

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark J. Rendell, Ed.D., Superintendent



May 4, 2026

Ms. Desiree Jackson
Planner
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

**RE: Proposed Hidden Lakes Apartments Development
School Impact Analysis –Capacity Determination CD-2026-08**

Dear Ms. Jackson,

We received a completed School Facility Planning & Concurrency Application for the referenced development. The subject property consists of Tax Account 2407572 (Parcel ID: 24-35-25-00-512), and Tax Account 2407578 (Parcel ID: 24-35-25-00-519) containing approximately 13.36 acres in District 2, Brevard County, Florida. Up to 200 single family townhome units are planned for completion.

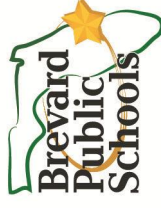
The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix “A” -School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2026-27 to 2030-31 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2025-26 to 2030-31* which is attached for reference.

Multi Family Units		200	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.11	22	22
Middle	0.02	4	4
High	0.05	10	10
Total	0.18		36



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At the October 20, 2025, Capital Outlay Committee (COC) meeting, committee members reviewed and discussed methods to incorporate charter school capacity into the district's school concurrency review process. The COC unanimously approved using the *Brevard Charter Schools From Analysis, Fall Final Membership Count*, which is published in the District's Student Accommodation Plan annually, to determine charter percentages. The Charter School From Analysis is attached for your reference.

The following analysis is performed using the annually published table from the District's *Student Accommodation Plan*, Section 4, the *Brevard Charter Schools: From Analysis, Fall Final Membership Count*, which illustrates the number of students from each traditional school concurrency service area (CSA) (attendance boundary or zone) attending the district's public charter schools and the total percentage of students from each school attendance boundary currently attending charter schools. The percentages shown are the actual percentage of resident public school students attending charter schools from each school CSA. The number of students highlighted in green indicates the number of students expected to attend Charter schools which are subtracted from the projected number of students affecting the BPS traditional schools affected by the development.



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FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2026-27 to 2030-31

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	998	998	998	998	998
Cocoa	2,085	2,085	2,085	2,085	2,085
Cocoa	2,085	2,085	2,085	2,085	2,085

FISH Capacity

Projected Student Membership

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	607	603	596	602	595
Cocoa	1,235	1,198	1,207	1,204	1,204
Cocoa	1,235	1,198	1,207	1,204	1,204

Projected Number of Students

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	-	-	-	-	-
Cocoa	-	-	-	-	-
Cocoa	-	-	-	-	-

+ Students expected from previous reservations

Cumulative Total Public School Students Generated by Proposed Development

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	22	22	22	22	22
Cocoa	4	4	4	4	4
Cocoa	10	10	10	10	10

+ Total number of students expected to be generated from this development

Cumulative Public CHARTER School Students Generated by Proposed Development

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	3	3	3	3	3
Cocoa	0	0	0	0	0
Cocoa	0	0	0	0	0

- % of students leaving each CSA to attend Charter Schools

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	626	622	615	621	614
Cocoa	1,239	1,202	1,211	1,208	1,208
Cocoa	1,245	1,208	1,217	1,214	1,214

= Total number of students projected to BPS Traditional Schools

Projected Available Capacity =

FISH Capacity - Total Projected Student Membership

School	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	372	376	383	377	384
Cocoa	846	883	874	877	877
Cocoa	840	877	868	871	871

Capacity - Total (Table 1-Table 6) = Number of available seats

Facilities Services, Planning & Project Management

Phone: (321) 633-1000, x11418



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At this time, Saturn Elementary School, and Cocoa Jr./Sr. Senior High School are projected to have enough capacity for the total of projected and potential students from the Hidden Lakes Apartments development.

This is a **non-binding** review; a *Concurrency Determination* must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Karen M. Black".

