



Planning and Zoning Board / Local Planning Agency

Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida
Agenda

Monday, September 14, 2020

The Board of County Commissioners may approve or deny the requested classification, or may approve a classification of lesser intensity than that requested.

Call To Order

Approval of Minutes - July 6, 2020

H. Public Hearings

- H.1.** Carmen Fanczi requests a change of zoning classification from AU to EU. (20Z00013)
(Tax Account 2511450) (District 2)

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.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

9/14/2020

Subject:

Carmen Fanczi requests a change of zoning classification from AU to EU. (20Z00013) (Tax Account 2511450) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU to EU for the purpose of creating an 11-unit subdivision on 6.33 acres located on the southwest corner of Curry Dell Lane and S. Courtenay Parkway.

The subject parcel is a remnant undeveloped AU parcel surrounded by AU, EU and SEU (Suburban Estate Residential Use) zoning classifications. The abutting developed parcel to the west is also zoned AU. Most of the subject property lies between S. Tropical Trail and S. Courtenay Parkway. This portion of the property is proposed to be split into two segments. The portion accessed by S. Tropical Trail will be developed as a 1.0+ acre flag lot. The portion accessing S. Courtenay Parkway is proposed to be developed as multiple EU zoned lots. There is also a portion lying east of S. Courtenay Parkway extending to the Banana River which contains an estimated 1.24 acres.

The developed character of the surrounding area is residential. The abutting parcels to the north are zoned EU. The abutting parcel to the east is also part of this application request. The abutting parcels to the south are EU except for that portion lying east of S. Courtenay Parkway which is zoned SEU. The abutting developed parcel to the west is zoned AU.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area. This area is within the Indian River Lagoon Nitrogen Reduction Overlay and if not connected to sewer facilities will need to utilize alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes.

The Board of County Commissioners will consider the request on Thursday, October 1, 2020, at 5:00 p.m. The meeting will be located at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C,

1st Floor, Commission Room, Viera.

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

20Z00013

Carmen Fanczi

AU (Agricultural Residential) to EU (Estate Use Residential)

Tax Account Number: 2511450
Parcel I.D.: 25-36-24-00-31
Location: SW corner of Curry Dell Lane and S. Courtenay Parkway (District 2)
Acreage: 6.33 acre

Planning and Zoning Board: 09/14/2020

Board of County Commissioners: 10/01/2020

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal 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
Zoning	AU	EU
Potential*	2-Single Family Units	12-Single Family Units
Can be Considered under the Future Land Use Map	Yes RES 3 Directive	Yes RES 3 Directive

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

Background and Purpose of Request

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential) for the purpose of creating an 11-unit subdivision. The applicant did not provide staff with a proposed development plan submitted with this application.

The subject parcel was originally zoned EU from 1958 to September 10, 1959. Since that time it has been zoned AU per zoning action **Z-0237**.

Land Use

The subject property retains the Residential 3 Directive FLU designation. This parcel is located within the Central and South Merritt Island Study area where only the following classifications can be requested: EU, SR, SEU, RR-1, REU, AU, PA, GU, AGR, RRMH-1, RRMH-2.5, RRMH-5 and TR-2. The current zoning of AU as well as the proposed EU zoning classifications may be considered to be consistent with this FLU designation.

Environmental Constraints

The subject parcel contains mapped NWI and SJRWMD wetlands, and hydric soils. 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 subdivisions 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 Sections 62-3694(e) including avoidance of impacts, and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal. A wetland delineation will be required prior to any site plan design, land clearing activities, or building permit submittal.

The majority of the property located on the east side of S. Courtenay Parkway is located within the Coastal High Hazard Area (CHHA) as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates coastal high hazard areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. The Coastal Management Element of the Comprehensive Plan, Objective 7.0, limits densities within the coastal high hazard zone and directs development outside of this area. Objective 7.0, Policy 7.6 states that existence of sewer, water, roadways or other public infrastructure shall not be considered adequate rationale for an increase in zoning density or intensity within the coastal high hazard area.

The entire parcel is mapped within the Indian River Lagoon Nitrogen Reduction Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If adequate sewer for the development is not available, then the use of alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required.

Preliminary Concurrency

The closest concurrency management segment to the subject property is S. Courtenay Parkway, between Pineda Causeway to Banana Boulevard, which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, a Level of Service (LOS) of E, and currently operates at 60.83% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.73%. With the maximum development potential from the proposed rezoning, the corridor is anticipated to operate at 61.56% of capacity daily (LOS D). The proposal is not anticipated to create a deficiency in LOS.

At this time, Tropical 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 South Curry Dell development.

The parcel can be serviced by City of Cocoa water. There is no sewer service in the area. The closest Brevard County sewer connection is 3.125 miles to the north.

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

Analysis of Administrative Policy #4 - Character of a neighborhood or area. The subject parcel is a remnant undeveloped AU parcel surrounded by AU, EU and SEU (Suburban Estate Residential Use) zoning classifications. The abutting developed parcel to the west is also zoned AU.

The current AU classification permits single-family residences and agricultural pursuits on 2 ½ 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 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. The minimum living area is 2,000 square feet.

The SEU zoning permits suburban estate residential uses on lots of one acre (minimum) with a width of 125 feet and a depth of 200 feet. It also requires a minimum floor area is 2,000 square feet of living area.

Most of the subject property lies between S. Tropical Trail and S. Courtenay Parkway. This portion of the property is proposed to be split into two segments. The portion accessed by S. Tropical Trail will be developed as a 1.0+ acre flag lot. The portion accessing S. Courtenay Parkway is proposed to be developed as multiple EU zoned lots. There is also a portion lying east of S. Courtenay Parkway extending to the Banana River which contains an estimated 1.24 acres. Most of the abutting residential lots are developed.

Surrounding Properties

The developed character of the surrounding area is residential. The abutting parcels to the north are zoned EU. The abutting parcel to the east is also part of this application request. The abutting parcels to the south are EU except for that portion lying east of S. Courtenay Parkway which is zoned SEU. The abutting developed parcel to the west is zoned AU.

There have been no recent zoning actions within a half-mile of the subject property within the last three years.

For Board Consideration

The Board may wish to consider whether the request is consistent and compatible with the surrounding area. This area is within the Indian River Lagoon Nitrogen Reduction Overlay and if not connected to sewer facilities will need to utilize alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item # 20Z00013

Applicant: Michael Maguire for Carmen Fanczi

Zoning Request: AU to EU

Note: Applicant wants to develop subdivision with 11 single-family lots on 6.33 acres.

P&Z Hearing Date: 09/14/20; **BCC Hearing Date:** 10/01/20

Tax ID No: 2511450

- 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:

- NWI Wetlands
- SJRWMD Wetlands
- Hydric Soils
- Aquifer Recharge Soils
- Coastal High Hazard Area
- Floodplain
- Indian River Lagoon Nitrogen Reduction Overlay
- Protected and Specimen Trees
- Protected Species

The subject parcel contains mapped NWI and SJRWMD wetlands, and hydric soils. 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 subdivisions 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 Sections 62-3694(e) including avoidance of impacts, and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal.

A wetland delineation will be required prior to any site plan design, land clearing activities, or building permit submittal.

The majority of the property located on the east side of S. Courtenay Parkway is located within the Coastal High Hazard Area (CHHA) as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates coastal high hazard areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. The Coastal Management Element of the Comprehensive Plan, Objective 7.0, limits densities within the coastal high hazard zone and directs development outside of this area. Objective 7.0, Policy 7.6 states that existence of sewer, water, roadways or other public infrastructure shall not be considered adequate rationale for an increase in zoning density or intensity within the coastal high hazard area.

The entire parcel is mapped within the Indian River Lagoon Nitrogen Reduction Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If adequate sewer for the development is not available, then the use of alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required.

Land Use Comments:

Wetlands

The subject parcel contains mapped NWI (Freshwater forested shrub wetlands), SJRWMD (Mixed scrub-shrub wetlands), and hydric soils (Anclothe sand – frequently flooded, and St. Johns sand) as shown on the NWI Wetlands, SJRWMD Florida Land Use & Cover Codes, and USDA Soil Conservation Service Soils Survey maps, respectively. All are indicators that wetlands may be present on the property. A wetland delineation will be required prior to any land clearing activities.

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 subdivisions 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 Sections 62-3694(e) including avoidance of impacts, and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal.

Aquifer Recharge Soils

A large area of the subject parcel, located on the west of S. Courtenay Parkway, contains mapped aquifer recharge soils (Paola fine sand and Orsino fine sand) as shown on the USDA Soil Conservation Service Soils Survey map. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Coastal High Hazard Area

The majority of the property located in the east side of S. Courtenay Parkway is located within the CHHA as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates coastal high hazard areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. The Coastal Management Element of the Comprehensive Plan, Objective 7.0, limits densities within the coastal high hazard zone and directs development outside of this area. Objective 7.0, Policy 7.6 states that existence of sewer, water, roadways or other public infrastructure shall not be considered adequate rationale for an increase in zoning density or intensity within the coastal high hazard area.

Floodplain

A large portion of the property located on the east side of S. Courtenay Parkway is mapped as being within the floodplain as identified by the Federal Emergency Management Agency as shown on the FEMA Flood Zones Map. The property is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Additional impervious area increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Surface Waters of the State

The property is located on Class II surface waters designated by the State as Outstanding Florida Waters and an Aquatic Preserve. A 50-foot surface water protection buffer (buffer) is required. Except as allowable under Section 62-3668 (7), primary structures shall be located outside the buffer. Alteration or construction other than that which is allowed under this division shall be prohibited, unless it is shown to be in the public interest and does not adversely impact water quality and natural habitat. All alteration shall demonstrate avoidance and minimization of surface water protection buffer impacts, including the location of the alteration within the most landward portion of the buffer, as practicable. The remainder of the surface water protection buffer shall be maintained in unaltered vegetation, except for non-native invasive plants.

