



# 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
<b>Total</b>	<b>0.52</b>		<b>6</b>

Planning & Project Management  
Facilities Services  
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**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:	98%	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 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
Elementary School Concurrency Service Areas																					
New Viera	Elementary	K-6	100%	-	733	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	624	78%	795	632	79%
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%
Palm 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	

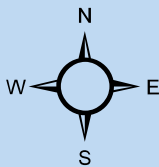
#### Notes

- 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