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2025-26 to 2030-31*
Brevard Public Schools: Brevard Charter Schools: From Analysis, Fall Final Membership Count-October 10, 2025

Copy:

Susan Hann, P.E., AICP, Assistant Superintendent of Facility Services
File CD-2026-08

David G. Lindemann, AICP
Director of Planning & Project Management, Facilities Services
File CD-2026-08

Facilities Services, Planning & Project Management
Phone: (321) 633-1000, x11418



Hidden Lakes Apartments Development Location Map



Legend

Schools

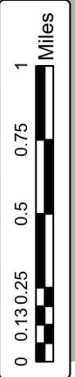
TYPE

- ELEMENTARY
- MIDDLE
- JR-SR HIGH
- HIGH
- CHARTER

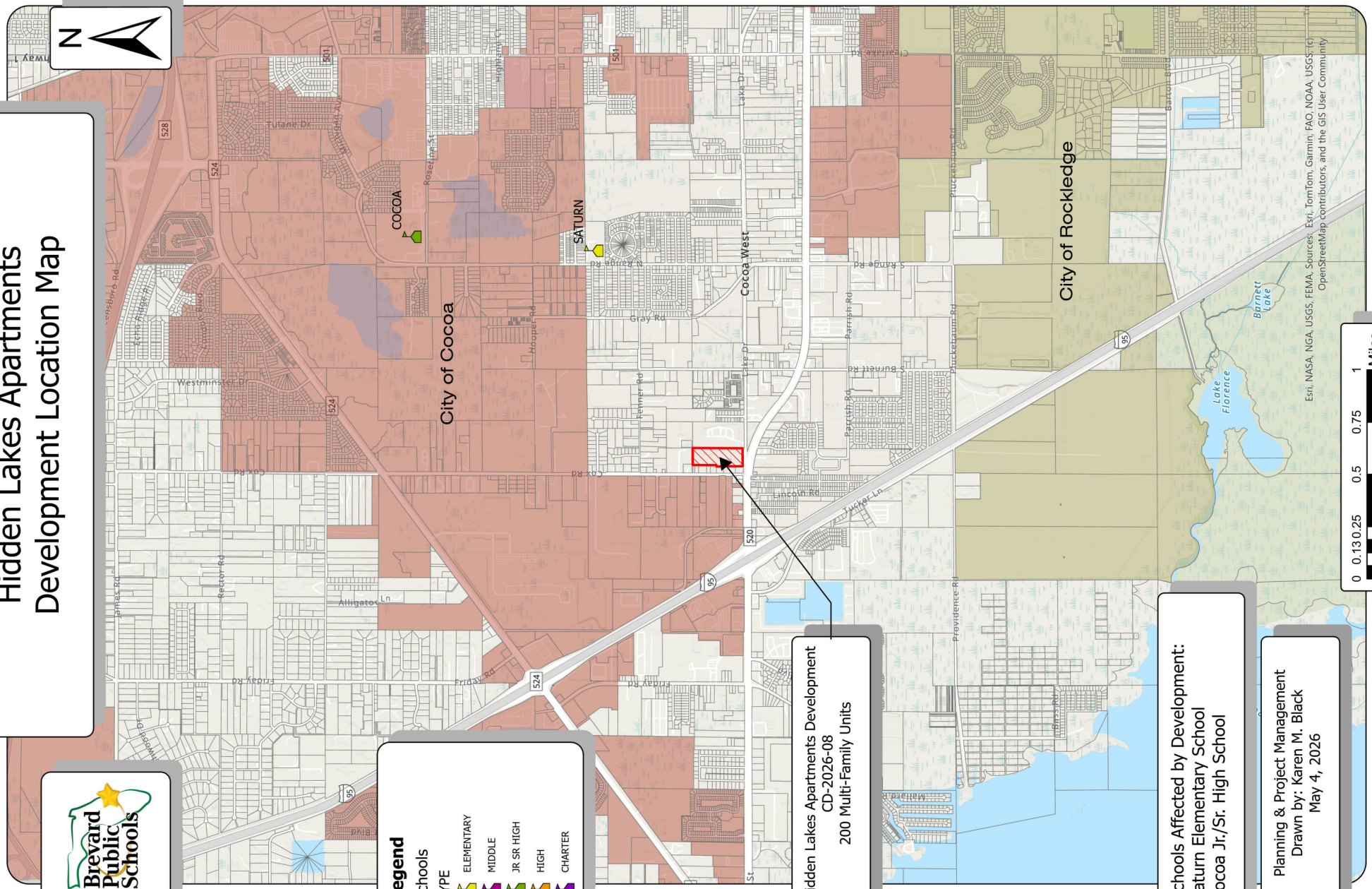
Hidden Lakes Apartments Development
CD-2026-08
200 Multi-Family Units

Schools Affected by Development:
Saturn Elementary School
Cocoa Jr./Sr. High School

