

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: Kayce Hawkins
Vice Chairperson: Shannon Rodriguez
Board Members:
Michelle Bonczek
Susan Duval
Mark Johnson

Learn it. Love it. Live it.

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:

REVIEWING AUTHORITY	Hernando County School District
PROJECT NAME / CASE NUMBER	Dirt Doctor / H2550
APPLICATION TYPE	Rezoning (PDP)
OWNER / DEVELOPER	Dirt Doctor 11011, LLC
PARCEL KEY NUMBER(S)	822756
LOCATION / ADDRESS	Bourassa Blvd. and Eagle Shore Drive
PROJECT ACREAGE	9 acres, more or less
ZONING	CURRENT: AG PROPOSED: PDP (MF)
PROPOSED DWELLING UNITS	SINGLE FAM: 0 MULTI FAM: 0 TOWNHS: 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 ¹	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

[¹ 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 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))
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%

[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, capacity is currently available for 4 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

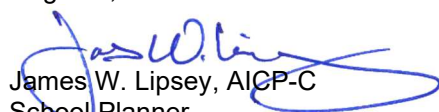
At the middle school level, capacity is currently available for 8 students in the assigned Concurrency Service Area (CSA) of Winding Waters K-8.

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