



North Merritt Island Dependent Special District Board

Merritt Island Service Complex  
2575 North Courtenay Parkway  
Second Floor  
Merritt Island, Florida 32952  
Agenda  
Thursday, January 6, 2022

**Call To Order - 6:00 p.m.**

**Approval of Minutes - August 12, 2021**

**H. Public Hearings**

- H.1.** Carter and Jessica Hays request a change of zoning classification from AU to RU-2-4.  
(21Z00042) (Tax Accounts 2318403 and 2318404).

**Public Comment**

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

H.1.

1/6/2022

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### Subject:

Carter and Jessica Hays request a change of zoning classification from AU to RU-2-4. (21Z00042) (Tax Accounts 2318403 and 2318404).

### Fiscal Impact:

None

### Dept/Office:

Planning & Development

### Requested Action:

It is requested that the North Merritt Island Dependent Special District Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Medium Density Multi-Family Residential).

### Summary Explanation and Background:

The applicants are seeking a change of zoning classification from AU to RU-2-4 for the purpose of constructing ten rental units on the combined parcels. The applicants did not provide a site plan with the application. The RU-2-4 zoning is a four-unit per-acre multi-family residential zoning classification. It permits multi-family residential development or single family residences at a density of up to four units per acre on 7,500 square-foot lots. RU-2-4 allows apartments or it can be developed as townhomes (single-family attached) in accordance with the RA-2-4 zoning standards, which require site planning and platting pursuant to article VII of this chapter, pertaining to subdivisions.

The developed character of the surrounding area west of N. Courtenay Parkway is low-density residential along with commercial development abutting N. Courtenay Parkway. The residentially developed parcels in the area are developed with single-family homes and exceed one half-acre lot size. To the north is an undeveloped 1.38 acre parcel zoned AU. To the south is a 2.86 acre undeveloped parcel zoned AU. To the west is the Citrus River Groves subdivision developed with single-family homes on half-acre lots or larger, and zoned SR (Suburban Residential). A RA-2-4 zoning classification exists less than a half-mile north of the subject property which allows for a single family attached product. RU-2-4 zoning classification could be considered an introduction to the surrounding area. A multi-family use may be considered transitional from N. Courtenay to the single-family residential to the west. On the eastside of N. Courtney, less than a half-mile away, a property has a zoning classification of RU-2-30.

The Board may wish to consider whether the introduction of RU-2-4 is consistent and compatible with the surrounding area.

Because the request is an increase in residential density, the request will be heard by the Planning & Zoning Board on **Monday, January 10, 2022**, beginning at **3:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

### **Clerk to the Board Instructions:**

None

# **ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT**

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

## **Administrative Policy 1**

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

## **Administrative Policy 2**

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

### **Criteria:**

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

## **Administrative Policy 3**

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

### **Criteria:**

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
  2. actual development over the immediately preceding three years; and
  3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

#### **Administrative Policy 4**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

##### **Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
  1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
  2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
  3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

#### **Administrative Policy 5**

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

##### **Criteria:**

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

#### **Administrative Policy 6**

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

#### **Administrative Policy 7**

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

#### **Administrative Policy 8**

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application.”

### **CONDITIONAL USE PERMITS (CUPs)**

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

#### **(c) General Standards of Review.**

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
  - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
  - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
  - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
  - c. Noise levels for a conditional use are governed by Section 62-2271.



- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

#### **FACTORS TO CONSIDER FOR A REZONING REQUEST**

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

## DEFINITIONS OF CONCURRENCY TERMS

**Maximum Acceptable Volume (MAV):** Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

**Current Volume:** Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

**Volume with Development (VOL W/DEV):** Equals Current Volume plus trip generation projected for the proposed development.

**Volume/Maximum Acceptable Volume (VOL/MAV):** Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

**Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV):** Ratio of volume with development to the Maximum Acceptable Volume.

**Acceptable Level of Service (CURRENT LOS):** The Level of Service at which a roadway is currently operating.

**Level of Service with Development (LOS W/DEV):** The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

## Planning and Development Department

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940  
(321)633-2070 Phone / (321)633-2074 Fax  
<https://www.brevardfl.gov/PlanningDev>

### STAFF COMMENTS

**21Z00042**

**Carter Hayes and Jessica Hayes**

**AU (Agricultural Residential) to RU-2-4 (Multi-Family Residential)**

Tax Account Number: 2318403 and 2318404  
Parcel I.D.: 23-36-34-00-761 and 23-36-34-00-762  
Location: West side of N. Courtenay, 2,006 feet north of Hall Road (District 2)  
Acreage: 2.79 acres

North Merritt Island Board: 1/06/2022  
Planning & Zoning Board: 1/10/2022  
Board of County Commissioners: 2/03/2022

### Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposed zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
<b>Zoning</b>	AU	RU-2-4
<b>Potential*</b>	1 single-family unit**	10 multi-family units
<b>Can be Considered under the Future Land Use Map</b>	YES, RES 4	YES, RES 4

\* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

\*\* The two parcels combined have the potential for one single family resident.

### Background and Purpose of Request

The applicants are seeking a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Low-Density Multiple-Family Residential) for the purpose to be able to construct ten units on the combined parcels for the purpose of renting out the individual units. The applicants did not provide a site plan with the application.

The subject parcels were recorded into the current configuration per Official Records Book 523, Page 523, on September 01, 1962. There is an existing single-family residence on the south parcel built in 1966. The north parcel is vacant. In 1962 AU zoning required a minimum lot size of one acre and

having a minimum width of 125 feet and a minimum depth of 125 feet. The AU zoning today requires a minimum lot size of 2.5 acres, a minimum width of 150 feet, and a minimum depth of 150 feet. The

AU is the original zoning of the parcels.

### **Land Use**

The subject properties retain a FLU designation of Residential 4 (RES 4). Both the AU and the proposed RU-2-4 zoning classification maybe considered with RES 4 FLU.

### **Applicable Policies**

**FLUE Policy 1.7** – The Residential 4 Future land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre, except as otherwise may be provided for within the Future Land Use Element. Connection to water and sewer is required.

**Conservation Policy 5.2 E(1)(a)** – Residential land uses within wetlands, that are a part of a formal subdivision or site plan, on properties containing wetlands shall be limited to the following: a. Residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. The preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Policy 5.2.E (7), for subdivisions and multi-family parcels greater than five acres in area, New Town Overlays, PUDs, and if applicable, mixeduse land development activities as specified in Policy 5.2.E (6).

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

### **Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.**

The subject parcels lie within the Residential 4 FLU designation. The lot to the north of the parcels is designated Residential 4. The lot to the south of the property is designated Residential 4. The lots to the west of the parcels are designated Residential 4. To the east is N. Courtenay Parkway. The mobile home park located across N. Courtenay Parkway on the eastside is designated Residential 2. The Residential 4 FLU is consistent with both the existing AU zoning and proposed RU-2-4 zoning.

### **Analysis of Administrative Policy #4 - Character of a neighborhood or area.**

The developed character of the surrounding area west of N. Courtenay Parkway is low-density residential along with commercial development abutting N. Courtenay Parkway. The residentially developed parcels in the area are developed with single-family homes and exceed one half-acre lot size.

To the north is an undeveloped 1.38 acre parcel that is zoned AU. To the south is a 2.86 acre parcel undeveloped that is zoned AU. To the west is a subdivision, Citrus River Groves, that is developed

with single-family homes on half acre parcels or larger which is zoned SR (Suburban Residential). There is no RU-2-4 zoning in the surrounding area. A multi-family use may be considered a transitional from N. Courtenay to the single-family residential to the west.

**Analysis of Administrative Policy #6** The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with (a) all written land development policies set forth in these administrative policies; and (b) the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element and transportation elements of the comprehensive plan. Development of this site is limited to 1.8% wetland impacts. Based on the mapped area of the wetlands, it encompasses a significant area of the property.

### **Surrounding Area**

The abutting parcels to the north and south have the County zoning classification AU. The abutting parcels to the west are zoned SR (Suburban Residential). To the east is N. Courtenay Parkway (State Road 3).

The current AU zoning classification permits single-family residences and agricultural uses on 2.5 acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping.

The proposed RU-2-4 classification is a four unit per acre multiple-family residential zoning classification. It permits multi-family residential development or single family residences at a density of up to four units per acre on 7,500 square foot lots. RU-2-4 allows apartments or it can be developed as townhomes (single-family attached) in accordance with RA-2-4 zoning standards, which requires site planning and platting pursuant to article VII of this chapter, pertaining to subdivisions.

There have been two rezoning applications in the surrounding area in the past 5 years.

