

# HERNANDO COUNTY SCHOOL DISTRICT CONCURRENCY DEFICIT SUMMARY REPORT

July 16, 2025

## INTRODUCTION

According to a recent Redfin report<sup>1</sup>, 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.

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

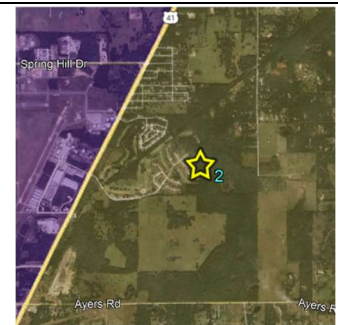
### 1. PINERY (fka SEVILLE PHASE 1) Winding Waters K-8 / Weeki Wachee HS

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
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (51)	<b>TOTAL = (51)</b>



### 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
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (10)	<b>TOTAL = (10)</b>



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## 3. POINTE GRAND AT SPRING HILL

Floyd ES / Fox Chapel MS / Nature Coast Tech. HS

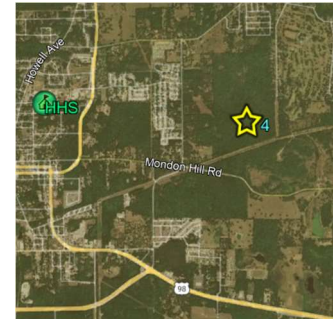
General Location:	North of Pasco County line, West of Anderson Snow Rd				
Dwelling Units:	200 multifamily				
Students Generated:	ES = 17	MS = 9	HS = 12	TOTAL = 38	
Capacity Available:	ES = 17	MS = 9	HS = 5	TOTAL = 31	
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (7)	<b>TOTAL = (7)</b>	



## 4. MAJESTIC OAKS

Brooksville ES / Parrott MS / Hernando HS

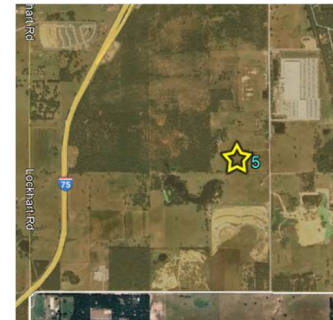
General Location:	North of Mondon Hill Rd, East of McIntyre Rd (City of Brooksville)				
Dwelling Units:	919 single family				
Students Generated:	ES = 127	MS = 63	HS = 86	TOTAL = 276	
Capacity Available:	ES = 127	MS = 63	HS = 0	TOTAL = 190	
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (86)	<b>TOTAL = (86)</b>	



## 5. VERONA HILLS

Eastside ES / Parrott MS / Hernando HS

General Location:	North of Pasco County Line, West of Kettering Rd				
Dwelling Units:	302 single family				
Students Generated:	ES = 42	MS = 21	HS = 28	TOTAL = 91	
Capacity Available:	ES = 42	MS = 21	HS = 0	TOTAL = 63	
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (28)	<b>TOTAL = (28)</b>	



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## 6. ARDEN OF BROOKSVILLE

Moton ES / Parrott MS / Hernando HS

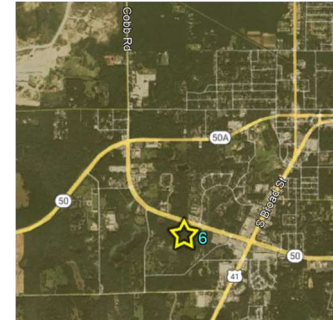
General Location: South of Cortez Blvd, West of S. Broad St (City of Brooksville)

Dwelling Units: 360 multifamily

Students Generated: ES = 31 MS = 16 HS = 21 TOTAL = 68

Capacity Available: ES = 31 MS = 16 HS = 0 TOTAL = 47

**Capacity Deficit:** ES = 0 MS = 0 HS = (21) **TOTAL = (21)**



## 7. MILK-A-WAY FARMS

Brooksville ES / Parrott MS / Hernando HS

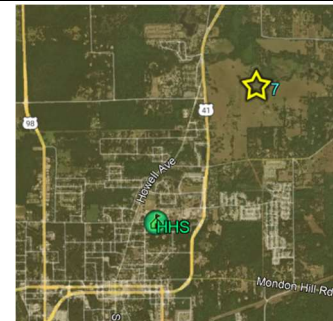
General Location: North of Croom Rd, East of US Hwy 41 (City of Brooksville)