Indian River Lagoon Nitrogen Reduction Overlay

The entire parcel is mapped within the Indian River Lagoon Nitrogen Reduction Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If adequate sewer for the development is not available, then the use of alternative septic systems designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required. Per Section 62-3666 (14), all onsite sewage treatment and disposal systems (OSTDS) shall be set back at least 100 feet from the buffer establishment line, the safe upland line, mean high water line or ordinary high-water line.

Protected and Specimen Trees

Aerials indicate that Protected (greater than or equal to 10 inches in diameter) and Specimen Trees (greater than or equal to 24 inches in diameter) may reside on subject property. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, 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. 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.

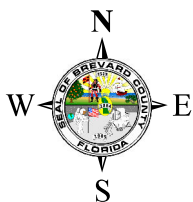
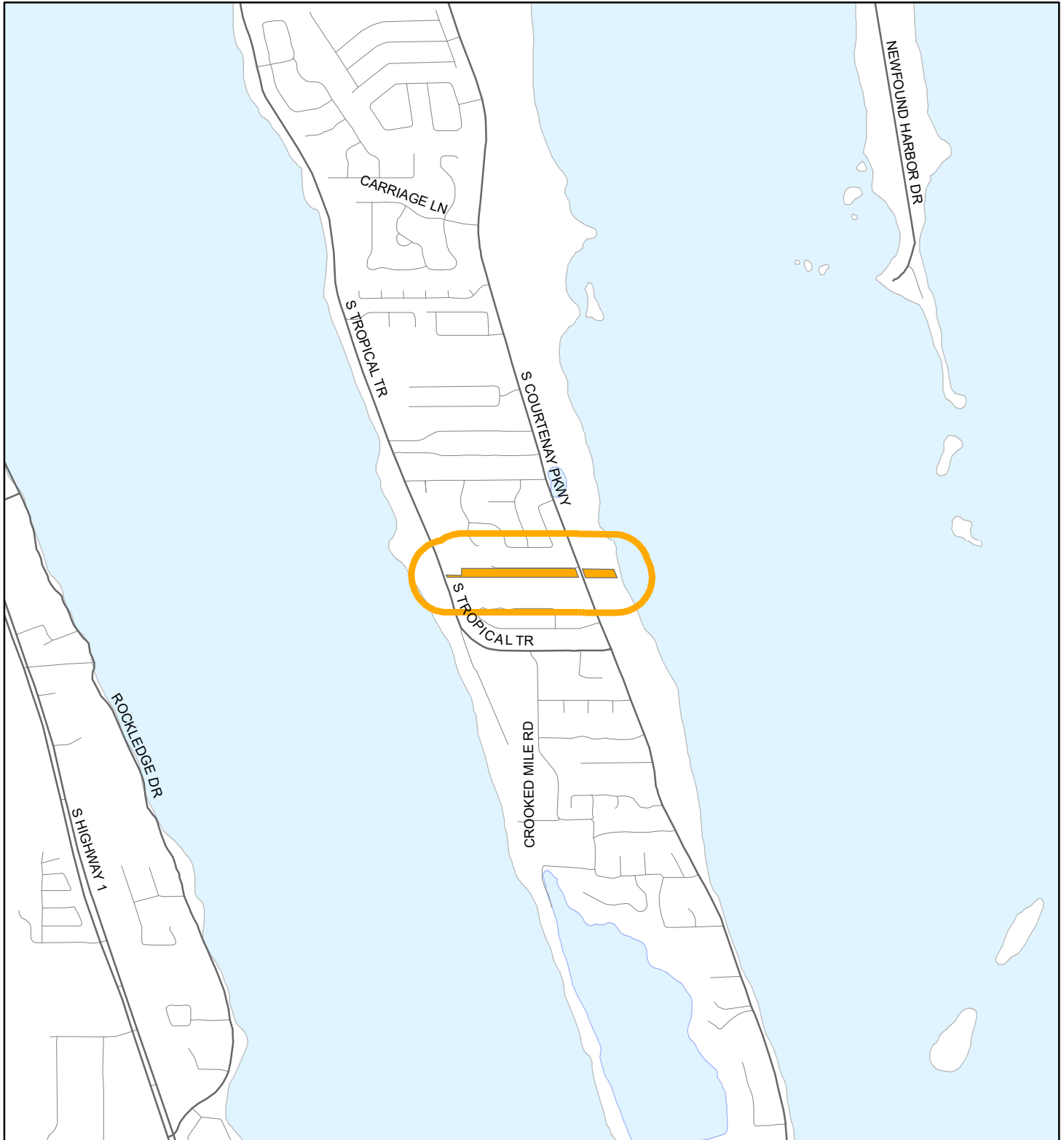
Protected Species

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

FANCZI, CARMEN

20Z00013



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.

