



# School Board of Brevard County

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

May 12, 2021

Mr. Kyle Harris  
Associate Planner  
Planning & Development Department  
Brevard County Board of County Commissioners  
2726 Judge Fran Jamieson Way  
Viera, Florida 32940

**RE: Proposed Aurora Pines Development  
School Impact Analysis – Capacity Determination CD-2021-11**

Dear Mr. Harris,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2702879 (Parcel ID: 27-36-14-76-E) containing approximately 6.21 acres in District 5, Brevard County, Florida. The proposed single-family development includes 10 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 2020-21 to 2025-26 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2020-2021 to 2025-26* which is attached for reference.

| Single-Family Homes | 10                       |                               |                            |
|---------------------|--------------------------|-------------------------------|----------------------------|
| Students Generated  | Student Generation Rates | Calculated Students Generated | Rounded Number of Students |
| Elementary          | 0.28                     | 2.8                           | 3                          |
| Middle              | 0.08                     | 0.8                           | 1                          |
| High                | 0.16                     | 1.6                           | 2                          |
| <b>Total</b>        | 0.52                     |                               | <b>6</b>                   |

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 (FFP) Data and Analysis for School Years 2020-21 to  
2025-26**

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | 785     | 785     | 785     | 785     | 785     |
| Johnson    |  | 997     | 997     | 997     | 997     | 997     |
| Eau Gallie |  | 2,221   | 2,221   | 2,221   | 2,221   | 2,221   |

**Projected Student Membership**

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | 564     | 584     | 594     | 580     | 581     |
| Johnson    |  | 710     | 694     | 727     | 773     | 805     |
| Eau Gallie |  | 1,642   | 1,726   | 1,741   | 1,758   | 1,783   |

**Students Generated by Newly Issued SCADL Reservations Since FFP**

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | -       | -       | -       | -       | -       |
| Johnson    |  | -       | -       | -       | -       | -       |
| Eau Gallie |  | -       | -       | -       | -       | -       |

**Cumulative Students Generated by  
Proposed Development**

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | 3       | 3       | 3       | 3       | 3       |
| Johnson    |  | 1       | 1       | 1       | 1       | 1       |
| Eau Gallie |  | 2       | 2       | 2       | 2       | 2       |

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

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | 567     | 587     | 597     | 583     | 584     |
| Johnson    |  | 711     | 695     | 728     | 774     | 806     |
| Eau Gallie |  | 1,644   | 1,728   | 1,743   | 1,760   | 1,785   |

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

| School     |  | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------|--|---------|---------|---------|---------|---------|
| Sabal      |  | 218     | 198     | 188     | 202     | 201     |
| Johnson    |  | 286     | 302     | 269     | 223     | 191     |
| Eau Gallie |  | 577     | 493     | 478     | 461     | 436     |

At this time, Sabal Elementary School, Johnson Middle School and Eau Gallie High School are projected to have enough capacity for the total of projected and potential students from the Aurora Pines 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 'Karen M. Black', with a long horizontal flourish extending to the right.

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 2020-2021 to 2025-26*

Copy: Susan Hann, Assistant Superintendent of Facility Services  
File CD-2021-11

David G. Lindemann, AICP, Director of Planning & Project Management,  
Facilities Services  
File CD-2021-11

# Brevard County Public Schools

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

### Data and Analysis for School Years 2020-21 to 2025-26



| Summary                                   |  |  |  | 2020-21 |  |  | 2021-22 |  |  | 2022-23 |  |  | 2023-24 |  |  | 2024-25 |  |  | 2025-26 |  |  |
|-------------------------------------------|--|--|--|---------|--|--|---------|--|--|---------|--|--|---------|--|--|---------|--|--|---------|--|--|
| Highest Utilization Elementary Schools:   |  |  |  | 87%     |  |  | 90%     |  |  | 100%    |  |  | 100%    |  |  | 100%    |  |  |         |  |  |
| Highest Utilization Middle Schools:       |  |  |  | 87%     |  |  | 89%     |  |  | 90%     |  |  | 93%     |  |  | 98%     |  |  |         |  |  |
| Highest Utilization Jr / Sr High Schools: |  |  |  | 81%     |  |  | 81%     |  |  | 80%     |  |  | 89%     |  |  | 94%     |  |  |         |  |  |
| Highest Utilization High Schools:         |  |  |  | 93%     |  |  | 99%     |  |  | 99%     |  |  | 99%     |  |  | 99%     |  |  |         |  |  |

