



AGENDA REPORT  
September 5, 2019

**MDP Properties, LLC; Rojo Holdings of Florida, LLC; and Randall S. and Kaye T. Bratcher request a change of zoning classification from RU-2-10 and RU-1-13 to RU-2-12. (19PZ00079) (District 1)**

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**SUBJECT:**

MDP Properties, LLC; Rojo Holdings of Florida, LLC; and Randall S. and Kaye T. Bratcher request a change of zoning classification from RU-2-10 and RU-1-13 to RU-2-12. The property is 5.04 acres, located on the east side of North U.S. Highway 1, approximately 213 feet south of Mac Arthur Circle. (5080, 5090, 5094, 5130, 5140, 5150, and 5160 North U.S. Highway 1, Cocoa) (19PZ00079) (District 1)

**DEPT/OFFICE:**

Planning and Development

**REQUESTED ACTION:**

It is requested that the Board of County Commissioners conduct a public hearing to change the zoning classification from RU-2-10 and RU-1-13 to RU-2-12.

**SUMMARY EXPLANATION and BACKGROUND:**

The applicants are seeking a change of zoning classification from RU-2-10 and RU-1-13 to RU-2-12 for the purpose of developing a 60-unit multi-family development.

The subject parcels currently retain the Residential 12 Directive Future Land Use designation.

The current RU-2-10 zoning classification permits multiple-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet. The current RU-1-13 permits single-family residences on minimum 7,500 square foot lots, with minimum widths and depths of 75 feet, and a 1,300 square-foot minimum house size.

The character of the area along the east side of U.S. 1 is primarily developed as medium density multi-family residential and single-family residential. The character along the west side of U.S. 1 is a mixture of commercial and residential uses. Directly west of this site is a commercial property, developed as Blessed Sacrament Catholic Church. Directly north of that site are two parcels that contain the current office for Coastal Septic and its future relocation site on a vacant parcel to its north located at the NW corner of Mac Arthur Circle and Highway 1. To the south of the church site is the proposed Watermark PUD, a 417-lot single-family residential subdivision with 40-foot wide and 4,800 square-foot lots. The Board should consider whether the request is consistent and compatible with

surrounding developed single-family residential parcels and Medium Density Multi-Family Residential parcels along the east side of U.S. 1.

On August 5, 2019, the Planning and Zoning Board heard the request and unanimously recommended approval.

**ATTACHMENTS:**

**Description**

- ▢ **Administrative Policies**
- ▢ **Staff Comments**
- ▢ **GIS Maps**
- ▢ **School Concurrency**
- ▢ **Planning and Zoning Board Minutes**

## **ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT**

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

### **Administrative Policy 1**

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

### **Administrative Policy 2**

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

#### **Criteria:**

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

### **Administrative Policy 3**

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

#### **Criteria:**

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
  2. actual development over the immediately preceding three years; and
  3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

#### **Administrative Policy 4**

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

##### **Criteria:**

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
  1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
  2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
  3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

#### **Administrative Policy 5**

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

##### **Criteria:**

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

#### **Administrative Policy 6**

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

#### **Administrative Policy 7**

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

#### **Administrative Policy 8**

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application.”

### **CONDITIONAL USE PERMITS (CUPs)**

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.
- (c) General Standards of Review.
  - (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
  - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
  - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
  - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
  - c. Noise levels for a conditional use are governed by Section 62-2271.

- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

#### **FACTORS TO CONSIDER FOR A REZONING REQUEST**

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

## DEFINITIONS OF CONCURRENCY TERMS

**Maximum Acceptable Volume (MAV):** Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

**Current Volume:** Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

**Volume with Development (VOL W/DEV):** Equals Current Volume plus trip generation projected for the proposed development.

**Volume/Maximum Acceptable Volume (VOL/MAV):** Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

**Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV):** Ratio of volume with development to the Maximum Acceptable Volume.