Dwelling Units: 746 single family + 180 townhouses = 926 DU

Students Generated: ES = 116 MS = 58 HS = 78 TOTAL = 253

Capacity Available: ES = 38 MS = 58 HS = 0 TOTAL = 96

**Capacity Deficit:** ES = (78) MS = 0 HS = (78) **TOTAL = (157)**



## 8. PARKWAY TOWNHOMES

Pine Grove ES / Powell MS / Nature Coast Tech. HS

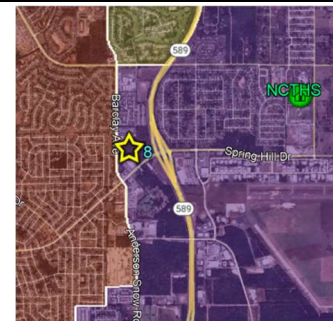
General Location: North of Spring Hill Dr, East of Barclay Ave

Dwelling Units: 106 Townhouses

Students Generated: ES = 8 MS = 4 HS = 5 TOTAL = 17

Capacity Available: ES = 8 MS = 4 HS = 0 TOTAL = 12

**Capacity Deficit:** ES = 0 MS = 0 HS = (5) **TOTAL = (5)**



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## 9. SUNCOAST PINES

Floyd ES / Powell MS / Nature Coast Tech. HS

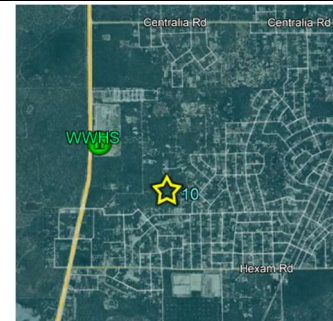
General Location:	North of Pasco County line, West of Anderson Snow Rd				
Dwelling Units:	62 Single Family				
Students Generated:	ES = 9	MS = 4	HS = 6	TOTAL = 19	
Capacity Available:	ES = 9	MS = 4	HS = 0	TOTAL = 13	
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (6)	<b>TOTAL = (6)</b>	



## 10. LAKE MIRAGE

Winding Waters K-8 / Weeki Wachee HS

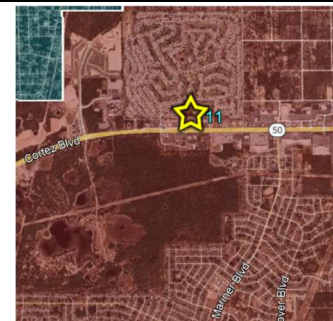
General Location:	North of Hexam Rd, East of US Hwy 19				
Dwelling Units:	107 Single Family				
Students Generated:	ES = 15	MS = 8	HS = 10	TOTAL = 33	
Capacity Available:	ES = 0	MS = 8	HS = 0	TOTAL = 8	
<b>Capacity Deficit:</b>	ES = (15)	MS = 0	HS = (10)	<b>TOTAL = (25)</b>	



## 11. ROLLING ROCK TOWNHOMES

Pine Grove ES / West Hernando MS / Central HS

General Location:	North of Cortez Blvd, West of Mariner Blvd				
Dwelling Units:	76 Townhouses				
Students Generated:	ES = 6	MS = 3	HS = 4	TOTAL = 13	
Capacity Available:	ES = 6	MS = 3	HS = 0	TOTAL = 9	
<b>Capacity Deficit:</b>	ES = 0	MS = 0	HS = (4)	<b>TOTAL = (4)</b>	



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<b>CUMULATIVE TOTALS</b>	<b>11 DEVELOPMENTS HAVING A CAPACITY DEFICIT</b>
General Location:	Countywide
Dwelling Units:	3,084 single family + 560 multifamily + 362 townhouses = 4,006 DU
Students Generated:	ES = 502   MS = 252   HS = 338   TOTAL = 1,092
Capacity Available:	ES = 409   MS = 252   HS = 32   TOTAL = 693
<b>Capacity Deficit:</b>	ES = (93)   MS = 0   HS = (306) <b>TOTAL = (399)</b>

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### CONCLUSIONS

The total capacity deficit for elementary students equates to approximately 5 elementary school classrooms. And the total capacity deficit for high school students equates to approximately 12 high school classrooms.