Planning & Project Management
Drawn by: Karen M. Black
May 4, 2026



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS (C)
OpenStreetMap contributors, and the GIS User Community



Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2025-26 to 2030-31



Summary	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Highest Utilization Elementary Schools:	101%	99%	107%	99%	99%	103%
Highest Utilization Middle Schools:	93%	98%	99%	98%	97%	99%
Highest Utilization Jr / Sr High Schools:	79%	77%	75%	74%	71%	71%
Highest Utilization High Schools:	97%	101%	94%	94%	95%	93%

School	Type	Grades	Utilization Factor	School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30			School Year 2030-31		
				FISH Capacity	10/10/25 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	733	598	82%	733	589	80%	733	568	77%	733	543	74%	733	520	71%	733	500	68%
Andersen	Elementary	K-6	100%	757	433	57%	757	422	56%	757	381	50%	757	363	48%	757	354	47%	757	344	45%
Apollo	Elementary	K-6	100%	902	573	64%	902	564	63%	902	528	59%	902	510	57%	902	506	56%	902	483	54%
Atlantis	Elementary	PK-6	100%	739	615	83%	739	583	79%	739	559	76%	739	524	71%	739	500	68%	739	459	62%
Audubon	Elementary	PK-6	100%	761	412	54%	761	402	53%	761	377	50%	761	355	47%	761	336	44%	761	318	42%
Cambridge	Elementary	PK-6	100%	787	511	65%	787	472	60%	787	507	64%	787	530	67%	787	553	70%	787	574	73%
Cape View	Elementary	PK-6	100%	570	266	47%	570	-	0%	570	-	0%	570	-	0%	570	-	0%	570	-	0%
Carroll	Elementary	K-6	100%	751	591	79%	751	581	77%	751	552	74%	751	536	71%	751	506	67%	751	499	66%
Challenger 7	Elementary	PK-6	100%	573	436	76%	573	438	76%	573	418	73%	573	402	70%	573	411	72%	573	412	72%
Columbia	Elementary	PK-6	100%	751	601	80%	751	579	77%	751	595	79%	751	620	83%	751	638	85%	751	616	82%
Coquina	Elementary	K-6	100%	711	473	67%	711	442	62%	711	449	63%	711	442	62%	711	447	63%	711	453	64%
Creel	Elementary	PK-6	100%	1,048	476	45%	1,048	408	39%	1,048	393	38%	1,048	386	37%	1,048	362	35%	1,048	360	34%
Croton	Elementary	PK-6	100%	773	444	57%	773	409	53%	773	417	54%	773	421	54%	773	434	56%	773	428	55%
Discovery	Elementary	PK-6	100%	980	682	70%	980	680	69%	980	684	70%	980	660	67%	980	662	70%	980	704	72%
Endeavour	Elementary	PK-6	100%	968	693	72%	968	679	70%	968	671	69%	968	624	64%	968	576	60%	968	551	57%
Enterprise	Elementary	K-6	100%	729	598	82%	729	577	79%	729	568	78%	729	553	76%	729	546	75%	729	530	73%
Fairglen	Elementary	PK-6	100%	789	469	59%	789	489	62%	789	478	61%	789	465	59%	789	457	58%	789	447	57%
Gemini	Elementary	K-6	100%	711	394	55%	711	388	55%	711	369	52%	711	354	50%	711	340	48%	711	331	47%
Golfview	Elementary	PK-6	100%	777	462	59%	777	448	58%	777	449	58%	777	439	56%	777	450	58%	777	442	57%
Harbor City	Elementary	PK-6	100%	629	373	59%	629	356	57%	629	357	57%	629	364	58%	629	344	55%	629	344	55%
Holland	Elementary	PK-6	100%	605	425	70%	605	430	71%	605	411	68%	605	388	64%	605	380	63%	605	363	60%
Imperial Estates	Elementary	K-6	100%	729	529	73%	729	554	76%	729	519	71%	729	489	67%	729	471	65%	729	458	63%
Indianlantic	Elementary	K-6	100%	798	634	79%	798	609	76%	798	557	70%	798	549	69%	798	522	65%	798	506	63%
Jupiter	Elementary	PK-6	100%	952	834	88%	952	834	88%	952	917	96%	952	954	96%	1,062	1,030	97%	1,128	1,110	98%
