

STAFF REPORT

Planning & Zoning Commission: July 11, 2005
Board of County Commissioners: August 10, 2005
Planning and Zoning Commission: September 12, 2005
Board of County Commissioners: October 12, 2005
Board of County Commissioners: November 9, 2005
Board of County Commissioners: January 10, 2006

APPLICANT: Glen Lakes Partnership **FILE NUMBER:** H-05-54

PURPOSE: Master Plan Revision to a Combined Planned Development Project (C/PDP) to Include: Rezoning from (MF) Multifamily and (REC) Recreation to (SU) Special Use, (HC) Highway Commercial and (SF) Single Family which Eliminates the Golf Course and Increases the Residential Density, a Reduction in Setbacks and Change in External Access Points

GENERAL

LOCATION: West side of US 19, north side of Glen Lakes Boulevard, north side of Outer Banks Drive

LEGAL

DESCRIPTION: A portion of Sections 11 - 14, Township 22 South, Range 17 East, Hernando County, FL

FILE STATUS: All requirements necessary to conduct the public hearing have been satisfied.

CITIZEN RESPONSE: FOR: 0 AGAINST: 0 LETTER OF CONCERN: 7
PETITION OF OPPOSITION: 1 with 65 signatures

STAFF FINDINGS:

Surrounding Zoning

North: CV
South: PDP(RR), PDP(REC), PDP(MF),
PDP(SF), PDP(GHC), C-2
East: C-2, PDP(SF), PDP(GHC)
West: CV, PDP(MF)

Surrounding Land Uses

Chassahowitzka Wildlife Mgmt Area
Single family, undeveloped
Commercial, undeveloped
Chassahowitzka Wildlife Mgmt Area, single family

SUMMARY OF REQUEST

The petitioner requests a master plan revision to C/PDP to include: rezoning from (MF) and (REC) to (SU), (HC) and (SF) which eliminates the golf course and increases the residential density on this property, a reduction in setbacks and change in external access points. The subject property is located on the west side of US 19, north side of Glen Lakes Boulevard and the north side of Outer Banks Drive.

FACTUAL INFORMATION

1. The property is currently zoned C/PDP.

2. The property comprises approximately 293 acres.
3. The site is undeveloped.
4. The site is wooded and appears to contain majestic and specimen trees.
5. The subject property has access from US 19, Outer Banks Drive and Glen Lakes Boulevard.
6. The subject property is located within residential, recreational and conservation land use classifications on the adopted Future Land Use Map.
7. The on-site soil types include Basinger fine sand, Candler fine sand, myakka fine sand, tavares fine sand and pits. Candler fine sand provides a habitat suitable for gopher tortoises. Since there is the potential for this listed species of special concern to be present, a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.
8. The property is located in a flood zones C and A.
9. The subject property contains wetlands, but no WHPAs or SPAs, according to County data resources.
10. The Utilities Department has indicated that central water and sewer are available to serve the subject site.
11. There are adequate public facilities available to serve the subject property.
12. The area is characterized by single family, commercial and conservation uses, and undeveloped parcels.
13. The petitioner has requested a reduction in setbacks for the proposed commercial property on US 19 from 125' to 50' and from 35' to 0' from Outer Banks Drive. Not specifically requested by the petitioner are reductions from 35' to 15' on the north, 35' to 20' on the west. Perimeter setbacks for the residential are depicted as 20 from US 19, the ordinance requires 125'.

STAFF DISCUSSION

The petitioner requests a master plan revision to include rezoning from multifamily, recreation (golf course and driving range) to Single family, highway commercial, open space/recreation. The request ultimately eliminates the golf course and increases the residential units to 842. The petition also seeks to reduce the setbacks and modify previously approved external access points.

In 1998, the BCC approved a rezoning on the subject property to CPDP((MF) and (REC) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, including receiving DRC approval for the proposed use.
2. The minimum setbacks for the lots shall be the following:
 - Front: 20'
 - Side: 7.5'

Rear: 15'

3. The petitioner shall be limited to a total of five dwelling units per lot.
4. The underlying plat shall be vacated prior to the approval of construction plans.
5. There shall be no driveway access allowed to the collector roadway.
6. The petitioner shall submit a revised site plan no later than two weeks prior to the Board of County Commissioners hearing addressing the condition stipulated above.
7. The master plan is approved with land uses designated.
8. The petitioner shall meet all applicable regulations regarding development on or near the cemetery.
9. Before construction plan approval for any portion of the project, clearance from the Department of Community Affairs must be obtained for that activity.