**Acceptable Level of Service (CURRENT LOS):** The Level of Service at which a roadway is currently operating.

**Level of Service with Development (LOS W/DEV):** The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

**Planning and Development Department**

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 Building A, Room 114  
 Viera, Florida 32940  
 (321)633-2070 Phone / (321)633-2074 Fax  
<https://www.brevardfl.gov/PlanningDev>

**STAFF COMMENTS**

**19PZ00079**

**MDP Properties, LLC; Rojo Holdings of Florida, LLC; and Randall S. and Kaye T. Bratcher, Trustees**

**RU-2-10 (Medium Density Multi-Family Residential) and RU-1-13 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential)**

Tax Account Number: 2317233; 2317231; 2317232; 2323475  
 Parcel I.D.: 23-36-30-02-00-6; 23-36-30-02-00-4; 23-36-30-02-00-5;  
 23-36-30-00-777  
 Location: 5080, 5090, 5094, 5130, 5140, and 5160 North U.S. Highway 1,  
 Cocoa (District 1)  
 Acreage: 5.04 acres

Planning and Zoning Board: 08/05/19  
 Board of County Commissioners: 09/05/19

**Consistency with Land Use Regulations**

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	<b>CURRENT</b>	<b>PROPOSED</b>
<b>Zoning</b>	RU-2-10 & RU-1-13	RU-2-12
<b>Potential*</b>	41 Units	60 Units
<b>Can be Considered under the Future Land Use Map</b>	Yes, Residential 12 Directive	Yes, Residential 12 Directive

\* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

**Background and Purpose of Request**

The applicants are seeking a change of zoning classification from RU-2-10 and RU-1-13 to RU-2-12 for the purpose of developing a 60 unit multi-family development.

The current RU-2-10 zoning classification permits multiple-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet.

The current RU-1-13 (Single-Family Residential) permits single-family residences on minimum 7,500 square foot lots, with minimum widths and depths of 75 feet, and a 1,300 square-foot minimum house size.

The proposed RU-2-12 zoning classification is a multi-family residential zoning classification, allowing multi-family residential development or single-family residences at a density of up to 12 units per acre on 7,500 square foot lots.

On December 4, 1975, the subject parcels were administratively rezoned to RU-2-10 and RU-1-13 per application **AZ-28**.

### **Land Use Compatibility**

The subject parcels currently retain the RES 12\_DIR (Residential 12 Directive) FLU (Future Land Use) designation.

The RES 12\_DIR land use designation affords a transition in density between the highly urbanized areas and lower intensity residential uses. This land use designation permits a maximum density of up to 12 units per acre.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1- 8 of the Future Land Use Element, as outlined in the Administrative Policies.

### **Environmental Constraints**

No substantial natural resource land use issues were identified. Natural Resources Management (NRM) reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

Please refer to comments provided by the NRM Department.

### **Preliminary School Board Concurrency**

A preliminary school concurrency analysis indicates that Fairglen Elementary and Cocoa Jr./Sr. High School are projected to have enough capacity for the total projected and potential students from the Riverside Multi-Family development. Accommodation for predicting development and potential redistricting of students is done in coordination between Brevard County Government and Brevard County Schools, through intergovernmental coordination

### **Preliminary Transportation Concurrency**

The closest concurrency management segment to the subject property is U.S. 1, between State Road 528 and Fay Boulevard, which has a Maximum Acceptable Volume (MAV) of 41,790 trips per day, a Level of Service (LOS) of E, and currently operates at 71.22% of capacity daily. The maximum development potential from the proposed rezoning does increase the proposed trip generation by .5%. The corridor is anticipated to continue to operate at 71.72% of capacity daily (LOS C). The proposal is not anticipated to create a deficiency in LOS.

## **Applicable Land Use Policies**

The applicants are seeking a change of zoning classification from RU-2-10 (Medium Density Multi-Family Residential) and RU-1-13 (Single Family Residential) to RU-2-12 (Medium Density Multi-Family Residential) for the purpose of developing a 60 unit multi-family development.

The character of the area along the east side of U.S. 1 is primarily developed as medium density multi-family residential and single-family residential. The character along the west side of U.S. 1 is a mixture of commercial and residential uses. Directly west of this site is a commercial (BU-2) site being used by the Blessed Sacrament Catholic Community for a house of worship (church). Directly north of that site are two parcels that contain the current office for Coastal Septic and its future relocation site on a vacant parcel to its north located at the NW corner of Mac Arthur Circle and Highway 1. To the south of the church site is the proposed Watermark PUD, a 417-lot single-family residential subdivision utilizing 40 foot wide and 4,800 square foot lots.