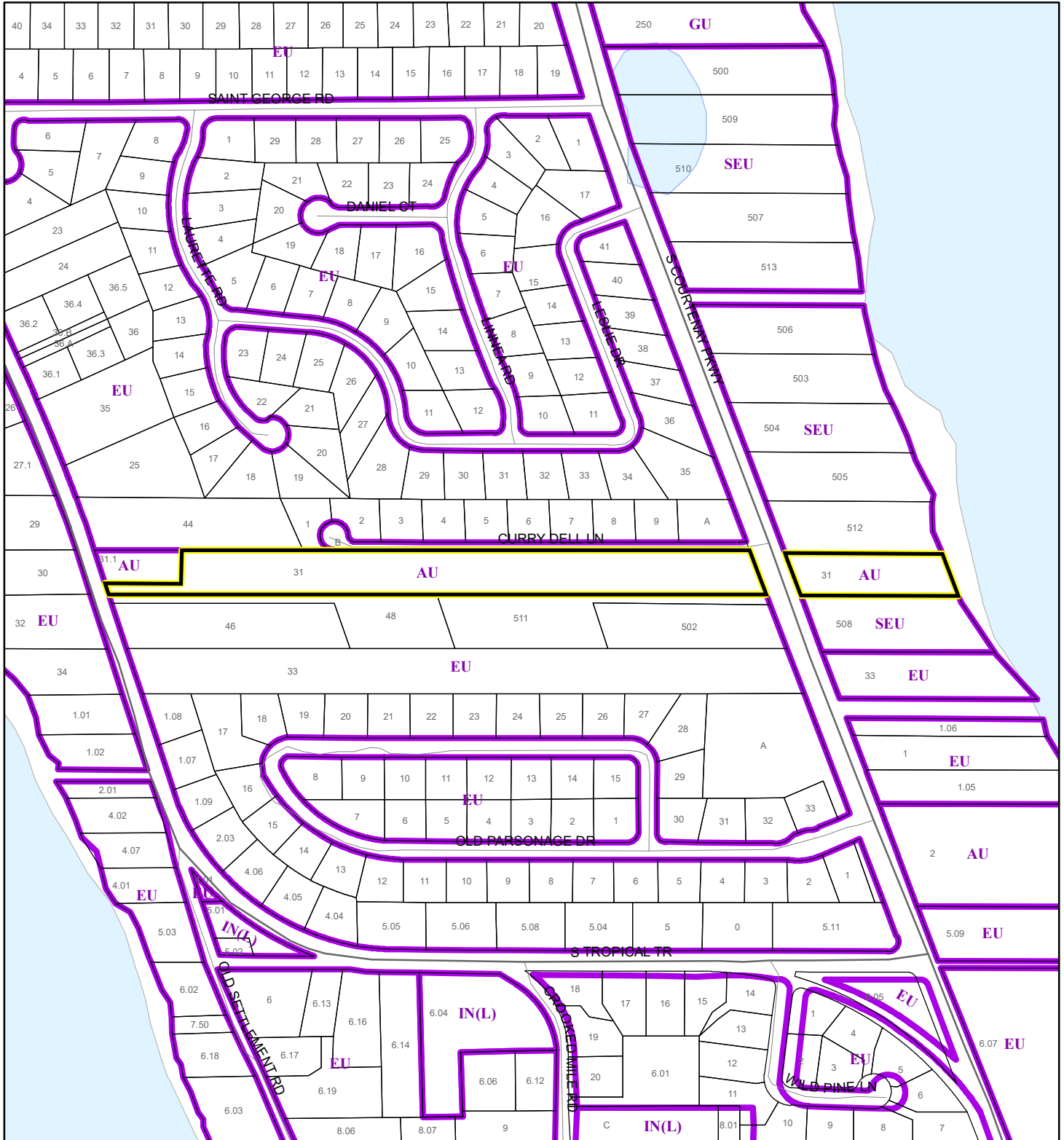
Produced by BoCC - GIS Date: 7/2/2020

— Buffer
— Subject Property

ZONING MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

Subject Property

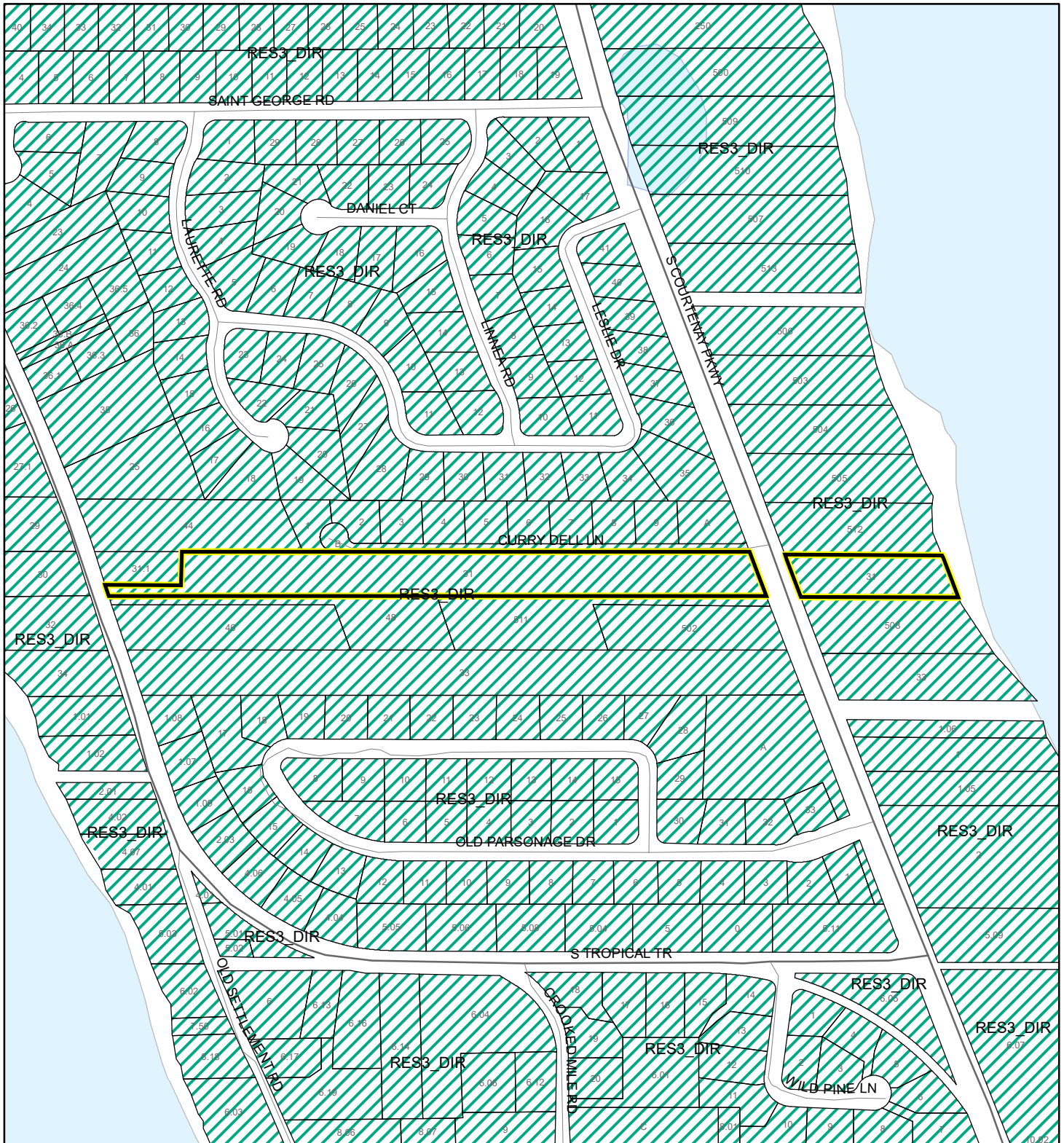
Parcels

Zoning

FUTURE LAND USE MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

Subject Property

Parcels

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AERIAL MAP

FANCZI, CARMEN

20Z00013




1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2020

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Produced by BoCC - GIS Date: 7/2/2020

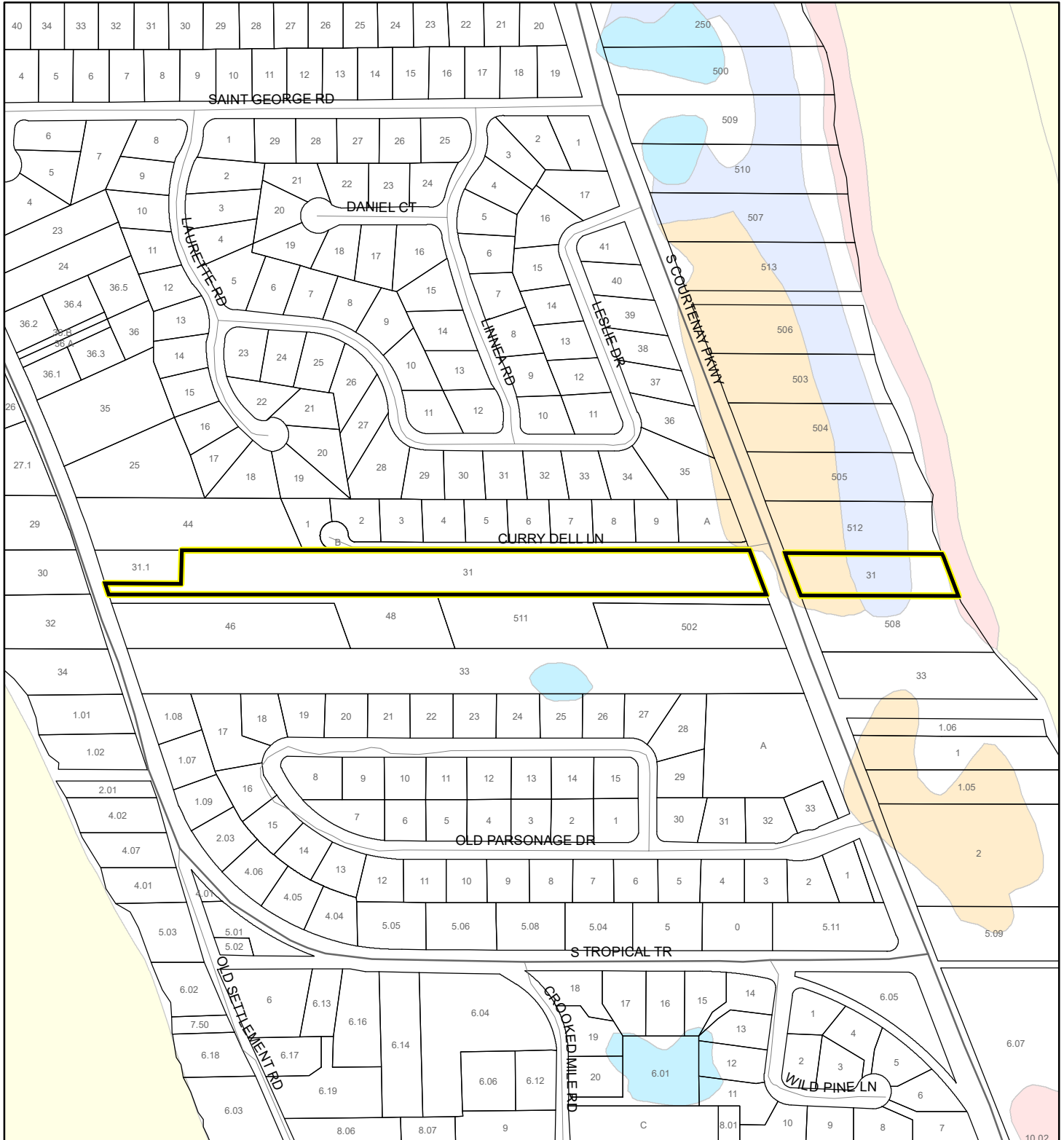
 Subject Property

 Parcels

NWI WETLANDS MAP

FANCZI, CARMEN

20Z00013













1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

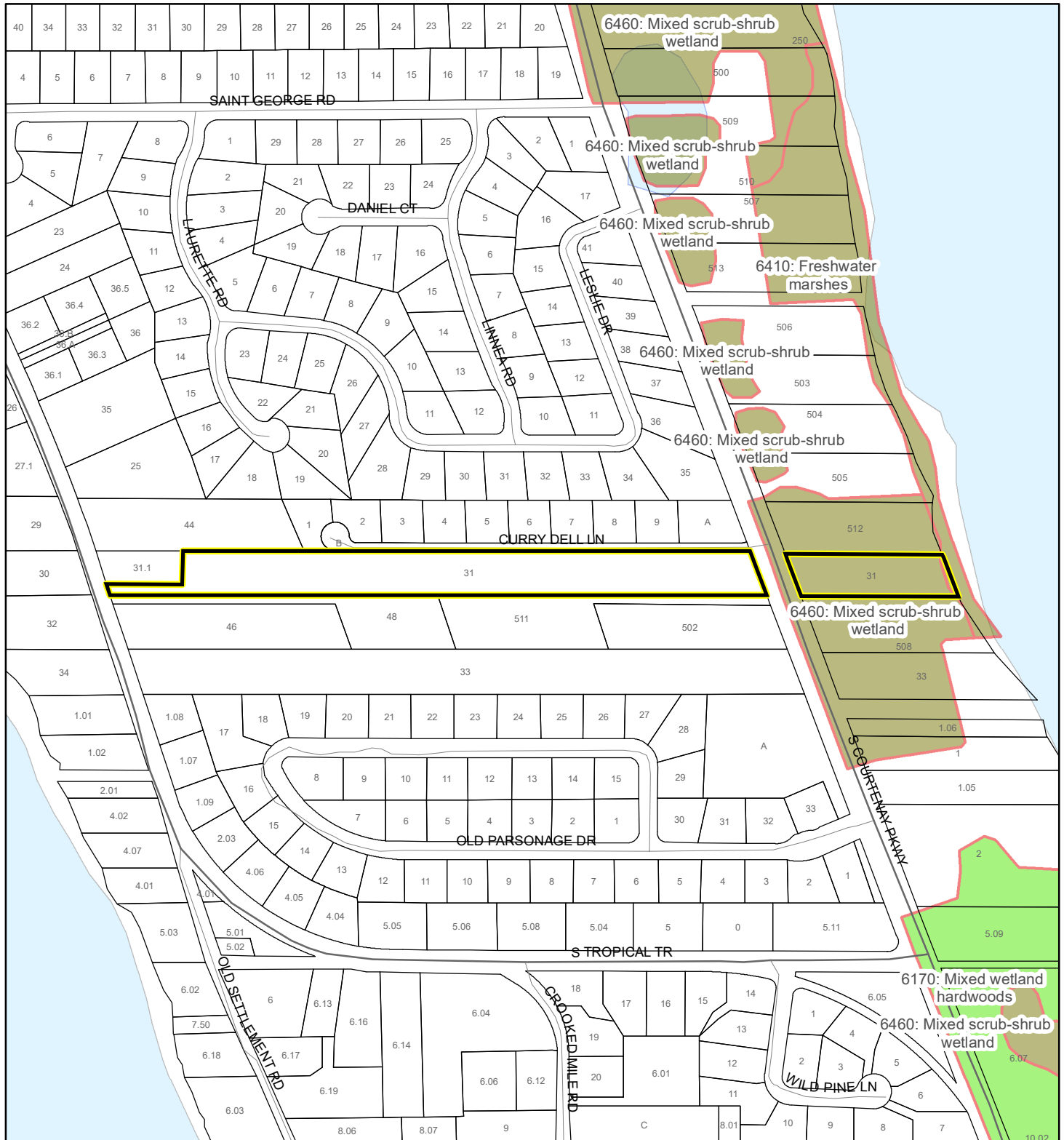
National Wetlands Inventory (NWI)