The approved master plan depicts 576 multifamily units on 64 acres, an 18 hole golf course on 152 acres, a driving range on 9.5 acres and a pro shop/recreation area on 11 acres.

The application form, narrative and plan are inconsistent with regards to the number of units proposed. The master plan depicts a total of 842 lots are proposed. The plan indicates three (3) types of lot sizes. The lot sizes are grouped together throughout the project: 232 single family lots with a minimum lot size of 125' x 65' with 20' front, 5' side and 5' rear setbacks are proposed for the western portion of the subject property; 224 single family detached villa lots with a minimum lot size of 50' x 105' with 20' front 5' side and 5' rear setbacks are proposed for the northeastern portion of the subject property; and 386 single family detached villa lots with a minimum lot size of 40' x 105' with 20' front 5' side and 5' rear setbacks are proposed in the southeastern portion of the subject property.

County LDRs require that new single family and multifamily development with more than 20 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width. If approved, the petitioner would be required to meet the applicable LDRs.

The plan depicts 58 acres of recreation/open space. There is no indication of how much of this area will be in usable open space. If the request is approved, the petitioner will be required to provide a minimum of 5% of the gross acreage required per the LDRs as usable open space. The overall proposed open space exceeds the minimum ordinance requirement; however, the revised plan should designate the usable open space from the open space areas.

The Hernando County School Board indicates that the students would be assigned to Pine Grove Elementary School, middle school students would be assigned to West Hernando Middle School and high school students would be assigned to Central High School. These schools are currently over permanent capacity. The comments received by the School Board are attached to this report.

The petitioner requests 9 acres which is currently designated as recreation to be rezoned to commercial. The category requested is PDP(HC) zoning which would allow all C-2 uses, however no specific uses are proposed. The petitioner has further indicated that the size of the site would preclude the development of any big box use. The staff would not object to commercial uses at this location;

however, it is our opinion that C-2 is too intense and would not be compatible with the existing general commercial zoning and residential.

For the proposed commercial parcel, the County LDRs would require a 125' setback from US 19, and 35' setbacks from the north, west and southern lot lines as they front on future roads. The petitioner proposes a 0' setback to the south from Outer Banks Drive, 15' from the north, 20' from the rear, and 50' setback from US 19. The petitioner indicates that the 0' setback is being requested because the parcel is adjacent to property owned by the same developer. The applicant did not acknowledge that the setbacks from the north and west are reductions from the LDRs. Staff would not object to the reduction in setbacks from US 19 to 75' as there is an extension of Outer Banks proposed along the west of the project, in effect acting as a reverse frontage road. Staff would not support the other setback reductions requested.

The plan indicates the setback for the residential portion of the project is 20' along US 19. The PDP perimeter setbacks require 125' setback from US 19. Staff would not object to setbacks of 75' from US 19 because there is access from the residential portion to the commercial area to the south.

A portion of the subject property is part of Royal Highlands West, a vested project under Chapter 380 (DRI regulations), Florida Statutes. The overall Royal Highlands West (Glen Lakes) development is vested for 2885 residential units. The subject request will not increase the number of units beyond the number which are vested. There are 147 fewer lots than the vested project. In 1998, approximately 85 acres was rezoned and added to the master plan for the 293 acre subject property. The rezoning approved a golf course and recreational facilities, and 576 dwelling units. The petitioner was required to obtain a clearance letter from the Department of Community Affairs (DCA). The DCA indicated no objections because the majority of the added acreage was going to be used as a golf course and recreational facilities. Due to the nature of the proposed change, namely elimination of the golf course and addition of 266 units, the petitioner should be required to obtain a clearance letter from the DCA prior to obtaining any construction plan approval for the proposed development.

The development proposes an overall density of 2.96 units per acre. It is the staff's opinion the proposed development is not inconsistent with the surrounding area.

The Utilities Department has indicated that central water and sewer are available to serve the subject site.

The plan depicts a cul-de-sac just north of Glen Lakes Boulevard. Subsequent to the staff's initial review, the petitioner has clarified that the subject request is a separate project from the existing Glen Lakes; consequently, no interconnection is proposed to Glen Lakes Boulevard, other than via the frontage road (Outer Banks). Given that the proposed development is separate from Glen Lakes, the staff would not object to the roadway configuration proposed. Pursuant to the developer's proposal, property owners on the cul-de-sac would have to travel north through a winding route to get out of the project. The staff reviewed the request with the County Engineer and it is our opinion that the cul-de-sac should be eliminated and replaced with a roadway connection to Glen Lakes Boulevard to provide additional access.