The parcel to the north is zoned RP (Residential Professional) and RU-1-13 and has a developed single family residence with residential accessory buildings. The parcel to the south is zoned BU-1-A (Restricted Neighborhood Commercial) and RU-1-13 and has mixed use with a commercial building on the BU-1-A portion, and residential on the RU-1-13 portion.

Within the last three years, there have been two zoning changes in a half-mile radius. They are as follows:

On May 24, 2018, application **18PZ00014** changed zoning from GU (General Use), BU-1 (General Retail Commercial), BU-2 (Retail, Warehousing and Wholesale Commercial), IU (Light Industrial), and IU-1 (Heavy Industrial) to PUD (Planned Unit Development). This rezoning was on 129.68 acres approximately 172 feet southwest of the subject parcel and located on the west side of U.S. 1.

On December 06, 2018, application **18PZ00101** changed zoning from BU-1 to BU-2, on 1.53 acres, located approximately 265 feet northwest of the subject parcel and located on the west side of U.S. 1.

## **For Board Consideration**

The applicants are seeking a change of zoning classification from RU-2-10 and RU-1-13 to RU-2-12 for the purpose of developing a 60 unit multi-family development.

The subject parcels currently retain the Residential 12 Directive Future Land Use designation.

The current RU-2-10 zoning classification permits multiple-family residential development or single-family residences at a density of up to 10 units per acre on minimum lot sizes of 7,500 square feet. The current RU-1-13 permits single-family residences on minimum 7,500 square foot lots, with minimum widths and depths of 75 feet, and a 1,300 square-foot minimum house size.

The character of the area along the east side of U.S. 1 is primarily developed as medium density multi-family residential and single-family residential. The character along the west side of U.S. 1 is a mixture of commercial and residential uses. Directly west of this site is a

commercial (BU-2) site being used by the Blessed Sacrament Catholic Community for a house of worship (church). Directly north of that site are two parcels that contain the current office for Coastal Septic and its future relocation site on a vacant parcel to its north located at the NW corner of Mac Arthur Circle and Highway 1. To the south of the church site is the proposed Watermark PUD, a 417-lot single-family residential subdivision utilizing 40 foot wide and 4,800 square foot lots.

The Board should consider whether the request is consistent and compatible with surrounding developed single-family residential parcels and Medium Density Multi-Family Residential parcels along the east side of U.S. 1.

## **Natural Resources Management Department Zoning Review and Summary**

This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.

In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the zoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State, or County regulations.

This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County regulations.

If the owner/applicant has any questions regarding any potential limitations, he/she is encouraged to contact Natural Resources Management (NRM) at 321-633-2016 prior to design of any plans.

### **Substantial Natural Resources Land Use Issues**

No substantial natural resource land use issues were identified. NRM reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

### **Summary of Mapped Natural Resources Present on the Subject Property**

Aquifer Recharge Soils

Class II Surface Waters

Indian River Lagoon Septic Overlay

Protected Species

### **Land Use Comments**

#### *Aquifer Recharge Soils*

The subject parcel contains mapped aquifer recharge soils (Pomello-Urban land complex) as shown on the USDA Soil Conservation Service Soils Survey map. The applicant is hereby notified of the development and impervious area restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance..

#### *Class II Surface Waters*

The property is located on Class II surface waters designated by the State. A 50-foot surface water protection buffer (buffer) is required. Primary structures shall be located outside the buffer. Accessory structures within the buffer are permissible with conditions (e.g., stormwater management provided, avoidance/minimization of impacts, maximum 30% impervious). The

removal of native vegetation located within the buffer shall be avoided. Rock revetment installation shall require a Surface Water Permit through NRM and FDEP. Over-water dock installations are permitted through FDEP. The applicant is encouraged to contact NRM at 321-633-2016 prior to any activities, plan, or permit submittal.

#### *Indian River Lagoon Septic Overlay*

The eastern half of the project site is mapped within the Indian River Lagoon Septic Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If sewer is not available, the use of an alternative septic system designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required if installed in the overlay area.

