

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699

Dr. Robert E. Schiller, Ed.D., Interim Superintendent



April 4, 2023

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

**RE: Proposed Ford Road Development
School Impact Analysis – Capacity Determination CD-2023-11**

Dear Mr. Paul Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account number 2101052 (Parcel ID number: 21-34-24-00-507) containing a total of approximately 11.13 acres in District 1, Brevard County, Florida. The proposed development includes 24 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 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2023-24 to 2027-28 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28* which is attached for reference.

Single-Family Homes 24			
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.24	5.76	6
Middle	0.07	1.68	2
High	0.12	2.88	3
Total	0.43		11

Planning & Project Management
Facilities Services
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**FISH Capacity (including relocatable classrooms) from the
Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to
2027-28**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	968	968	968	968	968
Madison	781	781	781	781	781
Astronaut	1,451	1,451	1,451	1,451	1,451

Projected Student Membership

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	505	471	478	475	447
Madison	453	484	452	476	593
Astronaut	1,109	1,123	1,129	1,164	1,158

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	-	-	-	-	-
Madison	-	-	-	-	-
Astronaut	-	-	-	-	-

**Cumulative Students Generated by
Proposed Development**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	-	-	3	6	6
Madison	-	-	1	2	2
Astronaut	-	-	1	3	3

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

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	505	471	481	481	453
Madison	453	484	453	478	595
Astronaut	1,109	1,123	1,130	1,167	1,161

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

School	2023-24	2024-25	2025-26	2026-27	2027-28
Oak Park	463	497	487	487	515
Madison	328	297	328	303	186
Astronaut	342	328	321	284	290

At this time, Oak Park Elementary School, Madison Middle School, and Astronaut Senior High School are projected to have enough capacity for the total of projected and potential students from the Ford Road development.

This is a non-binding review; a *Concurrency Determination* must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Black', is written over the printed name.

Karen M. Black, AICP

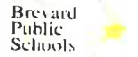
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years
2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File CD-2023-11

David G. Lindemann, AICP, Director of Planning & Project Management,
Facilities Services
File CD-2023-11

Brevard County Public Schools **Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service** **Data and Analysis for School Years 2022-23 to 2027-28**