| School                                      | Type       | Grades | Utilization Factor | School Year 2020-21 |                     |                            | School Year 2021-22  |                    |                            | School Year 2022-23  |                    |                            | School Year 2023-24  |                    |                            | School Year 2024-25  |                    |                            | School Year 2025-26  |                    |                            |
|---------------------------------------------|------------|--------|--------------------|---------------------|---------------------|----------------------------|----------------------|--------------------|----------------------------|----------------------|--------------------|----------------------------|----------------------|--------------------|----------------------------|----------------------|--------------------|----------------------------|----------------------|--------------------|----------------------------|
|                                             |            |        |                    | FISH Capacity       | 10/09/19 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 |            |        |                    |                     |                     |                            |                      |                    |                            |                      |                    |                            |                      |                    |                            |                      |                    |                            |                      |                    |                            |
| Allen                                       | Elementary | PK-6   | 100%               | 751                 | 596                 | 79%                        | 751                  | 679                | 90%                        | 751                  | 652                | 87%                        | 751                  | 681                | 91%                        | 773                  | 758                | 98%                        | 795                  | 791                | 99%                        |
| Andersen                                    | Elementary | K-6    | 100%               | 884                 | 618                 | 70%                        | 884                  | 617                | 70%                        | 884                  | 687                | 78%                        | 884                  | 696                | 79%                        | 884                  | 702                | 79%                        | 884                  | 713                | 81%                        |
| Apollo                                      | Elementary | K-6    | 100%               | 902                 | 785                 | 87%                        | 902                  | 801                | 89%                        | 902                  | 777                | 86%                        | 902                  | 755                | 84%                        | 902                  | 757                | 84%                        | 902                  | 744                | 82%                        |
| Atlantis                                    | Elementary | PK-6   | 100%               | 739                 | 633                 | 86%                        | 739                  | 660                | 89%                        | 739                  | 625                | 85%                        | 739                  | 624                | 84%                        | 739                  | 616                | 83%                        | 739                  | 610                | 83%                        |
| Audubon                                     | Elementary | PK-6   | 100%               | 761                 | 469                 | 62%                        | 761                  | 475                | 62%                        | 761                  | 471                | 62%                        | 761                  | 476                | 63%                        | 761                  | 475                | 62%                        | 761                  | 484                | 64%                        |
| Cambridge                                   | Elementary | PK-6   | 100%               | 765                 | 519                 | 68%                        | 765                  | 525                | 69%                        | 765                  | 503                | 66%                        | 765                  | 494                | 65%                        | 765                  | 469                | 61%                        | 765                  | 458                | 60%                        |
| Cape View                                   | Elementary | PK-6   | 100%               | 570                 | 302                 | 53%                        | 570                  | 283                | 50%                        | 570                  | 277                | 49%                        | 570                  | 269                | 47%                        | 570                  | 253                | 44%                        | 570                  | 254                | 45%                        |
| Carroll                                     | Elementary | K-6    | 100%               | 751                 | 593                 | 79%                        | 751                  | 593                | 79%                        | 751                  | 530                | 71%                        | 751                  | 553                | 74%                        | 751                  | 559                | 74%                        | 751                  | 540                | 72%                        |
| Challenger 7                                | Elementary | PK-6   | 100%               | 573                 | 477                 | 83%                        | 573                  | 493                | 86%                        | 573                  | 443                | 77%                        | 573                  | 423                | 74%                        | 573                  | 406                | 71%                        | 573                  | 398                | 69%                        |
| Columbia                                    | Elementary | PK-6   | 100%               | 751                 | 405                 | 54%                        | 751                  | 400                | 53%                        | 751                  | 455                | 61%                        | 751                  | 514                | 68%                        | 751                  | 533                | 71%                        | 751                  | 547                | 73%                        |
| Coquina                                     | Elementary | K-6    | 100%               | 711                 | 499                 | 70%                        | 711                  | 532                | 75%                        | 711                  | 475                | 67%                        | 711                  | 436                | 61%                        | 711                  | 396                | 56%                        | 711                  | 376                | 53%                        |