Additionally, the cul-de-sac just north of Glen Lakes Boulevard is over 600' in length which does not comply with the facilities design guidelines. The petitioner did not request any deviations. The County Engineer reviewed the petitioner's request, no justification was provided to support the cul-de-sac; consequently it must be modified to meet the rules.

Staff noted a drainage ditch on the subject property which does not appear to match with the drainage on the plan. The petitioner should be required to address on the revised master plan.

With the additional units proposed, and increased commercial intensity, it is the staff's opinion the petitioner should be required to provide his fair share of the cost of a traffic signal at US 19 and Glen Lakes Boulevard.

The subject property contains one Class 2 and numerous Class 3 wetlands according to County data resources. Any removal, encroachment or alteration of these wetlands shall be permitted and mitigated by the appropriate state and federal agencies.

Portions of the subject property are within the 100 year floodplain. For areas within the floodplain all roadways and finished floor elevations shall be constructed above the 100 year flood elevation.

The subject property contains a historical/archeological site according to the State Master Site File. Research has indicated that there may be an existing cemetery on the portion of the site which is designated as golf course adjacent to US 19. The petitioner has provided documentation that they have conducted further investigation of the property, which included ground penetrating radar, to identify the potential cemetery location and no evidence to support its existence was discovered. The nature and significance of this site shall be evaluated by a qualified archeological expert before any development of the subject property.

FINDINGS OF FACT

The area is characterized by single family, commercial and conservation uses, and undeveloped parcels.

To the north and west of this proposed master plan revision is the Chassahowitzka Wildlife Management Area. The existing Glen Lakes development is to the south and there is commercial property to the east of US 19. The adopted comprehensive plan indicates that the majority of the subject property is within the residential land use category, with portions within recreation and conservation. The proposed development includes conservation areas, residential development and open space and recreation consistent with the land use designations provided for on the adopted Future Land Use Map.

The residential land use category allows with performance conditions multifamily housing up to 16 units acre, rural residential, neighborhood commercial, commercial extending from commercial nodes with a functioning frontage road unless it is determined that wetlands or existing development make frontage road extension unfeasible, offices and professional, schools, hospitals and minor public facilities. The staff would not object to general commercial zoning if the petitioner can demonstrate that there is a functioning frontage road to serve the area.

The Planning staff is of the opinion that approving the Master Plan Revision to a Combined Planned Development Project (C/PDP) to Include: Rezoning from (MF) Multifamily and (REC) Recreation to (SU) Special Use for recreation/open space, (GC) General Commercial, and (SF) Single Family and Change in External Access Points is appropriate, based on the following conclusions:

1. Highway Commercial Uses are too intense given the general commercial zoning approved in the area.
2. General Commercial uses would be consistent and compatible with the surrounding area.

3. The proposed residential density is consistent with the surrounding area.
4. Adequate justification was not provided to support all of the requested reductions in setbacks.
5. A reverse frontage road is proposed along the western boundary of the proposed commercial property; consequently staff would support a setback reduction from 125' to 75.
6. The master plan revision is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

Pursuant to the findings of fact outlined in the staff's report, the Planning staff recommends the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # _____ approving the Master Plan Revision to a Combined Planned Development Project (C/PDP) to Include: Rezoning from (MF) Multifamily and (REC) Recreation to (SU) Special Use for recreation/open space, (GC) General Commercial, and (SF) Single Family with a Reduction in Setbacks and Change in External Access Points with the following performance conditions.

