

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

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



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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	Affected	998	998	998	998	998
Cocoa	School	2,085	2,085	2,085	2,085	2,085
Cocoa	(CSAs)	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	% to Charters	2026-27	2027-28	2028-29	2029-30	2030-31
Saturn	15.2%	3	3	3	3	3
Cocoa	2.8%	0	0	0	0	0
Cocoa	2.8%	0	0	0	0	0

% of students leaving each CSA to attend Charter Schools

- % of students leaving each CSA to attend Charter

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

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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, appearing to read "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
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




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



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%	99%	99%	99%	99%	99%	99%	99%	99%	99%	103%									
Highest Utilization Middle Schools:		93%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	99%									
Highest Utilization Jr / Sr High Schools:		79%	77%	75%	77%	75%	75%	74%	74%	74%	74%	74%	74%	74%	74%	71%									
Highest Utilization High Schools:		97%	101%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	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	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				
Elementary School Concurrence Service Areas																									
Allen	Elementary	PK-6	100%	733	588	82%	733	589	80%	733	588	77%	733	543	74%	733	520	71%	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	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	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	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%	761	318	42%	
Cambridge	Elementary	PK-6	100%	787	511	65%	787	472	60%	787	507	64%	787	530	67%	787	574	73%	787	574	73%	787	574	73%	
Cape View	Elementary	PK-6	100%	570	266	47%	570	266	47%	570	266	47%	570	266	47%	570	266	47%	570	266	47%	570	266	47%	570
Carroll	Elementary	K-6	100%	751	591	79%	751	581	77%	751	552	74%	751	536	71%	751	506	67%	751	499	66%	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%	573	412	72%	
Columbia	Elementary	PK-6	100%	751	579	80%	751	579	77%	751	585	79%	751	620	83%	751	616	82%	751	616	82%	751	616	82%	
Coquina	Elementary	K-6	100%	711	473	67%	711	442	63%	711	449	63%	711	442	62%	711	447	63%	711	443	63%	711	443	64%	
Creech	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	362	35%	1,048	362	34%	
Croton	Elementary	PK-6	100%	773	444	57%	773	409	53%	773	417	54%	773	421	54%	773	434	56%	773	434	56%	773	428	55%	
Discovery	Elementary	PK-6	100%	980	682	70%	980	680	70%	980	684	70%	980	680	70%	980	680	70%	980	680	70%	980	680	70%	980
Endeavour	Elementary	PK-6	100%	968	693	72%	968	679	70%	968	671	69%	968	624	64%	968	576	60%	968	576	60%	968	576	60%	
Enterprise	Elementary	K-6	100%	729	598	82%	729	577	79%	729	568	78%	729	553	76%	729	546	75%	729	546	75%	729	546	75%	
Fairglenn	Elementary	PK-6	100%	789	489	62%	789	489	62%	789	478	61%	789	465	59%	789	457	58%	789	447	57%	789	447	57%	
Garnett	Elementary	K-6	100%	711	394	55%	711	388	55%	711	369	52%	711	354	50%	711	340	48%	711	340	48%	711	331	47%	
GoVlew	Elementary	PK-6	100%	777	462	59%	777	448	58%	777	449	58%	777	439	56%	777	440	58%	777	440	58%	777	440	58%	
Harbor City	Elementary	PK-6	100%	629	373	59%	629	356	57%	629	357	57%	629	364	58%	629	344	55%	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	380	63%	605	363	60%	
Imperial Estates	Elementary	K-6	100%	729	559	77%	729	554	76%	729	519	71%	729	489	67%	729	471	65%	729	458	63%	729	458	63%	
Indianland	Elementary	K-6	100%	798	634	79%	798	609	76%	798	567	70%	798	549	69%	798	522	65%	798	506	63%	798	506	63%	
Jupiter	Elementary	PK-6	100%	952	834	88%	952	834	88%	952	917	96%	952	954	96%	952	1,030	97%	952	1,030	97%	952	1,030	97%	
Lockmar	Elementary	PK-6	100%	892	525	59%	892	518	58%	892	475	53%	892	450	50%	892	424	48%	892	401	45%	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%	790	403	51%	
Mandalee	Elementary	K-6	100%	998	943	94%	998	956	96%	998	971	97%	998	955	96%	998	914	92%	998	890	89%	998	890	89%	
McAuliffe	Elementary	PK-6	100%	838	676	81%	838	652	78%	838	635	76%	838	637	76%	838	627	75%	838	627	75%	838	627	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%	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%	824	436	53%	
Mila	Elementary	PK-6	100%	618	364	59%	618	369	60%	618	375	61%	618	375	61%	618	380	61%	618	385	62%	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%	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	443	49%	906	443	49%	
Ocean Breeze	Elementary	PK-6	100%	684	462	71%	684	467	71%	684	444	68%	684	410	63%	684	389	59%	684	370	57%	684	370	57%	
Palm Bay Elem	Elementary	PK-6	100%	963	531	54%	963	500	51%	963	464	48%	963	450	47%	963	430	45%	963	424	44%	963	424	44%	
Pinewood	Elementary	PK-6	100%	613	439	72%	613	430	70%	613	464	76%	613	483	79%	613	496	81%	613	492	80%	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%	834	556	67%	
Quest	Elementary	PK-6	100%	932	673	72%	932	650	70%	932	651	70%	932	614	66%	932	566	61%	932	532	58%	932	532	58%	
Riviera	Elementary	PK-6	100%	733	737	101%	733	745	99%	733	758	98%	733	760	98%	733	747	96%	733	747	96%	733	747	96%	
Rosevelt	Elementary	K-6	100%	599	513	86%	599	513	86%	599	511	85%	599	492	82%	599	482	80%	599	471	79%	599	471	79%	
Sabal	Elementary	PK-6	100%	785	464	59%	785	432	56%	785	428	55%	785	406	52%	785	377	48%	785	359	46%	785	359	46%	
Saturn	Elementary	PK-6	100%	998	585	60%	998	607	61%	998	603	60%	998	586	60%	998	602	60%	998	595	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%	461	276	60%	
Shenwood	Elementary	PK-6	100%	609	525	86%	609	515	85%	609	507	83%	609	493	81%	609	490	80%	609	490	80%	609	490	80%	
Sunrise	Elementary	PK-6	100%	957	927	97%	957	947	99%	957	957	100%	957	1,125	86%	957	1,264	97%	957	1,307	100%	957	1,307	100%	
Suntree	Elementary	K-6	100%	755	523	69%	755	504	67%	755	469	62%	755	444	59%	755	431	57%	755	425	56%	755	425	56%	
Swire	Elementary	K-6	100%	541	406	75%	541	406	75%	541	386	71%	541	383	71%	541	377	70%	541	374	69%	541	374	69%	
Tropical	Elementary	K-6	100%	910	483	54%	910	461	51%	910	461	51%	910	377	41%	910	366	40%	910	343	38%	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%	874	638	73%	
University Park	Elementary	PK-6	100%	811	423	52%	811	423	52%	811	497	61%	811	484	60%	811									