Lockmar	Elementary	PK-6	100%	892	525	59%	892	518	58%	892	475	53%	892	450	50%	892	424	48%	892	401	45%
Longleaf	Elementary	PK-6	100%	790	533	67%	790	503	64%	790	460	58%	790	450	57%	790	430	54%	790	403	51%
Manatee	Elementary	K-6	100%	998	943	94%	998	956	96%	998	971	97%	998	955	96%	998	914	92%	998	890	89%
McAuliffe	Elementary	PK-6	100%	838	676	81%	838	652	78%	838	635	76%	838	637	76%	838	627	75%	838	623	74%
Meadowlane Intermediate	Elementary	3-6	100%	982	757	77%	982	723	74%	982	680	69%	982	609	62%	982	562	57%	982	518	53%
Meadowlane Primary	Elementary	K-6	100%	824	518	63%	824	475	58%	824	436	53%	824	436	53%	824	436	53%	824	436	53%
Mila	Elementary	PK-6	100%	618	364	59%	618	364	59%	618	369	60%	618	375	61%	618	380	61%	618	385	62%
Mims	Elementary	PK-6	100%	725	407	56%	725	392	54%	725	364	50%	725	346	48%	725	329	45%	725	328	45%
Oak Park	Elementary	PK-6	100%	906	491	54%	906	491	54%	906	473	52%	906	455	50%	906	443	49%	906	450	50%
Ocean Breeze	Elementary	PK-6	100%	654	462	71%	654	467	71%	654	444	68%	654	410	63%	654	389	59%	654	370	57%
Palm Bay Elem	Elementary	PK-6	100%	983	531	54%	983	500	51%	983	504	51%	983	490	50%	983	503	51%	983	492	50%
Pinewood	Elementary	PK-6	100%	613	439	72%	613	430	70%	613	464	76%	613	483	79%	613	496	81%	613	492	80%
Port Malabar	Elementary	PK-6	100%	834	604	72%	834	595	71%	834	578	69%	834	591	71%	834	566	68%	834	556	67%
Quest	Elementary	PK-6	100%	932	673	72%	932	650	70%	932	651	70%	932	614	66%	932	606	65%	932	585	63%
Riviera	Elementary	PK-6	100%	733	737	101%	755	745	99%	777	758	98%	777	760	98%	777	747	96%	777	759	98%
Roosevelt	Elementary	K-6	100%	599	276	46%	599	513	86%	599	511	85%	599	492	82%	599	482	80%	599	471	79%
Sabal	Elementary	PK-6	100%	785	464	59%	785	432	55%	785	428	55%	785	406	52%	785	377	48%	785	359	46%
Saturn	Elementary	PK-6	100%	998	595	60%	998	607	61%	998	603	60%	998	596	60%	998	602	60%	998	595	60%
Sea Park	Elementary	PK-6	100%	461	309	67%	461	307	67%	461	304	66%	461	298	65%	461	293	64%	461	276	60%
Sherwood	Elementary	PK-6	100%	609	525	86%	609	515	85%	609	507	83%	609	493	81%	609	501	82%	609	490	80%
Sunrise	Elementary	PK-6	100%	957	927	97%	957	947	99%	957	1,026	107%	1,307	1,125	86%	1,307	1,264	97%	1,307	1,342	103%
Suntree	Elementary	K-6	100%	755	523	69%	755	504	67%	755	469	62%	755	444	59%	755	431	57%	755	395	52%
Surfside	Elementary	K-6	100%	541	406	75%	541	406	75%	541	386	71%	541	383	71%	541	377	70%	541	374	69%
Tropical	Elementary	K-6	100%	910	493	54%	910	461	51%	910	433	48%	910	377	41%	910	366	40%	910	343	38%
Turner	Elementary	PK-6	100%	874	590	68%	874	592	68%	874	618	71%	874	634	73%	874	643	74%	874	638	73%
University Park	Elementary	PK-6	100%	811	476	59%	811	423	52%	811	497	61%	811	484	60%	811	452	56%	811	445	55%
Viera Elem	Elementary	K-6	100%	1,030	950	92%	1,052	994	94%	1,074	1,038	97%	1,096	1,082	99%	1,140	1,126	99%	1,184	1,170	99%
Westside	Elementary	K-6	100%	1,029	946	92%	1,245	977	78%	1,245	1,050	84%	1,245	1,109	89%	1,245	1,169	94%	1,245	1,213	97%
Williams	Elementary	PK-6	100%	715	406	57%	715	402	56%	715	399	56%	715	395	55%	715	384	54%	715	390	55%
Elementary Totals				41,919	29,098		42,179	28,474		42,223	28,255		42,639	27,850		42,749	27,684		42,859	27,421	