 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

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

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

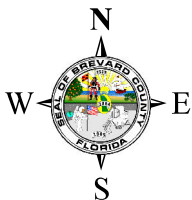
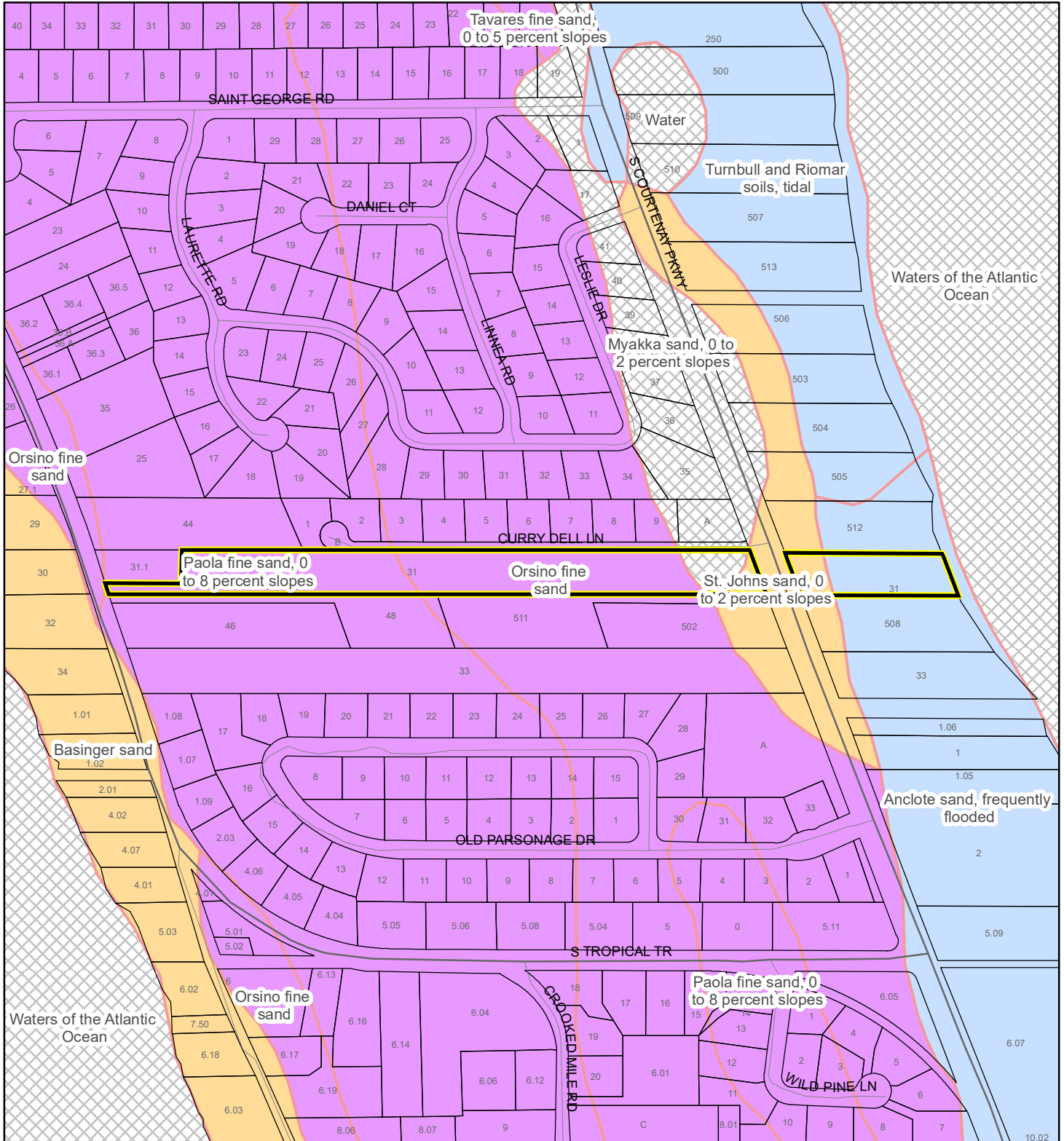
Subject Property

