School Concurrency 20Z00023

2354 Talmadge Drive

Brevard Public Schools

School Board of Brevard County

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

August 6, 2020

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

RE: Proposed Main Street & Harry T. Moore Avenue Development School Impact Analysis - Capacity Determination CD-2020-08

Dear Mr. Body.

We received a completed School Facility Planning & Concurrency Application for the referenced development. The subject property is Tax Account 2103831 (Parcel ID: 21-35-17-53-*-1) containing approximately 3.04 acres in District 1, Brevard County, Florida. The proposed singlefamily development includes 9 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	9		
	Student	Calculated	Rounded
Students Generated	Generation	Students	Number of
	Rates	Generated	Students
Elementary	0.28	2.52	3
Middle	0.08	0.72	}
High	0.16	1.44	1
Total	0.52		.5

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





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		-111	
Mims	725	725	725	725	725
Madison	7 13	713	743	743	743
Astronaut	1.446	1.446	1.116	1.446	1.446

Projected Student Membership

School	2020-21	2021-22	2022-23	2023-24	2021-25
Mims	183	500	523	538	550
Madison	518	194	17.1	180	527
Astronaut	1.111	1,153	1.143	1,105	1.091

Students Generated by Previously Issued SCADL Reservations

School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	6	G	G	6	6
Madison	20	50	20	20	20
Astronaut	76	90	102	102	102

Cumulative Students Generated by

Proposed Development

School	2020-21	2021-22	24122-23	2023-21	2024-25
Mims	-	l	2	;)	-3
Madison	-	Ð	{}	1	1
Astronaut	_	0]	1	

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

2020-21 2021-22 School 2022-23 2023-21 2021-25 Mims 507 189 531 547559Madison 538 514 194 501 548 Astronaut 1.1871.2431.2461,2081.191

Projected Available Capacity =

FISH Capacity - Total Projected Student Membership

School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	236	218	191	178	166
Madison	205	229	249	242	195
Astronaut	259	203	200	238	252

At this time. Mims Elementary School. Madison Middle School and Astronaut High School are projected to have enough capacity for the total of projected and potential students from the Main Street & Harry T. Moore Avenue development

This is a <u>non-binding</u> 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

Minneblech

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-2020-08

David G. Lindemann, AICP, Director of Planning & Project Management.

Facilities Services File CD-2020-08

Brevard County Public Schools Financially Feasible Plan To Maintain Utilization Rates Lower than the Data and Analysis for School Years 2019-20 to 2024-25

Level of Service

Brevard Public Schools

Summary	2019-20	2020-21	2021-22	2022.22		
The second secon			2021-22	2022-23	2023-24	2024-25
Highest Utilization Elementary Schools:	104%	99%	100%	99%	100%	
Highest Utilization Middle Schools	90%	93%				100%
			93%	92%	90%	94%
Highest Utilization Jr / Sr High Schools:	85%	85%	86%	88%	89%	
Highest Utilization High Schools:	95%	98%				93%
regites callegion right concess.	3076	96%	99%	96%	97%	100%