On July 26, 2018, application **18PZ00018** changed the zoning classification from AU to EU (Estate Use) with a Binding Development Plan (BDP) limiting density to 34 units. This parcel is located on the north side of E. Hall Road, 2,675 feet east of the subject property.

EU zoning classification is an estate single family residential zoning classification. The minimum lot size is 15,000 square feet with a minimum lot width and depth of 100 feet.

On October 12, 2017, application **17PZ00072** changed the zoning classification from AU and BU-1 to RA-2-4 with a Binding Development Plan (BDP) limiting density to 48 units. This parcel is located on the southwest corner of N. Courtenay Parkway and Porcher Road, 1,754 feet north of the subject property.

The current trend along the west corridor of N. Courtenay Parkway has been a mix of commercial development along with residential development.

### **Environmental Constraints**

#### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Wetlands/Hydric Soils
- Floodplain
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

The subject parcels contain mapped wetlands and hydric soils. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. Information available to NRM indicates that unpermitted impacts to wetland may have occurred. The discovery of unpermitted wetland impacts may result in enforcement action. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696.

The subject parcels are located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE. Per Section 62-3724(4) of the Floodplain Protection ordinance, any development, land alteration, or grading on North Merritt Island in the area from Hall Road, north to State Road 405, herein after referred to as "Area," is subject to compensatory storage, and written certification from the engineer of record that there will be no adverse flooding impacts upon properties within the Area resulting from the proposed development.

The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal.

## **Preliminary Concurrency**

The closest concurrency management segment to the subject property is N. Courtenay Parkway (State Road 3), between Hall Road and N. tropical Trail, which has a Maximum Acceptable Volume of 41,790 trips per day, a Level of Service (LOS) of D, and currently operates at 37.35% of capacity daily. The maximum development potential from the proposed rezoning does increase the level of MAV utilization by 0.14%. The corridor is anticipated to operate at 37.49% of capacity daily. The proposal is not anticipated to create a deficiency in LOS.

At this time, Lewis Carroll Elementary School, Jefferson Middle School and Merritt Island High School are projected to have enough capacity for the total of the projected and potential students from the proposed request.

The parcels can be serviced by Brevard County sewer. The Brevard County sewer line runs along the west side of N. Courtenay Parkway directly in front of the parcels. The parcels are serviced by City of Cocoa water.

### **For Board Consideration**

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

## Item # 21Z00042

**Applicant:** Hayes

**Zoning Request:** AU to RU-2-4

**Note:** Applicant wants to develop 10 townhouses.

**Tax ID Nos:** 2318403 & 2318404

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

### **Summary of Mapped Resources and Noteworthy Land Use Issues:**

- Wetlands/Hydric Soils
- Floodplain
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

The subject parcels contain mapped wetlands and hydric soils. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. Information available to NRM indicates that unpermitted impacts to wetland may have occurred. The discovery of unpermitted wetland impacts may result in enforcement action. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696.

The subject parcels are located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE. Per Section 62-3724(4) of the Floodplain Protection ordinance, any development, land alteration, or grading on North Merritt Island in the area from Hall Road, north to State Road 405, herein after referred to as "Area," is subject to compensatory storage, and written certification from the engineer of record that there will be no adverse flooding impacts upon properties within the Area resulting from the proposed development.



The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal.

### **Land Use Comments:**

#### **Wetlands/Hydric Soils**

The subject parcel contains mapped National Wetland Inventory (NWI) and SJRWMD wetlands, and hydric soils (Samsula Muck) as shown on the NWI Wetlands, SJRWMD Florida Land Use & Cover Codes, and USDA Soil Conservation Service Soils Survey maps, respectively; indicators that wetlands may be present on the property. A wetland determination/delineation will be required prior to any site plan design, land clearing activities, or building permit submittal. Information available to NRM indicates that unpermitted impacts to wetland may have occurred. The discovery of unpermitted wetland impacts may result in enforcement action. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts, and will require mitigation in accordance with Section 62-3696.

#### **Floodplain**

The subject parcels are located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE. Per Section 62-3724(4) of the Floodplain Protection ordinance, any development, land alteration, or grading on North Merritt Island in the area from Hall Road, north to State Road 405, herein after referred to as "Area," is subject to compensatory storage, and written certification from the engineer of record that there will be no adverse flooding impacts upon properties within the Area resulting from the proposed development.

Delineation of floodplains, shall use best available pre-alteration ground elevation data. Sealed pre-existing topographic survey or engineered site plan delineating floodplain limits on the property, if any, with base flood elevation using best available flood elevation data. The engineer shall provide a report that includes full engineering data and analysis, including the hydraulic and hydrologic modelling and analysis demonstrating that there is no impact. The NMI Flood Study may be applicable depending on submittal date. Engineered compensatory storage shall be maintained by the owner in perpetuity. Please call NRM prior to any grading, filling or land alteration activities.

#### **Indian River Lagoon Nitrogen Reduction Septic Overlay**

The entire parcel is mapped within the Indian River Lagoon Nitrogen Reduction Septic Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If adequate sewer for the development is not available, then the use of an alternative septic system designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required. If applicable, NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts at time of building permit.

#### **Protected and Specimen Trees**

The property contains mapped polygon of SJRWMD FLUCCS code 4340-Upland Mixed Coniferous/Hardwood trees. Protected Trees (greater than or equal to 10 inches in diameter) and Specimen Trees (greater than or equal to 24 inches in diameter) are included in this FLUCCS code and are likely found on the project area. Per Section 62-4341(18), Protected and Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions, Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. A tree survey will be required at time of site plan submittal, and is recommended prior to any site plan design. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for tree preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.

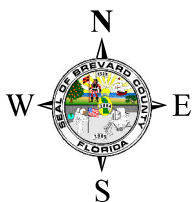
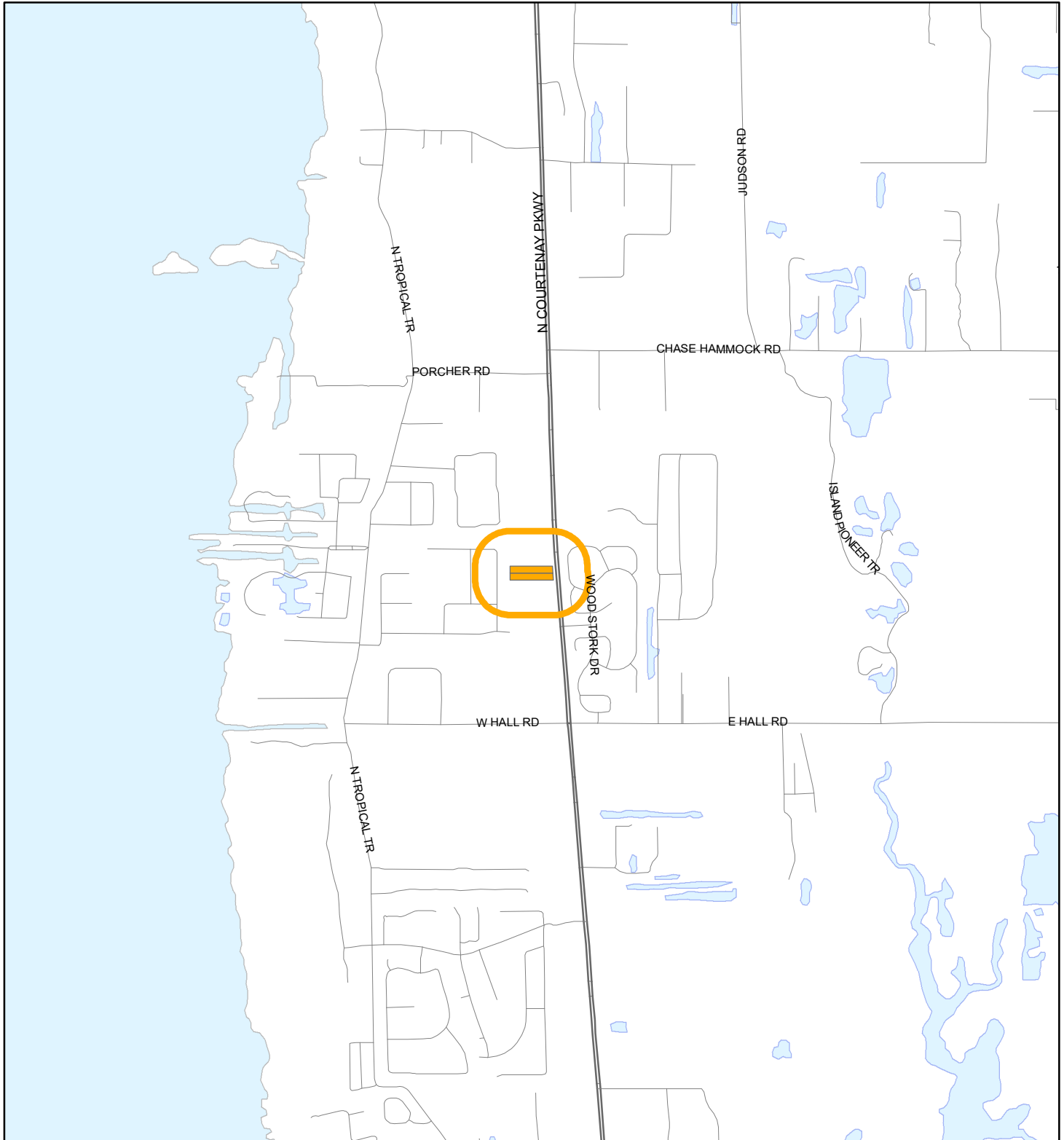
### **Protected Species**