School	Type	Grades	Utilization Factor	School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30			School Year 2030-31		
				FISH Capacity	10/10/25 Membership	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,035	68%	1,514	991	65%	1,514	970	64%	1,514	1,001	66%	1,514	1,045	69%	1,514	1,089	72%
DeLaura	Middle	7-8	90%	960	488	51%	960	466	49%	960	467	49%	960	445	46%	960	425	44%	960	423	44%
Hoover	Middle	7-8	90%	680	461	68%	680	445	65%	680	454	67%	680	444	65%	680	427	63%	680	432	64%
Jackson	Middle	7-8	90%	660	468	71%	660	443	67%	660	460	70%	660	457	69%	660	417	63%	660	394	60%
Jefferson	Middle	7-8	90%	873	443	51%	873	387	44%	873	351	40%	873	391	45%	873	374	43%	873	330	38%
Johnson	Middle	7-8	90%	1,064	552	52%	1,064	529	50%	1,064	572	54%	1,064	592	56%	1,064	591	56%	1,064	608	57%
Kennedy	Middle	7-8	90%	725	381	53%	725	373	51%	725	407	56%	725	395	54%	725	369	51%	725	374	52%
Madison	Middle	7-8	90%	781	424	54%	781	410	52%	781	434	56%	781	463	59%	781	441	56%	781	388	50%
McNair	Middle	7-8	90%	616	249	40%	616	240	39%	616	240	39%	616	274	44%	616	269	44%	616	253	41%
Southwest	Middle	7-8	90%	1,281	987	77%	1,281	987	77%	1,281	1,063	83%	1,281	1,249	98%	1,321	1,245	94%	1,380	1,368	99%
Stone	Middle	7-8	90%	1,076	527	49%	1,076	510	47%	1,076	571	53%	1,076	575	53%	1,076	641	60%	1,076	652	61%
Viera Middle	Middle	7-8	90%	896	832	93%	896	878	98%	896	910	99%	896	921	98%	896	923	97%	896	945	99%
Middle Totals				11,126	6,847		11,126	6,659		11,146	6,899		11,166	7,207		11,225	7,167		11,284	7,256	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,085	1,311	63%	2,085	1,235	59%	2,085	1,198	57%	2,085	1,207	58%	2,085	1,204	58%	2,085	1,204	58%
Cocoa Beach	Jr / Sr High	7-12	90%	1,489	997	67%	1,489	984	66%	1,489	921	62%	1,489	895	60%	1,489	859	58%	1,489	832	56%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,465	79%	1,852	1,424	77%	1,852	1,380	75%	1,852	1,364	74%	1,852	1,302	70%	1,852	1,311	71%
Jr / Sr High Totals				5,426	3,773		5,426	3,643		5,426	3,499		5,426	3,466		5,426	3,365		5,426	3,347	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,018	70%	1,451	1,006	69%	1,451	956	66%	1,451	912	63%	1,451	904	62%	1,451	901	62%
Bayside	High	9-12	95%	2,263	2,206	97%	2,263	2,288	101%	2,263	2,313	77%	2,263	2,363	78%	2,263	2,473	82%	2,263	2,654	88%
Eau Gallie	High	PK, 9-12	95%	2,164	1,329	61%	2,164	1,311	61%	2,164	1,333	62%	2,164	1,396	65%	2,164	1,434	66%	2,164	1,509	70%
Heritage	High	9-12	95%	2,314	1,865	81%	2,314	1,849	80%	2,314	1,874	81%	2,314	1,899	82%	2,314	1,924	83%	2,314	1,949	84%
Melbourne	High	9-12	95%	2,370	2,246	95%	2,370	2,247	95%	2,370	2,225	94%	2,370	2,222	94%	2,370	2,245	95%	2,370	2,210	93%
Merritt Island	High	PK, 9-12	95%	1,966	1,299	66%	1,966	1,287	65%	1,966	1,291	66%	1,966	1,201	61%	1,966	1,162	59%	1,966	1,155	59%
Palm Bay	High	PK, 9-12	95%	2,500	1,296	52%	2,500	1,291	52%	2,500	1,271	51%	2,500	1,281	51%	2,500	1,344	54%	2,500	1,384	55%
Rockledge	High	9-12	95%	1,836	1,533	83%	1,836	1,529	83%	1,836	1,470	80%	1,836	1,437	78%	1,836	1,438	78%	1,836	1,437	78%
Satellite	High	PK, 9-12	95%	1,551	1,460	94%	1,551	1,408	91%	1,551	1,308	84%	1,551	1,286	83%	1,551	1,203	78%	1,551	1,166	75%
Titusville	High	9-12	95%	1,801	1,306	73%	1,801	1,300	72%	1,801	1,208	67%	1,801	1,180	66%	1,801	1,150	64%	1,801	1,128	63%
Viera	High	PK, 9-12	95%	2,461	2,275	92%	2,461	2,255	92%	2,461	2,224	90%	2,461	2,234	91%	2,461	2,222	90%	2,461	2,148	87%
High Totals				22,677	17,833		22,677	17,771		23,437	17,473		23,437	17,411		23,437	17,499		23,437	17,641	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	410	86%	475	410	86%	475	410	86%	475	410	86%	475	410	86%	475	410	86%
Stevenson	Elementary	K-6	100%	569	480	84%	569	480	84%	569	480	84%	569	480	84%	569	480	84%	569	480	84%
South Lake	Elementary	K-6	100%	639	484	76%	639	506	79%	639	506	79%	639	506	79%	639	506	79%	639	506	79%
West Melbourne	Elementary	K-6	100%	760	604	79%	760	605	80%	760	605	80%	760	605	80%	760	605	80%	760	605	80%
Edgewood	Jr / Sr High	7-12	90%	1,158	942	81%	1,158	944	82%	1,158	944	82%	1,158	944	82%	1,158	944	82%	1,158	944	82%
West Shore	Jr / Sr High	7-12	90%	1,264	941	74%	1,264	942	75%	1,264	942	75%	1,264	942	75%	1,264	942	75%	1,264	942	75%
Schools of Choice				4,865	3,861		4,865	3,887		4,865	3,887		4,865	3,887		4,865	3,887		4,865	3,887	
Brevard Totals				86,013	61,412		86,273	60,434		87,097	60,013		87,533	59,821		87,702	59,602		87,871	59,552	