				School Year 2019-20			School Year 2020-21			School Year 2021-22			School Year 2022-23			School Year 2023-24			School Year 2024-25		
School	Туре	Grades	Utilization Factor	FISH Capacity	10/11/19 Member- ship	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
								Elemen	tary Sch	ool Concu	rency Se	rvice Are	eas		_						
New Viera	Elementary	K-6	100%	-			970	400		970	440	2.9	970	479		970	516		970	547	-
Ailen	Elementary	PK-6	100%	751	733		751	741		773	760		795	786		817	815		839	835	
Andersen	Elementary	K-6	100%	884	718	31 %.	884	667	*,	884	649		884	663		884	657		884	644	
Apollo	Elementary	K-6	100%	902	836		902	876		924	920		946	936		968	955		990	989	
Atlantis	Elementary		100%	739	670		739	691		739	720		739	722		739	733		739	735	
Audubon	Elementary		100%	761	533		761	489		. 761	477		761	475		761	465		761	456	
Cambridge	Elementary	PK-6	100%	765	632	13.4	765	601		765	596		765	591	77.	765	597	124	765	598	
Cape View	Elementary		100%	570	360	.65	570	343		570	- 334		570	347		570	344		570	349	
Carroll Challenger ?	Elementary	K-6 PK-6	100%	751 573	670	, ec	751	710		751	695		751	707		751	727		773	771	
Columbia	Elementary		100%	7S1	543 432		573 751	544		573	- 550		573	566		595	576		595	586	
Coquina	Elementary		100%	711	520		711	407 564	ing.	751	430		751	453		751	466		751	476	
Creel	Elementary	PK-6	100%	1.154	825		1,154	843	-9.	1,154	571 829	50	711	576 831	54	711	581 813	2	711	580	
Croton	Elementary		100%	795	523		795	494		795	505	-	795	519		1,154 795	624		1.154	815	
Discovery	Elementary	PK-6	100%	980	546		892	639		892	641	w.,	892	652		892	652		795 892	632 660	•
Endeavour	Elementary	PK-6	100%	990	652		990	640		990	617	27	990	602		990	585		990	547	
Enterprise	Elementary	K-a	100%	729	607		729	598	-	729	611	-	729	609	14	729	614		729	615	
Fairglen	Elementary	PK-6	100%	789	667	±	789	625		789	655		789	675	2.00	789	671	100	789	694	
Gemini	Elementary	K-6	100%	711	475		711	502		711	491		711	488		711	497	•	711	510	
Goifview	Elementary	PK-6	100%	777	508		777	472		777	470		777	548		777	542	_	777	554	_
Harbor City	Bementary	PK-6	100%	629	366		629	351		629	378	* **	629	403		629	405		629	398	
Holland	Bementary	PK-6	100%	605	502		605	502		605	501		605	495		605	484		605	462	1.74
Imperial Estates	Elementary	K-6	100%	729	629		729	610	- 4	729	604		729	618	-	729	625		729	63.8	, i
Indialantic	Elementary	K-6	100%	798	732		798	729		798	714	33	798	709		798	702	25%	798	694	875
Jupiter	Elementary	PK-6	100%	930	722		930	699		930	705		930	721	72	930	725	а	930	732	-
Lockmar	Dementary	PK-6	100%	892	692	45	892	672		892 790	655	學科學	892	652		892	598		892	589	