Information available to NRM indicates that federally and/or state protected species may be present on the property. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

# LOCATION MAP

HAYES, CARTER AND JESSICA

21Z00042





1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

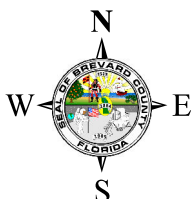
Produced by BoCC - GIS Date: 11/8/2021

 Buffer  
 Subject Property

# ZONING MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

       Subject Property

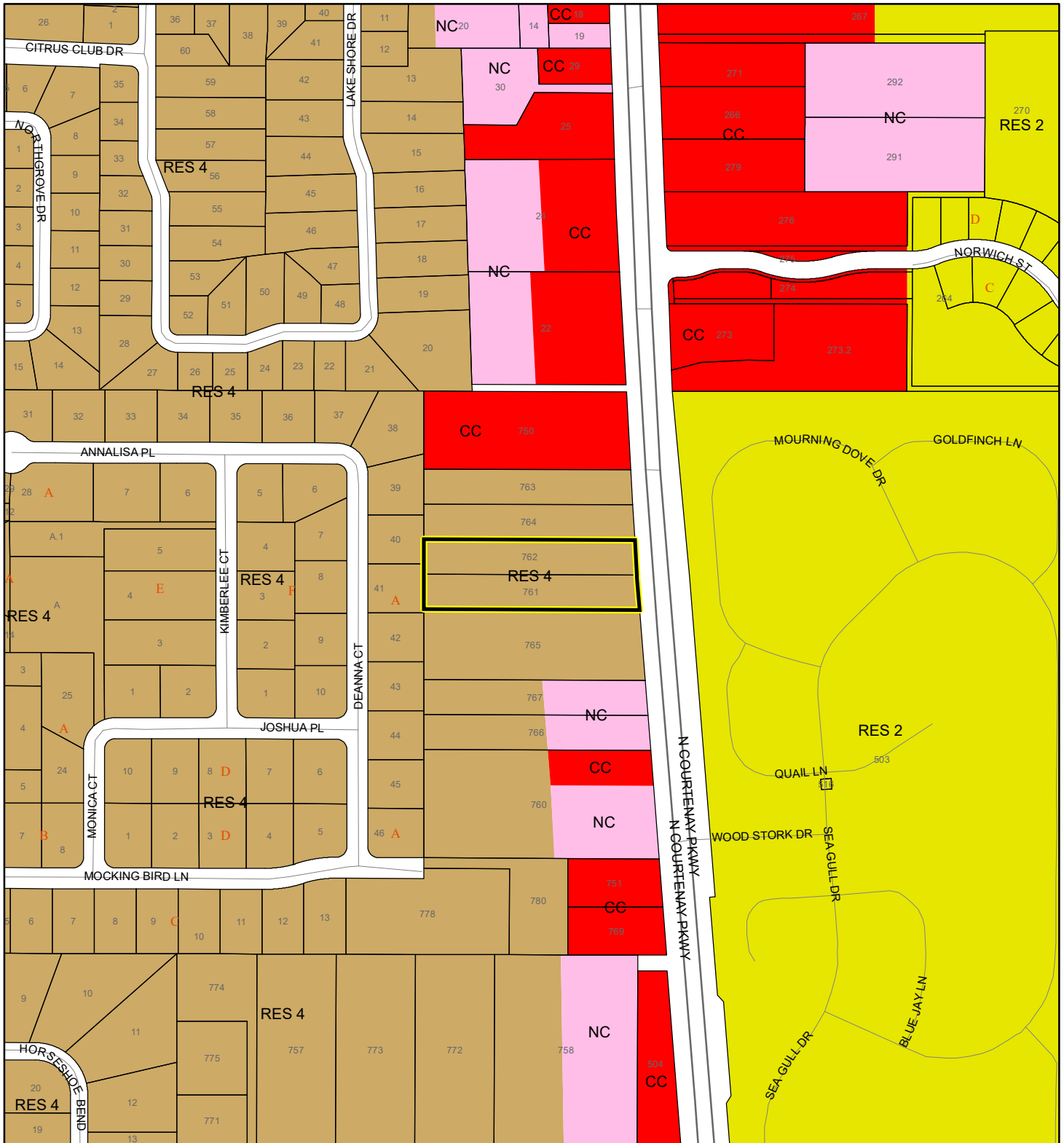
Parcels

Zoning

# FUTURE LAND USE MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

Subject Property  
Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

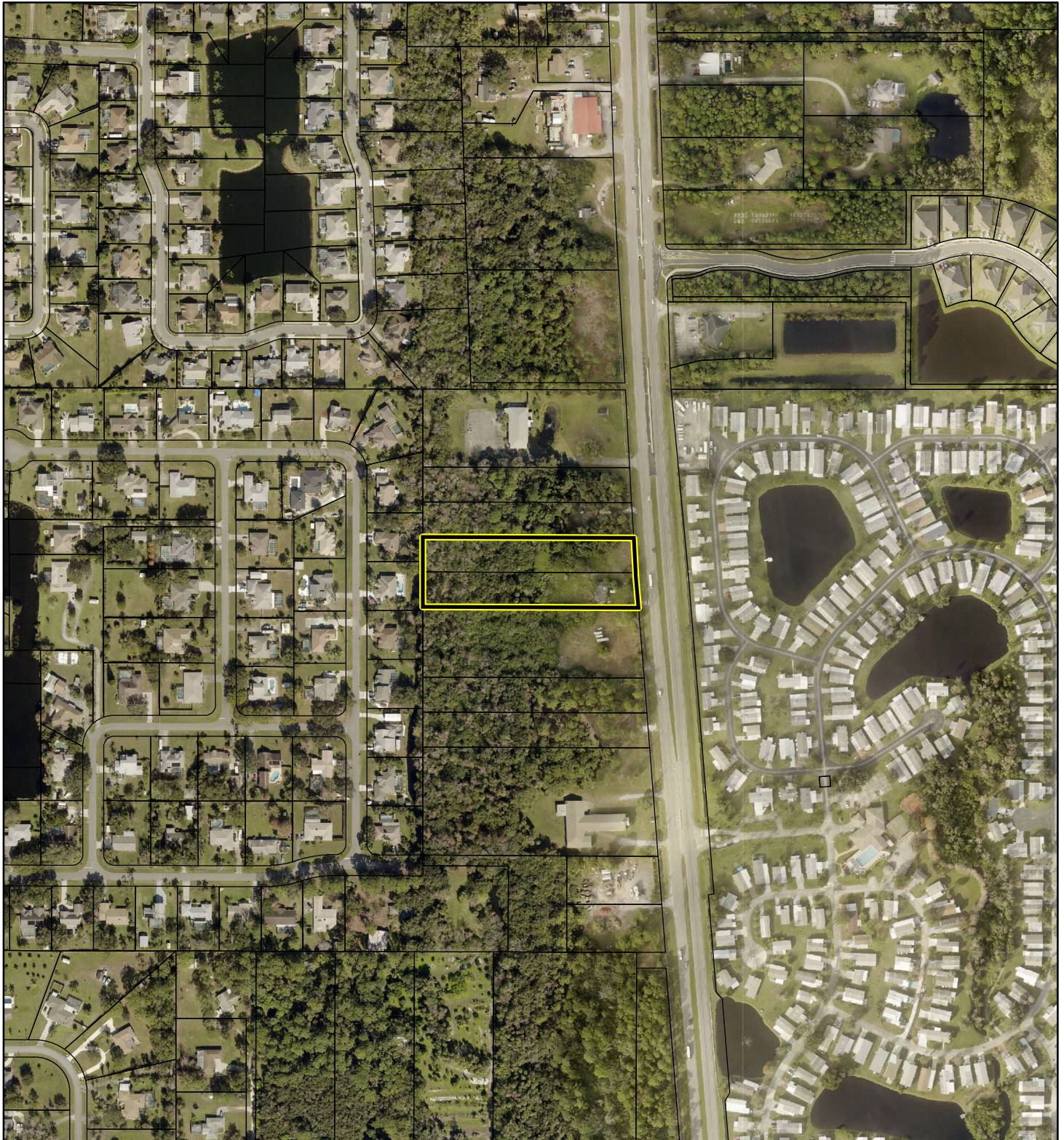
Produced by BoCC - GIS Date: 11/8/2021



# AERIAL MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2021

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/8/2021

 Subject Property

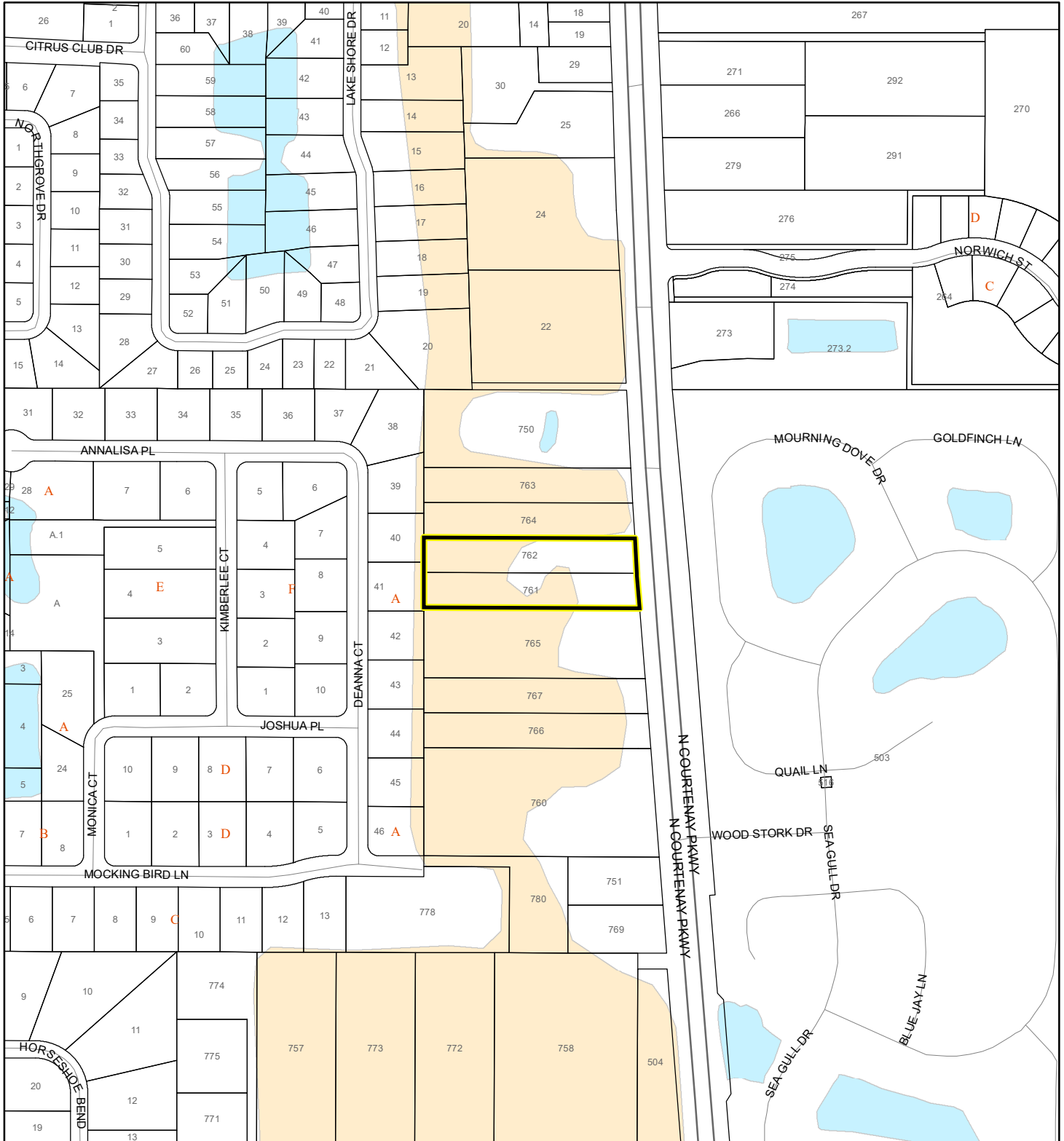
 Parcels



# NWI WETLANDS MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/8/2021

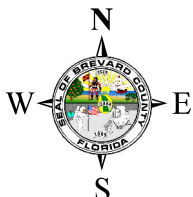
## National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
Subject Property	
Parcels	