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2025-26 are reported from the FISH database as of December 5, 2025.
- Student Membership is reported from the Fall Final Membership Count (10/10/2025).
- Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
 - Brevard County Birth rates by zip code
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From/To attendance patterns are assumed to remain constant.
 - Nongecoded student addresses are assumed to continue in their attendance schools.
 - Charter School Growth.
- In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
- If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established. If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students. Providing relocatable classrooms is subject to an appropriation by the School Board.
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
- For school year 2026-27, a total of 2 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools.
- For school year 2027-28, a total of 3 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools and Viera Middle School (1).
- For school year 2028-29, a total of 4 intermediate classrooms are projected for Jupiter (2), and Viera (1) Elementary Schools and Viera Middle School (1).
- For school year 2029-30, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (2) and Viera (1) Middle Schools.
- For school year 2030-31, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (3) Middle School.
- A classroom addition is planned to open at Westside Elementary School for 2026-27. The factored capacity is adjusted for the proposed 216 student stations.
- A classroom addition is planned to open at Bayside Senior High School for 2027-28. The factored capacity is adjusted for the proposed 800 student stations.
- A classroom addition is planned to open at Sunrise Elementary School for 2028-29. The factored capacity is adjusted for the proposed 350 student stations.
- The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate share process set forth in Section 163.3180(6), F.S., is used.



BREVARD CHARTER SCHOOLS: FROM ANALYSIS Fall Final Membership Count - October 10, 2025

