

**The School District of Hernando County, Florida**

Facilities & Construction Department

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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:</b> AG <b>PROPOSED:</b> PDP (MF)                |
| <b>PROPOSED DWELLING UNITS</b>    | <b>SINGLE FAM:</b> 0 <b>MULTI FAM:</b> 0 <b>TOWNHS:</b> 110 |

**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                     |
| TOTAL NUMBER OF STUDENTS |                          |                                      | 18                     |

| 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**

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| CONCURRENCY<br>SERVICE AREA <sup>2</sup><br><br>(SCHOOL NAME) | A<br>SCHOOL<br>CAPACITY | B<br>PLANNED<br>CAPACITY | C<br>STUDENTS<br>ENROLLED <sup>3</sup> | D<br>RESERVED<br>CAPACITY | E<br>PROPOSED<br>STUDENTS | F<br>TOTAL<br>STUDENTS<br>(C+D+E) | G<br>RESULTING<br>LEVEL OF SVC.<br>(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.

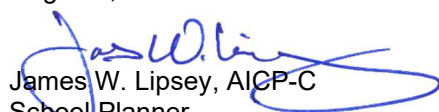
At the middle school level, capacity is currently available for 8 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

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