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Perimeter lot sizes shall be approved as indicated on the master plan.
3. Minimum lot sizes for the single family lots are approved as follows:
65' x 125'
4. Minimum lot sizes for the villa lots proposed are approved as follows:
40' x 105'
5. Minimum internal setbacks for the residential uses are approved as follows:
Front: 20' Side: 5' Rear: 15'
6. Minimum perimeter setbacks for the residential component are as follows:
Front (along US 19): 75'
Others: ~~per PDP regulations~~ 20'
7. Minimum setbacks for the commercial pod shall be as follows:

From north, south and west: 35'
From US 19: 75'

8. The petitioner shall meet all applicable regulations regarding development on or near the cemetery.
9. Before construction plan approval for any portion of the project, a clearance letter or a binding letter from the Department of Community Affairs must be secured and provided to the County.
10. Any removal, encroachment or alteration of wetlands shall be permitted and mitigated by the appropriate state and federal agencies.
11. For areas within the floodplain all roadways and finished floor elevations shall be constructed above the 100 year flood elevation.
- ~~12. The nature and significance of the historical/archeological site shall be evaluated by a qualified archeological expert before any development of the subject property.~~
12. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.
13. The petitioner shall pay their proportionate fair share of the future traffic signal at Glen Lakes Boulevard and US 19.
14. Prior to development of the site, the developer needs to provide assurance of the public's ability to utilize the frontage road.

Subsequent to the July P&Z meeting, the staff met with the petitioner regarding their proposal. The petitioner indicated that the subject request proposed a development separate from the existing Glen Lakes. During the staff's initial review of the request, it was our understanding that the proposal was part of Glen Lakes; consequently, staff had requested interconnection to Glen Lakes Boulevard. The petitioner has submitted a revised narrative and plan which clarifies that the development is a separate endeavor. The staff has made some modifications to our previous report and recommendation which are indicated by underline and ~~strike through~~ above.

P&Z RECOMMENDATION:

On July 11, 2005, the Planning and Zoning Commission voted 4-0 to postpone the petition until 9:30 a.m. at their September 12, 2005.

BCC ACTION:

On August 10, 2005, the BCC voted 5-0 to postpone the petition until the October 12, 2005, BCC meeting at 9:00 a.m.

P&Z RECOMMENDATION:

At the September 12, 2005 meeting, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt Resolution # _____ approving the Master Plan Revision to a Combined Planned Development Project (C/PDP) to Include: Rezoning from (MF) Multifamily and (REC) Recreation to (SU) Special Use for recreation/open space, (GC) General Commercial, and (SF) Single Family with a Reduction in Setbacks and Change in External Access Points with the following unmodified performance conditions.

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Perimeter lot sizes shall be approved as indicated on the master plan.
3. Minimum lot sizes for the single family lots are approved as follows:
65' x 125'
4. Minimum lot sizes for the villa lots proposed are approved as follows:
40' x 105'
5. Minimum internal setbacks for the residential uses are approved as follows:
Front: 20' Side: 5' Rear: 15'
6. Minimum perimeter setbacks for the residential component are as follows:
Front (along US 19): 75'
Others: 20'
7. Minimum setbacks for the commercial pod shall be as follows:
From north, south and west: 35'
From US 19: 75'
8. The petitioner shall meet all applicable regulations regarding development on or near the cemetery.
9. Before construction plan approval for any portion of the project, a clearance letter or a binding letter from the Department of Community Affairs must be secured and provided to the County.
10. Any removal, encroachment or alteration of wetlands shall be permitted and mitigated by the appropriate state and federal agencies.
11. For areas within the floodplain all roadways and finished floor elevations shall be constructed above the 100 year flood elevation.
12. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.
13. The petitioner shall pay their proportionate fair share of the future traffic signal at Glen Lakes Boulevard and US 19.

14. Prior to development of the site, the developer needs to provide assurance of the public's ability to utilize the frontage road.

BCC ACTION:

On October 12, 2005, the Board of County Commissioners voted 5-0 to postpone consideration of the request until their November 9, 2005, hearing at 9:00 a.m.

On November 9, 2005, the Board of County Commissioners voted 5-0 to postpone consideration of the request until their January 10, 2006, hearing at 9:00 a.m.

On January 10, 2006, the Board of County Commissioners voted 5-0 to adopt Resolution # 2006-14 approving the Master Plan Revision to a Combined Planned Development Project (C/PDP) to Include: Rezoning from (MF) Multifamily and (REC) Recreation to (SU) Special Use for recreation/open space, (GC) General Commercial, and (SF) Single Family with a Reduction in Setbacks and Change in External Access Points with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Perimeter lot sizes shall be approved as indicated on the master plan.
3. Minimum lot sizes for the single family lots are approved as follows:
65' x 125'
4. Minimum lot sizes for the villa lots proposed are approved as follows:
40' x 105'
5. Minimum internal setbacks for the residential uses are approved as follows:
Front: 20' Side: 5' Rear: 15'
6. Minimum perimeter setbacks for the residential component are as follows:
Front (along US 19): 75'
Others: 20'
7. Minimum setbacks for the commercial pod shall be as follows:
From north, south and west: 35'
From US 19: 75'
8. The petitioner shall meet all applicable regulations regarding development on or near the cemetery.
9. Before construction plan approval for any portion of the project, a clearance letter or a binding letter from the Department of Community Affairs must be secured and provided to the County.
10. Any removal, encroachment or alteration of wetlands shall be permitted and mitigated by the appropriate state and federal agencies.
11. For areas within the floodplain all roadways and finished floor elevations shall be constructed above the 100 year flood elevation.
12. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the

event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.