Longleaf Manatee	Elementary	PK-6 K-6	100%	790 998	646 995	25.	790 998	582 895		,	584	3.41	790	576		790	581		790	581	
McAuliffe	Elementary	PK-6	100%	918	740		918	719		998 918	847 731		998 918	807 709	51-	998	790		998	878	
Meadowlane intermediate		3-6	100%	1,114	836	30	1,114	834	754	1,114	910	2.	1,114	966		918 1,136	710		918	698	
Meadowlane Primary	Elementary	K-6	100%	824	680	- 2	824	739		824	754	v	824	767		846	1,070		1.180	1,165 850	
Mila	Elementary	PK-6	100%	707	463	_	707	469		. 707	488		707	487		707	500		707	509	
Mims	Elementary	PK-6	100%	725	452		725	483		725	500	35	725	523		725	538		725	550	
Oak Park	Elementary	PK-6	100%	968	642		988	637		968	602	250	966	586		968	561		968	521	'
Ocean Breeze	Elementary	PK-6	100%	654	559		654	586	121	654	578		654	585	7.1	654	595		654	600	
Palm Bay	Elementary	PK-6	100%	983	641		983	627		983	644	14.57	983	658		963	741	21	983	766	7
Pinewood	Elementary	PK-6	100%	569	496		569	501	40.0	569	517	- W	569	533		569	546		569	552	
Port Malabar	Elementary	PK-6	100%	852	713	- 5	852	680	1,0	852	684	,	852	696	120	852	777		852	802	
Quest	Elementary	PK-6	100%	1,152	1,196		1.152	969		1,152	960		1.152	945	575	1,152	1,021		1,152	1,037	
Riviera	Elementary	PK-6	100%	777	699	12. 4	777	707		821	735		931	785	1	1.019	1,014		1,085	1,000	
Roosevelt	Elementary	K-6	100%	599	345		599	317		599	311	Se a	599	287		599	275		599	252	
Sabal Satum	Elementary	PK-6 PK-6	100%	785	563		785	557		785	560	44	785	584		785	592		785	591	75%
Sea Park	Elementary	PK-6	100%	976 461	845 338		976	845		976	858		976	857		976	905		976	976	
Sherwood	Elementary	PK-6	100%	609	461		461 609	308 438		461 609	319	The second	461	341		461	342		461	317	
South Lake	Elementary	K-6	100%	481	351		481	372		609 481	428	3742.7	609 481	421 372	7745	609 481	427		609	435	
Sunrise	Elementary	PK-6	100%	913	798		913	746		913	773		913	791	73714	913	372 817	41	481 913	372 835	
Suntree	Elementary	K-6	100%	755	675	1000	755	619		755	586		755	562		755	596	7- 4	755	607	
Surfside	Elementary	K-6	100%	541	461	4.	541	460	31/	541	442	Sep. 1.	541	450	0.1	541	436	3	541	424	400
Tropical	Elementary	K-6	100%	910	804	3 -	910	803		910	792	09.1.1	910	757	X	910	745		910	708	411
Tumer	Elementary	PK-6	100%	874	595		874	577		874	558		874	538		874	528	7	874	543	
University Park	Elementary	PK-6	100%	811	479		811	454		811	553		811	636	* 4	811	644		811	661	
Westside	Elementary	K-6	100%	857	773		857	734	1.0	857	686		857	702	124	857	709		857	750	
Williams	Elementary	PK-6	100%	715	574	1.3	715	499		715	501		715	494		715	480		715	474	
Elementary Totals		T T		41.984	33,013		42,866	32,576		42,954	32,793		43,108	33,238		43,306	34,093		43,504	34,560	



