



School Board of Brevard County School Facility Planning and Concurrency Application (School Impact Analysis)

Instructions: Submit one copy of completed application, location map, and applicable fee for each project with a residential component requiring a review by the School Board to **each affected Local Government**.

The School Board requires this information for student generation to be calculated, school capacity evaluated, and potential mitigation addressed. For information regarding this application process, please contact the Planning and Project Management Department of the School Board of Brevard County at 321.633.1000 x463.

Local Government to determine the type of Application:

FEES: See Brevard County Public School Concurrency Review Fee Schedule. Make check payable to School Board of Brevard County

I. Project Information

Project Name: Modera Indian River Apartments County / Municipality: Brevard County

Parcel ID / Tax Account #. (attach separate sheet for multiple parcels): 26-36-01-00-753/ 2600118

Location / Address of subject property: 5955 S. Highway 1; Rockledge, FL 32955 (Attach location map)

Acreage: + /- 14.80 Type of Request at Local Government Rezoning

II. Ownership / Agent Information

Owner/Contract Purchaser Name(s): Frank Mastroianni

Agent / Contact Person: Jake Wise, PE- Construction Engineering Group
(Please note that if agent or contact information is completed, the District will forward all information to that person.)

Mailing Address: 2651 W Eau Gallie Blvd; Suite A; Melbourne, FL 32935

Telephone: 321-610-1760 Fax: _____

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

9.22.23

Owner or Agent Signature

Date

If applicant is not the owner of record, the "Agent for Owner" form (see page 4 of this application form) must be completed and included with this application at time of application submittal. If owner is a company/corporation, please submit documentation that signatory is an authorized officer of the company/corporation.

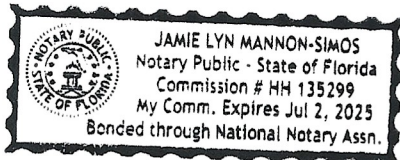
State of Florida, County of Brevard
Sworn and subscribed to before me

This 22nd day of Sept 2023

personally known
(Form of Identification)

Jamie Lynn Mannon-Simos
Notary Public

Commission Expires: 7.2.25



SCHOOL BOARD USE ONLY
Date / Time Stamp: _____



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III. Development Information

Current Land Use Designation	CC and RES 15	Proposed Land Use Designation	RES 15	
Current Zoning	BU-1& RU-2-10	Proposed Zoning	PUD	
Project Acreage	+/- 14.80			
Total Dwelling Units Proposed	252			
Dwelling Unit Breakdown (Qty)	Single Family or Town Homes:	Multi-Family or Apartments: 252	Condo:	Mobile Home / Manufactured:

Year of Project or Phase Completion: Total Dwelling Units by Type / Year

Year End 20XX	2026				
Unit Type	Year 1	Year 2	Year 3	Year 4	Year 5+
Single Family / Town Homes					
Multi-Family / Apartments	252				
Condominium					
Mobile Home / Manufactured					
Totals by Year	252				

NOTE: This application will not be deemed complete until all required information has been submitted to the School Board of Brevard County. Submittal requirements include completed application, phasing information, review fee(s), agent authorization (if applicable) and location map. Please be advised that additional documentation/information may be requested during the review process.

SCHOOL BOARD USE ONLY
Date / Time Stamp: _____



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Local Government Agency

This section is to be completed by the Local Government and submitted to the School Board of Brevard County. The Local Government is responsible for verifying the number of units currently vested under the existing Comprehensive Plan and Zoning or a previously issued School Concurrency Availability Determination Letter.

Local Government Case #: _____

Please check [✓] type of application request (check only one; as defined by Interlocal Agreement):

- | | |
|---|---|
| <input type="checkbox"/> School Capacity Determination (Preliminary Development Requests) | <input type="checkbox"/> Exemption Review |
| <input type="checkbox"/> Capacity Determination Conversion to Concurrency Determination | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Concurrency Determination (Final Development Requests) | |

Preliminary Development Requests (examples: Rezoning and Comp Plan Amendments):

Number of Units by Type	Maximum Permitted by Proposal	Currently Permitted (Vested)	Difference
Single Family / Town Homes			
Multi-Family / Apartments			
Condominium			
Mobile Home / Manufactured			
Totals:			

Note: The Total Difference will determine if this meets the De Minimis Impact per the Interlocal Agreement.

Final Development Requests requesting a Concurrency Determination:

Number of Units by Type	Proposed
Single Family / Town Homes	
Multi-Family / Apartments	
Condominium	
Mobile Home / Manufactured	

Local Government Reviewer's Signature / Title

Date

Other Affected Local Governments:

Comments:

<p>SCHOOL BOARD USE ONLY</p> <p>Date / Time Stamp: _____</p>



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AUTHORIZATION TO ACT AS AGENT

I, FRANK MASTROIANNI (Owner) authorize Jake Wise, P.E of Construction Engineering Group, Jason Searl of Gray Robinson and Chris Burtner of Mill Creek Residential (Agent) Brevard County (Local Government) to act as applicant, representing me in Public Hearings before pertaining to Preliminary and Final Development Requests, and other matters pertaining to School Concurrency.

Owner Signature (Handwritten signature)

State of Florida, County of Brevard

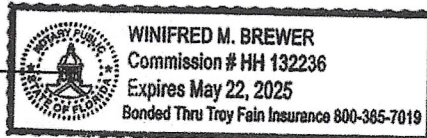
Sworn and subscribed to before me

This 29th day of August, 2023

Personally Known (Form of Identification)

Winifred M. Brewer (Notary signature)

Notary Public
My Commission Expires:



SCHOOL BOARD USE ONLY
Date / Time Stamp:

CONCURRENCY FEE SCHEDULE

CONCURRENCY FEE SCHEDULE		
Review / Negotiation	Type	Cost
School Capacity Determination	Preliminary Development Request (CDL)	\$200
Capacity Determination Conversion to Concurrency Determination	Previously Reviewed in the same School Board Reporting Year	\$200
Concurrency Determination	Final Development Request (SCADL)	\$400
Exemption Letter	See Section 13.1(d)2. of the Interlocal Agreement	\$100
Time Extensions	All	\$100
Proportionate Share Mitigation Agreement	All	\$3000
Appeals	All	\$1000
Capacity Enhancement Agreement	All	\$3000

F.S. 163.31777, 163.3180, 1001.41, 1001.42

August 28, 2014

Updated October 22, 2018




LEGAL DESCRIPTION:

(AS PER TITLE COMMITMENT NUMBER 11088446 ISSUED BY CHICAGO TITLE INSURANCE COMPANY BEAR AN EFFECTIVE DATE OF APRIL 6, 2023 AT 11:00 PM)

THE NORTH 200 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 LYING EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, AND ALSO THE NORTH 200 FEET OF THAT PART OF GOVERNMENT LOT 3, LYING EAST OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, NOW SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH 300 FEET OF THE NORTH 500 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHWEST 1/4 LYING EAST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, AND ALSO THE SOUTH 300 FEET OF THE NORTH 500 FEET OF THAT PART OF GOVERNMENT LOT 3, LYING EAST OF U.S. HIGHWAY NO. 1, IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 36 EAST, NOW SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA.



**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers

2651 Eau Gallie Blvd., Suite A
Melbourne, FL 32935

Tel. 321.253.1221
www.ceengineering.com
COA #0008097

MODERA INDIAN RIVER

LOCATION MAP

DATE 9/25/23	
COUNTY BREVARD	APPROVED BY JTW
SCALE NTS	THIS SHEET EX. A