13. The petitioner shall pay their proportionate fair share of any future traffic signals along US 19 at Glen Lakes Boulevard and either of their other entrances.
14. Prior to development of the site, the developer needs to provide assurance of the public's ability to utilize the frontage road.
15. Florida Statutes 872 will become immediately implemented upon any archeological finds.
16. The developer shall alert workers to the potential of a historical site.

NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE WITH THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.

The School Board of Hernando County, Florida

919 North Broad Street
Brooksville, FL 34601
352-797-7000

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8050 Mobley Road
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Robert Wiggins
Vice Chairperson
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Members
John Druzbeck
Pat Fagan
Sandra Nicholson

June 2, 2005

Christopher Mettler
Hernando County Planning Department
20 North Main Street, Room 262
Brooksville, FL 34601

Dear Chris:

I reviewed the proposed rezoning requests that you forwarded to me. My comments are listed below for consideration during the staff's review.

In reference to **H-05-45**, the request from Bloomingdale Development for a Master Plan Revision to develop a 125 acre site with 164 single family homes, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) –Moton Elementary School
Middle (6-8) –D. S. Parrott Middle School
High (9-12) –Hernando High School

The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$120,000 and 2.5 teachers at an estimated cost of \$125,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached two worksheets which were developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on a projected 55 additional students. These worksheets, one utilizing the current \$2,406 impact fee and one utilizing the proposed impact fee of \$4,266, show an estimated impact in excess of school taxes between \$805,536 and \$814,687 at the current impact fee and between \$509,496 and \$509,647 using the proposed impact fee.

In reference to **H-05-53**, the request from Southland Properties to rezone 30 Ac and develop 30 single family homes, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) –Pine Grove Elementary School
Middle (6-8) –West Hernando Middle School
High (9-12) –Central High School

This rezoning request is expected to add an additional 10 students to the District. The above mentioned schools are currently over permanent capacity. I have attached two worksheets which were developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on a projected 10 additional students. These worksheets, one utilizing the current \$2,406 impact fee and one utilizing the proposed impact fee of \$4,266, show an estimated impact in excess of school taxes between \$147,398 and \$148,235 at the current impact fee and between \$91,598 and \$92,435 using the proposed impact fee.

In reference to **H-05-54**, the request from Glen Lakes Partnership for a Master Plan Revision to redevelop 293 acres with 742 single family homes, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) –Pine Grove Elementary School
Middle (6-8) –West Hernando Middle School
High (9-12) –Central High School

The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$400,000 and 11 teachers at an estimated cost of \$550,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached two worksheets which were developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on a projected 247 additional students. These worksheets, one utilizing the current \$2,406 impact fee and one utilizing the proposed impact fee of \$4,266, show an estimated impact in excess of school taxes between \$3,569,237 and \$3,645,143 at the current impact fee and between \$2,189,117 and \$2,265,023 using the proposed impact fee.

In reference to **H-05-57**, the request from Priority Development to rezone and develop a 90 acre site with 225 single family homes, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) –Moton Elementary School
Middle (6-8) –Powell Middle School
High (9-12) –Hernando High School

The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$350,000 and 10 teachers at an estimated cost of \$500,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached two worksheets which were developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on a projected 75 additional students. These worksheets, one utilizing the current \$2,406 impact fee and one utilizing the proposed impact fee of \$4,266, show an estimated impact in excess of school taxes between \$1,084,556 and \$1,107,574 at the current impact fee and between \$666,056 and \$689,074 using the proposed impact fee.

I hope this information will be helpful for the staff review. Please contact me if you have any questions or need further information. Thank you for the opportunity to comment on the effect that these proposed rezoning requests will have on the Hernando County School System.

Sincerely,

Ken Pritz

Hernando County School Board
Facility & Support Operations, Executive Director