								Middl	e Schoo	Concurren	cv Servi	ce Areas									
Centra)	Middle	7-8	90%	1,505	1.181		1,505	1.184	75	1.505	1,075		1,505	1.042		1,505	1,138		1,505	1,170	
DeLaura	Middle	7-8	90%	939	844	1917	939	872		939	873		939	862		939	816		939	884	- 1
Hoover	Middle	7-8	90%	659	494	7514	659	500	r	659	509	5/2	659	504	145	659	475		659	500	7.
Jackson	Middle	7-8	90%	654	537	110	654	570		654	571	4.00	654	558		654	588		654	594	
Jefferson	Middle	7-8	90%	854	689		854	864		854	630	-	854	616		854	576		854	580	
Johnson	Middle	7-8	90%	997	744	10°K	997	747	5%	997	723	₩	997	660	- 1	997	684	- 1	997	714	
Kennedy	Middle	7-8	90%	813	657	- 4	813	713		813	696		813	709		813	684	3440	813	683	
Madison	Middle	7-8	90%	743	528		743	518		743	494		743	474		743	480	-	743	527	
McNair	Middle	7-8	90%	611	489	3.7	611	481		611	479		611	514	64	611	545	- 1	611	533	
Southwest	Middle	7-8	90%	1,177	898	1963	1,177	900		1,177	893	4 3 4	1.177	800		1,177	780	- 1	1.177	781	
Stone	Middle	7-8	90%	1,024	769		1,024	792	. 15 5	1,024	854		1,024	760		1.024	813	- 1	1.024	898	
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	
						-	Juni	or / Seni	or High	School Con	currence	Service	Areas								
Cocoa	Jir / Sr High	PK. 7-12	90%	2,067	1,610	g. 1	2.067	1,632		2.067	1,763		2.067	1.822		2.602	7.674	-	0.007	1.010	
Cocca Beach	Jr / Sr High	7-12	90%	1.466	1,003		1,466	1,002		1.466	988		1,466			2,067	1,841		2,067	1,913	
Space Coast	Jr / Sr High	7-12	90%	1,857	1,584	1	1,857	1.577		1,857	1,596	8	1,466	951		1,466	921	- 1	1,466	885	
	July Or High	1112	2010											1,552		1,857	1,503		1,857	1,513	1100
lr/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 H	igh Sch	ool Concur	ency Ser	vice Area	ıs	-	-						_
Astronaut	High	9-12	95%	1,446	1,055	T	1,446	1,111	-	1,446	1,153		1,446	1.143		1,446	1,105	T	1.446	1,091	-
Bayside	High	9-12	95%	2,257	1,646		2,257	1,654		2.257	1,755	12 2 1	2,257	1,765		2,257	1.789		2.257	1,778	. 26
au Gallie	High	PK, 9-12	95%	2,232	1,689	. 11	2.232	1.650		2.232	1,718		2,232	1,682	9.85	2.232	1,688	2.0	2,232	1,723	
Heritage	High	9-12	95%	2,314	1,889	-	2,314	1,927	41	2,314	1,999		2,314	1,955	. 1	2,314	1,957		2,314	2,005	
Welbourne	High	9-12	95%	2,356	2,140		2,356	2,112	**	2,356	2,237		2,356	2.263		2.356	2,291		2,356	2,348	
Aemitt Island		PK, 9-12	95%	1,915	1,527	₽u	1.915	1.567	1216	1,915	1,553		1,915	1,499	'- n	1,915	1.437	- 4	1,915	1.388	
Paim Bay		PK, 9-12	95%	2,602	1,413	i	2,602	1,389		2,602	1,537	*	2.602	1,629		2,602	1,771	- 1	2,602	1.838	
Rockledge	High	9-12	95%	1,701	1,518	- m -	1.701	1,540		1,701	1,546		1,701	1,530	*Se.	1.701	1,543		1,701	1,600	-
Satellite		PK, 9-12	95%	1,516	1,422	1	1,516	1,489		1,540	1,520		1,540	1,484	- 1	1,540	1,475	- 1	1,540	1,390	
litusville	High	9-12	95%	1,848	1,310		1,848	1,285		1,848	1,299	5	1,848	1,321	- 1	1,848	1,300		1,848	1,329	
Nera	High	PK, 9-12	95%	2,277	2,154		2.277	2,136		2,277	2,187		2,277	2.195		2,348	2,231		2,395	2,395	
igh 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	_
							Sc	hools of	Chaice	(Not Concu	rrency S	rvice Are	(20)								
reedom 7	Elementary	K-6	100%	475	404	- 1	475	414		876	414	- 100 x 11C	475	414	. 1	475	414	- T	475	414	
tevenson	Elementary	K-6	100%	569	504	59 in	569	508		569	508		569	508		569			569	508	(a) t
Vest Melbourne	Elementary	K-6	100%	618	548	V= 14	618	552	e.	618	552		618	552	1	618	508 552		618	552	7 St A
dgewood	Jr / Sr High	7-12	90%	1,072	942	-	1,072	950		1.072	950		1,072	950		1,072	950		1,072	950	
	Jr / Sr High	7-12	90%	1,264	951		1.264	956		1.264	956		1.264	956	40 9	1,264	956		1,264	956	
Vest Shore		1.0		1,007			1,201	****		1,444	200		1.404	220		1,204	200		1,404	300	
Vest Shore Schools of Choice				3,998	3,349		3,998	3,380		3,998	3,380	- 1	3.998	3,380	1	3,998	3,380		3,998	3,380	

Notes

- 1. 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
- 2. Student Membership is reported from the Fall Final Membership Count (10/11/19).
- 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-Kindengarten) 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 Relocatable Classrooms are assumed to add future student stations as listed below:
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
 - Intermediate relocatable classrooms are proposed to be added at Apollo Elementary, Challenger 7 Elementary, Coquina Elementary, Imperial Estates Elementary,
 - Pinewood Elementary, Quest Elementary, Saturn Elementary, Sunrise Elementary, De Laura 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)
- 7. 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 8. 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



Main Street & Harry T. Moore Ave. Brevard **Development Location Map** Public Schools MIMS Mims Elementary Main Street & School Harry T. Moore Ave. Development δ 9 Units

Schools Affected by Development:
Mims Elementary
Madison Middle School
Astronaut High School

No. of Section

Drawn By: Blake Stinson 08/06/2020 Facility Services

690 345 0 690 Feet