| Creel                                       | Elementary | PK-6   | 100%               | 1,154               | 703                 | 61%                        | 1,154                | 746                | 65%                        | 1,154                | 743                | 64%                        | 1,154                | 737                | 64%                        | 1,154                | 740                | 64%                        | 1,154                | 741                | 64%                        |
| Croton                                      | Elementary | PK-6   | 100%               | 795                 | 480                 | 60%                        | 795                  | 530                | 67%                        | 795                  | 615                | 77%                        | 795                  | 622                | 78%                        | 795                  | 627                | 79%                        | 795                  | 635                | 80%                        |
| Discovery                                   | Elementary | PK-6   | 100%               | 980                 | 560                 | 57%                        | 980                  | 550                | 56%                        | 980                  | 494                | 50%                        | 980                  | 500                | 51%                        | 980                  | 507                | 52%                        | 980                  | 503                | 51%                        |
| Endeavour                                   | Elementary | PK-6   | 100%               | 990                 | 608                 | 61%                        | 990                  | 646                | 65%                        | 990                  | 589                | 59%                        | 990                  | 581                | 59%                        | 990                  | 528                | 53%                        | 990                  | 527                | 53%                        |
| Enterprise                                  | Elementary | K-6    | 100%               | 729                 | 536                 | 74%                        | 729                  | 584                | 80%                        | 729                  | 525                | 72%                        | 729                  | 520                | 71%                        | 729                  | 512                | 70%                        | 729                  | 492                | 67%                        |
| Fairglen                                    | Elementary | PK-6   | 100%               | 789                 | 577                 | 73%                        | 789                  | 590                | 75%                        | 789                  | 598                | 76%                        | 789                  | 630                | 80%                        | 789                  | 676                | 86%                        | 789                  | 700                | 89%                        |
| Gemini                                      | Elementary | K-6    | 100%               | 711                 | 426                 | 60%                        | 711                  | 457                | 64%                        | 711                  | 401                | 56%                        | 711                  | 384                | 54%                        | 711                  | 379                | 53%                        | 711                  | 383                | 54%                        |
| Golfview                                    | Elementary | PK-6   | 100%               | 777                 | 439                 | 56%                        | 777                  | 450                | 58%                        | 777                  | 528                | 68%                        | 777                  | 522                | 67%                        | 777                  | 537                | 69%                        | 777                  | 545                | 70%                        |
| Harbor City                                 | Elementary | PK-6   | 100%               | 629                 | 345                 | 55%                        | 629                  | 378                | 60%                        | 629                  | 379                | 60%                        | 629                  | 416                | 66%                        | 629                  | 412                | 66%                        | 629                  | 402                | 64%                        |
| Holland                                     | Elementary | PK-6   | 100%               | 605                 | 410                 | 68%                        | 605                  | 485                | 80%                        | 605                  | 429                | 71%                        | 605                  | 430                | 71%                        | 605                  | 416                | 69%                        | 605                  | 417                | 69%                        |
| Imperial Estates                            | Elementary | K-6    | 100%               | 729                 | 605                 | 83%                        | 729                  | 608                | 83%                        | 729                  | 615                | 84%                        | 729                  | 627                | 86%                        | 729                  | 644                | 88%                        | 729                  | 648                | 89%                        |
| Indianalantic                               | Elementary | K-6    | 100%               | 798                 | 662                 | 83%                        | 798                  | 694                | 87%                        | 798                  | 683                | 86%                        | 798                  | 675                | 85%                        | 798                  | 668                | 84%                        | 798                  | 649                | 81%                        |
| Jupiter                                     | Elementary | PK-6   | 100%               | 930                 | 679                 | 73%                        | 930                  | 656                | 71%                        | 930                  | 705                | 76%                        | 930                  | 806                | 87%                        | 930                  | 876                | 94%                        | 930                  | 926                | 100%                       |
| Lockmar                                     | Elementary | PK-6   | 100%               | 892                 | 632                 | 71%                        | 892                  | 609                | 68%                        | 892                  | 592                | 66%                        | 892                  | 555                | 62%                        | 892                  | 541                | 61%                        | 892                  | 518                | 58%                        |
| Longleaf                                    | Elementary | PK-6   | 100%               | 790                 | 568                 | 72%                        | 790                  | 577                | 73%                        | 790                  | 585                | 74%                        | 790                  | 595                | 75%                        | 790                  | 603                | 76%                        | 790                  | 602                | 76%                        |