Summary				2022-23		2023-24		2024-25		2025-26		2026-27		2027-28							
Highest Utilization Elementary Schools				82%		80%		80%		81%		80%		80%							
Highest Utilization Middle Schools				88%		88%		88%		92%		91%		90%							
Highest Utilization Jr / Sr High Schools				83%		83%		81%		77%		91%		100%							
Highest Utilization High Schools				107%		90%		97%		68%		70%		76%							
				School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
School	Type	Grades	Utilization Factor	FISH Capacity	10/14/22 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 Community Service Area:																					
Alan	Elementary	PK-6	100%	761	568	75%	761	568	75%	761	568	75%	751	568	75%	751	568	75%	751	568	75%
Anderson	Elementary	PK-6	100%	884	598	68%	884	598	68%	884	548	62%	884	537	61%	884	530	60%	884	521	59%
Apollonia	Elementary	PK-6	100%	902	731	81%	902	731	81%	902	749	83%	902	763	85%	902	736	82%	902	718	80%
Archie	Elementary	PK-6	100%	739	620	84%	739	620	84%	739	608	83%	739	585	79%	739	569	77%	739	542	74%
Austin	Elementary	PK-6	100%	751	450	60%	751	450	60%	751	435	57%	751	406	54%	751	385	50%	751	357	47%
Cambridge	Elementary	PK-6	100%	787	495	63%	787	495	63%	787	471	60%	787	450	57%	787	419	53%	787	387	49%
Cape View	Elementary	PK-6	100%	570	305	54%	570	288	51%	570	274	48%	570	241	42%	570	215	38%	570	187	33%
Canal	Elementary	PK-6	100%	751	620	83%	751	631	84%	751	643	86%	751	623	83%	751	610	81%	751	628	84%
Chavenger T	Elementary	PK-6	100%	573	603	105%	573	603	105%	573	629	110%	573	623	109%	573	639	112%	573	643	113%
Columbia	Elementary	PK-6	100%	751	560	75%	751	512	68%	751	531	71%	751	522	70%	751	538	72%	751	538	72%
Copeland	Elementary	PK-6	100%	1,114	626	56%	1,114	580	70%	1,114	565	70%	1,114	602	75%	1,114	591	71%	1,114	601	72%
Cover	Elementary	PK-6	100%	735	488	66%	735	488	66%	735	469	64%	735	458	62%	735	447	60%	735	436	59%
Cotton	Elementary	PK-6	100%	980	643	66%	980	644	66%	980	625	64%	980	606	62%	980	587	60%	980	568	58%
Diablos	Elementary	PK-6	100%	905	719	79%	905	719	79%	905	717	79%	905	702	78%	905	700	78%	905	693	77%
Enterprise	Elementary	PK-6	100%	729	597	82%	729	597	82%	729	578	79%	729	552	76%	729	538	74%	729	522	71%
Fairfax	Elementary	PK-6	100%	789	617	78%	789	617	78%	789	617	78%	789	632	80%	789	630	80%	789	625	79%
Gandy	Elementary	PK-6	100%	711	441	62%	711	427	60%	711	405	57%	711	381	54%	711	355	50%	711	328	46%
Golfview	Elementary	PK-6	100%	626	403	64%	626	403	64%	626	457	73%	626	474	76%	626	494	79%	626	503	80%
Harbor Cove	Elementary	PK-6	100%	605	422	70%	605	422	70%	605	451	75%	605	444	73%	605	442	73%	605	435	71%
Indians	Elementary	PK-6	100%	930	729	78%	930	729	78%	930	724	78%	930	704	76%	930	742	79%	930	775	83%
Jupiter	Elementary	PK-6	100%	798	660	83%	798	660	83%	798	685	86%	798	671	84%	798	688	87%	798	696	88%
Loomis	Elementary	PK-6	100%	892	585	66%	892	585	66%	892	566	64%	892	550	62%	892	538	60%	892	525	59%
Lynbrook	Elementary	PK-6	100%	988	631	64%	988	631	64%	988	613	62%	988	590	60%	988	568	58%	988	545	56%
Mandarin	Elementary	PK-6	100%	838	621	74%	838	621	74%	838	580	69%	838	568	68%	838	554	66%	838	539	64%
McKee	Elementary	PK-6	100%	1,114	625	56%	1,114	625	56%	1,114	779	70%	1,114	773	69%	1,114	805	72%	1,114	845	76%
Meadowlane Intermediate	Elementary	PK-6	100%	824	651	79%	824	651	79%	824	660	80%	824	630	76%	824	618	75%	824	613	74%
Meadowlane Primary	Elementary	PK-6	100%	707	435	62%	707	435	62%	707	430	61%	707	407	58%	707	383	54%	707	362	51%
Mia	Elementary	PK-6	100%	729	464	64%	729	464	64%	729	451	62%	729	432	59%	729	415	57%	729	397	54%
Mina	Elementary	PK-6	100%	968	625	65%	968	625	65%	968	619	64%	968	608	63%	968	595	61%	968	582	60%
Moss	Elementary	PK-6	100%	654	554	85%	654	554	85%	654	542	83%	654	533	81%	654	524	80%	654	515	79%
Oak Park	Elementary	PK-6	100%	683	586	86%	683	586	86%	683	610	89%	683	615	90%	683	644	94%	683	653	96%
Ocean Breeze	Elementary	PK-6	100%	968	625	65%	968	625	65%	968	619	64%	968	608	63%	968	595	61%	968	582	60%
Palm Day Elem	Elementary	PK-6	100%	559	521	93%	559	521	93%	559	541	97%	559	572	102%	559	613	109%	559	654	117%
Pinewood	Elementary	PK-6	100%	852	640	75%	852	640	75%	852	633	74%	852	615	72%	852	598	70%	852	580	68%
Port Malabar	Elementary	PK-6	100%	832	663	79%	832	663	79%	832	684	83%	832	681	83%	832	685	83%	832	690	84%
Quail	Elementary	PK-6	100%	777	698	90%	777	698	90%	777	718	93%	777	750	97%	777	782	101%	777	814	105%
River	Elementary	PK-6	100%	599	288	48%	599	288	48%	599	280	47%	599	256	43%	599	230	40%	599	204	34%
Riverfront	Elementary	PK-6	100%	785	500	64%	785	500	64%	785	503	64%	785	510	65%	785	524	67%	785	538	69%
Sage	Elementary	PK-6	100%	998	649	65%	998	649	65%	998	677	68%	998	621	62%	998	574	57%	998	526	53%
Salmon	Elementary	PK-6	100%	681	337	49%	681	337	49%	681	327	47%	681	321	46%	681	320	46%	681	319	46%
Sea Park	Elementary	PK-6	100%	609	459	76%	609	459	76%	609	458	76%	609	450	75%	609	440	74%	609	429	71%
Shenandoah	Elementary	PK-6	100%	613	759	124%	613	767	125%	613	786	128%	613	805	131%	613	824	134%	613	843	137%
Shoreline	Elementary	PK-6	100%	755	620	82%	755	620	82%	755	561	74%	755	523	70%	755	485	64%	755	447	59%
Sumner	Elementary	PK-6	100%	541	442	82%	541	442	82%	541	425	78%	541	418	77%	541	411	77%	541	407	76%
Swanwick	Elementary	PK-6	100%	610	660	108%	610	660	108%	610	614	67%	610	600	66%	610	602	63%	610	545	60%
Tanner	Elementary	PK-6	100%	874	555	64%	874	555	64%	874	584	67%	874	607	70%	874	635	73%	874	661	76%
University Park	Elementary	PK-6	100%	811	487	60%	811	487	60%	811	545	67%	811	602	73%	811	648	79%	811	686	85%
Vista Del	Elementary	PK-6	100%	1,030	625	61%	1,030	717	70%	1,030	759	74%	1,030	800	78%	1,030	840	81%	1,030	879	85%
Windsor	Elementary	PK-6	100%	857	750	88%	857	750	88%	857	750	88%	857	750	88%	857	750	88%	857	750	88%
Wynns	Elementary	PK-6	100%	715	451	63%	715	450	63%	715	443	62%	715	434	61%	715	421	59%	715	415	58%
Elementary Totals				42,218	35,488	84%	42,217	35,778	85%	42,303	36,996	87%	42,435	37,648	89%	42,677	38,905	91%	43,067	40,280	94%