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
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,035	65%	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%
Bayside	Middle	7-8	90%	680	461	68%	680	443	65%	680	454	67%	680	444	65%	680	427	63%	680	423	62%
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	591	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	662	61%
Viera Middle	Middle	7-8	90%	896	832	93%	896	878	98%	916	910	99%	936	921	98%	955	923	97%	955	945	99%
Middle Totals				11,126	6,847	63%	11,146	6,899	65%	11,166	7,207	66%	11,225	7,167	69%	11,284	7,256	72%	11,347	7,345	75%
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	73%	5,426	3,643	70%	5,426	3,499	65%	5,426	3,466	64%	5,426	3,365	62%	5,426	3,347	61%
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	102%	2,263	2,363	104%	2,263	2,473	108%	2,263	2,654	117%
Eau Gallie	High	PK, 9-12	95%	2,164	1,329	61%	2,164	1,311	61%	2,164	1,333	62%	2,164	1,398	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	79%	22,677	17,771	78%	22,677	17,473	77%	22,677	17,411	77%	22,677	17,499	77%	22,677	17,641	77%
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%	780	604	77%	780	605	78%	780	605	78%	780	605	78%	780	605	78%	780	605	78%
Edgewater	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	79%	4,865	3,887	80%	4,865	3,887	80%	4,865	3,887	80%	4,865	3,887	80%	4,865	3,887	80%
Breward Totals				86,013	61,412	71%	86,273	60,434	70%	87,097	60,013	69%	87,702	59,602	68%	88,771	59,552	67%	89,846	59,401	66%

1. 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.

2. Student Membership is reported from the Fall Final Membership Count (10/10/2025).

3. 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

4. Davis Demographics 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.
- Nongeocoded student addresses are assumed to continue in their attendance schools.
- Charter School Growth.