| Manatee                                     | Elementary | K-6    | 100%               | 998                 | 868                 | 87%                        | 998                  | 896                | 90%                        | 998                  | 808                | 81%                        | 998                  | 786                | 79%                        | 998                  | 748                | 75%                        | 998                  | 714                | 72%                        |
| McAuliffe                                   | Elementary | PK-6   | 100%               | 918                 | 669                 | 73%                        | 918                  | 657                | 72%                        | 918                  | 591                | 64%                        | 918                  | 594                | 65%                        | 918                  | 561                | 61%                        | 918                  | 570                | 62%                        |
| Meadowlane Intermediate                     | Elementary | 3-6    | 100%               | 1,114               | 772                 | 69%                        | 1,114                | 839                | 75%                        | 1,114                | 853                | 77%                        | 1,114                | 915                | 82%                        | 1,114                | 968                | 87%                        | 1,114                | 998                | 90%                        |
| Meadowlane Primary                          | Elementary | K-6    | 100%               | 824                 | 661                 | 80%                        | 824                  | 724                | 88%                        | 824                  | 634                | 77%                        | 824                  | 687                | 83%                        | 824                  | 687                | 83%                        | 824                  | 699                | 85%                        |
| Mila                                        | Elementary | PK-6   | 100%               | 707                 | 428                 | 61%                        | 707                  | 442                | 63%                        | 707                  | 432                | 61%                        | 707                  | 428                | 61%                        | 707                  | 418                | 59%                        | 707                  | 408                | 58%                        |
| Mims                                        | Elementary | PK-6   | 100%               | 725                 | 389                 | 54%                        | 725                  | 422                | 58%                        | 725                  | 398                | 55%                        | 725                  | 499                | 69%                        | 725                  | 514                | 71%                        | 725                  | 515                | 71%                        |
| Oak Park                                    | Elementary | PK-6   | 100%               | 968                 | 603                 | 62%                        | 968                  | 580                | 60%                        | 968                  | 542                | 56%                        | 968                  | 514                | 53%                        | 968                  | 484                | 50%                        | 968                  | 482                | 50%                        |
| Ocean Breeze                                | Elementary | PK-6   | 100%               | 654                 | 508                 | 78%                        | 654                  | 545                | 83%                        | 654                  | 465                | 71%                        | 654                  | 462                | 71%                        | 654                  | 455                | 70%                        | 654                  | 429                | 66%                        |
| Palm Bay Elem                               | Elementary | PK-6   | 100%               | 983                 | 573                 | 58%                        | 983                  | 596                | 61%                        | 983                  | 653                | 66%                        | 983                  | 736                | 75%                        | 983                  | 770                | 78%                        | 983                  | 773                | 79%                        |
| Pinewood                                    | Elementary | PK-6   | 100%               | 569                 | 470                 | 83%                        | 569                  | 486                | 85%                        | 569                  | 493                | 87%                        | 569                  | 504                | 89%                        | 569                  | 510                | 90%                        | 569                  | 516                | 91%                        |
| Port Malabar                                | Elementary | PK-6   | 100%               | 852                 | 648                 | 76%                        | 852                  | 631                | 74%                        | 852                  | 616                | 72%                        | 852                  | 612                | 72%                        | 852                  | 617                | 72%                        | 852                  | 625                | 73%                        |
| Quest                                       | Elementary | PK-6   | 100%               | 1,152               | 795                 | 69%                        | 1,152                | 682                | 59%                        | 1,152                | 676                | 59%                        | 1,152                | 651                | 57%                        | 1,152                | 647                | 56%                        | 1,152                | 675                | 59%                        |
| Riviera                                     | Elementary | PK-6   | 100%               | 777                 | 561                 | 72%                        | 777                  | 578                | 74%                        | 821                  | 818                | 100%                       | 865                  | 846                | 98%                        | 865                  | 836                | 97%                        | 865                  | 817                | 94%                        |
| Roosevelt                                   | Elementary | K-6    | 100%               | 599                 | 263                 | 44%                        | 599                  | 247                | 41%                        | 599                  | 242                | 40%                        | 599                  | 230                | 38%                        | 599                  | 207                | 35%                        | 599                  | 193                | 32%                        |
