

Info

HDC COMMERCIAL LLC

Zoom to

OBJECTID	108947
SHAPE.STArea()	176619.189453
SHAPE.STLength()	2563.877110
PARCEL_KEY	327514
PARCEL_SHORTNUM	1.2
PARCEL_TYPE	R
BLOCK	
BUILDING_LEASE	N
LOT	
MINERAL_RIGHTS	N
PARCEL_NUMBER	R10 421 18
MBER	0000 0010 0020
PARCEL_SORTNUM	R421181000 0000100020
PARCEL_EFFECTIVE DATE	01011980
PARENT_KEY	0
SECTION	10
TOWNSHIP	21
RANGE	18
SITUS_ADDRESS	0 PONCE DE LEON BLVD
SITUS_HOUSE NUMBER	0



1,000 ft

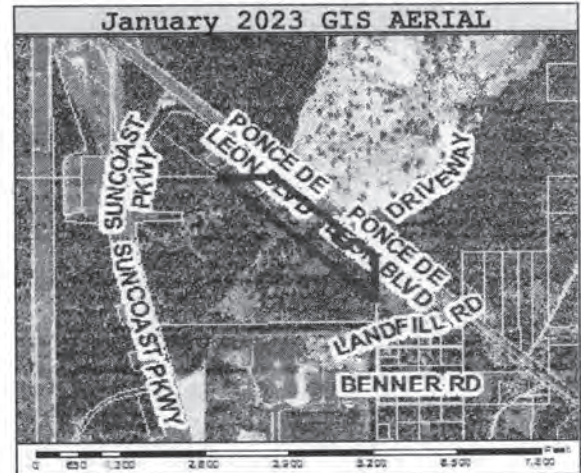


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00327514	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0020	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	34 AC MOL IN NE1/4 LYING S OF & ADJ TO HWY 98		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	01/01/10		
UPDATED	09/14/20				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,459,260	
ACRES	33.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON, YONTZ RD-CO LINE
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	636,574	636,574	636,574	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+	5,594	5,594	
JUST/MARKET VALUE	=	642,168	642,168	
VALUE PRIOR TO CAP		19,420	19,420	
ASSESSED VALUE		14,344	14,344	
EXEMPT VALUE	-			
TAXABLE VALUE	=	14,344	14,344	
CLASSIFIED LAND USE VALUE	13,826.00			

