

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.

May 30, 2025

June 4, 2025 (Revised)

August 24, 2025 (Revised)

Hernando County Planning Department

Lashaundra Ellison, Planner II

1653 Blaise Drive

Brooksville, Florida 34601

**RE: VERONA HILLS – 302 SINGLE FAMILY D.U.
School Capacity Deficit Report**

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. The application data and our revised findings are summarized below:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Verona Hills
APPLICATION TYPE	School Concurrency Analysis
OWNER / DEVELOPER	Lee K. Pedone & TTEE / Riopelle Properties, LLC
PARCEL KEY NUMBER(S)	394585 and 1357971
LOCATION / ADDRESS	West side of Kettering Road, north of Dashbach St.
PROJECT ACREAGE	102.20 acres, more or less
LAND USE DESIGNATION	CURRENT: Residential
ZONING	CURRENT: PDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: 302 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	AVERAGE GRADE LEVEL DISTRIBUTION		
Single Family	302	0.300	91	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.188	0	PK - 5	46 %	42
Townhouse	0	0.159	0	6-8	23 %	21
TOTAL NUMBER OF STUDENTS			91	9-12	31 %	28

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

**VERONA HILLS – 302 SINGLE FAMILY D.U.
School Capacity Deficit Report**

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))
Eastside ES	820	334	756	282	42	1080	94%
DS Parrott MS	1040	0	749	291	0	1040	100%
West Hernando MS	1308	0	668	411	21	1100	84%
Hernando HS	1654	0	1301	445	0	1746	106%
Nature Coast Tech. HS	1296	0	1297	12	0	1309	101%
Central HS	1888	0	1447	441	0	1888	100%
Weeki Wachee HS	1611	375	1444	542	0	1986	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 42 students in the assigned Concurrency Service Area (CSA) of Eastside ES.

At the middle school level, adequate capacity is not available for 21 students in the assigned CSA of DS Parrott MS. However, adequate capacity is available in the adjacent CSA of West Hernando MS.

At the high school level, adequate capacity is not available for any of the 28 students in the assigned CSA of Hernando HS. Neither is any capacity available in the adjacent CSAs of Nature Coast Tech. HS, Central HS, or Weeki Wachee HS, shown as shaded in the table above. Consequently, **there is a capacity deficit of 28 students at the high school level.**

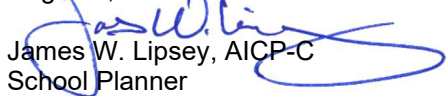
COMMENT

In view of the capacity deficit indicated above, the School District cannot issue a *Finding of Available School Capacity* at this time.

When a school capacity deficit exists, Section 23-269 of the Hernando County Code of Ordinances allows the Owner/Developer to mitigate such deficit by proffering a Proportionate Share Mitigation Agreement (PSMA) to contribute their fair share of the cost of providing, expanding or improving a public school facility in exchange for a school impact fee credit on a dollar-for-dollar basis. Once a PSMA has been executed, the School District can issue a *Finding of Available School Capacity*.

Should you have any questions concerning this report, please do not hesitate to contact me.

Regards,


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

Copies to: Omar DePablo, Director, Hernando Co. Development Services
Brian Ragan, Director of Facilities, HCSD
Ralph Leath, Director of Transportation, HCSD
Dawn Williams, Supervisor of School Choice, HCSD
Steve Crognale, Executive Director of Support Operations, HCSD
Concetta Cook, Permit Coordinator, Coastal Engineering Associates, Inc.