



## School Board of Brevard County

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

September 20, 2021

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

**RE: Proposed Affinity Capital Townhomes Development  
School Impact Analysis – Capacity Determination CD-2021-22**

Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account 2409609 (Parcel ID: 24-35-36-00-265), containing approximately 27.06 acres in District 1, Brevard County, Florida. The proposed single-family development includes 260 single-family homes to be developed on 9.186 acres of the overall tract. 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 2021-22 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	260		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.28	72.8	73
Middle	0.08	20.8	21
High	0.16	41.6	42
<b>Total</b>	<b>0.52</b>		<b>136</b>

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



An Equal Opportunity Employer

**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
Saturn		976	976	1,042	1,042	1,042
McNair		611	611	611	611	611
Rockledge		1,701	1,701	1,701	1,701	1,701

**Projected Student Membership**

School		2021-22	2022-23	2023-24	2024-25	2025-26
Saturn		841	825	1,039	1,020	997
McNair		390	438	448	440	455
Rockledge		1,570	1,624	1,664	1,676	1,663

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

School		2021-22	2022-23	2023-24	2024-25	2025-26
Saturn		-	-	-	-	-
McNair		-	15	29	29	29
Rockledge		-	29	58	58	58

**Cumulative Students Generated by  
Proposed Development**

School		2021-22	2022-23	2023-24	2024-25	2025-26
Saturn		-	36	73	73	73
McNair		-	10	21	21	21
Rockledge		-	21	42	42	42

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

School		2021-22	2022-23	2023-24	2024-25	2025-26
Saturn		841	861	1,112	1,093	1,070
McNair		390	463	498	490	505
Rockledge		1,570	1,674	1,764	1,776	1,763

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

School		2021-22	2022-23	2023-24	2024-25	2025-26
Saturn		135	115	(70)	(51)	(28)
McNair		221	148	113	121	106
Rockledge		131	27	(63)	(75)	(62)

At this time, Saturn Elementary School and Rockledge High School are not projected to have enough capacity for the total of projected and potential students from Affinity Capital Townhomes development. Because there is a shortfall of available capacity in the concurrency service areas of the Affinity Capital Townhomes development, the capacity of adjacent concurrency service areas must be considered.

The adjacent elementary school concurrency service areas are Golfview Elementary School, Manatee Elementary School, Endeavour Elementary School, Cambridge Elementary School and Fairglen Elementary School. The adjacent high school concurrency service area is Cocoa Jr. Sr. High School. A table of capacities of the *Adjacent Schools Concurrency Service Areas* that could accommodate the impacts of Affinity Capital Townhomes development is shown:

<b>FISH Capacity (including relocatables) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2020-21 to 2025-26</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		777	777	777	777	777
Cocoa		2,084	2,084	2,084	2,084	2,084
<b>Projected Student Membership</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		450	528	522	537	545
Cocoa		1,578	1,668	1,857	1,966	2,005
<b>Students Generated by Newly Issued SCADL Reservations Since FFP</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		-	51	102	102	102
Cocoa		-	13	13	13	13
<b>Cumulative Students Generated by Proposed Development</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		-	36	73	73	73
Cocoa		-	21	42	42	42
<b>Total Projected Student Membership (includes Cumulative Impact of Proposed Development)</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		450	615	697	712	720
Cocoa		1,578	1,702	1,912	2,021	2,060
<b>Projected Available Capacity = FISH Capacity - Total Projected Student Membership</b>						
School		2021-22	2022-23	2023-24	2024-25	2025-26
Golfview		327	162	80	65	57
Cocoa		506	382	172	63	24

Considering the adjacent elementary school and high school concurrency service areas, there currently is sufficient capacity for the total projected student membership to accommodate the Affinity Capital Townhomes 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 2020-2021 to 2025-26*

Copy: Susan Hann, Assistant Superintendent of Facility Services  
File CD-2021-22

David G. Lindemann, AICP, Director of Planning & Project Management,  
Facilities Services  
File CD-2021-22



# 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	85%	729	644	88%	729	648	89%
Indialantic	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	65%
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%	777	821	100%	777	865	98%	777	836	97%	777	865	99%
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%	976	1,042	100%	976	1,042	98%	976	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%	913	941	98%	913	1,023	100%	913	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%	2,322	2,266	98%	2,393	2,377	99%	2,512	2,493	99%	2,512	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	

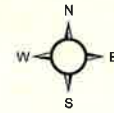
#### Notes

- 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.
  - Nongeocoded 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.





# Affinity Capital Townhomes Location Map



Affinity Capital  
Townhomes  
260 SFD Units

Schools Affected by Development:  
Saturn Elementary School  
McNair Middle School  
Rockledge High School

Drawn By:  
Blake Stinson  
09/20/2021  
Facility Services

2,400 1,200 0 2,400 Feet