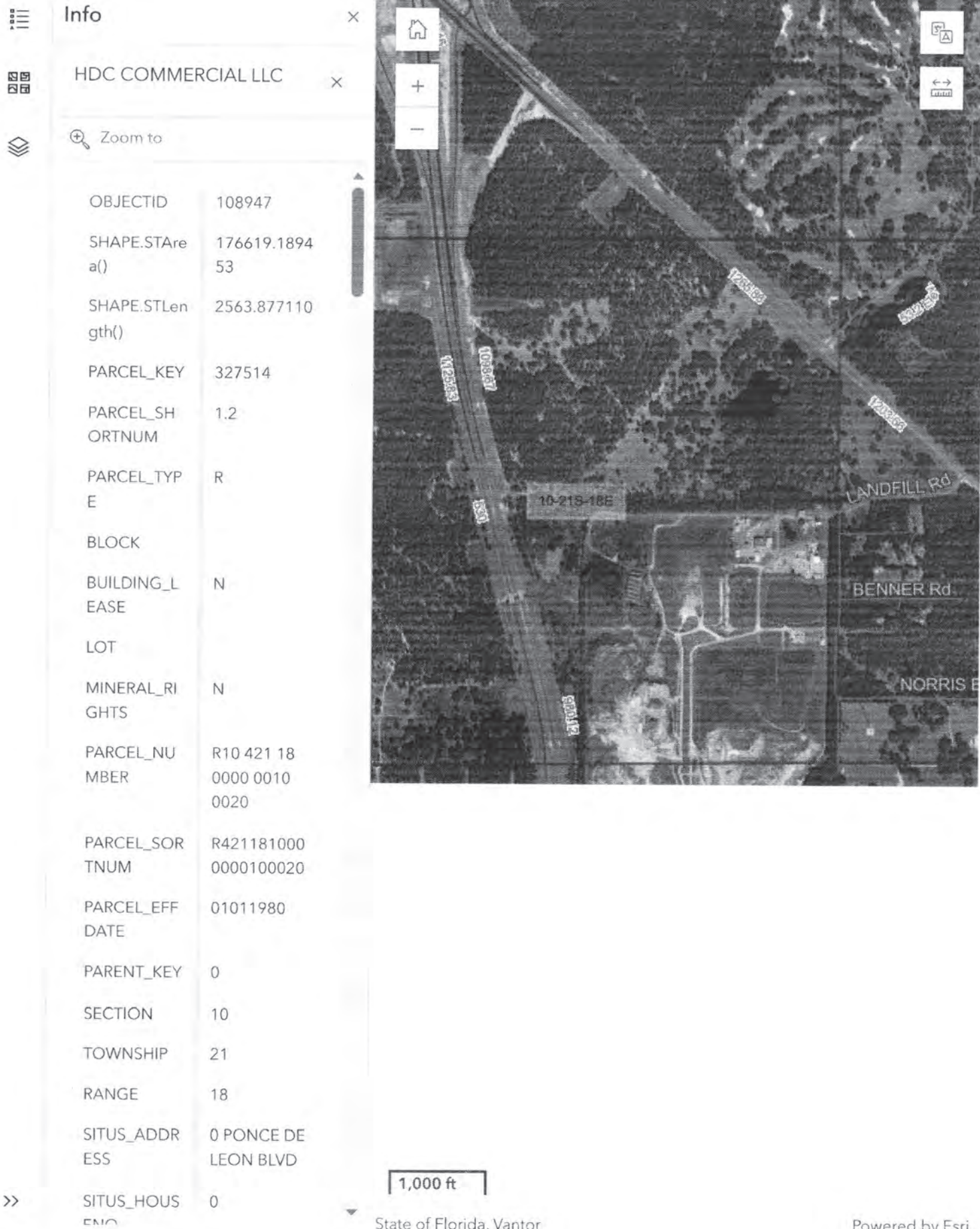
LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
19	IMPACT FEE VALUE	Y	2020		Y				1.00	UNITS	8,700.00	8,700
19	IMPACT FEE VALUE	N	2020		Y				1.00	UNITS	8,700.00	8,700
60	IMP PASTURE	Y	2012		Y				33.50	ACRES	153.00	5,126
99	ACREAGE	N	2012		Y	4			33.50	ACRES	8,742.50	627,874

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
PONCE DE LEON BLVD	

BUILDING PERMITS							
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED
0025419	01/24/89	8901067	MH	MOBILE HOME 1 ACRE OR MO	02/06/89	FINALED	05/19/89

PROPERTY SALES									
SALE DATE	NEW OWNER			CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE
08/08/01	HDC COMMERCIAL LLC			M	MULTIPLE PAR	N	WD	1446	0251
08/08/01	S & D FLORIDA SEVILLE LTD &			M	MULTIPLE PAR	N	WD	1446	0231
12/22/99	S & D FLORIDA SEVILLE LTD			D	DISQUALIFIED	N	SW	1312	0785
02/26/98	SEVILLE COMM DEV LTD			M	MULTIPLE PAR	N	SW	1178	1160
09/01/90	HERNANDO COUNTY			M	MULTIPLE PAR	Y	WD	0793	1388
07/01/90	HERNANDO COUNTY			D	DISQUALIFIED	N	FJ	0786	1527
09/01/88	LONG ROBERT E & GLENDA A			Q	QUALIFIED	Y	WD	0705	0888
01/01/80	MCGEE RICHARD E ET UX				INVALID CODE	N		----	----



