

School Board of Brevard County

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

Mark W. Mullins, Ed.D., Superintendent

School Concurrency
20PZ00101
Ag Ventures



October 20, 2020

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

**RE: Proposed Hamlin Grove Development
School Capacity Availability Determination Letter SCADL-2020-17**

Dear Mr. Paul Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property consists of Tax Account 2102925 (Parcel ID: 21-35-08-00-503), Tax Account 2112294 (Parcel ID: 21-35-08-00-569), a portion of Tax Account 2102924 (Parcel ID: 21-35-08-00-501) and a portion of Tax Account 2102649 (Parcel ID: 21-35-07-00-750) containing approximately 117.84 acres in District 1 Brevard County, Florida. Four Hundred Forty (440) single family dwelling units are planned for completion. The School Concurrency Determination 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 the *Brevard County Public Schools Financially Feasible Plan for 2019-20 to 2024-25* which is attached for reference.

Single Family Homes	440		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.28	123.2	123
Middle	0.08	35.2	35
High	0.16	70.4	70
Total	0.52		228

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



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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
Pinewood	569	569	569	569	569
Madison	743	743	743	743	743
Astronaut	1,446	1,446	1,446	1,446	1,446

Projected Student Membership

School	2020-21	2021-22	2022-23	2023-24	2024-25
Pinewood	501	517	533	546	552
Madison	518	494	474	480	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
Pinewood	90	109	109	109	109
Madison	22	22	24	27	27
Astronaut	79	93	110	110	110

**Cumulative Students Generated by
Proposed Development**

School	2020-21	2021-22	2022-23	2023-24	2024-25
Pinewood	-	22	45	67	123
Madison	-	6	13	19	35
Astronaut	-	13	26	38	70

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

School	2020-21	2021-22	2022-23	2023-24	2024-25
Pinewood	591	648	687	722	784
Madison	540	522	511	526	589
Astronaut	1,190	1,259	1,279	1,253	1,271

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

School	2020-21	2021-22	2022-23	2023-24	2024-25
Pinewood	(22)	(79)	(118)	(153)	(215)
Madison	203	221	232	217	154
Astronaut	256	187	167	193	175

At this time Pinewood Elementary School is not projected to have enough capacity for the total of projected and potential students from the Hamlin Grove development. Because there is a shortfall of available capacity in the concurrency service areas of the Hamlin Grove development, the capacity of adjacent concurrency service areas must be considered. The adjacent elementary school concurrency service area is Mims Elementary School. A table of capacities of the *Adjacent Schools Concurrency Service Area* that could accommodate the impacts of the Hamlin Grove development is shown:

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
Mims	725	725	725	725	725

Projected Student Membership					
School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	483	500	523	538	550

Students Generated by Previously Issued SCADL Reservations					
School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	6	6	6	14	23

Cumulative Students Generated by Proposed Development					
School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	-	22	45	67	123

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)					
School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	489	528	574	619	696

Projected Available Capacity = FISH Capacity - Total Projected Student Membership					
School	2020-21	2021-22	2022-23	2023-24	2024-25
Mims	236	197	151	106	29

Considering the adjacent elementary school concurrency service area, there is sufficient capacity for the total projected student membership to accommodate the Hamlin Grove development. This letter is the official ***School Concurrency Availability Determination Letter (SCADL)*** for the Hamlin Grove development in accordance with Section 13.2(e) of the *Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA)*.

This letter will become binding and capacity will be reserved in Brevard Public Schools for the projected student membership impact of this development when Brevard County determines final concurrency.

The School Capacity Reservation at the above schools is valid for 24 months from the date of this letter. At that time, if the project has not received approval from Brevard County, a Time Extension application can be submitted to the School Board through Brevard County. A maximum of 2 additional years can be requested. If the final plat approval has not been completed after the 2-year Time Extension is granted, a new application for School Concurrency must be submitted.