Parcels

USDA SCSSS SOILS MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

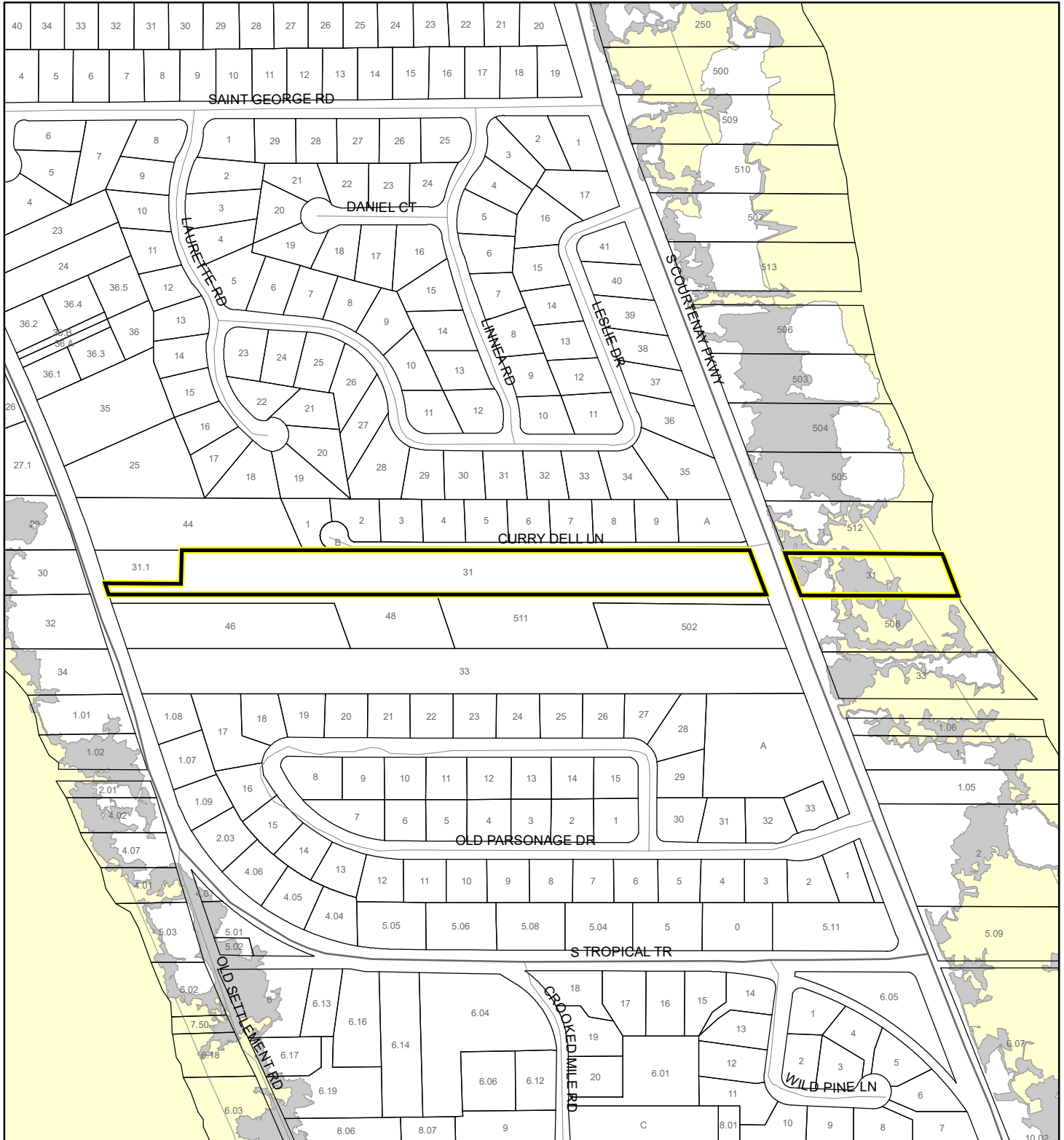
Subject Property

Parcels

FEMA FLOOD ZONES MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

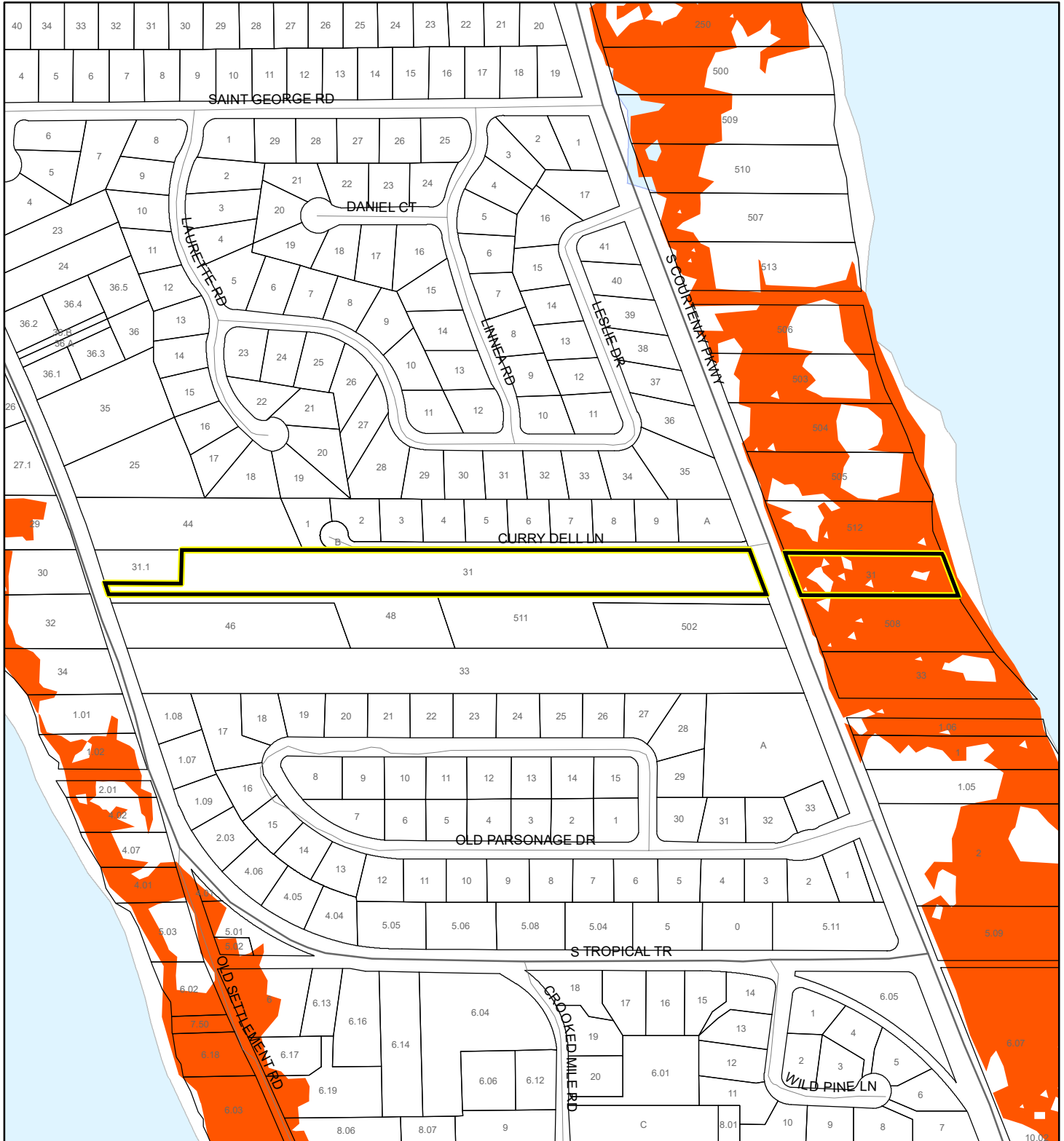
FEMA Flood Zones

- | | | |
|---|--|--|
| A | AO | X |
| AE | Open Water | X Protected By Levee |
| AH | VE | |
| 0.2 Percent Annual Chance Flood Hazard | | |
| 0.2 Percent Annual Chance Flood Hazard Contained in Channel | | |
| Subject Property | | Parcels |

COASTAL HIGH HAZARD AREA MAP

FANCI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

Subject Property

Parcels

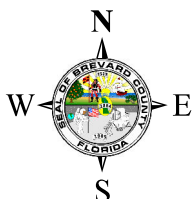
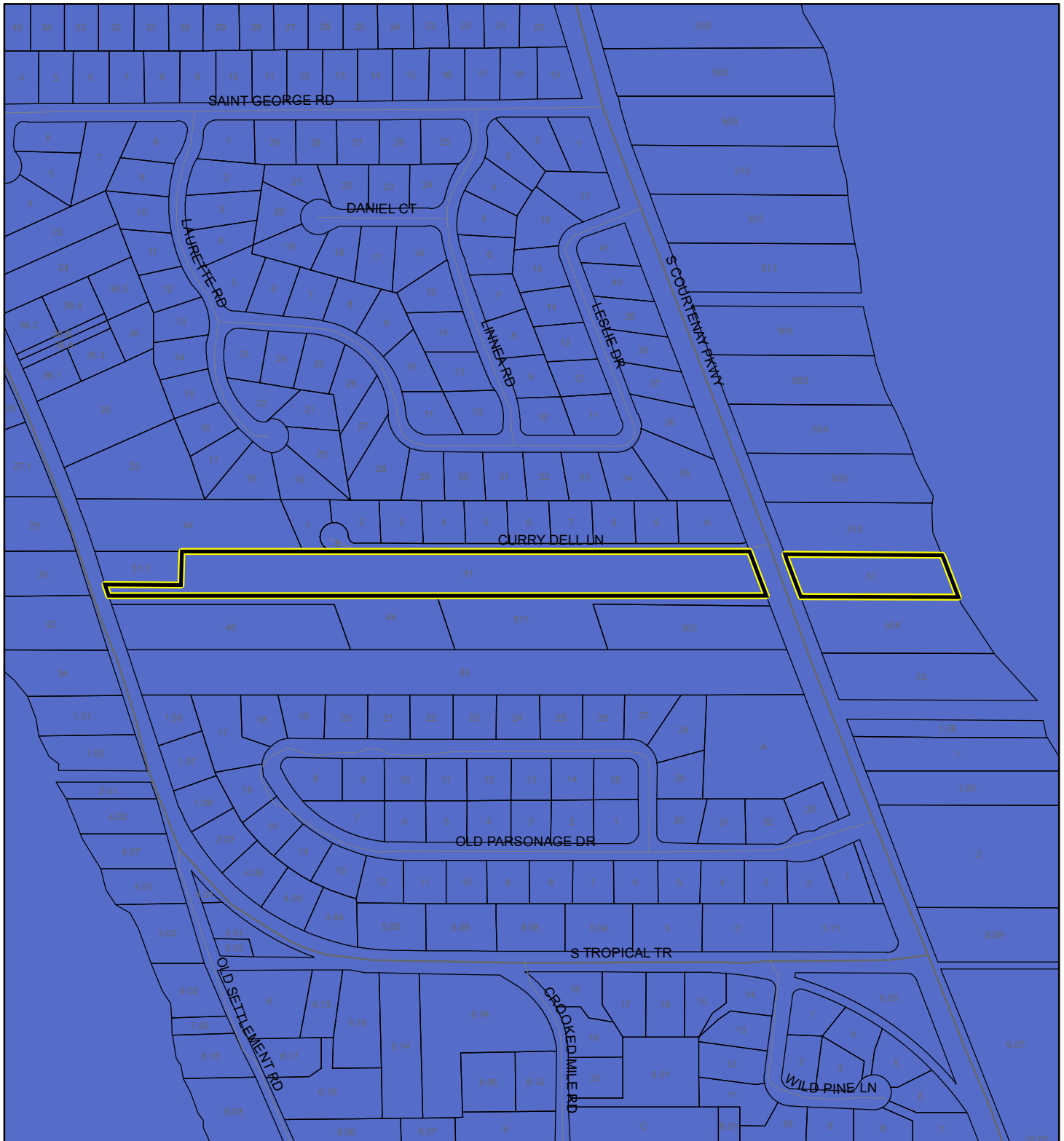
Coastal High Hazard Area

SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

 Subject Property

 Parcels

Septic Overlay

 40 Meters

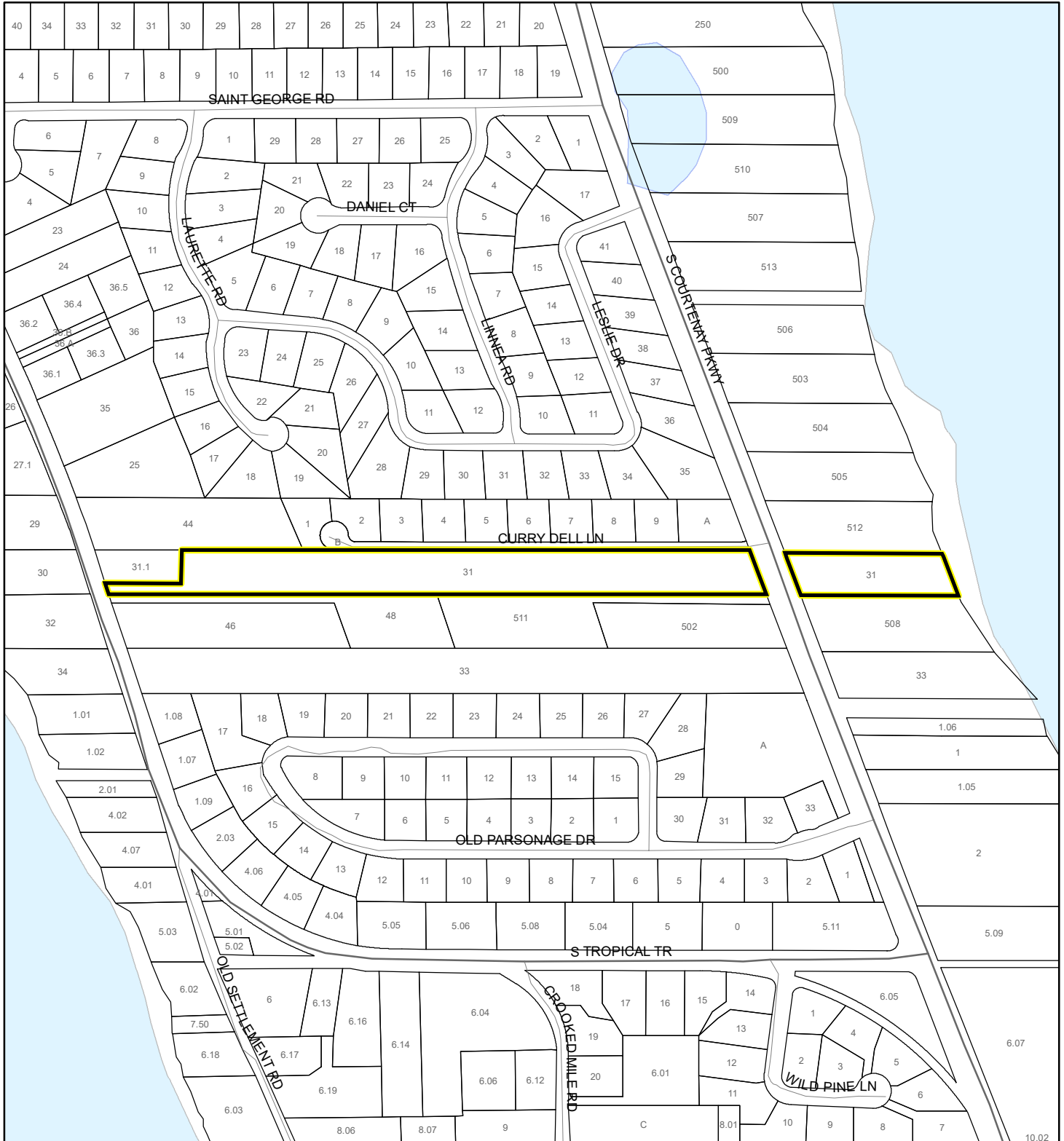
 60 Meters

 All Distances

EAGLE NESTS MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

 Subject Property

 Parcels

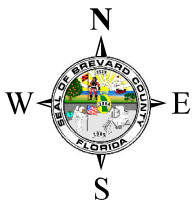
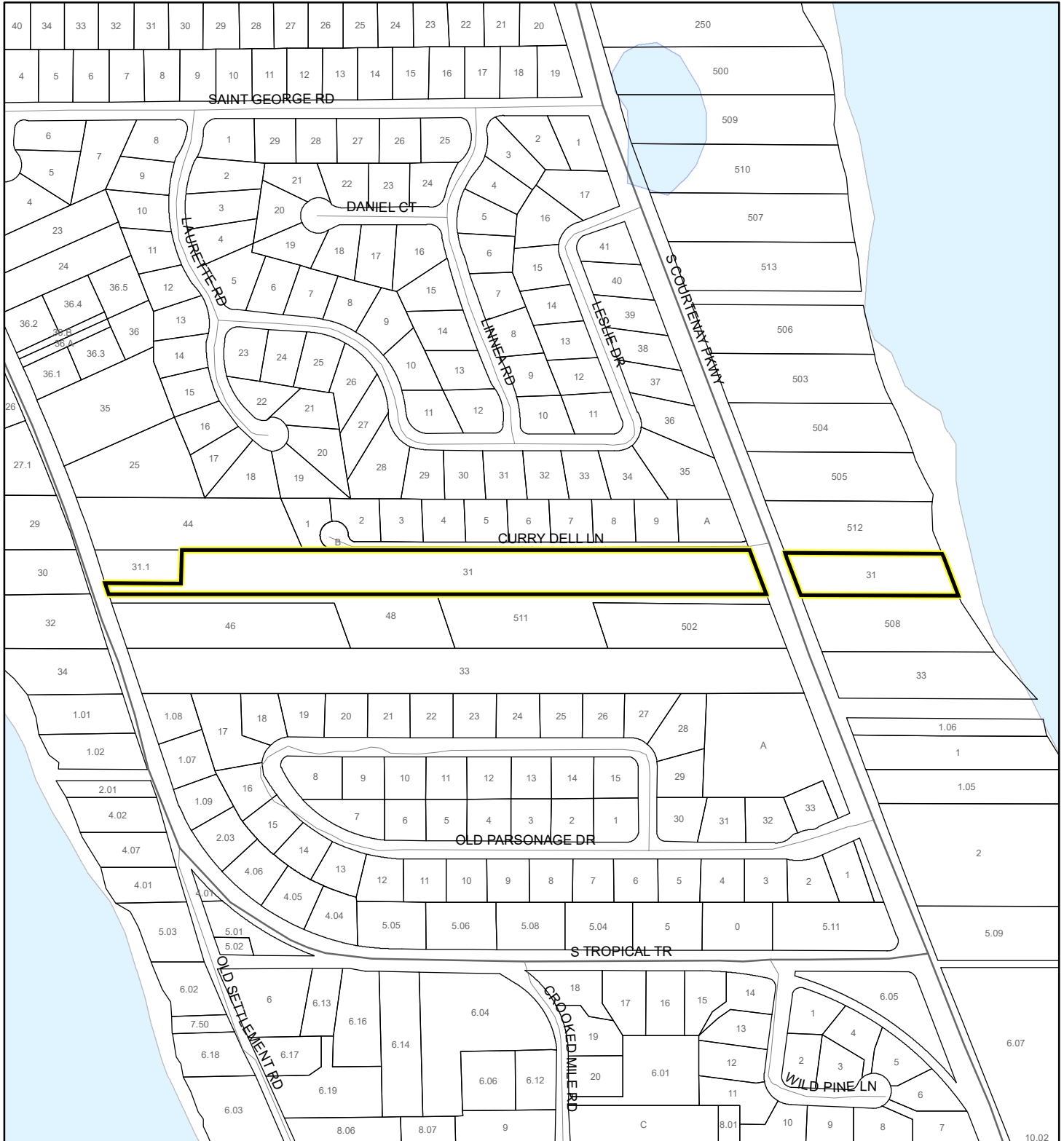


Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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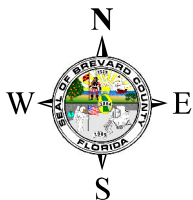
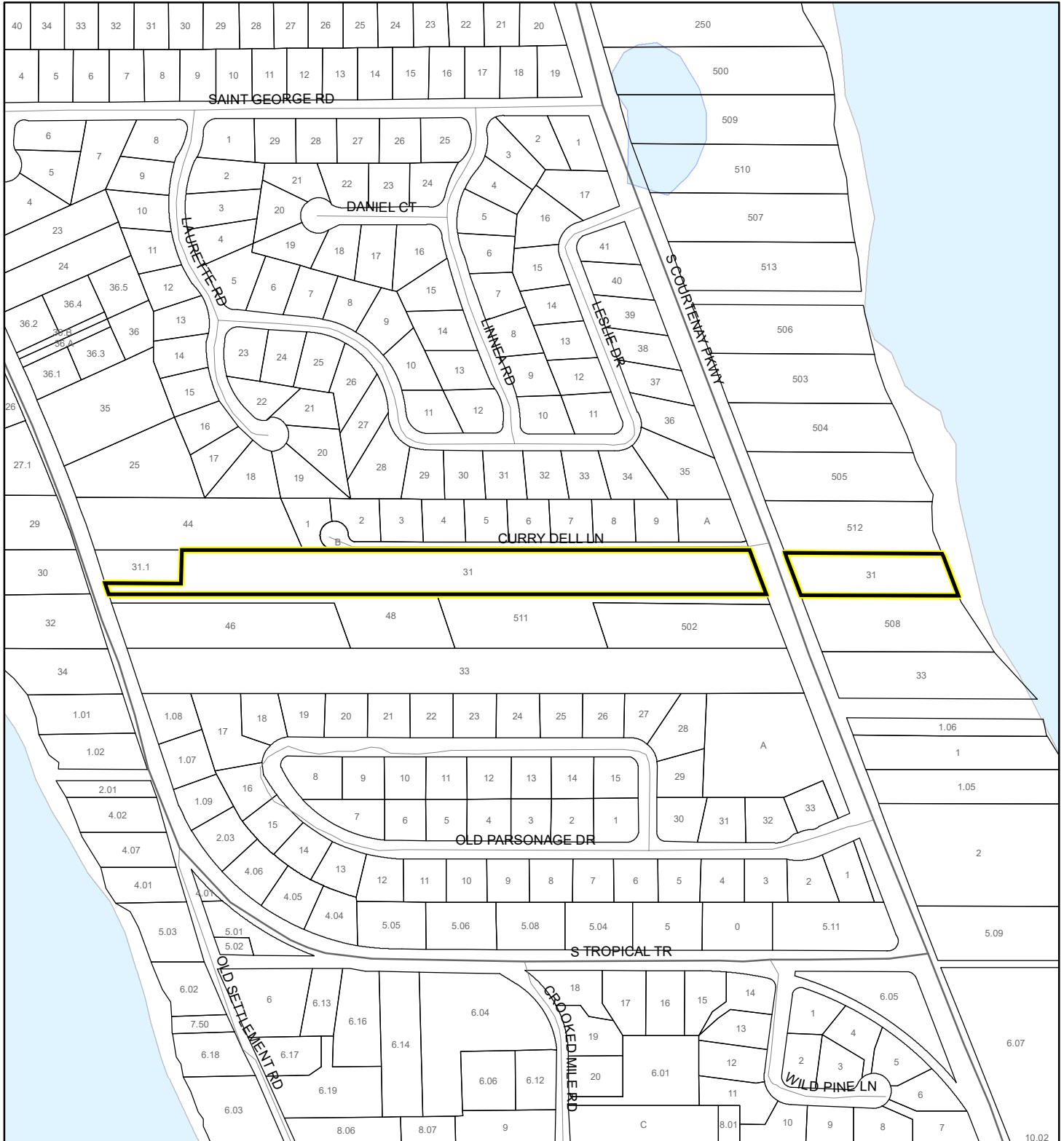
Produced by BoCC - GIS Date: 7/2/2020

