



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

Department of Planning
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LETTER
PL-CDL-018-23/24

Concurrency Determination Letter

Project Information	
Project Name	Villa Richey
Project Location	East side of Madison Street, 0.22 miles north of State Road 54
Parcel ID Numbers	16-26-16-0010-06100-0010 (6.2 acres)
Property Owner/Developer	Villa Richey, LLC
Applicant	Ursula Amon

School Concurrency Reservation			
Concurrency Service Area	Elementary CSA 1	Middle CSA 1	High CSA 2
Reserved Students	9	4	5
Comments:	73 multi-family units		

The School District has determined that the Level of Service Standard for Public School Facilities has been met subject to the following condition(s). **None**

This School Concurrency Determination Letter shall reserve capacity for the above referenced project and shall confirm said project meets the School Concurrency requirements of Florida Statute 163.3180.

The School Concurrency Reservation shall expire three (3) years from date of issuance of the Initial Certificate of Capacity issued by the local government.


Chris Williams, Director of Planning


Date

cc: Elizabeth Kuhn, Assistant Superintendent for Support Services
Pasco County Planning and Development Department
File



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Concurrency Determination Analysis

Project Name	Villa Richey							3-Nov-2023
Project Location	East side of Madison Street, 0.22 miles north of State Road 54							
Parcel ID Numbers	16-26-16-0010-06100-0010 (6.2 acres)							
Property Owner/Developer	Villa Richey, LLC							
Applicant	Ursula Amon							
Student Impacts		Student Generation Rates				Students Generated		
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family Detached	0	0.18	0.095	0.123	0	0	0	0
Single Family Attached	0	0.077	0.037	0.047	0	0	0	0
Multi-Family	73	0.115	0.052	0.068	9	4	5	18
Totals	73				9	4	5	18
Level Of Service Impacts								
Concurrency Service Area	Total CSA Capacity*	2025-2026 Total Demand	LOS	Student Impact	Enrollment with impact	LOS w/ impact	Available/Deficit of Capacity	
Elementary CSA 1	30,737	23,628	76.9%	9	23,637	76.9%	7,109	
Middle CSA 1	10,113	7,619	75.3%	4	7,623	75.4%	2,494	
High CSA 2	12,397	9,890	79.8%	5	9,895	79.8%	2,507	
*CSA Capacity Based on LOS of 115% for Elementary and Middle Schools and 105% for High Schools								
School Impacts**		2023-2024 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development			
School	Capacity							
Cotee River Elementary	811	547	67%	556	69%			
Gulf Middle	1,434	851	59%	855	60%			
Gulf High	1,587	1,507	95%	1,512	95%			

**School attendance boundaries are subject to change and could affect schools listed above.

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