| Sabal                                       | Elementary | PK-6   | 100%               | 785                 | 549                 | 70%                        | 785                  | 564                | 72%                        | 785                  | 584                | 74%                        | 785                  | 594                | 76%                        | 785                  | 580                | 74%                        | 785                  | 581                | 74%                        |
| Saturn                                      | Elementary | PK-6   | 100%               | 976                 | 794                 | 81%                        | 976                  | 841                | 86%                        | 976                  | 825                | 85%                        | 1,042                | 1,039              | 100%                       | 1,042                | 1,020              | 98%                        | 1,042                | 997                | 96%                        |
| Sea Park                                    | Elementary | PK-6   | 100%               | 461                 | 272                 | 59%                        | 461                  | 298                | 65%                        | 461                  | 287                | 62%                        | 461                  | 288                | 62%                        | 461                  | 294                | 64%                        | 461                  | 288                | 62%                        |
| Sherwood                                    | Elementary | PK-6   | 100%               | 609                 | 393                 | 65%                        | 609                  | 416                | 68%                        | 609                  | 379                | 62%                        | 609                  | 381                | 63%                        | 609                  | 386                | 63%                        | 609                  | 379                | 62%                        |
| South Lake                                  | Elementary | K-6    | 100%               | 481                 | 367                 | 76%                        | 481                  | 397                | 83%                        | 481                  | 367                | 76%                        | 481                  | 367                | 76%                        | 481                  | 367                | 76%                        | 481                  | 367                | 76%                        |
| Sunrise                                     | Elementary | PK-6   | 100%               | 913                 | 700                 | 77%                        | 913                  | 693                | 76%                        | 913                  | 791                | 87%                        | 957                  | 941                | 98%                        | 1,023                | 1,021              | 100%                       | 1,111                | 1,096              | 99%                        |
| Suntree                                     | Elementary | K-6    | 100%               | 755                 | 594                 | 79%                        | 755                  | 616                | 82%                        | 755                  | 571                | 76%                        | 755                  | 579                | 77%                        | 755                  | 546                | 72%                        | 755                  | 535                | 71%                        |
| Surfside                                    | Elementary | K-6    | 100%               | 541                 | 438                 | 81%                        | 541                  | 457                | 84%                        | 541                  | 430                | 79%                        | 541                  | 412                | 76%                        | 541                  | 398                | 74%                        | 541                  | 400                | 74%                        |
| Tropical                                    | Elementary | K-6    | 100%               | 910                 | 682                 | 75%                        | 910                  | 725                | 80%                        | 910                  | 623                | 68%                        | 910                  | 603                | 66%                        | 910                  | 565                | 62%                        | 910                  | 547                | 60%                        |
| Turner                                      | Elementary | PK-6   | 100%               | 874                 | 529                 | 61%                        | 874                  | 525                | 60%                        | 874                  | 602                | 69%                        | 874                  | 675                | 77%                        | 874                  | 720                | 82%                        | 874                  | 733                | 84%                        |
| University Park                             | Elementary | PK-6   | 100%               | 811                 | 432                 | 53%                        | 811                  | 471                | 58%                        | 811                  | 638                | 79%                        | 811                  | 738                | 91%                        | 811                  | 748                | 92%                        | 811                  | 747                | 92%                        |
| Viera Elem                                  | Elementary | K-6    | 100%               | 1,012               | 384                 | 38%                        | 1,012                | 643                | 64%                        | 1,012                | 613                | 61%                        | 1,012                | 697                | 69%                        | 1,012                | 738                | 73%                        | 1,012                | 741                | 73%                        |
| Westside                                    | Elementary | K-6    | 100%               | 857                 | 671                 | 78%                        | 857                  | 594                | 69%                        | 857                  | 617                | 72%                        | 857                  | 641                | 75%                        | 857                  | 663                | 77%                        | 857                  | 663                | 77%                        |
| Williams                                    | Elementary | PK-6   | 100%               | 715                 | 482                 | 67%                        | 715                  | 484                | 68%                        | 715                  | 463                | 65%                        | 715                  | 444                | 62%                        | 715                  | 425                | 59%                        | 715                  | 396                | 55%                        |
| Elementary Totals                           |            |        |                    | 42,996              | 29,621              |                            | 42,996               | 30,667             |                            | 43,040               | 30,387             |                            | 43,194               | 31,384             |                            | 43,282               | 31,483             |                            | 43,392               | 31,487             |                            |