- Subject Property
- Parcels
- Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

FANCZI, CARMEN

20Z00013



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 7/2/2020

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
Mark W. Mullins, Ed.D., Superintendent

July 24, 2020

Mr. George Ritchie
Planning & Development Department
Brevard County Board of County Commissioners
2726 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed South Curry Dell Development
School Impact Analysis – Capacity Determination CD-2020-07**

Dear Mr. Ritchie,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2511450 (Parcel ID: 25-36-24-00-31) containing approximately 6.33 acres in Brevard County, Florida. The proposed single-family development includes 12 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 2019-20 to 2024-25 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2019-2020 to 2024-25* which is attached for reference.

Single-Family Homes	12		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.28	3.36	3
Middle	0.08	0.96	1
High	0.16	1.92	2
Total	0.52		6

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



An Equal Opportunity Employer

FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2019-20 to 2024-25						
School		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		910	910	910	910	910
Jefferson		854	854	854	854	854
Merritt Island		1,915	1,915	1,915	1,915	1,915
Projected Student Membership						
School		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		803	792	757	745	708
Jefferson		664	630	616	576	580
Merritt Island		1,567	1,553	1,499	1,437	1,388
Students Generated by Previously Issued SCADL Reservations						
School		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		21	21	21	21	21
Jefferson		61	65	73	73	73
Merritt Island		122	135	143	150	150
Cumulative Students Generated by Proposed Development						
School		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		-	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		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		824	814	781	769	732
Jefferson		725	695	690	650	654
Merritt Island		1,689	1,689	1,644	1,589	1,540
Projected Available Capacity = FISH Capacity - Total Projected Student Membership						
School		2020-21	2021-22	2022-23	2023-24	2024-25
Tropical		86	96	129	141	178
Jefferson		129	159	164	204	200
Merritt Island		226	226	271	326	375

At this time, Tropical 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 South Curry Dell 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 Candidate
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years
2019-2020 to 2024-25*

Copy: Susan Hann, Assistant Superintendent of Facility Services
File CD-2020-07

David G. Lindemann, AICP, Director of Planning & Project Management,
Facilities Services
File CD-2020-07

Brevard County Public Schools

Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service

Data and Analysis for School Years 2019-20 to 2024-25



Summary				2019-20			2020-21			2021-22			2022-23			2023-24			2024-25		
Highest Utilization Elementary Schools:				104%			99%			100%			99%			100%			100%		
Highest Utilization Middle Schools:				90%			93%			93%			92%			90%			94%		
Highest Utilization Jr / Sr High Schools:				85%			85%			86%			88%			89%			93%		
Highest Utilization High Schools:				95%			98%			99%			96%			97%			100%		

School	Type	Grades	Utilization Factor	School Year 2019-20			School Year 2020-21			School Year 2021-22			School Year 2022-23			School Year 2023-24			School Year 2024-25		
				FISH Capacity	10/11/19 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																					
New Viera	Elementary	K-6	100%	-		0%	970	400	41%	970	440	45%	970	479	49%	970	516	53%	970	547	56%
Allen	Elementary	PK-6	100%	751	733	98%	751	741	99%	773	760	98%	795	786	99%	817	815	100%	839	835	100%
Andersen	Elementary	K-6	100%	884	718	81%	884	667	75%	884	649	73%	884	663	75%	884	657	74%	884	644	73%
Apollo	Elementary	K-6	100%	902	836	93%	902	876	97%	924	920	100%	946	936	99%	968	955	99%	990	989	100%
Atlantis	Elementary	PK-6	100%	739	670	91%	739	691	94%	739	720	97%	739	722	98%	739	733	99%	739	735	99%
Audubon	Elementary	PK-6	100%	761	533	70%	761	489	64%	761	477	63%	761	475	62%	761	465	61%	761	456	60%
Cambridge	Elementary	PK-6	100%	765	632	83%	765	601	79%	765	598	78%	765	591	77%	765	597	78%	765	598	78%
Cape View	Elementary	PK-6	100%	570	360	63%	570	343	60%	570	334	59%	570	347	61%	570	344	60%	570	349	61%
Carroll	Elementary	K-6	100%	751	670	89%	751	710	95%	751	695	93%	751	707	94%	751	727	97%	773	771	100%
Challenger 7	Elementary	PK-6	100%	573	543	95%	573	544	95%	573	550	96%	573	566	99%	595	576	97%	595	586	98%
Columbia	Elementary	PK-6	100%	751	432	58%	751	407	54%	751	430	57%	751	453	60%	751	466	62%	751	476	63%
Coquina	Elementary	K-6	100%	711	520	73%	711	564	79%	711	571	80%	711	576	81%	711	581	82%	711	580	82%
Creel	Elementary	PK-6	100%	1,154	825	71%	1,154	843	73%	1,154	829	72%	1,154	831	72%	1,154	813	70%	1,154	815	71%
Croton	Elementary	PK-6	100%	795	523	66%	795	494	62%	795	505	64%	795	519	65%	795	524	66%	795	532	67%
Discovery	Elementary	PK-6	100%	980	646	66%	980	639	72%	980	641	72%	980	652	73%	980	652	73%	980	660	74%
Endeavour	Elementary	PK-6	100%	990	652	66%	990	640	65%	990	617	62%	990	602	61%	990	585	59%	990	547	55%
Enterprise	Elementary	K-6	100%	729	607	83%	729	598	82%	729	611	84%	729	609	84%	729	614	84%	729	615	84%
Fairglen	Elementary	PK-6	100%	789	667	85%	789	625	79%	789	655	83%	789	675	86%	789	671	85%	789	694	88%
Gemini	Elementary	K-6	100%	711	475	67%	711	502	71%	711	491	69%	711	488	69%	711	497	70%	711	510	72%
Golfview	Elementary	PK-6	100%	777	508	65%	777	472	61%	777	470	60%	777	548	71%	777	542	70%	777	554	71%
Harbor City	Elementary	PK-6	100%	629	366	58%	629	361	57%	629	378	60%	629	403	64%	629	405	64%	629	398	63%
Holland	Elementary	PK-6	100%	605	502	83%	605	502	83%	605	501	83%	605	495	82%	605	484	80%	605	462	76%
Imperial Estates	Elementary	K-6	100%	729	629	86%	729	610	84%	729	604	83%	729	618	85%	729	625	86%	729	638	88%
Indianalantic	Elementary	K-6	100%	798	732	92%	798	729	91%	798	714	89%	798	709	89%	798	702	88%	798	694	87%
Jupiter	Elementary	PK-6	100%	930	722	78%	930	699	75%	930	705	76%	930	721	78%	930	725	78%	930	732	79%
Lockmar	Elementary	PK-6	100%	892	692	78%	892	672	75%	892	655	73%	892	652	73%	892	598	67%	892	589	66%
Longleaf	Elementary	PK-6	100%	790	646	82%	790	582	74%	790	584	74%	790	576	73%	790	581	74%	790	581	74%
Manatee	Elementary	K-6	100%	998	995	100%	998	895	90%	998	847	85%	998	807	81%	998	790	79%	998	878	88%
McAuliffe	Elementary	PK-6	100%	918	740	81%	918	719	78%	918	731	80%	918	709	77%	918	710	77%	918	698	76%
Meadowlane Intermediate	Elementary	3-6	100%	1,114	836	75%	1,114	834	75%	1,114	910	82%	1,114	966	87%	1,136	1,070	94%	1,180	1,165	99%
Meadowlane Primary	Elementary	K-6	100%	824	680	83%	824	739	90%	824	754	92%	824	767	93%	846	812	96%	868	850	98%
Mila	Elementary	PK-6	100%	707	463	65%	707	469	66%	707	488	69%	707	487	69%	707	500	71%	707	509	72%
Mims	Elementary	PK-6	100%	725	452	62%	725	483	67%	725	500	69%	725	523	72%	725	538	74%	725	550	76%
Oak Park	Elementary	PK-6	100%	968	642	66%	968	637	66%	968	602	62%	968	586	61%	968	561	58%	968	521	54%
Ocean Breeze	Elementary	PK-6	100%	654	559	85%	654	586	90%	654	578	88%	654	585	89%	654	595	91%	654	600	92%
Palin Bay	Elementary	PK-6	100%	983	641	65%	983	627	64%	983	644	66%	983	658	67%	983	741	75%	983	766	78%
Pinewood	Elementary	PK-6	100%	569	496	87%	569	501	88%	569	517	91%	569	533	94%	569	546	96%	569	552	97%
Port Malabar	Elementary	PK-6	100%	852	713	84%	852	680	80%	852	684	80%	852	696	82%	852	777	91%	852	802	94%
Quest	Elementary	PK-6	100%	1,152	1,196	104%	1,152	969	84%	1,152	960	83%	1,152	945	82%	1,152	1,021	89%	1,152	1,037	90%
Riviera	Elementary	PK-6	100%	777	699	90%	777	707	91%	821	735	90%	931	785	84%	1,019	1,014	100%	1,085	1,000	92%
Roosevelt	Elementary	K-6	100%	599	345	58%	599	317	53%	599	311	52%	599	287	48%	599	275	46%	599	252	42%
Sabal	Elementary	PK-6	100%	785	563	72%	785	557	71%	785	560	71%	785	584	74%	785	592	75%	785	591	75%
Saturn	Elementary	PK-6	100%	976	845	87%	976	845	87%	976	858	88%	976	857	88%	976	905	93%	976	976	100%
Sea Park	Elementary	PK-6	100%	461	338	73%	461	308	67%	461	319	69%	461	341	74%	461	342	74%	461	317	69%
Sherwood	Elementary	PK-6	100%	609	461	76%	609	438	72%	609	428	70%	609	421	69%	609	427	70%	609	435	71%
South Lake	Elementary	K-6	100%	481	351	73%	481	372	77%	481	372	77%	481	372	77%	481	372	77%	481	372	77%
Sunrise	Elementary	PK-6	100%	913	798	87%	913	746	82%	913	773	85%	913	791	87%	913	817	89%	913	835	91%
Suntree	Elementary	K-6	100%	755	675	89%	755	619	82%	755	586	78%	755	562	74%	755	596	79%	755	607	80%
Surfside	Elementary	K-6	100%	541	461	85%	541	460	85%	541	442	82%	541	450	83%	541	436	81%	541	424	78%
Tropical	Elementary	K-6	100%	910	804	88%	910	803	88%	910	792	87%	910	757	83%	910	745	82%	910	708	78%
Turner	Elementary	PK-6	100%	874	595	68%	874	577	66%	874	558	64%	874	538	62%	874	528	60%	874	543	62%
University Park	Elementary	PK-6	100%	811	479	59%	811	454	56%	811	553	68%	811	636	78%	811	644	79%	811	661	82%
Westside	Elementary	K-6	100%	857	773	90%	857	734	86%	857	686	80%	857	702	82%	857	709	83%	857	750	88%
Williams	Elementary	PK-6	100%	715	574	80%	715	499	70%	715	501	70%	715	494	69%	715	480	67%	715	474	66%
Elementary Totals				41,984	33,013		42,866	32,576		42,954	32,793		43,108	33,238		43,306	34,093		43,504	34,560	

