



School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Mark W. Mullins, Ed.D, Superintendent

February 3, 2021

Mr. Paul Body
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Former Island Chase Apartments Development
School Capacity Availability Determination Letter SCADL-2019-15**

Dear Mr. Paul Body,

We have been informed by Mr. Chris Pontello of Allen Engineering that the above referenced project, Island Chase Apartments, is in the process of site plan review under new ownership. The subject property consist of Tax Account 2416989 (Parcel ID: 24-36-22-00-42) containing approximately 1.7 acres in Unincorporated District 2, Brevard County, Florida.

The previously approved School Concurrency Determination of this proposed development was performed on August 28, 2019 for Fifteen (15) multi-family dwelling units. The calculated number of students generated is 7 students. The new plan consist of Eighteen (18) multi-family dwelling units, which are planned to be constructed in three 6-unit buildings over three years, 2021-2023. A net increase of Three (3) multi-family dwelling units. The calculated increase in the number of students generated is less that one student per school type.

Per the Interlocal Agreement, Uniform School Concurrency Process, Section 13.1(d)(7) for De minimis impact, "any residential development which based on the Student Generation Rate (SGM) established in this agreement that will not exceed one (1) student for any type of school" is exempt from the requirements of school concurrency. In this case, an increase of Three (3) multi-family units does not exceed one student for any type of school; therefore, a revised application is not necessary as the existing School Capacity Reservation is valid until August 28, 2021.

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At this time, there is projected to be sufficient capacity at every school level for the proposed (former) Island Chase Apartments development.

A School Capacity Reservation at Mila Elementary School, Jefferson Middle School, and Merritt Island High School is currently valid until August 28, 2021. At that time, if the project has not received approval from Brevard County, a Time Extension application can be submitted to the School Board through Brevard County. A maximum of 2 additional years can be requested. If the final approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Please let us know if you require additional information.

Sincerely,



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

Enclosure: *Island Chase Apartments-School Concurrency Letter-SCADL-2019-15*

Copy: Chris Pontello, Allen Engineering, *via e-mail cpontello@alleneng.net*

Susan Hann, P.E., AICP, Assistant Superintendent of Facilities Services
File SCADL-2019-15

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2019-15

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Mark W. Mullins, Ed.D, Superintendent



August 28, 2019

Mr. Paul Body
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed Island Chase Apartments Development
School Capacity Availability Determination Letter SCADL-2019-15**

Dear Mr. Paul Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property consists of Tax Account 2416989 (Parcel ID: 24-36-22-00-42) containing approximately 1.7 acres in Unincorporated District 2, Brevard County, Florida. Fifteen (15) multi-family dwelling units are planned for completion. The School Concurrency Determination of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 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 2018-19 to 2023-24 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2018-2019 to 2023-24* which is attached for reference.

Multi Family Homes		15	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.27	4.05	4
Middle	0.06	0.9	1
High	0.10	1.5	2
Total	0.43		7

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**FISH Capacity (including relocatables) from the
Financially Feasible Plan Data and Analysis for School Years 2018-19 to 2023-24**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	707	707	707	707	707
Jefferson	854	854	854	854	854
Merritt Island	1,915	1,915	1,915	1,915	1,915

Projected Student Membership

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	449	442	447	447	483
Jefferson	662	631	595	573	530
Merritt Island	1,555	1,571	1,577	1,598	1,583

Students Generated by Previously Issued SCADL Reservations

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	12	27	42	57	69
Jefferson	45	61	67	71	74
Merritt Island	87	120	131	138	145

**Cumulative Students Generated by
Proposed Development**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	-	4	4	4	4
Jefferson	-	1	1	1	1
Merritt Island	-	2	2	2	2

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

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	461	473	493	508	556
Jefferson	707	693	663	645	605
Merritt Island	1,642	1,693	1,710	1,738	1,730

**Projected Available Capacity =
FISH Capacity - Total Projected Student Membership**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Mila	246	234	214	199	151
Jefferson	147	161	191	209	249
Merritt Island	273	223	206	178	186



At this time, there is projected to be sufficient capacity at every school level for the proposed Island Chase Apartments Development.