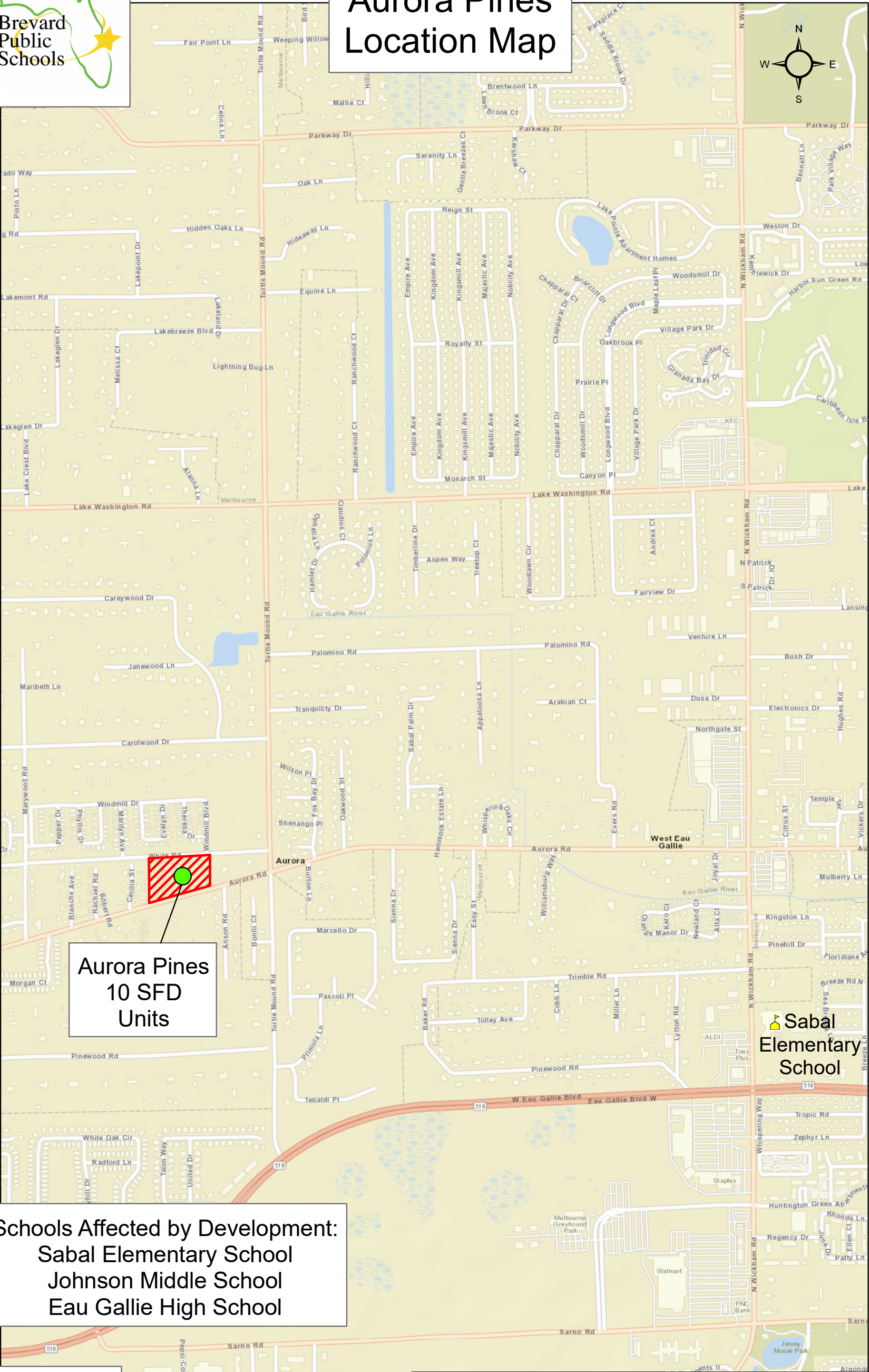
| Middle School Concurrency Service Areas               |              |          |      |        |        |     |        |        |     |        |        |     |        |        |     |        |        |     |        |        |      |
|-------------------------------------------------------|--------------|----------|------|--------|--------|-----|--------|--------|-----|--------|--------|-----|--------|--------|-----|--------|--------|-----|--------|--------|------|
| Central                                               | Middle       | 7-8      | 90%  | 1,505  | 1,135  | 75% | 1,505  | 1,136  | 75% | 1,505  | 1,076  | 71% | 1,505  | 1,167  | 78% | 1,505  | 1,173  | 78% | 1,505  | 1,250  | 83%  |
| DeLaura                                               | Middle       | 7-8      | 90%  | 939    | 800    | 85% | 939    | 787    | 84% | 939    | 846    | 90% | 939    | 873    | 93% | 939    | 924    | 98% | 939    | 899    | 96%  |
| Hoover                                                | Middle       | 7-8      | 90%  | 680    | 469    | 69% | 680    | 493    | 73% | 680    | 480    | 71% | 680    | 468    | 69% | 680    | 486    | 71% | 680    | 529    | 78%  |
| Jackson                                               | Middle       | 7-8      | 90%  | 654    | 566    | 87% | 654    | 583    | 89% | 654    | 523    | 80% | 654    | 558    | 85% | 654    | 565    | 86% | 654    | 534    | 82%  |
| Jefferson                                             | Middle       | 7-8      | 90%  | 854    | 647    | 76% | 854    | 640    | 75% | 854    | 632    | 74% | 854    | 609    | 71% | 854    | 601    | 70% | 854    | 593    | 69%  |
| Johnson                                               | Middle       | 7-8      | 90%  | 997    | 731    | 73% | 997    | 710    | 71% | 997    | 694    | 70% | 997    | 727    | 73% | 997    | 773    | 78% | 997    | 805    | 81%  |
| Kennedy                                               | Middle       | 7-8      | 90%  | 813    | 666    | 82% | 813    | 638    | 78% | 813    | 618    | 76% | 813    | 606    | 75% | 813    | 618    | 76% | 813    | 635    | 78%  |
| Madison                                               | Middle       | 7-8      | 90%  | 781    | 470    | 60% | 781    | 475    | 61% | 781    | 445    | 57% | 781    | 468    | 60% | 781    | 465    | 60% | 781    | 426    | 55%  |
| McNair                                                | Middle       | 7-8      | 90%  | 611    | 407    | 67% | 611    | 390    | 64% | 611    | 438    | 72% | 611    | 448    | 73% | 611    | 440    | 72% | 611    | 455    | 74%  |
| Southwest                                             | Middle       | 7-8      | 90%  | 1,177  | 904    | 77% | 1,177  | 886    | 75% | 1,177  | 892    | 76% | 1,177  | 879    | 75% | 1,177  | 949    | 81% | 1,177  | 1,025  | 87%  |
| Stone                                                 | Middle       | 7-8      | 90%  | 1,024  | 775    | 76% | 1,024  | 754    | 74% | 1,024  | 856    | 84% | 1,024  | 927    | 91% | 1,044  | 1,021  | 98% | 1,044  | 1,031  | 99%  |
| Middle Totals                                         |              |          |      | 10,035 | 7,570  |     | 10,035 | 7,492  |     | 10,035 | 7,500  |     | 10,035 | 7,730  |     | 10,055 | 8,015  |     | 10,055 | 8,182  |      |
| Junior / Senior High School Concurrency Service Areas |              |          |      |        |        |     |        |        |     |        |        |     |        |        |     |        |        |     |        |        |      |