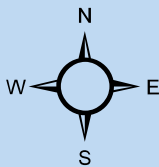
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,505	1,181	78%	1,505	1,184	79%	1,505	1,075	71%	1,505	1,042	69%	1,505	1,138	76%	1,505	1,170	78%
DeLaura	Middle	7-8	90%	939	844	90%	939	872	93%	939	873	93%	939	862	92%	939	816	87%	939	884	94%
Hoover	Middle	7-8	90%	659	494	75%	659	500	76%	659	509	77%	659	504	76%	659	475	72%	659	500	76%
Jackson	Middle	7-8	90%	654	537	82%	654	570	87%	654	571	87%	654	558	85%	654	588	90%	654	594	91%
Jefferson	Middle	7-8	90%	854	689	81%	854	664	78%	854	630	74%	854	616	72%	854	576	67%	854	580	68%
Johnson	Middle	7-8	90%	997	744	75%	997	747	75%	997	723	73%	997	660	66%	997	684	69%	997	714	72%
Kennedy	Middle	7-8	90%	813	657	81%	813	713	88%	813	696	86%	813	709	87%	813	684	84%	813	683	84%
Madison	Middle	7-8	90%	743	528	71%	743	518	70%	743	494	66%	743	474	64%	743	480	65%	743	527	71%
McNair	Middle	7-8	90%	611	489	80%	611	481	79%	611	479	78%	611	514	84%	611	545	89%	611	533	87%
Southwest	Middle	7-8	90%	1,177	898	76%	1,177	900	76%	1,177	893	76%	1,177	800	68%	1,177	780	66%	1,177	781	66%
Stone	Middle	7-8	90%	1,024	769	75%	1,024	792	77%	1,024	854	83%	1,024	760	74%	1,024	813	79%	1,024	898	88%
Middle Totals				9,976	7,830		9,976	7,941		9,976	7,797		9,976	7,499		9,976	7,579		9,976	7,864	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,067	1,610	78%	2,067	1,632	79%	2,067	1,763	85%	2,067	1,822	88%	2,067	1,841	89%	2,067	1,913	93%
Cocoa Beach	Jr / Sr High	7-12	90%	1,466	1,003	68%	1,466	1,002	68%	1,466	988	67%	1,466	951	65%	1,466	921	63%	1,466	885	60%
Space Coast	Jr / Sr High	7-12	90%	1,857	1,584	85%	1,857	1,577	85%	1,857	1,596	86%	1,857	1,552	84%	1,857	1,503	81%	1,857	1,513	81%
Jr / Sr High Totals				5,390	4,197		5,390	4,211		5,390	4,347		5,390	4,325		5,390	4,265		5,390	4,311	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,446	1,055	73%	1,446	1,111	77%	1,446	1,153	80%	1,446	1,143	79%	1,446	1,105	76%	1,446	1,091	75%
Bayside	High	9-12	95%	2,257	1,646	73%	2,257	1,654	73%	2,257	1,755	78%	2,257	1,765	78%	2,257	1,789	79%	2,257	1,778	79%
Eau Gallie	High	PK, 9-12	95%	2,232	1,689	76%	2,232	1,650	74%	2,232	1,718	77%	2,232	1,682	75%	2,232	1,688	76%	2,232	1,723	77%
Heritage	High	9-12	95%	2,314	1,889	82%	2,314	1,927	83%	2,314	1,999	86%	2,314	1,955	84%	2,314	1,957	85%	2,314	2,005	87%
Melbourne	High	9-12	95%	2,356	2,140	91%	2,356	2,112	90%	2,356	2,237	95%	2,356	2,263	96%	2,356	2,291	97%	2,356	2,348	100%
Merritt Island	High	PK, 9-12	95%	1,915	1,527	80%	1,915	1,567	82%	1,915	1,553	81%	1,915	1,499	78%	1,915	1,437	75%	1,915	1,388	72%
Palm Bay	High	PK, 9-12	95%	2,602	1,413	54%	2,602	1,389	53%	2,602	1,537	59%	2,602	1,629	63%	2,602	1,771	68%	2,602	1,838	71%
Rockledge	High	9-12	95%	1,701	1,518	89%	1,701	1,540	91%	1,701	1,546	91%	1,701	1,530	90%	1,701	1,543	91%	1,701	1,600	94%
Satellite	High	PK, 9-12	95%	1,516	1,422	94%	1,516	1,489	98%	1,540	1,520	99%	1,540	1,484	96%	1,540	1,475	96%	1,540	1,390	90%
Titusville	High	9-12	95%	1,848	1,310	71%	1,848	1,285	70%	1,848	1,299	70%	1,848	1,321	71%	1,848	1,300	70%	1,848	1,329	72%
Viera	High	PK, 9-12	95%	2,277	2,154	95%	2,277	2,136	94%	2,277	2,187	96%	2,277	2,195	96%	2,348	2,231	95%	2,395	2,395	100%
High Totals				22,464	17,763		22,464	17,860		22,488	18,504		22,488	18,466		22,559	18,587		22,606	18,885	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	404	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Stevenson	Elementary	K-6	100%	569	504	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%
West Melbourne	Elementary	K-6	100%	618	548	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%
Edgewood	Jr / Sr High	7-12	90%	1,072	942	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	951	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	3,349		3,998	3,380		3,998	3,380		3,998	3,380		3,998	3,380		3,998	3,380	
Brevard Totals				83,812	66,152		84,694	65,968		84,806	66,821		84,960	66,908		85,229	67,904		85,474	69,000	

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2019-20 are reported from the FISH database as of October 9, 2019.
- Student Membership is reported from the Fall Final Membership Count (10/11/19).
- Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
 - Brevard County Birth rates by zip code
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current From/To attendance patterns are assumed to remain constant.
 - Nongecoded student addresses are assumed to continue in their attendance schools.
 - Charter School Growth.
- In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.
- 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, 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 2020-21 school year and the projected enrollment for 2020-21 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 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.



South Curry Dell Location Map



South Merritt Island

Sykes
Creek

Sykes Creek

South Curry Dell
Development
12 Units

Rockwell

Georgiana

Banana
River

Indian
River

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

Drawn By:
Blake Stinson
07/23/2020
Facility Services