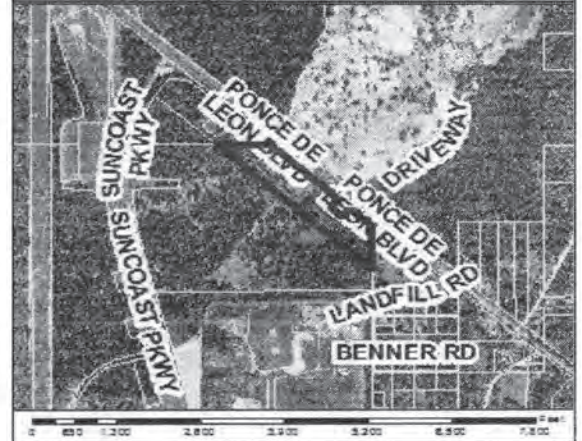
HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00327514	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0020	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	34 AC MOL IN NE1/4 LYING S OF & ADJ TO HWY 98		
MAILING ADDRESS	3 CYPRESS RUN APT 32C	UPDATED	DES IN ORB 1178 PG 1160 & LESS		
09/14/20	HOMOSASSA FL 34446-4232	01/01/10	R/W FOR SUNCOAST PKWY		
			ORB 1280 PG 281		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,459,260	
ACRES	33.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON,YONTZ RD-CO LINE
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	636,574	636,574	636,574	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+	5,594	5,594	5,594
JUST/MARKET VALUE	=	642,168	642,168	642,168
VALUE PRIOR TO CAP		19,420	19,420	19,420
ASSESSED VALUE		14,344	19,420	14,344
EXEMPT VALUE	-			
TAXABLE VALUE	=	14,344	19,420	14,344
CLASSIFIED LAND USE VALUE	13,826.00			

LAND INFORMATION															
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
19	IMPACT FEE VALUE	Y	2020		Y				1.00	UNITS				8,700.00	8,700
19	IMPACT FEE VALUE	N	2020		Y				1.00	UNITS				8,700.00	8,700
60	IMP PASTURE	Y	2012		Y				33.50	ACRES				153.00	5,126
99	ACREAGE	N	2012		Y	4			33.50	ACRES				8,742.50	627,874

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
PONCE DE LEON BLVD

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
0025419	01/24/89	8901067	MH	MOBILE HOME 1 ACRE OR MO	02/06/89	FINALED	05/19/89	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	N	WD	1446	0251		890,000
08/08/01	S & D FLORIDA SEVILLE LTD &	M	MULTIPLE PAR	N	WD	1446	0231		1,000,000
12/22/99	S & D FLORIDA SEVILLE LTD	D	DISQUALIFIED	N	SW	1312	0785		100
02/26/98	SEVILLE COMM DEV LTD	M	MULTIPLE PAR	N	SW	1178	1160		865,800
09/01/90	HERNANDO COUNTY	M	MULTIPLE PAR	Y	WD	0793	1388		100
07/01/90	HERNANDO COUNTY	D	DISQUALIFIED	N	FJ	0786	1527		100
09/01/88	LONG ROBERT E & GLENDA A	Q	QUALIFIED	Y	WD	0705	0888		30,000
01/01/80	MCGEE RICHARD E ET UX		INVALID CODE	N		---	----		



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #

00327514

PRINTED ON

10/04/25

PAGE

2

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/28/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

April 30 2010

CATTLE VISIBLE



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379207	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R03 421 18 0000 0010 0030	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF S1/2 LYING S & E OF SUNCOAST PKWY R/W		
MAILING ADDRESS	3 CYPRESS RUN APT 32C	UPDATED	ORB 1102 PG 1664		
UPDATED	HOMOSASSA FL 34446-4232	01/01/10	ORB 1210 PG 651		
09/14/20			ORB 1280 PG 281		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	574,992	
ACRES	13.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-01-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	381,480	381,480	381,480	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 381,480	381,480	381,480	
VALUE PRIOR TO CAP	2,020	2,020	2,020	
ASSESSED VALUE	2,020	2,020	2,020	
EXEMPT VALUE	-			
TAXABLE VALUE	= 2,020	2,020	2,020	
CLASSIFIED LAND USE VALUE	2,020.00			

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
60	IMP PASTURE	Y	2009		Y				13.20	ACRES	153.00	2,020
99	ACREAGE	N	2009		Y	4			13.20	ACRES	28,900.00	381,480

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
PONCE DE LEON BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	Y	SW	1102	1664		9,250,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/29/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

January 01 2005
LEASED TO K BARCO



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379207	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R03 421 18 0000 0010 0030	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF S1/2 LYING S & E OF SUNCOAST PKWY R/W		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	ORB 1102 PG 1664 ORB 1210 PG 651 ORB 1280 PG 281		
UPDATED	09/14/20				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	574,992	
ACRES	13.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-01-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	381,480	381,480	381,480	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=	381,480	381,480	381,480
VALUE PRIOR TO CAP		2,020	2,020	2,020
ASSESSED VALUE		2,020	2,020	2,020
EXEMPT VALUE	-			
TAXABLE VALUE	=	2,020	2,020	2,020
CLASSIFIED LAND USE/VALUE	2,020.00			