| Cocoa                                                 | Jr / Sr High | PK, 7-12 | 90%  | 2,084  | 1,572  | 75% | 2,084  | 1,578  | 76% | 2,084  | 1,668  | 80% | 2,084  | 1,857  | 89% | 2,084  | 1,966  | 94% | 2,084  | 2,005  | 96%  |
| Cocoa Beach                                           | Jr / Sr High | 7-12     | 90%  | 1,466  | 964    | 66% | 1,466  | 1,000  | 68% | 1,466  | 948    | 65% | 1,466  | 914    | 62% | 1,466  | 884    | 60% | 1,466  | 818    | 56%  |
| Space Coast                                           | Jr / Sr High | 7-12     | 90%  | 1,857  | 1,501  | 81% | 1,857  | 1,505  | 81% | 1,857  | 1,492  | 80% | 1,857  | 1,455  | 78% | 1,857  | 1,460  | 79% | 1,857  | 1,437  | 77%  |
| Jr / Sr High Totals                                   |              |          |      | 5,407  | 4,037  |     | 5,407  | 4,083  |     | 5,407  | 4,108  |     | 5,407  | 4,226  |     | 5,407  | 4,310  |     | 5,407  | 4,260  |      |
| Senior High School Concurrency Service Areas          |              |          |      |        |        |     |        |        |     |        |        |     |        |        |     |        |        |     |        |        |      |
| Astronaut                                             | High         | 9-12     | 95%  | 1,446  | 1,087  | 75% | 1,446  | 1,141  | 79% | 1,446  | 1,081  | 75% | 1,446  | 1,092  | 76% | 1,446  | 1,065  | 74% | 1,446  | 1,052  | 73%  |
| Bayside                                               | High         | 9-12     | 95%  | 2,257  | 1,568  | 69% | 2,257  | 1,625  | 72% | 2,257  | 1,869  | 83% | 2,257  | 2,010  | 89% | 2,257  | 2,046  | 91% | 2,257  | 2,034  | 90%  |
| Eau Gallie                                            | High         | PK, 9-12 | 95%  | 2,221  | 1,605  | 72% | 2,221  | 1,642  | 74% | 2,221  | 1,726  | 78% | 2,221  | 1,741  | 78% | 2,221  | 1,758  | 79% | 2,221  | 1,783  | 80%  |
| Heritage                                              | High         | 9-12     | 95%  | 2,314  | 1,899  | 82% | 2,314  | 1,953  | 84% | 2,314  | 1,980  | 86% | 2,314  | 2,081  | 90% | 2,314  | 2,161  | 93% | 2,314  | 2,179  | 94%  |
| Melbourne                                             | High         | 9-12     | 95%  | 2,370  | 2,112  | 89% | 2,370  | 2,148  | 91% | 2,370  | 2,338  | 99% | 2,370  | 2,354  | 99% | 2,393  | 2,373  | 99% | 2,393  | 2,392  | 100% |
| Merritt Island                                        | High         | PK, 9-12 | 95%  | 1,891  | 1,489  | 79% | 1,891  | 1,587  | 84% | 1,891  | 1,494  | 79% | 1,891  | 1,517  | 80% | 1,891  | 1,491  | 79% | 1,891  | 1,428  | 76%  |
| Palm Bay                                              | High         | PK, 9-12 | 95%  | 2,602  | 1,336  | 51% | 2,602  | 1,288  | 50% | 2,602  | 1,629  | 63% | 2,602  | 1,827  | 70% | 2,602  | 1,943  | 75% | 2,602  | 2,041  | 78%  |
| Rockledge                                             | High         | 9-12     | 95%  | 1,701  | 1,518  | 89% | 1,701  | 1,570  | 92% | 1,701  | 1,624  | 95% | 1,701  | 1,664  | 98% | 1,701  | 1,676  | 99% | 1,701  | 1,663  | 98%  |
| Satellite                                             | High         | PK, 9-12 | 95%  | 1,516  | 1,412  | 93% | 1,516  | 1,496  | 99% | 1,516  | 1,411  | 93% | 1,516  | 1,393  | 92% | 1,516  | 1,343  | 89% | 1,516  | 1,334  | 88%  |
