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March 9, 2026

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

**RE: MELTON PROPERTY, BLACK JACK RIDGE – 978 DWELLING UNITS (H2540)  
 Non-Binding School Capacity Analysis**

Ms. Ellison,

The School District has conducted a non-binding capacity analysis for the zoning amendment petition referenced above. The application data and our findings are summarized below:

<b>REVIEWING AUTHORITY</b>	Hernando County School District		
<b>PROJECT NAME / CASE NUMBER</b>	Black Jack Ridge / H2540		
<b>APPLICATION TYPE</b>	Rezoning (CPDP)		
<b>OWNER / DEVELOPER</b>	Jack Melton Family / Heritage Land Co.		
<b>PARCEL KEY NUMBER(S)</b>	840923, 841138, and 1760151		
<b>LOCATION / ADDRESS</b>	South of S.R. 50, between Lockhart Rd. and I-75		
<b>PROJECT ACREAGE</b>	204 acres, more or less		
<b>ZONING</b>	<b>CURRENT:</b> AG, PDP-HC, PDP-GHC	<b>PROPOSED:</b> CPDP	
<b>PROPOSED DWELLING UNITS</b>	<b>SINGLE FAM:</b> 978	<b>MULTI FAM:</b> TBD	<b>TOWNHS:</b> TBD

**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 <sup>1</sup>	STUDENT GENERATION RATE <sup>2</sup>	STUDENTS PER UNIT TYPE
Single Family	978	0.300	294
Multi Family	0	0.188	0
Townhouse	0	0.159	0
<b>TOTAL NUMBER OF STUDENTS</b>			<b>294</b>

AVERAGE GRADE LEVEL DISTRIBUTION		
GRADE	DISTRIBUTION	STUDENTS
PK - 5	46 %	135
6-8	23 %	68
9-12	31 %	91

[ <sup>1</sup> This analysis assumes 100% single family dwelling units to determine highest potential impact.]

[ <sup>2</sup> Student generation rates based on *Hernando County Educational Facilities Impact Fee Update Study*, August 2022.]

**MELTON PROPERTY, BLACK JACK RIDGE – 978 DWELLING UNITS (H2540)**  
**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))
Eastside ES	798	440	769	307	135	1211	98%
DS Parrott MS	1040	0	716	325	0	1041	100%
West Hernando MS	1308		687	499	68	1254	96%
Hernando HS	1674	0	1316	359	0	1675	100%
Central HS	1886	0	1482	483	0	1965	104%
Weeki Wachee HS	1611	375	1438	549	0	1987	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, adequate capacity for all 135 students is currently available in the assigned Concurrency Service Area (CSA) of Eastside ES.

At the middle school level, adequate capacity is not available for any of 68 students in the assigned CSA of Parrott MS. However, capacity is currently available in the adjacent CSA of West Hernando MS, shown shaded in the table above.


At the high school level, adequate capacity is not available for any of 91 students in the assigned CSA of Hernando HS. Capacity is also not available in either of the two adjacent CSAs of Central HS and Weeki Wachee 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