#### *Protected Species*

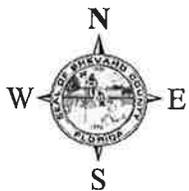
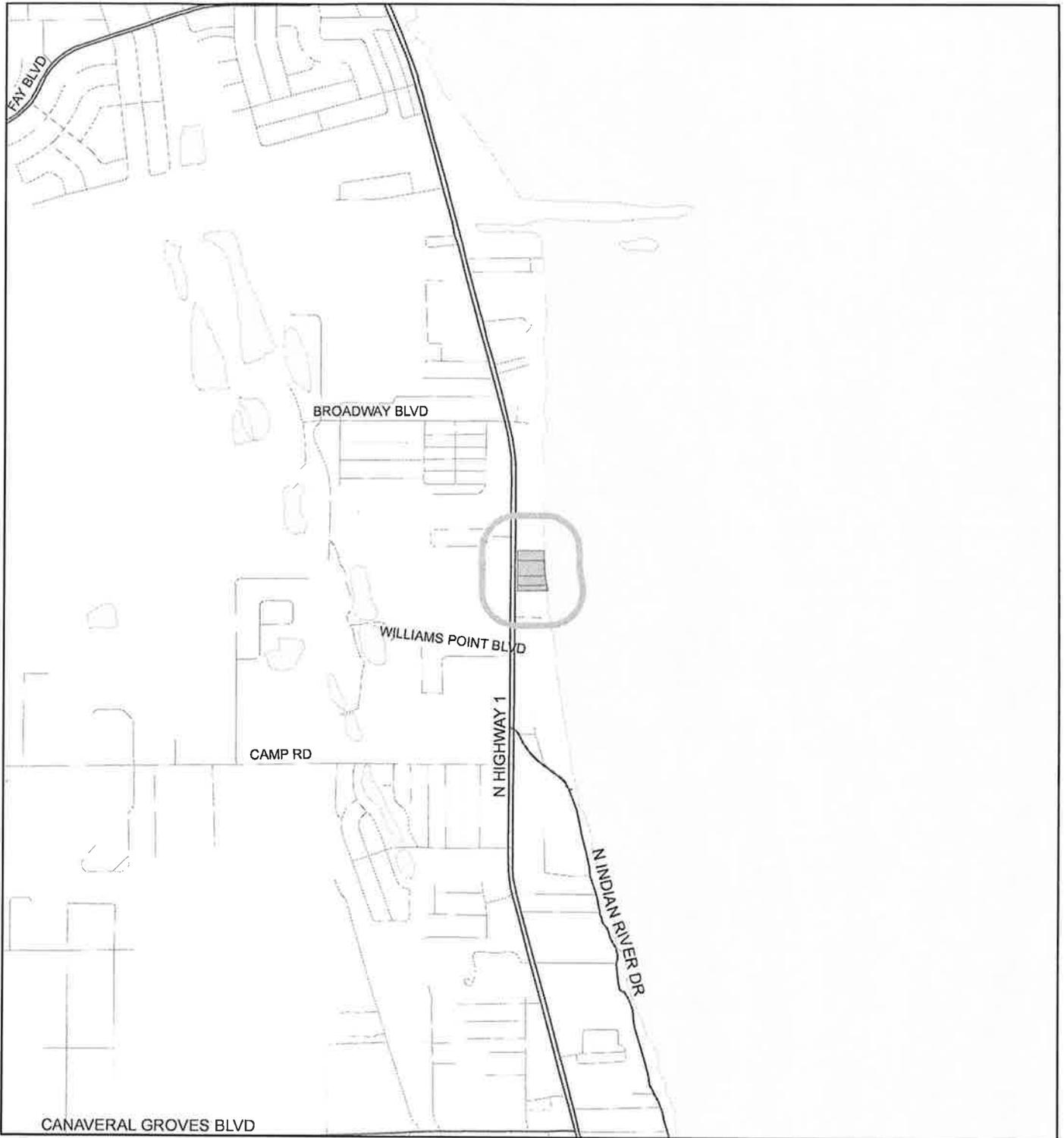
Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

#### **Landscape and Tree Preservation Requirements**

Aerials indicate that Heritage Specimen Trees (greater than or equal to 24 inches in diameter) may reside on the parcel. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), the purpose and intent of the ordinance is to encourage the protection of Heritage Specimen Trees. In addition, per Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.