School	Type	Grades	Utilization Factor	School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27			School Year 2027-28		
				FISH Capacity	10/14/22 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
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,129	75%	1,514	1,129	75%	1,514	1,158	76%	1,514	1,220	81%	1,514	1,289	85%	1,514	1,377	91%
Oaklawn	Middle	7-8	90%	900	842	94%	900	844	95%	900	862	96%	900	820	91%	900	800	89%	900	849	95%
Allover	Middle	7-8	90%	680	505	74%	680	505	74%	680	534	79%	680	574	84%	680	577	85%	680	584	86%
Jackson	Middle	7-8	90%	900	550	61%	900	550	61%	900	545	61%	900	535	60%	900	555	62%	900	584	65%
Jefferson	Middle	7-8	90%	873	606	70%	873	608	70%	873	600	69%	873	609	70%	873	563	64%	873	548	63%
Jones	Middle	7-8	90%	1,054	610	58%	1,054	610	58%	1,054	610	58%	1,054	608	58%	1,054	593	57%	1,054	588	56%
Kennedy	Middle	7-8	90%	809	671	83%	809	671	83%	809	687	85%	809	670	83%	809	669	83%	809	669	83%
Mason	Middle	7-8	90%	781	440	57%	781	453	58%	781	464	59%	781	452	58%	781	469	60%	781	503	64%
McLain	Middle	7-8	90%	1,230	920	75%	1,230	920	75%	1,230	920	75%	1,230	920	75%	1,230	920	75%	1,230	920	75%
Southern II	Middle	7-8	90%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%
Stable	Middle	7-8	90%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%	1,073	656	61%
Middle Totals				10,323	7,314		10,323	7,367		10,323	7,729		10,323	7,693		10,323	8,072		10,323	8,631	
Junior / Senior High School Concurrency Service Areas																					
Deer	Jr / Sr High	9-12	95%	2,097	1,545	74%	2,097	1,536	73%	2,097	1,555	74%	2,097	1,625	78%	2,097	1,518	72%	2,097	1,473	70%
Deer Beach	Jr / Sr High	9-12	95%	1,445	983	68%	1,445	1,000	69%	1,445	1,000	69%	1,445	941	65%	1,445	928	64%	1,445	907	63%
Spice Coast	Jr / Sr High	9-12	95%	1,552	1,534	99%	1,552	1,534	99%	1,552	1,505	97%	1,552	1,450	93%	1,552	1,428	92%	1,552	1,403	90%
Jr / Sr High Totals				5,094	4,062		5,094	4,070		5,094	4,060		5,094	3,918		5,094	3,874		5,094	3,779	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,109	76%	1,451	1,109	76%	1,451	1,123	77%	1,451	1,129	78%	1,451	1,164	80%	1,451	1,154	80%
Bayview	High	9-12	95%	2,263	1,851	82%	2,263	1,855	82%	2,263	1,923	85%	2,263	2,099	93%	2,263	2,176	96%	2,263	2,371	105%
Bayview	High	PK-9-12	95%	2,221	1,882	71%	2,221	1,882	71%	2,221	1,967	72%	2,221	1,825	73%	2,221	1,831	73%	2,221	1,831	73%
Heritage	High	9-12	95%	2,314	2,033	88%	2,314	2,055	89%	2,314	2,065	90%	2,314	2,048	89%	2,314	2,099	91%	2,314	2,171	94%
Heritage	High	9-12	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%	2,370	2,245	95%
Meritt Island	High	PK-9-12	95%	1,952	1,546	79%	1,952	1,546	79%	1,952	1,512	77%	1,952	1,407	72%	1,952	1,384	71%	1,952	1,384	71%
Orlando	High	9-12	95%	2,057	1,483	72%	2,057	1,483	72%	2,057	1,512	73%	2,057	1,457	71%	2,057	1,417	69%	2,057	1,417	69%
Rockledge	High	9-12	95%	1,836	1,518	83%	1,836	1,518	83%	1,836	1,518	83%	1,836	1,518	83%	1,836	1,518	83%	1,836	1,518	83%
Satellite	High	PK-9-12	95%	1,551	1,313	85%	1,551	1,313	85%	1,551	1,313	85%	1,551	1,313	85%	1,551	1,313	85%	1,551	1,313	85%
Trinity	High	9-12	95%	2,141	1,313	72%	2,141	1,313	72%	2,141	1,313	72%	2,141	1,313	72%	2,141	1,313	72%	2,141	1,313	72%
Viera	High	PK-9-12	95%	2,141	2,269	106%	2,141	2,269	106%	2,141	2,269	106%	2,141	2,269	106%	2,141	2,269	106%	2,141	2,269	106%
High Totals				22,555	18,528		22,512	18,594		22,512	18,945		22,512	19,178		22,512	19,441		22,512	19,793	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom I	Elementary	K-6	100%	475	403	85%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Freedom II	Elementary	K-6	100%	566	566	100%	566	566	100%	566	566	100%	566	566	100%	566	566	100%	566	566	100%
South Lake	Elementary	K-6	100%	481	434	90%	481	453	94%	481	471	98%	481	471	98%	481	471	98%	481	471	98%
West Melbourne	Elementary	K-6	100%	618	549	89%	618	552	89%	618	570	92%	618	568	92%	618	568	92%	618	568	92%
Windsor	Jr / Sr High	9-12	90%	1,077	920	85%	1,077	920	85%	1,077	920	85%	1,077	920	85%	1,077	920	85%	1,077	920	85%
West Shore	Jr / Sr High	9-12	90%	1,294	920	71%	1,294	920	71%	1,294	920	71%	1,294	920	71%	1,294	920	71%	1,294	920	71%
Schools of Choice				4,484	3,760		4,484	3,827		4,484	3,883		4,484	3,883		4,484	3,935		4,484	3,974	
Brevard Totals				84,971	64,132		85,528	64,709		85,766	65,593		85,900	66,435		86,290	67,227		86,843	68,418	