Students' School of Enrollment

Students' School of Residence		BRS K-12 Student Membership		Public School Students Boundary		Charter Schools											Total Charter Students FROM District School Boundary		Percentage of Resident Public Schools Attending Charter Schools		
Elementary Schools		Middle Schools		High Schools		Emma Jewel	Imagine Schools	Odyssey Charter Sch	Odyssey Prep.	Palm Bay Academy	Pineapple Cove	Pineapple Cove at Lookmar	Pineapple Cove at West Melbourne	Pinecrest Academy	Riverside Charter	Royal Palm Charters	Seaport Charter Sch	Viera Charter	W. Mebron Chrt		
Boy Allen	492	701	29	4	1	1	1	1	1	1	10	11	18	11	3	3	18	11	108	13.7%	
Anderson	439	459	1														142		173	27.1%	
Aurilla	593	713	5														64		71	10.9%	
Albani's	391	617	4														34		43	7.3%	
Auribon	386	498	8	2													1		12	2.4%	
Cambridge	451	513	16	2													1		34	6.6%	
Cape View	258	395																	1	0.3%	
Central	589	697																	6	1.0%	
Challenger 7	439	473																	30	6.3%	
Columbia	548	1,029	17																416	40.4%	
Cosmos	435	587																	62	10.6%	
Crescent	439	710	4																30	6.4	
Discovery	611	908	46																52	8.8%	
Enterprise	557	476	4																5	0.7%	
Fairfax	426	729	2																34	7.1%	
Gemin	394	365																	89	12.9%	
Golfway	417	619	17																1	0.2%	
Harbor City	348	432	5																94	20.8%	
Richard	423	282																	3	0.9%	
Imperial Estates	542	741	2																4	0.5%	
Palmetto	632	649																	129	17.4%	
Jupiter	756	1,409	4																8	1.2%	
Lockmar	509	698	26																511	36.8%	
Longleaf	507	431																	6	0.4%	
Manatee	941	929	2																22	3.0	
McAluffie	630	832	21																125	16.7%	
Meadowlane Primary	480	616	26																231	27.8%	
Meadowlane Intermediate	757	965	22																10	1.0	
Mills	318	448	13																6	1.8	
Mims	347	488	1																16	3.0%	
Oak Park	439	684	1																21	4.3%	
Ocean Breeze	452	690																	92	7.6%	
Palm Bay Elem	444	656	34																47	7.0%	
Providence	497	464																	10	1.1	
Pine Mallards	367	723	26																14	1.4	
Quest	652	1,094	1																29	2.2%	
Riviera	633	1,073	127																180	26.7%	
Rosewell	274	392																	13	3.1%	
Sabal	434	638	13																4	1.3%	
Seagrass	497	735	47																32	9	
Sea Park	290	291																	5	44	
Sherrwood	447	446	2																3	4	
Shunrise	902	1,157	9																26	1	
Starline	521	695	4																1	27	
Surfside	402	369																	4	4	
Tropical	481	562	1																17	3.4%	
Turner	535	1,042	25																23	5	
University Park	396	864	2																259	8	
Viera Elem	947	1,903	130																5	2	
Westside	832	1,514	13																143	18	
Williams	371	377	4																34	1	
<i>New (see legend)</i>																					
Total Number of K-2 Elementary Students Attending School	27,406	38,229	282	633	998	461	246	531	619	585	464	266	428	1,174	138	6,845	18.9%	6,845	18.9%		
Central	1,035	1,578	26																8	8	
Delaura	488	430																	1	1	
Hoover	461	559	4																6	6	
Jackson	468	567	2																1	2	
Jefferson	443	637	2																67	1	
Johnson	552	755	1																1	2	
Kennedy	381	355	2																34	1	
Madison	424	489																	53	1	
McNair	249	317	16																103	1	
Seagraves	397	1,088	14																8	41	
Shore	527	879	2																28	5	
Viera Middle	852	1,242	1																4	500	
Cocoa	1,291	1,574	18																174	31.3%	
Cocoa Beach	897	682																	226	18.2%	
Space Coast	1,465	1,374	6																53	2.8%	
Astronaut	1,018	1,069	2																1	1	
Bayside	2,206	2,771	225																24	1	
Bay Gallie	1,329	1,521	4																40	2	
Heritage	1,865	1,974	99																51	1	
McBourne	2,246	2,446	12																39	1	
Meritt Island	1,286	1,479	121																2	2	
Palm Bay	1,261	1,382																	34	1	
Rockledge	1,535	1,414																	1	2	
Satellite	1,446	1,290																	2	2	
Traverse	1,396	1,229																	6	2	
Viera	2,435	2,727																	1	1	
<i>New (see legend)</i>																					
Total Number of Secondary Students Attending School	24,331	33,288	48	88	933	-	100	514	123	340	109	254	82	128	335	-	3,034	9.2%	3,034	9.2%	
Total Number of K-12 Students Attending School	55,757	69,517	339	721	1,931	461	346	1,066	742	925	573	254	348	536	1,506	138	9,879	14.2%	9,879	14.2%	