# LOCATION MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

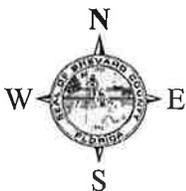
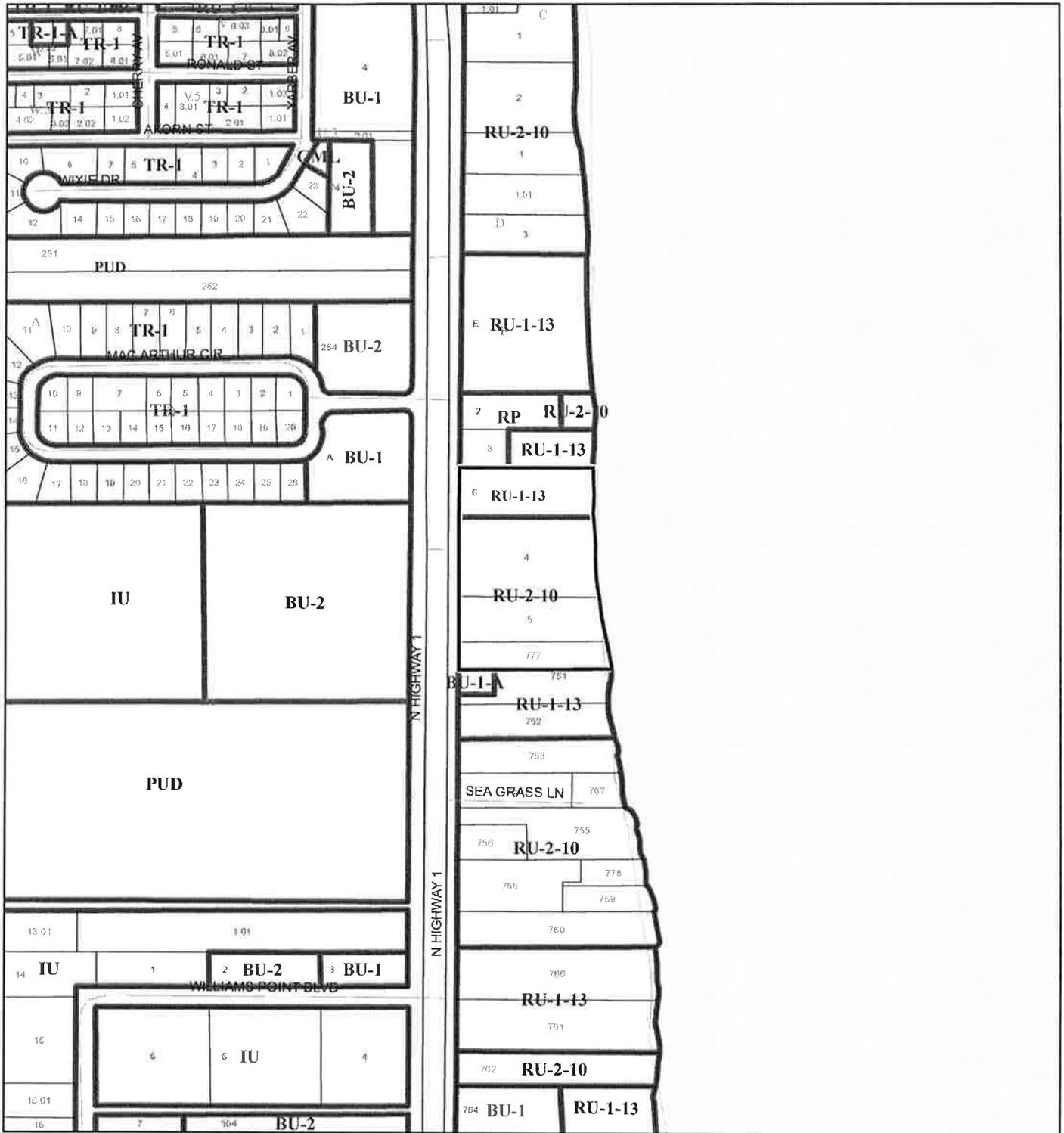
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/18/2019