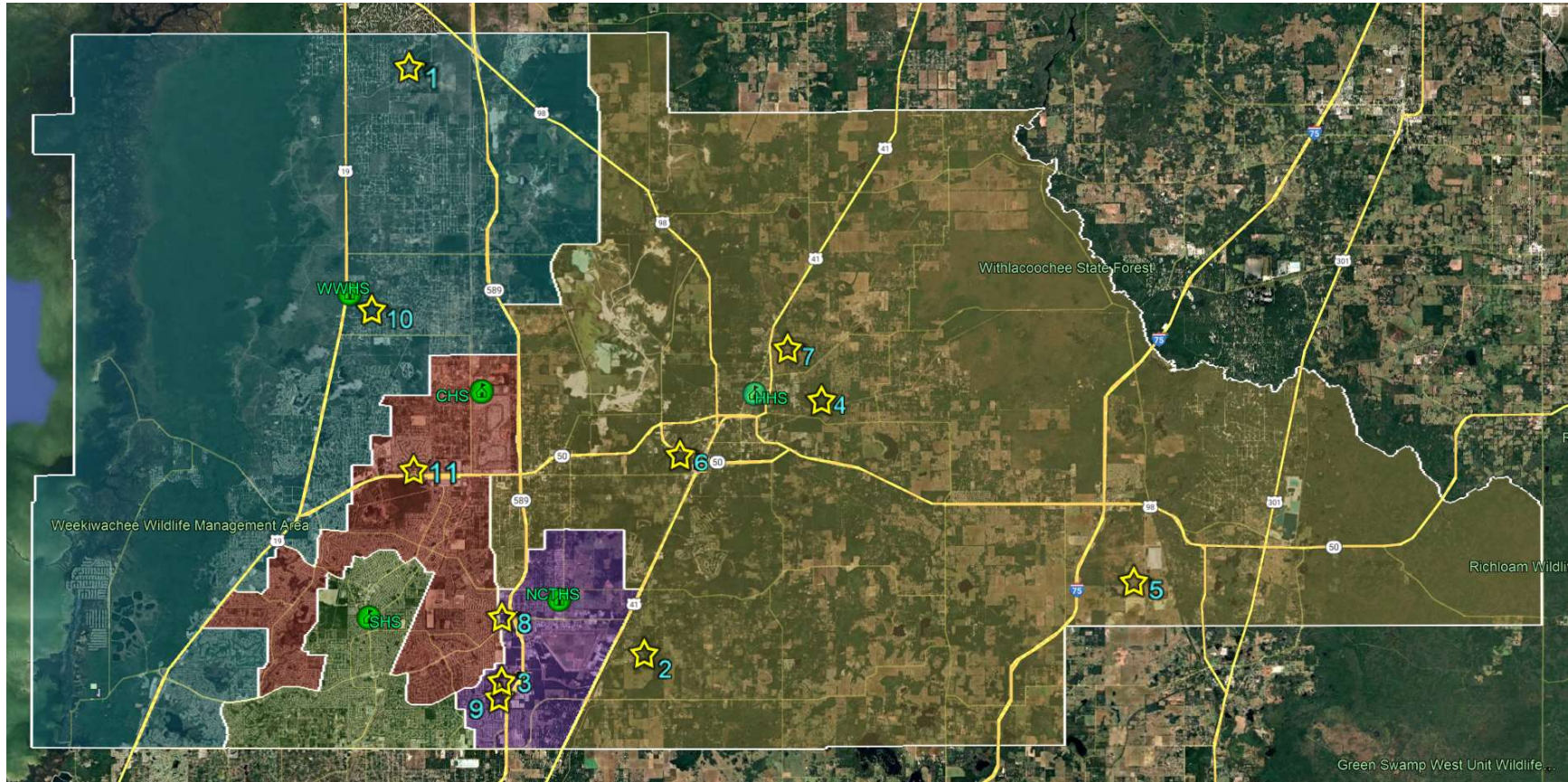
As of the date of this report, each of the 11 developments indicated above are currently pending negotiation and execution of a Proportionate Share Mitigation Agreement (PSMA). A template PSMA is currently being drafted with input from planning staff and legal counsel for the school district, Hernando County, and the City of Brooksville.

While school capacity has not yet been reserved for any of these developments, the school district's attorney, Chris Wilson, recommended that each school concurrency application be reviewed with the assumption that a PSMA will be executed for any capacity deficit. Since applications are reviewed in the order received, student capacity was tentatively reduced before reviewing each subsequent application. Should any of these developments choose not proceed with negotiating a PSMA, a *Finding of No Available School Capacity* will be issued by the school district, effectively ending the approval process until school capacity becomes available and the applicant submits a new school concurrency application. The capacity reduced for that development will then be restored and all subsequent applications will be recalculated in the order received.



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Map of developments for which a *School Capacity Deficit Report* has been issued, overlaid on high school attendance boundaries.

- |                                |                            |
|--------------------------------|----------------------------|
| 1. Pinery (fka Seville Ph. 1)  | 7. Milk-A-Way Farms        |
| 2. Trails at Rivard            | 8. Parkway Townhomes       |
| 3. Pointe Grand at Spring Hill | 9. Suncoast Pines          |
| 4. Majestic Oaks               | 10. Lake Mirage            |
| 5. Verona Hills                | 11. Rolling Rock Townhomes |
| 6. Arden of Brooksville        |                            |