# SJRWMD FLUCCS WETLANDS - 6000 Series MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/8/2021

## SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

Subject Property

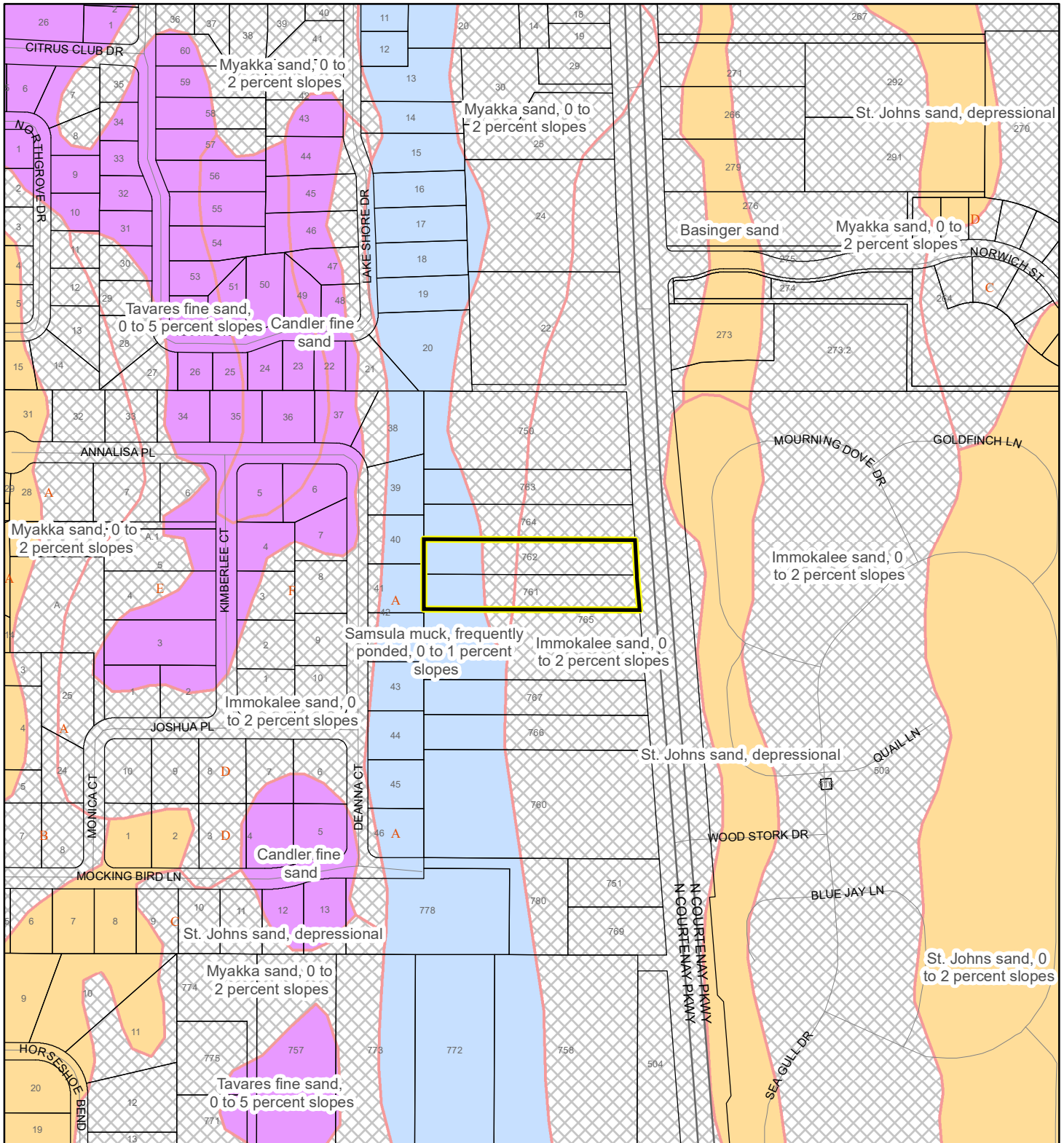
Parcels



# USDA SCSSS SOILS MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

## USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

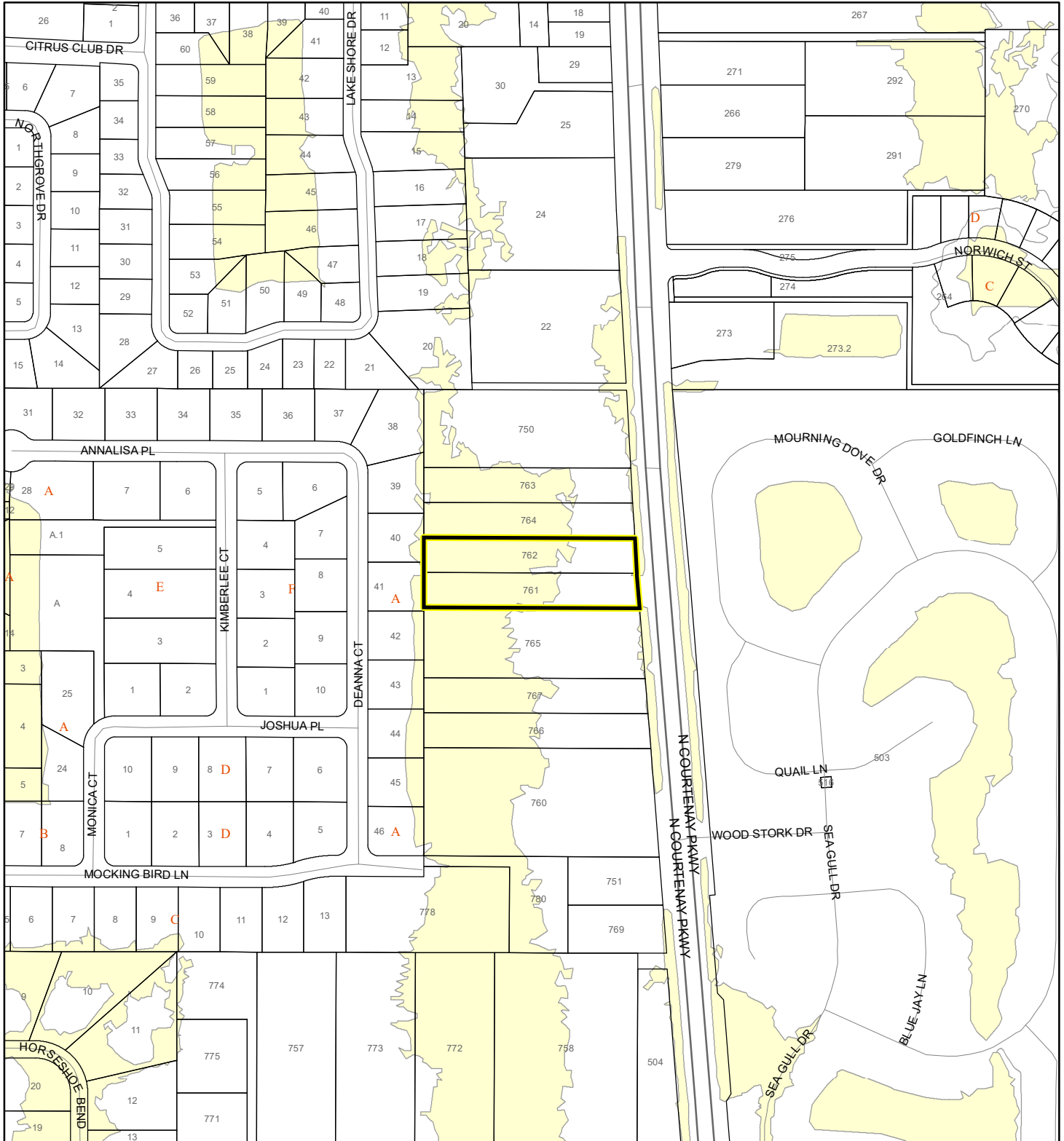
Subject Property

Parcels

# FEMA FLOOD ZONES MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/8/2021

## FEMA Flood Zones

A	AO	X
AE	Open Water	
AH	VE	
Subject Property	Parcels	

# COASTAL HIGH HAZARD AREA MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

 Subject Property

 Parcels

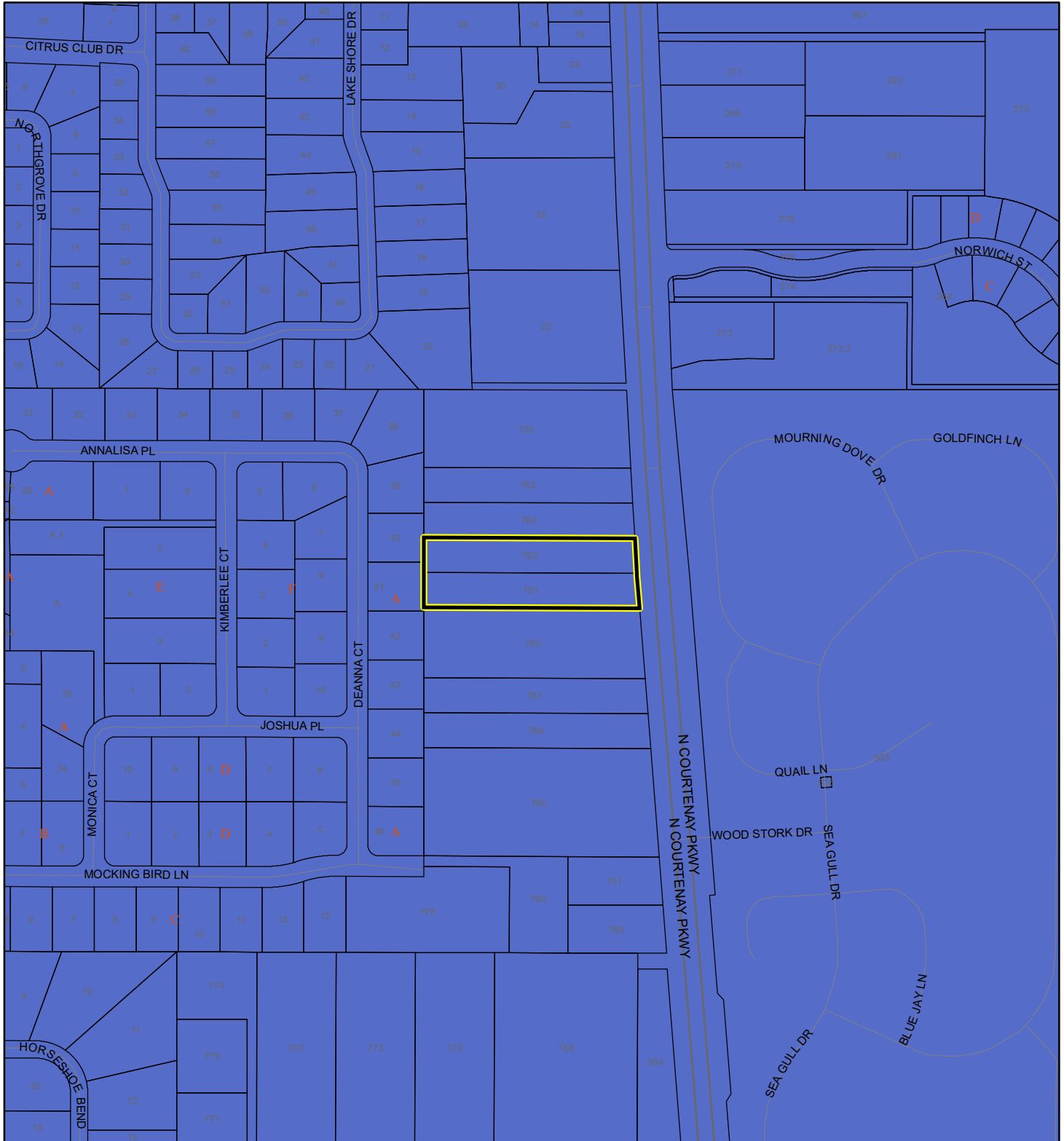
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

