

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.

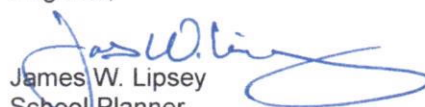
At the high school level, adequate capacity is available for only 1 of 66 students in the assigned CSA of Weeki Wachee HS. However, capacity is available for 45, 2, and 18 students, respectively, in the adjacent CSAs of Central HS, Hernando HS, and Springstead HS, shown as shaded in the table above.

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

The School District of Hernando County, Florida

Facilities & Construction Department
8016 Mobley Road
Brooksville, FL 34601
Phone: (352) 797-7050
Fax: (352) 797-7150



Superintendent: Ray Pinder
Board Chairperson: Shannon Rodriguez
Vice Chairperson: Mark Johnson
Board Members:
Michelle Bonczek
Susan Duval
Kayce Hawkins

Learn it. Love it. Live it.

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 TOWNHNS: 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.]

CP 1494521 - Public Comment

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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)

