



May 28, 2025

August 21, 2025 (Revised)

Hernando County Planning Department

Lashaundra Ellison, Planner II

1653 Blaise Drive

Brooksville, Florida 34601

**RE: TRAILS AT RIVARD – 240 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, 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	Trails at Rivard
APPLICATION TYPE	School Concurrency Analysis
OWNER / DEVELOPER	Rivard Development, LLC
PARCEL KEY NUMBER(S)	383374
LOCATION / ADDRESS	Eastern terminus of Rivard Blvd.
PROJECT ACREAGE	63.70 acres, more or less
LAND USE DESIGNATION	CURRENT: Residential
ZONING	CURRENT: CPDP (SF)
PROPOSED DWELLING UNITS	SINGLE FAM: 240 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	240	0.300	72	GRADE	DISTRIBUTION	STUDENTS
Multi Family	0	0.188	0	PK - 5	46 %	33
Townhouse	0	0.159	0	6-8	23 %	17
TOTAL NUMBER OF STUDENTS			72	9-12	31 %	22

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

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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))
Moton ES	835	0	674	149	12	835	100%
Suncoast ES	1214	0	973	78	21	1072	88%
DS Parrott MS	1040	0	749	215	17	981	94%
Hernando HS	1654	0	1301	338	15	1654	100%
Central HS	1888	0	1447	441	0	1888	100%
Weeki Wachee HS	1611	375	1444	541	1	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 only 12 of 33 students in the assigned Concurrency Service Area (CSA) of Moton ES. However, capacity is available for the remaining 21 students in the adjacent CSA of Suncoast ES, shown as shaded in the table above.

At the middle school level, adequate capacity is available for 17 students at the assigned CSA of DS Parrott MS.

At the high school level, adequate capacity is available for only ~~12~~ 15 of the 22 students in the assigned CSA of Hernando HS **and for only 1 student in the adjacent CSA of Weeki Wachee HS**. Adequate capacity is not available for the remaining ~~40~~ 6 students in the other adjacent CSA of Central HS, shown as shaded in the table above. Consequently, **there is a capacity deficit of 6 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
School Planner

Hernando County School District

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