Subject Property

Parcels

## Septic Overlay

40 Meters

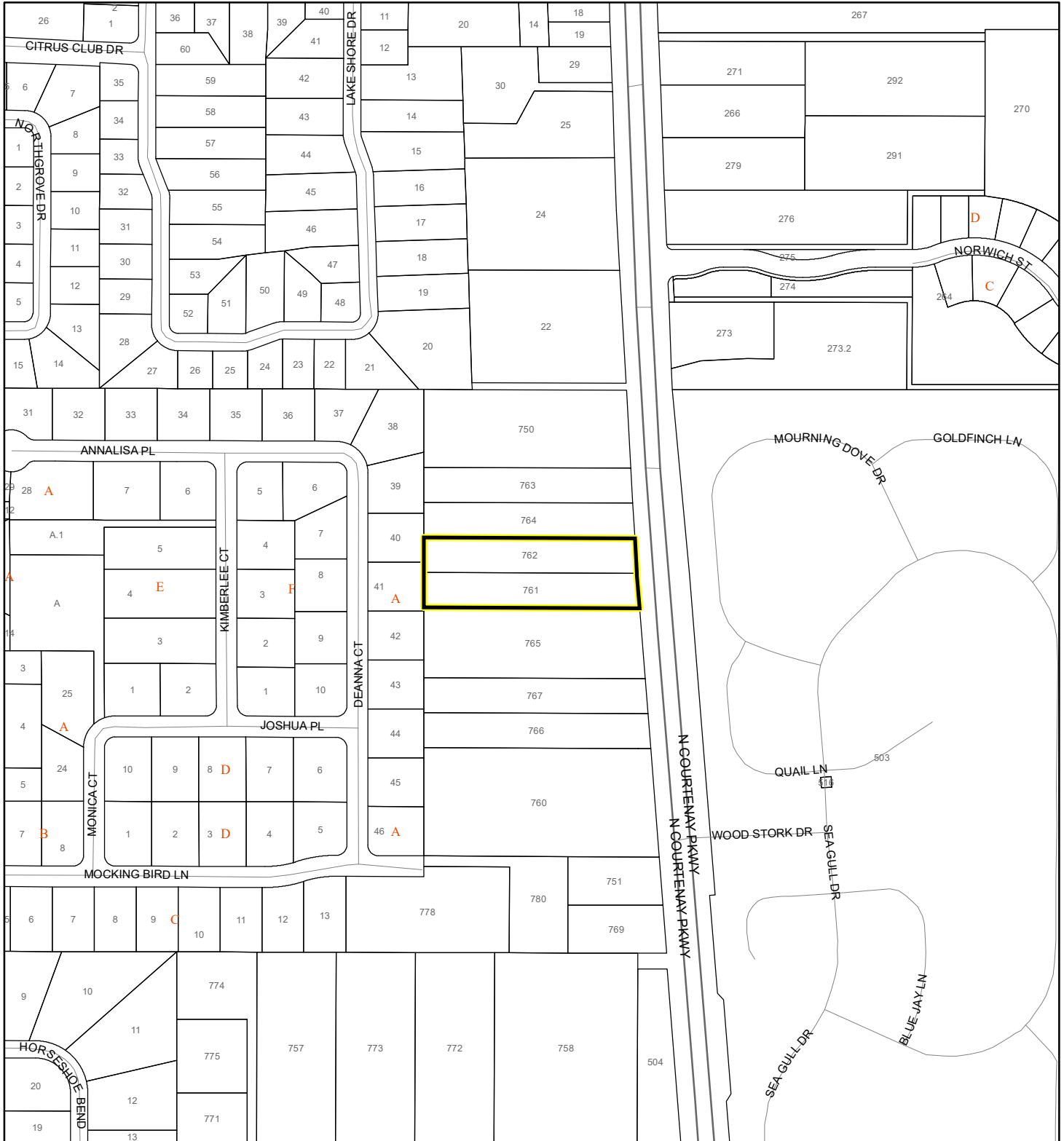
60 Meters

All Distances

# EAGLE NESTS MAP

HAYES, CARTER AND JESSICA

21Z00042




1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

 Subject Property

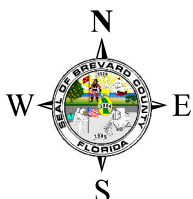
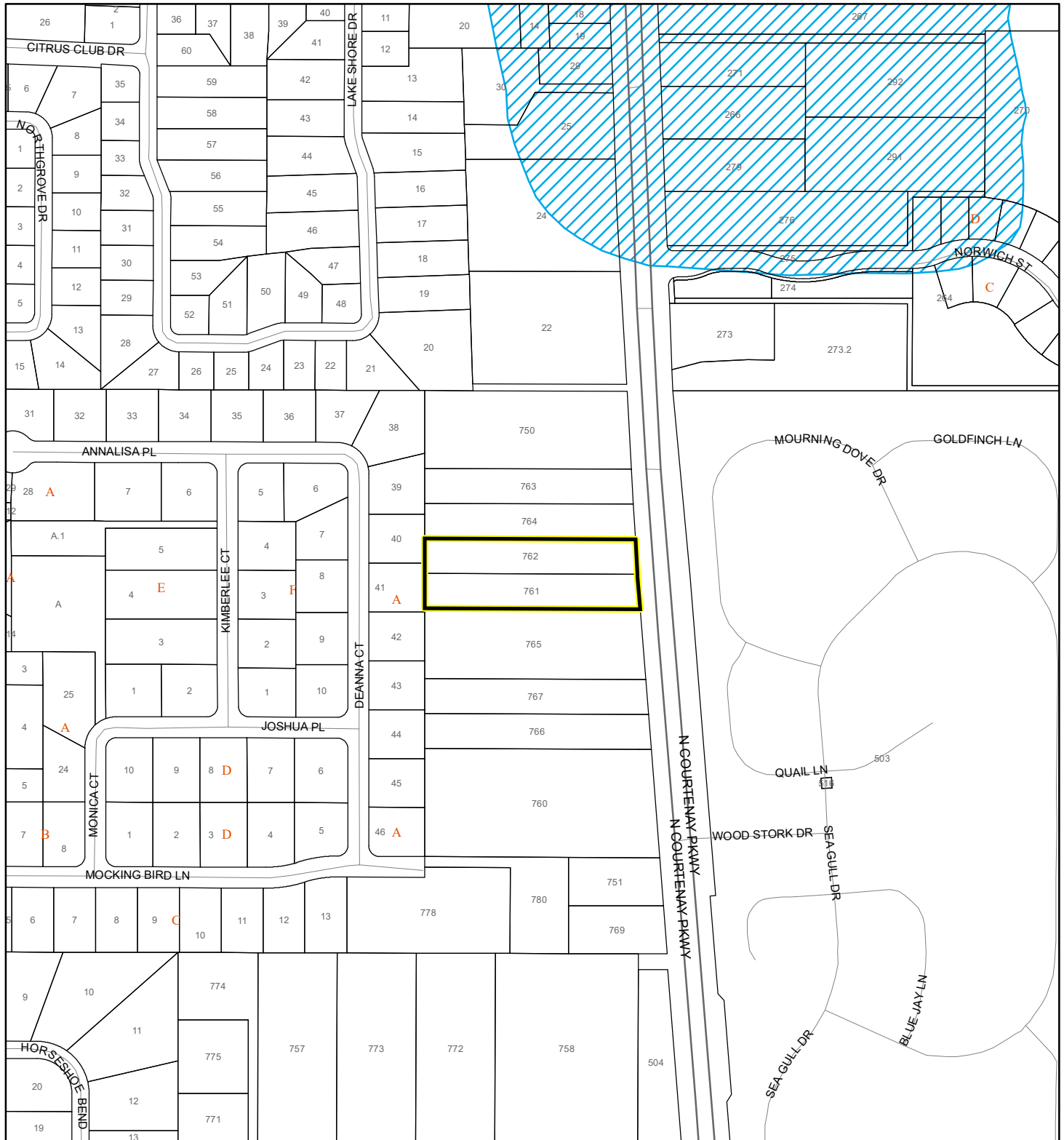
 Parcels

 Eagle Nests  
FWS 2010

# SCRUB JAY OCCUPANCY MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 11/8/2021

- Subject Property
- Parcels
- Scrub Jay Occupancy



# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

HAYES, CARTER AND JESSICA

21Z00042



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/8/2021

## SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property

Parcels



## School Board of Brevard County

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

October 28, 2021

Mr. Paul Body  
Planner II  
Planning & Development Department  
Brevard County Board of County Commissioners  
2726 Judge Fran Jamieson Way  
Viera, Florida 32940

**RE: Proposed 4645 N. Courtenay Parkway Development,  
School Impact Analysis – Capacity Determination CD-2021-26**

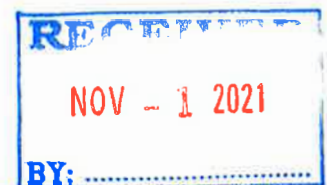
Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Accounts 2318403 and 2318404 (Parcel ID: 23-36-34-00-761 and 23-36-34-00-762), containing approximately 2.79 acres in unincorporated District 2, Brevard County, Florida. The proposed development includes 10 single-family homes. The School Impact Analysis 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 2020-21 to 2025-26 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2020-2021 to 2025-26* which is attached for reference.