5. 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.
6. 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 (2) Elementary Schools and Southwest (2) and Viera (1) Middle Schools.
 - For school year 2029-30, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (3) 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 Schools.
7. 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.
8. 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.
9. A classroom addition is planned to open at Sunnise Elementary School for 2028-29. The factored capacity is adjusted for the proposed 350 student stations.
10. 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 Residence		Students' School of Enrollment																Total Charter Students FROM District School Boundary	Percentage of Resident Public School Students Attending Charter Schools												
		Charter Schools																													
		Emma Jewel	Imagine Schools	Odyssey Charter Sch	Odyssey Prep.	Palm Bay Academy	Pineapple Cove	Pineapple Cove at Lochmar	Pineapple Cove at West Melbourne	Placrest Academy Space Coast	Riverside Charter	Royal Palm Charter	Sculptor Charter Sch	Viera Charter	W Melbourne Ed Horizon Chrt																
Elementary Schools	Ray Allen	592	791		20		4		1		1		10		11		18		11			3		18	11	108	13.7%				
	Anderson	430	639		1																			142		173	27.1%				
	Apolla	554	713		5																			64	1	71	10.0%				
	Atlantic	591	617		4																			34	7	45	7.3%				
	Audubon	386	498		8		2																	1	1	12	2.4%				
	Cambridge	451	515		16		2																	1	10	34	6.6%				
	Cape View	258	305																						1	1	1	0.3%			
	Carroll	589	627																					3	2	1	6	1.0%			
	Challenger 7	430	473																					1	19	9	30	6.3%			
	Columbia	548	1,029			17		141		90		7		43		44		15		2			0.4		2	1	416	40.4%			
	Coquina	435	587			2																			51	5	62	10.6%			
	Creel	439	710				4		1					1		2		4		13			2		30	6	64	9.0%			
	Croton	421	588				4							1		6		3		5		12				15	7	52	8.8%		
	Discovery	611	938				46		59		22		16		22		21		52				6			5	4	255	27.2%		
	Endeavour	618	921			145																					19	168	18.2%		
	Enterprise	557	476			4																			20	8	1	34	7.1%		
	Enterprise	428	729			2																				23	56	89	12.2%		
	Gemini	394	385																									1	0.3%		
	Golfview	417	619			17			1																	94		129	20.8%		
	Harbor City	348	432				5							5		1		4		6		4				3	11	39	9.0%		
	Holland	423	282																								4	5	1.8%		
	Imperial Estates	542	741			2																			126	1	129	17.4%			
	Indalantic	632	649																								1	8	1.2%		
	Jupiter	756	1,409			4	47	163		55		11		62		73		54		6				25		9	2	511	36.3%		
	Lockmar	500	698				28		32		10		4	35		82		30		2							6	240	34.4%		
	Longleaf	507	431													1		2		22						22	3	50	11.6%		
	Manatee	941	929			2																					125	155	16.7%		
	McAuliffe	630	832				21		42		22		5		52		44		32					10			1	231	27.1%		
	Meadowlane Primary	480	616				28		2			2	10	23		68		4						1			16	154	25.0%		
	Meadowlane Intermediate	757	985				22		19		1		6	30		19		97		4			2			6	18	234	22.7%		
	Mila	318	448			13																					2	16	3.6%		
	Mims	347	488			1																					20	21	4.3%		
	Oak Park	439	684			1																				47	1	52	7.6%		
	Ocean Breeze	454	490																								1	1	4	0.8%	
	Palm Bay Elem	444	688				34		28		18		36		12		17		8		4			10			4	171	25.6%		
	Pinewood	437	484																								14	15	3.2%		
	Port Malabar	567	755				28		51		36		14	28		30		24								29	1	242	32.1%		
	Quest	653	1,004				1		3					1		3		80									180	268	26.7%		
	Riviera	653	1,073				127		31		10		42	27		33		31		5				13		6	15	340	31.7%		
	Roosevelt	274	302																								3	4	1.3%		
	Sabal	434	638				13		1		1			9		15		12									32	9	93	14.6%	
	Saturn	497	755			47		1						1		2		15						5		44		115	15.2%		
	Sea Park	290	291																								3	4	7	2.4%	
	Sherwood	447	446				2							1		3		3		17							26	1	53	11.9%	
	Sunrise	902	1,157				9		72		51		5	44		32		15		2				26			1	257	22.2%		
Suntree	521	605				4																					48	80	13.2%		
Surfside	402	369																									4	5	1.4%		
Tropical	481	562			1																						17	19	3.4%		
Turner	535	1,042				25		151		50		22	42		70		20		9				29			3	2	423	40.6%		
University Park	396	864			2	130		11		2	60		15		15		24		5				5			2	18	299	34.6%		
Viera Elem	947	1,061																									69	145	1	216	20.4%
Westside	932	1,514				13		185		85		7	95		86		35		4								34	2	546	36.1%	
Williams	371	377			4																						16	65	84	22.3%	
Non Geo-Located		20			1		4		3		1		4		3		3							1	2		19	19			
Total Number of K-6 Elementary Students Attending School		27,406	36,239		282	633	998	461	346	551	619	585	464	-	266	428	1,174	138								6,845	18.9%				
Middle Schools	Central	1,035	1,578			28		96			11		68		43		113		6		23	22			8	418	36.5%				
	DeLaura	488	430																							2	1	10	2.3%		
	Hoover	461	559			4																					1	16	2.9%		
	Jackson	468	567			2																				67		69	12.2%		
	Jefferson	443	637			2		1																			1	7	1.1%		
	Johnson	552	755				1		5				3		1	11		24		5		1				34	85	11.3%			
	Kennedy	381	335			2																					13	1	69	19.4%	
	Madison	424	489																								38	1	39	8.0%	
	McNair	249	317			16																						22	47	14.8%	
	Southwest	967	1,588				14		272			43		109																	