Also, in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended, or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

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 2019-20 to 2024-25*

Copy: Susan Hann, Assistant Superintendent of Facilities Services
File SCADL-2020-17

David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services
File SCADL-2020-17

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	46%	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	867	75%	884	889	73%	884	863	75%	884	857	74%	884	844	73%
Apollo	Elementary	K-6	100%	902	836	93%	902	876	97%	926	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	608	79%	765	581	77%	765	587	76%	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	685	92%	751	707	94%	751	727	97%	773	771	100%
Challenger 7	Elementary	PK-6	100%	573	543	95%	573	544	95%	573	565	99%	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%	982	639	72%	980	647	73%	982	652	73%	982	652	73%	982	660	74%
Endeavour	Elementary	PK-6	100%	990	652	66%	990	640	65%	990	637	64%	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%
Fairglens	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	481	68%	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	376	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%
Indiantan	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%
Lookmar	Elementary	PK-6	100%	892	682	76%	892	672	75%	892	665	74%	892	652	73%	892	598	67%	892	589	66%
Longleaf	Elementary	PK-6	100%	790	646	82%	790	582	74%	790	588	74%	790	576	73%	790	581	74%	790	581	74%
Manatee	Elementary	K-6	100%	998	995	100%	998	995	100%	998	995	100%	998	997	100%	998	990	99%	998	978	98%
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	3-5	100%	1,114	836	75%	1,114	834	75%	1,114	810	73%	1,114	966	87%	1,136	1,070	94%	1,180	1,185	99%
Meadowlane Primary	Elementary	K-6	100%	824	680	83%	824	739	90%	824	736	90%	824	767	93%	846	812	96%	868	850	98%
Mila	Elementary	PK-6	100%	707	463	65%	707	469	66%	707	489	69%	707	487	69%	707	500	71%	707	509	72%
Mims	Elementary	PK-6	100%	725	452	62%	725	489	67%	725	490	67%	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	666	79%	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%	777	739	95%	777	785	101%	777	1,014	130%	777	1,085	140%
Roosevelt	Elementary	K-6	100%	599	346	58%	599	317	53%	599	311	52%	599	287	48%	599	276	46%	599	252	42%
Sabal	Elementary	PK-6	100%	785	563	72%	785	567	71%	785	560	71%	785	584	74%	785	592	75%	785	591	75%
Satum	Elementary	PK-6	100%	976	845	87%	976	845	87%	976	858	88%	976	857	88%	976	805	83%	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	488	80%	609	488	80%	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	733	80%	913	791	87%	913	817	89%	913	835	91%
Suntree	Elementary	K-6	100%	755	675	89%	755	619	82%	755	608	81%	755	562	74%	755	596	79%	755	607	80%
Surfside	Elementary	K-6	100%	541	481	89%	541	460	85%	541	460	85%	541	450	83%	541	436	81%	541	424	78%
Tropical	Elementary	K-6	100%	910	804	88%	910	803	88%	910	799	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	455	56%	811	636	78%	811	644	79%	811	661	82%
Westside	Elementary	K-6	100%	857	773	90%	857	734	86%	857	695	81%	857	702	82%	857	709	83%	857	750	88%
Williams	Elementary	PK-6	100%	715	574	80%	715	499	70%	715	495	69%	715	494	69%	715	480	67%	715	474	66%
Elementary Totals				41,984	33,013		42,866	32,576		43,954	32,793		43,108	33,238		43,306	34,093		43,604	34,560	

Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,505	1,181	78%	1,505	1,184	78%	1,505	1,075	71%	1,505	1,042	69%	1,505	1,138	78%	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	680	79%	854	616	72%	854	576	67%	854	580	68%
Johnson	Middle	7-8	90%	997	744	75%	997	747	75%	997	728	73%	997	660	66%	997	684	69%	997	714	72%
Kennedy	Middle	7-8	90%	813	657	81%	813	713	88%	813	695	86%	813	709	87%	813	684	84%	813	683	84%
Madison	Middle	7-8	90%	743	528	71%	743	518	70%	743	484	65%	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	895	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	858	84%	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	78%	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	1,598	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	1,163	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	1,690	74%	2,232	1,716	77%	2,232	1,688	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	1,998	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%
Meritt Island	High	PK, 9-12	95%	1,915	1,527	80%	1,915	1,567	82%	1,915	1,593	83%	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	1,565	92%	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%	1,516	1,520	100%	1,516	1,484	98%	1,540	1,475	96%	1,540	1,390	91%
Titusville	High	9-12	95%	1,848	1,310	71%	1,848	1,285	70%	1,848	1,289	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		22,468	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	506	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	3,348		3,998	3,360		3,998	3,360		3,998	3,360		3,998	3,360		3,998	3,360	
Brevard Totals				83,812	66,152		84,694	65,968		84,908	66,821		84,960	66,908		85,229	67,904		85,474	69,000	

- 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-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
 - Noncoded 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, 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)
 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.

Rive

 Pinewood
Elementary
School
Gloria Ave

Hamlin Grove
Development
440 Units

Mims
Elementary
School

Hammock Rd

East M