Single-Family Homes 10			
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.28	2.8	3
Middle	0.08	0.8	1
High	0.16	1.6	2
<b>Total</b>	<b>0.52</b>		<b>6</b>

Planning & Project Management  
Facilities Services  
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646





**FISH Capacity (including relocatables) from the  
Financially Feasible Plan (FFP) Data and Analysis for School Years 2020-21 to  
2025-26**

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	751	751	751	751	751
Jefferson	854	854	854	854	854
Merritt Island	1,891	1,891	1,891	1,891	1,891

**Projected Student Membership**

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	593	530	553	559	540
Jefferson	640	632	609	601	593
Merritt Island	1,587	1,494	1,517	1,491	1,428

**Students Generated by Newly Issued SCADL Reservations Since FFP**

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	-	-	11	23	28
Jefferson	-	-	3	7	8
Merritt Island	-	4	6	14	17

**Cumulative Students Generated by  
Proposed Development**

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	-	1	3	3	3
Jefferson	-	0	1	1	1
Merritt Island	-	1	2	2	2

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

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	593	531	567	585	571
Jefferson	640	632	613	609	602
Merritt Island	1,587	1,499	1,525	1,507	1,447

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

School	2021-22	2022-23	2023-24	2024-25	2025-26
Carroll	158	220	184	166	180
Jefferson	214	222	241	245	252
Merritt Island	304	392	366	384	444

At this time, Lewis Carroll Elementary School, Jefferson Middle School, and Merritt Island High School are projected to have enough capacity for the total of projected and potential students from the 4645 N. Courtenay Parkway 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,



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 2020-2021 to 2025-26*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services  
File CD-2021-26

David G. Lindemann, AICP, Director of Planning & Project Management,  
Facilities Services  
File CD-2021-26



# 4645 N. Courtenay Parkway Location Map



4645 N. Courtenay Pkwy  
10 SFD Units

**Merritt Island**

Schools Affected by Development:  
Lewis Carroll Elementary School  
Jefferson Middle School  
Merritt Island High School

Drawn By:  
Planning & Project Management  
Karen Black  
10/28/2021

2,500 1,250 0 2,500 Feet





**Brevard County Public Schools**  
**Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service**  
**Data and Analysis for School Years 2020-21 to 2025-26**



Summary				2020-21		2021-22		2022-23		2023-24		2024-25		2025-26	
Highest Utilization Elementary Schools:				87%		90%		100%		100%		100%		100%	
Highest Utilization Middle Schools:				87%		89%		90%		93%		98%		99%	
Highest Utilization Jr / Sr High Schools:				81%		81%		80%		89%		94%		96%	
Highest Utilization High Schools:				93%		99%		99%		99%		99%		100%	

School	Type	Grades	Utilization Factor	School Year 2020-21			School Year 2021-22			School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26		
				FISH Capacity	10/09/19 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 Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	751	596	79%	751	679	90%	751	652	87%	751	681	91%	773	758	98%	795	791	99%
Andersen	Elementary	K-6	100%	884	618	70%	884	617	70%	884	687	78%	884	696	79%	884	702	79%	884	713	81%
Apollo	Elementary	K-6	100%	902	785	87%	902	801	89%	902	777	86%	902	755	84%	902	757	84%	902	744	82%
Atlantis	Elementary	PK-6	100%	739	633	86%	739	660	89%	739	625	85%	739	624	84%	739	616	83%	739	610	83%
Audubon	Elementary	PK-6	100%	761	469	62%	761	475	62%	761	471	62%	761	476	63%	761	475	62%	761	484	64%
Cambridge	Elementary	PK-6	100%	765	519	68%	765	525	69%	765	503	66%	765	494	65%	765	469	61%	765	458	60%
Cape View	Elementary	PK-6	100%	570	302	53%	570	283	50%	570	277	49%	570	269	47%	570	253	44%	570	254	45%
Carroll	Elementary	K-6	100%	751	593	79%	751	593	79%	751	530	71%	751	553	74%	751	559	74%	751	540	72%
Challenger 7	Elementary	PK-6	100%	573	477	83%	573	493	86%	573	443	77%	573	423	74%	573	406	71%	573	398	69%
Columbia	Elementary	PK-6	100%	751	405	54%	751	400	53%	751	455	61%	751	514	68%	751	533	71%	751	547	73%
Coquina	Elementary	K-6	100%	711	499	70%	711	532	75%	711	475	67%	711	436	61%	711	396	56%	711	376	53%
Cree	Elementary	PK-6	100%	1,154	703	61%	1,154	746	65%	1,154	743	64%	1,154	737	64%	1,154	740	64%	1,154	741	64%
Croton	Elementary	PK-6	100%	795	480	60%	795	530	67%	795	615	77%	795	622	78%	795	627	79%	795	635	80%
Discovery	Elementary	PK-6	100%	980	560	57%	980	550	56%	980	494	50%	980	500	51%	980	507	52%	980	503	51%
Endeavour	Elementary	PK-6	100%	990	608	61%	990	646	65%	990	589	59%	990	581	59%	990	528	53%	990	527	53%
Enterprise	Elementary	K-6	100%	729	536	74%	729	584	80%	729	525	72%	729	520	71%	729	512	70%	729	492	67%
Fairglenn	Elementary	PK-6	100%	789	577	73%	789	590	75%	789	598	76%	789	630	80%	789	676	86%	789	700	89%
Gemini	Elementary	K-6	100%	711	426	60%	711	457	64%	711	401	56%	711	384	54%	711	379	53%	711	383	54%
Golfview	Elementary	PK-6	100%	777	439	56%	777	450	58%	777	528	68%	777	522	67%	777	537	69%	777	545	70%
Harbor City	Elementary	PK-6	100%	629	345	55%	629	378	60%	629	379	60%	629	416	66%	629	412	66%	629	402	64%
Holland	Elementary	PK-6	100%	605	410	68%	605	485	80%	605	429	71%	605	430	71%	605	416	69%	605	417	69%
Imperial Estates	Elementary	K-6	100%	729	605	83%	729	608	83%	729	615	84%	729	627	86%	729	644	88%	729	648	89%
Indialantic	Elementary	K-6	100%	798	682	86%	798	694	87%	798	683	86%	798	675	85%	798	668	84%	798	649	81%
Jupiter	Elementary	PK-6	100%	930	679	73%	930	656	71%	930	705	76%	930	606	65%	930	676	73%	930	926	100%
Lockmar	Elementary	PK-6	100%	892	632	71%	892	609	68%	892	592	66%	892	555	62%	892	541	61%	892	518	58%
Longleaf	Elementary	PK-6	100%	790	568	72%	790	577	73%	790	585	74%	790	585	75%	790	603	76%	790	602	76%
Manatee	Elementary	K-6	100%	998	868	87%	998	896	90%	998	808	81%	998	786	79%	998	748	75%	998	714	72%
McAuliffe	Elementary	PK-6	100%	918	569	62%	918	657	72%	918	591	64%	918	594	65%	918	581	63%	918	570	62%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	772	69%	1,114	829	75%	1,114	833	75%	1,114	815	73%	1,114	858	77%	1,114	998	90%
Meadowlane Primary	Elementary	K-6	100%	824	551	67%	824	724	88%	824	634	77%	824	587	71%	824	687	83%	824	699	85%
Mila	Elementary	PK-6	100%	707	428	61%	707	442	63%	707	432	61%	707	428	61%	707	418	59%	707	408	58%
Mims	Elementary	PK-6	100%	725	389	54%	725	422	58%	725	398	55%	725	499	69%	725	514	71%	725	515	71%
Oak Park	Elementary	PK-6	100%	968	603	62%	968	580	60%	968	542	56%	968	514	53%	968	484	50%	968	482	50%
Ocean Breeze	Elementary	PK-6	100%	654	508	78%	654	545	83%	654	465	71%	654	462	71%	654	455	70%	654	429	66%
Palm Bay Elem	Elementary	PK-6	100%	983	573	58%	983	596	61%	983	653	66%	983	736	75%	983	770	78%	983	773	79%
Pinewood	Elementary	PK-6	100%	569	470	83%	569	486	85%	569	493	87%	569	504	89%	569	510	90%	569	516	91%
Port Malabar	Elementary	PK-6	100%	852	648	76%	852	631	74%	852	616	72%	852	612	72%	852	617	72%	852	625	73%
Quest	Elementary	PK-6	100%	1,152	795	69%	1,152	682	59%	1,152	676	59%	1,152	651	57%	1,152	647	56%	1,152	675	59%
Riviera	Elementary	PK-6	100%	777	581	75%	777	578	74%	777	821	100%	777	865	111%	777	836	108%	777	817	105%
Roosevelt	Elementary	K-6	100%	599	263	44%	599	247	41%	599	242	40%	599	230	38%	599	207	35%	599	193	32%
Sabal	Elementary	PK-6	100%	785	549	70%	785	564	72%	785	584	74%	785	594	76%	785	580	74%	785	581	74%
Saturn	Elementary	PK-6	100%	976	794	81%	976	841	86%	976	825	85%	1,042	1,039	100%	1,042	1,020	98%	1,042	997	96%
Sea Park	Elementary	PK-6	100%	461	272	59%	461	298	65%	461	287	62%	461	288	62%	461	294	64%	461	288	62%
Sherwood	Elementary	PK-6	100%	609	393	65%	609	416	68%	609	379	62%	609	381	63%	609	386	63%	609	379	62%
South Lake	Elementary	K-6	100%	481	367	76%	481	397	83%	481	367	76%	481	367	76%	481	367	76%	481	367	76%
Sunrise	Elementary	PK-6	100%	913	700	77%	913	693	76%	913	791	87%	957	941	98%	1,023	1,021	100%	1,111	1,096	99%
Suntree	Elementary	K-6	100%	755	594	79%	755	618	82%	755	571	76%	755	579	77%	755	546	72%	755	535	71%
Surfside	Elementary	K-6	100%	541	438	81%	541	457	84%	541	430	79%	541	412	76%	541	398	74%	541	400	74%
Tropical	Elementary	K-6	100%	910	682	75%	910	725	80%	910	623	68%	910	603	66%	910	585	62%	910	547	60%
Turner	Elementary	PK-6	100%	874	529	61%	874	525	60%	874	602	69%	874	675	77%	874	720	82%	874	733	84%
University Park	Elementary	PK-6	100%	811	432	53%	811	471	58%	811	638	79%	811	738	91%	811	748	92%	811	747	92%
Viera Elem	Elementary	K-6	100%	1,012	384	38%	1,012	643	64%	1,012	613	61%	1,012	697	69%	1,012	738	73%	1,012	741	73%
Westside	Elementary	K-6	100%	857	571	78%	857	594	69%	857	617	72%	857	641	75%	857	663	77%	857	663	77%
Williams	Elementary	PK-6	100%	715	482	67%	715	484	68%	715	463	65%	715	444	62%	715	425	59%	715	396	55%
Elementary Totals				43,392	28,875	67%	43,392	30,267	70%	43,392	30,267	70%	43,392	31,487	73%	43,392	31,487	73%	43,392	31,487	73%