The School Capacity Reservation at Mila Elementary School, Jefferson Middle School and Merritt Island High School is valid for 24 months from the date of this letter. At that time, if the project has not received approval from Brevard County, a Time Extension application can be submitted to the School Board through Brevard County. A maximum of 2 additional years can be requested. If the final approval has not been completed after the 2 year Time Extension is granted, a new application for School Concurrency must be submitted.

Also in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

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

Sincerely,



David G. Lindemann, AICP
Manager - Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Utilization 2018-19 to 2023-24*

Copy: Susan Hann, P.E., AICP, Assistant Superintendent of Facilities Services
File SCADL-2019-15

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2018-19 to 2023-24



Summary				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24												
Highest Utilization Elementary Schools:				107%	105%	99%	99%	100%	99%												
Highest Utilization Middle Schools:				87%	92%	92%	100%	99%	98%												
Highest Utilization Jr / Sr High Schools:				88%	89%	86%	92%	92%	94%												
Highest Utilization High Schools:				95%	96%	99%	100%	100%	99%												
School	Type	Grades	Utilization Factor	School Year 2018-19			School Year 2019-20			School Year 2020-21			School Year 2021-22			School Year 2022-23			School Year 2023-24		
				FISH Capacity	10/12/18 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
Elementary School Concurrence Service Areas																					
New Central Elementary	Elementary	K-6	100%	-	711	0%	-	711	0%	970	513	53%	970	639	68%	970	788	81%	970	788	81%
Allen	Elementary	PK-6	100%	751	711	95%	751	717	95%	751	703	94%	751	725	97%	751	716	95%	751	703	94%
Andersen	Elementary	K-6	100%	884	720	81%	884	706	80%	884	696	79%	884	686	78%	884	699	79%	884	706	80%
Apollo	Elementary	K-6	100%	902	847	94%	902	861	95%	902	872	97%	902	895	99%	902	901	100%	902	905	99%
Atlantis	Elementary	PK-6	100%	739	713	96%	739	693	94%	739	666	90%	739	669	91%	739	658	89%	739	641	87%
Audubon	Elementary	PK-6	100%	761	536	70%	761	538	71%	761	490	64%	761	485	64%	761	476	63%	761	483	63%
Cambridge	Elementary	PK-6	100%	765	661	86%	765	659	86%	765	641	84%	765	624	82%	765	616	81%	765	623	81%
Cape View	Elementary	PK-6	100%	548	381	70%	548	388	71%	548	348	64%	548	328	60%	548	320	58%	548	327	60%
Carroll	Elementary	K-6	100%	751	664	88%	751	671	89%	751	637	85%	751	597	79%	751	595	79%	751	581	77%
Challenger 7	Elementary	PK-6	100%	573	571	100%	595	587	97%	595	541	91%	595	526	88%	595	518	87%	595	502	84%
Columbia	Elementary	PK-6	100%	751	478	64%	751	449	60%	751	439	58%	751	446	59%	751	447	60%	751	437	58%
Coquina	Elementary	K-6	100%	711	515	72%	711	462	65%	711	428	60%	711	404	57%	711	374	53%	711	357	50%
Creef	Elementary	PK-6	100%	1,154	845	73%	1,154	853	74%	1,154	855	74%	1,154	876	76%	1,154	919	80%	1,154	932	81%
Croton	Elementary	PK-6	100%	795	552	69%	795	538	68%	795	559	70%	795	621	78%	795	626	79%	795	621	78%
Discovery	Elementary	PK-6	100%	980	644	66%	980	606	62%	980	587	60%	980	577	59%	980	592	60%	980	592	60%
Endeavour	Elementary	PK-6	100%	990	662	67%	990	649	66%	990	619	63%	990	590	60%	990	569	57%	990	573	58%
Enterprise	Elementary	K-6	100%	729	599	82%	729	620	85%	729	605	83%	729	615	84%	729	632	87%	729	643	88%
Fairglen	Elementary	PK-6	100%	789	681	86%	789	675	86%	789	660	84%	789	705	89%	789	732	93%	789	745	94%
Gemini	Elementary	K-6	100%	711	468	66%	711	467	66%	711	451	63%	711	430	60%	711	417	59%	711	418	59%
Golfview	Elementary	PK-6	100%	777	555	71%	777	517	67%	777	521	67%	777	510	66%	777	512	66%	777	503	65%
