellison,

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 | Opal Farms |
| APPLICATION TYPE | School Concurrency Analysis |
| OWNER / DEVELOPER | Opal Clark / Southern Citrus Groves, LLC |
| PARCEL KEY NUMBER(S) | 396761, 541523, 548018 |
| LOCATION / ADDRESS | Kettering Road, approx. 0.75 mi. north of Power Line Road |
| PROJECT ACREAGE | 200 acres, more or less |
| LAND USE DESIGNATION | CURRENT: Residential |
| ZONING | CURRENT: PDP (RES) |
| PROPOSED DWELLING UNITS | SINGLE FAM: 618 MULTI FAM: 264 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 | 618 | 0.300 | 186 | GRADE | DISTRIBUTION | STUDENTS |
| Multi Family | 264 | 0.188 | 50 | PK - 5 | 46 % | 109 |
| Townhouse | 0 | 0.159 | 0 | 6-8 | 23 % | 54 |
| TOTAL NUMBER OF STUDENTS | | | 236 | 9-12 | 31 % | 73 |

[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)) |
|---|-------------------------|--------------------------|--|---------------------------|---------------------------|-----------------------------------|--|
| Eastside ES | 820 | 334 | 750 | 256 | 109 | 1115 | 97% |
| Parrott MS | 1040 | 0 | 729 | 182 | 54 | 965 | 93% |
| Hernando HS | 1654 | 0 | 1267 | 373 | 14 | 1654 | 100% |
| Weeki Wachee HS | 1630 | 118 | 1403 | 203 | 59 | 1665 | 95% |

[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 FINDINGS

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

At the elementary and middle school levels, adequate capacity is available and will be reserved in the assigned Concurrency Service Areas (CSAs) of Eastside ES and Parrott MS.

At the high school level, adequate capacity is available for 14 students and will be reserved in the assigned CSA of Hernando HS. Adequate capacity for the balance of 59 students is available and will be reserved in the adjacent CSA Weeki Wachee HS.

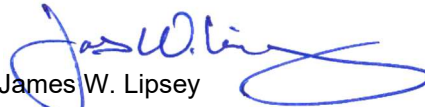
COMMENT

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
School Planner
Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD
Ralph Leath, Director of Transportation, HCSD
Dawn Williams, Supervisor of School Choice, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD
Kelly Pogue, Secretary to the School Board and General Counsel
Omar DePablo, Senior Planner, Hernando Co. Development Services
Claire Clements, Southern Citrus Groves, LLC