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
60	IMP PASTURE	Y	2009		Y				13.20	ACRES			153.00	2,020
99	ACREAGE	N	2009		Y	4			13.20	ACRES			28,900.00	381,480

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
PONCE DE LEON BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	Y	SW	1102	1664		9,250,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/29/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

January 01 2005
LEASED TO K BARCO



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01379225	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R10 421 18 0000 0010 0040	SITUS	PONCE DE LEON BLVD		
OWNER(S)	HDC COMMERCIAL LLC	PARCEL DESCRIPTION	THAT PART OF N1/2 & SW1/4 LYING E OF SUNCOAST PKWY R/W & S OF A 34 AC MOL TR DES IN ORB 1178 PG 1160 ORB 1210 PG 651 ORB 1280 PG281		
MAILING ADDRESS	3 CYPRESS RUN APT 32C HOMOSASSA FL 34446-4232	UPDATED	01/01/11		
UPDATED	09/14/20				

MISCELLANEOUS PROPERTY INFORMATION

MISSOURI TRAFFIC INFORMATION		
SQUARE FOOTAGE	6,599,340	
ACRES	151.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC02	AC US 19 E TO C98
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-01-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	2,627,010	2,627,010	2,627,010	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 2,627,010	2,627,010	2,627,010	
VALUE PRIOR TO CAP	23,180	23,180	23,180	
ASSESSED VALUE	23,180	23,180	23,180	
EXEMPT VALUE	-			
TAXABLE VALUE	= 23,180	23,180	23,180	
CLASSIFIED LAND USE VALUE	23,180.00			

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
60	IMP PASTURE	Y	2013		Y				151.50	ACRES			153.00	23,180
99	ACREAGE	N	2013		Y	7			151.50	ACRES			7,340.00	2,627,010

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
PONCE DE LEON BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/08/01	HDC COMMERCIAL LLC	M	MULTIPLE PAR	Y	WD	1446	0231		1,890,000
01/01/99	S & D FLORIDA SEVILLE LTD	S	SPLIT (REQUI	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/24	2025	304	17	5 YEAR REVIEW
06/12/20	2021	196	15	GREEN BELT REVIEW
01/10/20	2020	272	17	5 YEAR REVIEW
08/26/15	2016	184	17	5 YEAR REVIEW
04/30/10	2010	184	17	5 YEAR REVIEW
11/28/06	2007	196	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

January 01 2005
LEASED TO K BARCO

CP 1494521 - Public Comment

HERNANDO COUNTY SCHOOL DISTRICT CONCURRENCY DEFICIT SUMMARY REPORT

July 16, 2025

INTRODUCTION

According to a recent Redfin report¹, while median home prices in Hernando County are up 4.0% compared to last year, the number of homes sold has decreased by 6.3%. Despite the cooling market, however, plans for residential development in Hernando County have continued marching forward, seemingly undeterred. As school concurrency applications continue to arrive in a steady stream, the pressure on school capacity available for future developments has reached a tipping point.

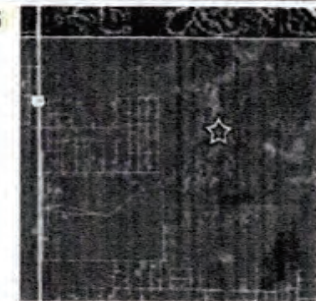
In the past 12 months, district staff have received 30 school concurrency applications for developments with various housing types including single family, duplex/villa, multifamily, and townhomes. The combined total of 9,354 dwelling units in these 30 developments is expected to generate 2,563 students. (1,026 ES, 743 MS, and 794 HS). Factoring in current enrollment and capacity reserved for previously approved developments, adequate capacity has typically been available – until recently. This report summarizes the 11 developments for which there is currently at least some capacity deficit for the number of students expected to be generated by each development.