Harbor City	Elementary	PK-6	100%	629	371	59%	629	366	58%	629	347	55%	629	345	55%	629	366	58%	629	362	58%
Holland	Elementary	PK-6	100%	605	497	82%	605	510	84%	605	510	84%	605	507	84%	605	509	84%	605	511	84%
Imperial Estates	Elementary	K-6	100%	729	639	88%	729	630	86%	729	638	87%	729	638	87%	729	629	87%	729	611	83%
Indianlantic	Elementary	K-6	100%	798	740	93%	798	737	92%	798	741	93%	798	740	93%	798	750	94%	798	769	96%
Jupiter	Elementary	PK-6	100%	930	728	78%	930	695	75%	930	749	81%	930	795	85%	930	828	89%	930	866	92%
Lockmar	Elementary	PK-6	100%	892	699	79%	892	674	76%	892	659	74%	892	655	73%	892	684	77%	892	677	76%
Longleaf	Elementary	PK-6	100%	790	647	82%	790	646	82%	790	618	78%	790	605	77%	790	591	75%	790	588	74%
Manatee	Elementary	K-6	100%	954	949	99%	954	950	100%	954	905	95%	954	901	94%	954	803	84%	954	782	82%
McAuliffe	Elementary	PK-6	100%	918	777	85%	918	763	83%	918	685	75%	918	655	71%	918	604	66%	918	588	65%
Meadowlans Intermediate	Elementary	3-6	100%	1,114	868	78%	1,114	847	76%	1,114	851	76%	1,114	886	80%	1,114	943	85%	1,114	978	88%
Meadowlans Primary	Elementary	K-6	100%	824	626	76%	824	637	77%	824	666	81%	824	682	83%	824	702	85%	824	704	85%
Mila	Elementary	PK-6	100%	707	465	66%	707	449	64%	707	442	63%	707	447	63%	707	447	63%	707	483	68%
Mims	Elementary	PK-6	100%	725	479	66%	725	472	65%	725	450	62%	725	458	63%	725	485	67%	725	478	66%
Oak Park	Elementary	PK-6	100%	968	723	75%	968	675	70%	968	658	68%	968	637	66%	968	629	65%	968	622	64%
Ocean Breeze	Elementary	PK-6	100%	654	532	81%	654	524	80%	654	511	78%	654	497	76%	654	490	75%	654	490	75%
Palm Bay	Elementary	PK-6	100%	1,005	615	61%	1,005	607	60%	1,005	622	62%	1,005	598	60%	1,005	649	65%	1,005	683	68%
Pinewood	Elementary	PK-6	100%	569	517	91%	569	506	89%	569	506	89%	569	512	87%	569	518	82%	569	530	78%
Port Malabar	Elementary	PK-6	100%	852	688	81%	852	682	80%	852	632	74%	852	607	71%	852	613	72%	852	604	71%
Quest	Elementary	PK-6	100%	1,022	1,089	107%	1,088	1,144	105%	1,088	970	89%	1,088	947	87%	1,088	875	80%	1,088	874	80%
Riviera	Elementary	PK-6	100%	777	692	89%	777	687	88%	777	771	99%	777	865	100%	777	885	100%	777	884	100%
Roosevelt	Elementary	K-6	100%	599	380	63%	599	360	60%	599	336	56%	599	331	55%	599	324	54%	599	322	54%
Sabal	Elementary	PK-6	100%	785	538	69%	785	533	68%	785	516	66%	785	507	65%	785	494	63%	785	485	62%
Saturn	Elementary	PK-6	100%	976	853	87%	976	877	90%	976	894	92%	976	933	96%	976	995	100%	976	1,070	100%
Sea Park	Elementary	PK-6	100%	461	321	70%	461	333	72%	461	301	65%	461	302	66%	461	335	73%	461	350	76%
Shenwood	Elementary	PK-6	100%	609	456	75%	609	442	73%	609	426	70%	609	410	67%	609	407	67%	609	423	69%
South Lake	Elementary	K-6	100%	481	311	65%	437	348	80%	437	348	80%	437	348	80%	437	348	80%	437	348	80%
Sunrise	Elementary	PK-6	100%	913	820	90%	913	800	88%	913	803	88%	913	844	92%	913	883	97%	913	935	100%
Suntree	Elementary	K-6	100%	755	675	89%	755	655	87%	755	656	87%	755	615	82%	755	498	66%	755	517	68%
Surfside	Elementary	K-6	100%	541	460	85%	541	456	84%	541	442	82%	541	421	78%	541	420	78%	541	392	72%
Tropical	Elementary	K-6	100%	910	825	91%	910	821	90%	910	825	91%	910	829	91%	910	813	89%	910	832	91%
Turner	Elementary	PK-6	100%	874	562	64%	874	519	59%	874	521	60%	874	509	58%	874	502	57%	874	516	59%
University Park	Elementary	PK-6	100%	811	473	58%	811	489	60%	811	511	66%	811	672	83%	811	721	89%	811	703	87%
Westside	Elementary	K-6	100%	857	769	90%	857	724	84%	857	733	86%	857	737	86%	857	829	97%	857	892	100%
Williams	Elementary	PK-6	100%	715	582	81%	715	568	79%	715	524	73%	715	530	74%	715	521	73%	715	508	71%
Elementary Totals				41,810	33,169		41,854	32,732		42,824	32,477		42,956	32,693		43,044	33,156		43,264	33,392	



Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,525	1,193	78%	1,525	1,195	78%	1,525	1,269	83%	1,525	1,230	81%	1,525	1,195	78%	1,525	1,207	79%
DeLaura	Middle	7-8	90%	939	819	87%	939	828	88%	939	833	89%	939	860	92%	939	874	93%	939	832	89%
Hoover	Middle	7-8	90%	659	506	77%	659	500	76%	659	512	78%	659	512	78%	659	502	76%	659	494	75%
Jackson	Middle	7-8	90%	854	548	64%	854	548	64%	854	604	71%	854	637	75%	854	664	78%	854	698	82%
Jefferson	Middle	7-8	90%	854	660	77%	854	662	78%	854	631	74%	854	595	70%	854	573	67%	854	530	62%
Johnson	Middle	7-8	90%	1,000	736	74%	1,000	746	75%	1,000	816	82%	1,000	797	80%	1,000	764	76%	1,000	761	76%
Kennedy	Middle	7-8	90%	813	611	75%	813	621	76%	813	675	83%	813	688	85%	813	739	91%	813	717	88%
Madison	Middle	7-8	90%	743	492	66%	743	496	67%	743	491	66%	743	465	63%	743	465	63%	743	475	64%
McNair	Middle	7-8	90%	611	480	79%	611	565	93%	611	539	88%	611	528	86%	611	552	91%	611	569	93%
Southwest	Middle	7-8	90%	1,177	833	71%	1,177	838	71%	1,177	944	80%	1,177	957	81%	1,177	930	79%	1,177	929	79%
Stone	Middle	7-8	90%	1,024	791	77%	1,024	824	80%	1,024	861	84%	1,024	1,041	100%	1,024	975	95%	1,024	985	96%
Middle Totals				9,999	7,669		9,999	7,823		10,019	8,275		10,019	8,310		10,039	8,223		10,078	8,197	

Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	1,782	1,577	88%	1,782	1,582	89%	2,052	1,670	81%	2,052	1,782	86%	2,052	1,882	92%	2,052	1,929	94%
Cocoa Beach	Jr / Sr High	7-12	90%	1,466	1,013	69%	1,466	1,007	69%	1,466	877	60%	1,466	975	67%	1,466	950	65%	1,466	924	63%
Space Coast	Jr / Sr High	7-12	90%	1,857	1,586	85%	1,857	1,590	86%	1,857	1,588	86%	1,857	1,556	84%	1,857	1,513	81%	1,857	1,507	81%
Jr / Sr High Totals				5,105	4,176		5,105	4,179		5,375	4,235		5,375	4,293		5,375	4,345		5,375	4,360	

Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,446	1,076	74%	1,446	1,081	75%	1,446	1,101	76%	1,446	1,144	79%	1,446	1,176	81%	1,446	1,189	82%
Bayside	High	9-12	95%	2,235	1,706	76%	2,235	1,650	74%	2,235	1,691	76%	2,235	1,790	80%	2,235	1,901	85%	2,235	2,008	90%
Eau Gallie	High	PK, 9-12	95%	2,232	1,676	75%	2,232	1,687	76%	2,232	1,693	76%	2,232	1,770	79%	2,232	1,809	81%	2,232	1,832	82%
Heritage	High	9-12	95%	2,314	1,831	79%	2,314	1,807	78%	2,314	1,856	80%	2,314	1,966	85%	2,314	2,041	88%	2,314	2,059	89%
Melbourne	High	9-12	95%	2,356	2,113	90%	2,356	2,134	91%	2,356	2,198	93%	2,356	2,353	100%	2,356	2,474	105%	2,356	2,476	106%
Meritt Island	High	PK, 9-12	95%	1,915	1,542	81%	1,915	1,556	81%	1,915	1,571	82%	1,915	1,577	82%	1,915	1,588	83%	1,915	1,583	83%
Palm Bay	High	PK, 9-12	95%	2,613	1,543	59%	2,613	1,583	61%	2,613	1,706	65%	2,613	1,796	69%	2,613	2,011	77%	2,613	2,134	82%
Rockledge	High	9-12	95%	1,701	1,516	89%	1,701	1,520	89%	1,701	1,541	91%	1,701	1,583	93%	1,701	1,589	94%	1,701	1,657	97%
Satellite	High	PK, 9-12	95%	1,516	1,328	88%	1,516	1,345	89%	1,516	1,371	91%	1,516	1,383	91%	1,516	1,387	91%	1,516	1,392	92%
Titusville	High	9-12	95%	1,872	1,381	74%	1,872	1,343	72%	1,872	1,411	75%	1,872	1,456	78%	1,872	1,580	85%	1,872	1,677	90%
Viera	High	PK, 9-12	95%	2,277	2,157	95%	2,277	2,195	96%	2,277	2,283	100%	2,277	2,445	108%	2,277	2,609	115%	2,277	2,662	118%
High Totals				22,477	17,869		22,477	17,900		22,477	18,402		22,667	19,263		22,927	20,172		23,141	20,670	

Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	367	77%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	506	89%	569	509	89%	569	509	89%	569	509	89%	569	509	89%	569	509	89%
West Melbourne	Elementary	K-6	100%	618	553	90%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%
Edgewood	Jr / Sr High	7-12	90%	1,072	948	88%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%
West Shore	Jr / Sr High	7-12	90%	1,264	953	75%	1,264	956	76%	1,264	956	76%	1,264	956	76%	1,264	956	76%	1,264	956	76%
Schools of Choice				3,998	3,347		3,998	3,381													
Brevard Totals				83,389	66,230		83,433	66,015		84,693	66,770		85,015	67,940		85,383	69,277		85,856	70,000	

- Notes
- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2018-19 are reported from the FISH database as of October 10, 2018.
 - Student Membership is reported from the Fall Final Membership Count (10/12/18).
 - Davis Demographics School/Site 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.
 - Relocatable Classrooms are assumed to add future student stations as listed below:
 - 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
 - Intermediate relocatable classrooms are proposed to be added at Apollo Elementary, Challenger 7 Elementary, Coquina Elementary, Imperial Estates Elementary, Pinewood Elementary, Quest Elementary, Saturn Elementary, Sunrise Elementary, DeLaura Middle School, Jackson Middle School and Kennedy Middle (Total of 42 Classrooms)
 - High school relocatable classrooms are proposed to be added at Viera High (Total of 8 Classrooms)
 - Redistricting was approved for the 2019-20 school year and the projected enrollment for 2019-20 is adjusted for those areas. Future redistricting is planned for a new central area elementary school in 2020-21.
 - The following proposals for additional permanent capacity are included in this analysis:
 - A 12 classroom addition at Cocoa Jr/Sr High School is assumed to add 300 student stations starting in 2019-20
 - A new central area elementary is assumed to add 970 student stations starting in 2020-21. Student enrollment projections were adjusted for the 2020-21 school year.