Middle School Concurrency Service Areas															
Central	Middle	7-8	90%	1,505	1,135	75%	1,505	1,136	75%	1,505	1,076	71%	1,505	1,167	78%
DeLaura	Middle	7-8	90%	939	800	85%	939	787	84%	939	846	90%	939	873	93%
Hopver	Middle	7-8	90%	680	469	69%	680	493	73%	680	480	71%	680	468	69%
Jackson	Middle	7-8	90%	654	566	87%	654	583	89%	654	523	80%	654	558	85%
Jefferson	Middle	7-8	90%	854	647	76%	854	640	75%	854	632	74%	854	609	71%
Johnson	Middle	7-8	90%	597	731	73%	597	710	71%	597	694	70%	597	727	73%
Kennedy	Middle	7-8	90%	813	666	82%	813	638	78%	813	618	76%	813	606	75%
Madison	Middle	7-8	90%	781	470	60%	781	475	61%	781	445	57%	781	468	60%
McNair	Middle	7-8	90%	611	407	67%	611	390	64%	611	438	72%	611	448	73%
Southwest	Middle	7-8	90%	1,177	904	77%	1,177	886	75%	1,177	892	76%	1,177	879	75%
Stone	Middle	7-8	90%	1,024	775	76%	1,024	754	74%	1,024	856	84%	1,024	927	91%
Middle Totals				10,935	7,570		10,935	7,492		10,935	7,500		10,935	7,730	
Junior / Senior High School Concurrency Service Areas															
Cocoa	Jr / Sr High	PK, 7-12	90%	2,084	1,572	75%	2,084	1,578	76%	2,084	1,857	89%	2,084	1,857	89%
Cocoa Beach	Jr / Sr High	7-12	90%	1,466	964	66%	1,466	1,000	68%	1,466	948	65%	1,466	914	62%
Space Coast	Jr / Sr High	7-12	90%	1,857	1,501	81%	1,857	1,505	81%	1,857	1,492	80%	1,857	1,455	78%
Jr / Sr High Totals				5,407	4,037		5,407	4,083		5,407	4,108		5,407	4,226	
Senior High School Concurrency Service Areas															
Astronaut	High	9-12	95%	1,446	1,087	75%	1,446	1,141	79%	1,446	1,081	75%	1,446	1,092	76%
Bayside	High	9-12	95%	2,257	1,568	69%	2,257	1,625	72%	2,257	1,869	83%	2,257	2,010	89%
Eau Gallie	High	PK, 9-12	95%	2,221	1,605	72%	2,221	1,642	74%	2,221	1,726	78%	2,221	1,741	78%
Heritage	High	9-12	95%	2,314	1,899	82%	2,314	1,953	84%	2,314	1,980	86%	2,314	2,081	90%
Melbourne	High	9-12	95%	2,370	2,112	89%	2,370	2,148	91%	2,370	2,338	99%	2,370	2,354	99%
Merritt Island	High	PK, 9-12	95%	1,891	1,489	79%	1,891	1,587	84%	1,891	1,494	79%	1,891	1,517	80%
Palm Bay	High	PK, 9-12	95%	2,602	1,336	51%	2,602	1,288	50%	2,602	1,629	63%	2,602	1,827	70%
Rockledge	High	9-12	95%	1,701	1,518	89%	1,701	1,570	92%	1,701	1,624	95%	1,701	1,684	98%
Satellite	High	PK, 9-12	95%	1,516	1,412	93%	1,516	1,496	99%	1,516	1,411	93%	1,516	1,393	92%
Titusville	High	9-12	95%	1,848	1,230	67%	1,848	1,230	67%	1,848	1,381	75%	1,848	1,428	77%
Viera	High	PK, 9-12	95%	2,275	2,096	92%	2,275	2,165	95%	2,275	2,266	99%	2,275	2,377	104%
High Totals				22,441	17,352		22,441	17,845		22,488	18,809		22,559	19,484	
Schools of Choice (Not Concurrency Service Areas)															
Freedom 7	Elementary	K-6	100%	475	395	83%	475	414	87%	475	395	83%	475	395	83%
Stevenson	Elementary	K-6	100%	569	487	86%	569	505	89%	569	488	86%	569	488	86%
West Melbourne	Elementary	K-6	100%	618	531	86%	618	552	89%	618	531	86%	618	531	86%
Edgewood	Jr / Sr High	7-12	90%	1,072	937	87%	1,072	950	89%	1,072	942	88%	1,072	942	88%
West Shore	Jr / Sr High	7-12	90%	1,264	967	77%	1,264	956	76%	1,264	967	77%	1,264	967	77%
Schools of Choice				3,998	3,317		3,998	3,377		3,998	3,323		3,998	3,323	
Brevard Totals				84,877	61,897		84,877	63,464		84,968	64,127		85,193	66,147	

## Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2020-21 are reported from the FISH database as of August 6, 2020.
2. Student Membership is reported from the Fall Final Membership Count (10/09/20).
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
  - Brevard County Birth rates by zip code
4. 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. A total of 30 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 Roy Allen Elementary, Riviera Elementary, Saturn Elementary, Sunrise Elementary, and Stone Middle School (Total 19 Classrooms)
  - High school relocatable classrooms are proposed to be added at Melbourne High and Viera High (Total of 11 Classrooms)
7. Redistricting was approved for the 2021-22 school year and the projected enrollment for 2021-22 is adjusted for those areas.