¹ <https://www.redfin.com/county/462/FL/Hernando-County/housing-market>

1. PINERY (fka SEVILLE PHASE 1)

Winding Waters K-8 / Weeki Wachee HS

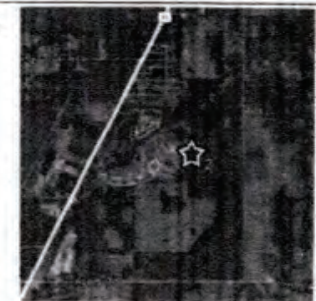
General Location:	South of Citrus County line, East of U.S. Hwy 19			
Dwelling Units:	708 single family			
Students Generated:	ES = 98	MS = 49	HS = 66	TOTAL = 213
Capacity Available:	ES = 98	MS = 49	HS = 15	TOTAL = 162
Capacity Deficit:	ES = 0	MS = 0	HS = (51)	TOTAL = (51)



2. TRAILS AT RIVARD

Moton ES / Parrott MS / Hernando HS

General Location:	North of Ayers Rd, East of U.S. 41			
Dwelling Units:	240 single family			
Students Generated:	ES = 33	MS = 17	HS = 22	TOTAL = 72
Capacity Available:	ES = 33	MS = 17	HS = 12	TOTAL = 62
Capacity Deficit:	ES = 0	MS = 0	HS = (10)	TOTAL = (10)



The School District of Hernando County, Florida

Facilities & Construction Department

8016 Mobley Road

Brooksville, FL 34601

Phone: (352) 797-7009

Fax: (352) 797-2150



**HERNANDO
SCHOOL DISTRICT**

Learn it. Love it. Live it.

Superintendent: Ray Plummer

Board Chairperson: Chairman Rodriguez

Vice Chairpersons: Mark Johnson

Board Members:

Michelle Burroughs

Susan Davis

David Hester

August 20, 2025

Hernando County Planning Department

Lashaundra Ellison, Planner II

1653 Blaise Drive

Brooksville, Florida 34601

**RE: SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity**

Ms. Ellison,

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, identifying several inactive developments for which we have been reserving school capacity until now. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Seville Phase 1
APPLICATION TYPE	School Concurrency Analysis
OWNER / DEVELOPER	SV Tampa Land, LP / Starwood Homes
PARCEL KEY NUMBER(S)	1099992
LOCATION / ADDRESS	Seville Parkway, 1 mile east of U.S. Hwy 19.
PROJECT ACREAGE	244.41 acres, more or less
LAND USE DESIGNATION	CURRENT: Agricultural - Residential
ZONING	CURRENT: PDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: 708 MULTI FAM: 0 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
Single Family	708	0.300	213
Multi Family	0	0.188	0
Townhouse	0	0.159	0
TOTAL NUMBER OF STUDENTS			213

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	98
6-8	23 %	49
9-12	31 %	66

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

It is the policy of the Hernando County School District not to illegally discriminate or allow its employees to illegally discriminate on the basis of race, color, religion, national origin, age, sex, marital status, disability or GINA in its educational programs or employment practices.

CP 144521 - Public Comment

SEVILLE PHASE 1 – 708 SINGLE FAMILY D.U.
Finding of Available School Capacity

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))
Winding Waters K-8	1628	330	1615	282	12 ^{ES} + 49 ^{MS}	1958	100%
Pine Grove ES	1488	0	946	497	45	1488	100%
Westside ES	776	0	514	170	41	764	98%
Weeki Wachee HS	1611	375	1444	540	1	1986	100%
Central HS	1888	0	1447	396	45	1888	100%
Hernando HS	1654	0	1301	310	2	1613	98%
Springstead HS	2003	0	1857	128	18	2003	100%

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 available for only 12 of 98 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8. However, capacity is available for 9 and 77 students, respectively, in the adjacent CSAs of Pine Grove ES and Westside ES, shown as shaded in the table above.

At the middle school level, adequate capacity is available for 49 students at the assigned CSA of Winding Waters K-8.

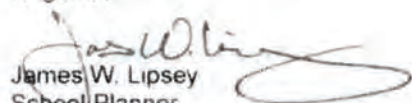
At the high school level, adequate capacity is available for only 1 of 66 students in the assigned CSA of Weeki Wachee HS. However, capacity is available for 45, 2, and 18 students, respectively, in the adjacent CSAs of Central HS, Hernando HS, and Springstead HS, shown as shaded in the table above.

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 this report, please do not hesitate to contact me.

Regards,


James W. Lipsey
School Planner
Hernando County School District
PHONE: (352) 797-7050, ext. 71410
EMAIL: lipsey_j@hcsb.k12.fl.us