Notes:

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2022-23 are reported from the FISH database as of October 14, 2022.
- Student Membership is reported from the Fall Final Membership Count (10/14/2022).
- Davis Demographics Schoolwide Enrollment Forecasting Extension for Analytics estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generator Multiplicities (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:
 - Phy (physical development) and AH (average) for students with infantile enrollment number are assumed to be constant
 - Current From-To attendance patterns are assumed to remain constant
 - Nonresident 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.
- If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing has not been established.
- Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-6) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations.
- For school year 2023-24, a total of 3 intermediate classrooms are projected for Pinewood Elementary School.
- For school year 2024-25, a total of 6 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (1), and Westside (1) Elementary Schools.
- For school year 2025-26, a total of 14 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (1), and Westside (1) Elementary Schools.
- For school year 2026-27, a total of 15 intermediate classrooms are projected for Imperial Estates (1), Jupiter (2), Riviera (2), Sunrise (1), and Westside (1) Elementary Schools.
- A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.
- A classroom addition is planned for construction at West Melbourne School of Science for 2024-25. The factored capacity is adjusted for the proposed 176 student stations.
- Capacity adjusted for Board approved addition of new relocatable each at Pinewood Elementary and Satellite High Schools for school year 2024-25 forward.

Ford Road Development Location Map



**Ford Road Development
CD-2023-11
24 Single-Family Units**



Schools Affected by Development:
Oak Park Elementary School
Madison Middle School
Astronaut Senior High School

Drawn By:
Planning & Project Management

0 0.125 0.25 0.5 0.75 Miles

OAK PARK MADISON