| Titusville                                            | High         | 9-12     | 95%  | 1,848  | 1,230  | 67% | 1,848  | 1,230  | 67% | 1,848  | 1,391  | 75% | 1,848  | 1,428  | 77% | 1,848  | 1,460  | 79% | 1,848  | 1,490  | 81%  |
| Viera                                                 | High         | PK, 9-12 | 95%  | 2,275  | 2,096  | 92% | 2,275  | 2,165  | 95% | 2,275  | 2,266  | 98% | 2,275  | 2,377  | 99% | 2,275  | 2,493  | 99% | 2,275  | 2,495  | 99%  |
| High Totals                                           |              |          |      | 22,441 | 17,352 |     | 22,441 | 17,845 |     | 22,488 | 18,809 |     | 22,559 | 19,484 |     | 22,701 | 19,809 |     | 22,701 | 19,891 |      |
| Schools of Choice (Not Concurrency Service Areas)     |              |          |      |        |        |     |        |        |     |        |        |     |        |        |     |        |        |     |        |        |      |
| Freedom 7                                             | Elementary   | K-6      | 100% | 475    | 395    | 83% | 475    | 414    | 87% | 475    | 395    | 83% | 475    | 395    | 83% | 475    | 395    | 83% | 475    | 395    | 83%  |
| Stevenson                                             | Elementary   | K-6      | 100% | 569    | 487    | 86% | 569    | 505    | 89% | 569    | 488    | 86% | 569    | 488    | 86% | 569    | 488    | 86% | 569    | 488    | 86%  |
| West Melbourne                                        | Elementary   | K-6      | 100% | 618    | 531    | 86% | 618    | 552    | 89% | 618    | 531    | 86% | 618    | 531    | 86% | 618    | 531    | 86% | 618    | 531    | 86%  |
| Edgewood                                              | Jr / Sr High | 7-12     | 90%  | 1,072  | 937    | 87% | 1,072  | 950    | 89% | 1,072  | 942    | 88% | 1,072  | 942    | 88% | 1,072  | 942    | 88% | 1,072  | 942    | 88%  |
| West Shore                                            | Jr / Sr High | 7-12     | 90%  | 1,264  | 967    | 77% | 1,264  | 956    | 76% | 1,264  | 967    | 77% | 1,264  | 967    | 77% | 1,264  | 967    | 77% | 1,264  | 967    | 77%  |
| Schools of Choice                                     |              |          |      | 3,998  | 3,317  |     | 3,998  | 3,377  |     | 3,998  | 3,323  |     | 3,998  | 3,323  |     | 3,998  | 3,323  |     | 3,998  | 3,323  |      |
| Brevard Totals                                        |              |          |      | 84,877 | 61,897 |     | 84,877 | 63,464 |     | 84,968 | 64,127 |     | 85,193 | 66,147 |     | 85,443 | 66,940 |     | 85,553 | 67,143 |      |

#### Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2020-21 are reported from the FISH database as of August 6, 2020.
- Student Membership is reported from the Fall Final Membership Count (10/09/20).
- 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.
- A total of 30 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 Roy Allen Elementary, Riviera Elementary, Saturn Elementary, Sunrise Elementary, and Stone Middle School (Total 19 Classrooms)
  - High school relocatable classrooms are proposed to be added at Melbourne High and Viera High (Total of 11 Classrooms)
- Redistricting was approved for the 2021-22 school year and the projected enrollment for 2021-22 is adjusted for those areas.



# Aurora Pines Location Map



Aurora Pines  
10 SFD  
Units

Sabal  
Elementary  
School

Schools Affected by Development:  
Sabal Elementary School  
Johnson Middle School  
Eau Gallie High School

Drawn By:  
Blake Stinson  
05/11/2021  
Facility Services

