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March 9, 2026

Hernando County Planning Department  
 Lashaundra Ellison, Planner II  
 1653 Blaise Drive  
 Brooksville, Florida 34601

**RE: DIRT DOCTOR – 110 DWELLING UNITS (H2550)  
 Non-Binding School Capacity Analysis (Revised)**

Ms. Ellison,

The School District has revised the non-binding capacity analysis for the zoning amendment petition referenced above. The previous analysis incorrectly tabulated assigned and adjacent Concurrency Service Areas (CSAs). The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	Dirt Doctor / H2550		
<b>APPLICATION TYPE</b>	Rezoning (PDP)		
<b>OWNER / DEVELOPER</b>	Dirt Doctor 11011, LLC		
<b>PARCEL KEY NUMBER(S)</b>	822756		
<b>LOCATION / ADDRESS</b>	Bourassa Blvd. and Eagle Shore Drive		
<b>PROJECT ACREAGE</b>	9 acres, more or less		
<b>ZONING</b>	<b>CURRENT: AG</b>	<b>PROPOSED: PDP (MF)</b>	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM: 0</b>	<b>MULTI FAM: 0</b>	<b>TOWNHS: 110</b>

**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 <sup>1</sup>	STUDENTS PER UNIT TYPE
Single Family	0	0.300	0
Multi Family	0	0.188	0
Townhouse	110	0.159	18
<b>TOTAL NUMBER OF STUDENTS</b>			<b>18</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	8
6-8	23 %	4
9-12	31 %	6

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

**DIRT DOCTOR – 110 DWELLING UNITS (H2550)**  
**Non-Binding School Capacity Analysis**

CONCURRENCY SERVICE AREA <sup>2</sup> (SCHOOL NAME)	A SCHOOL CAPACITY	B PLANNED CAPACITY	C STUDENTS ENROLLED <sup>3</sup>	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	1571	368	12	1951	100%
Weeki Wachee HS	1611	375	1438	549	0	1987	100%
Central HS	1886	0	1482	483	0	1965	104%
Hernando HS	1674	0	1316	359	0	1675	100%

[ <sup>2</sup> There is no guarantee that students from the proposed development will attend the schools in the assigned CSAs.]  
 [ <sup>3</sup> 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, capacity is currently available for 4 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

At the middle school level, capacity is currently available for 8 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

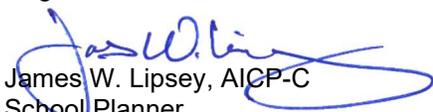
At the high school level, adequate capacity is not available for any of 6 students in the assigned CSA of Weeki Wachee HS. Adequate capacity for any of 6 students is also not currently available in either of the adjacent CSAs of Central HS and Hernando HS, shown shaded in the table above.

**COMMENT**

A formal application for School Concurrency requesting a Finding of Available School Capacity should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is \$500.00.

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

Regards,

  
 James W. Lipsey, AICP-C  
 School Planner  
 Hernando County School District

Copies to: Michelle Miller, Senior Planner, Hernando Co. Development Services  
 Brian Ragan, Director of Facilities, HCSD  
 Steve Crognale, Executive Director of Support Operations, HCSD