-  Buffer
-  Subject Property

# ZONING MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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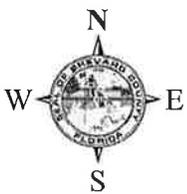
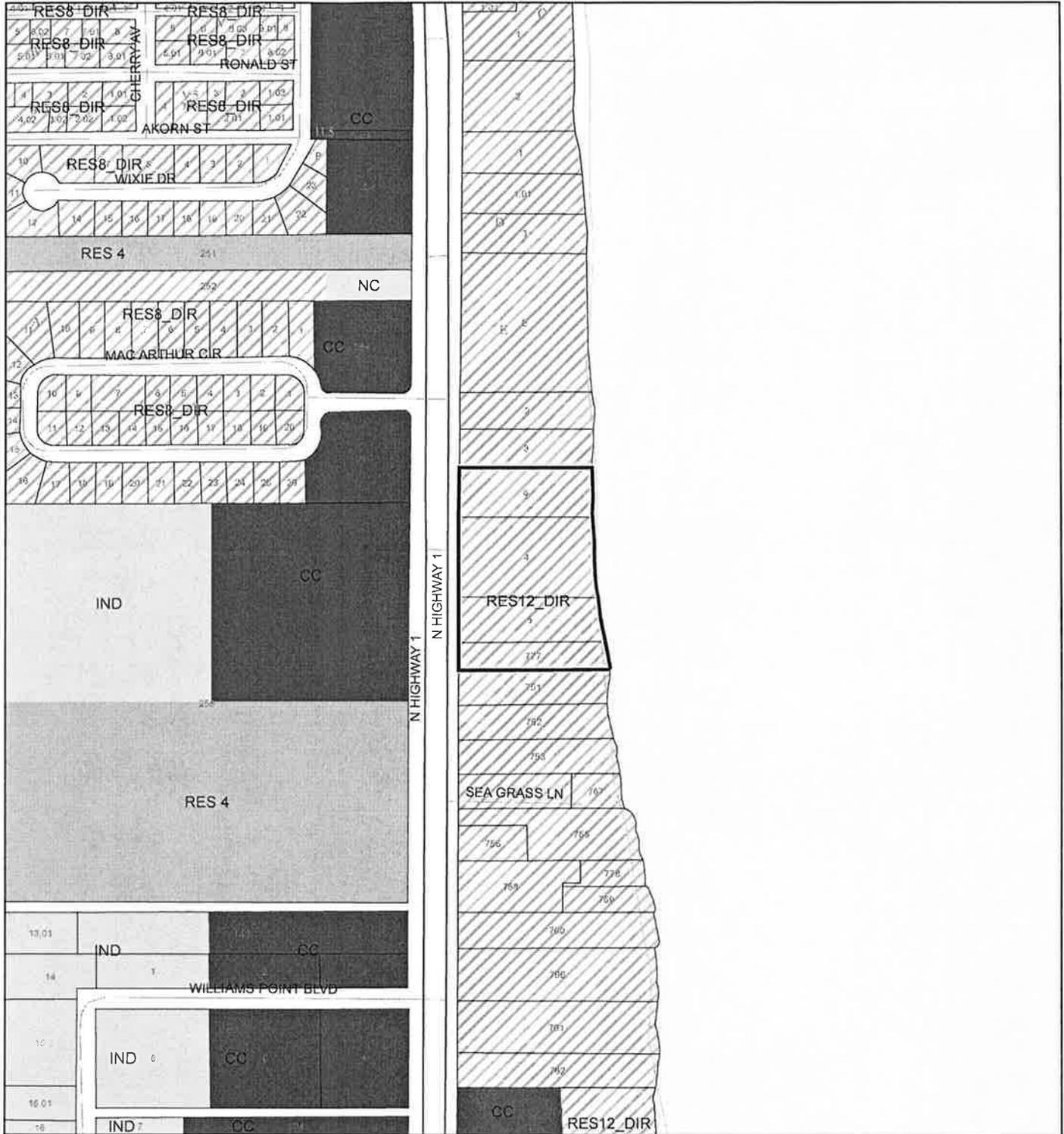
Produced by BoCC - GIS Date: 6/18/2019

-  Subject Property
-  Parcels
-  Zoning

# FUTURE LAND USE MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES

19PZ00079



1:4,800 or 1 inch = 400 feet

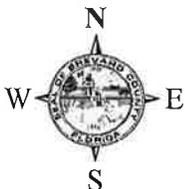
- Subject Property
- Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/18/2019

# AERIAL MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2018

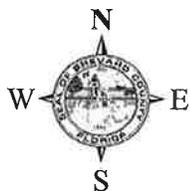
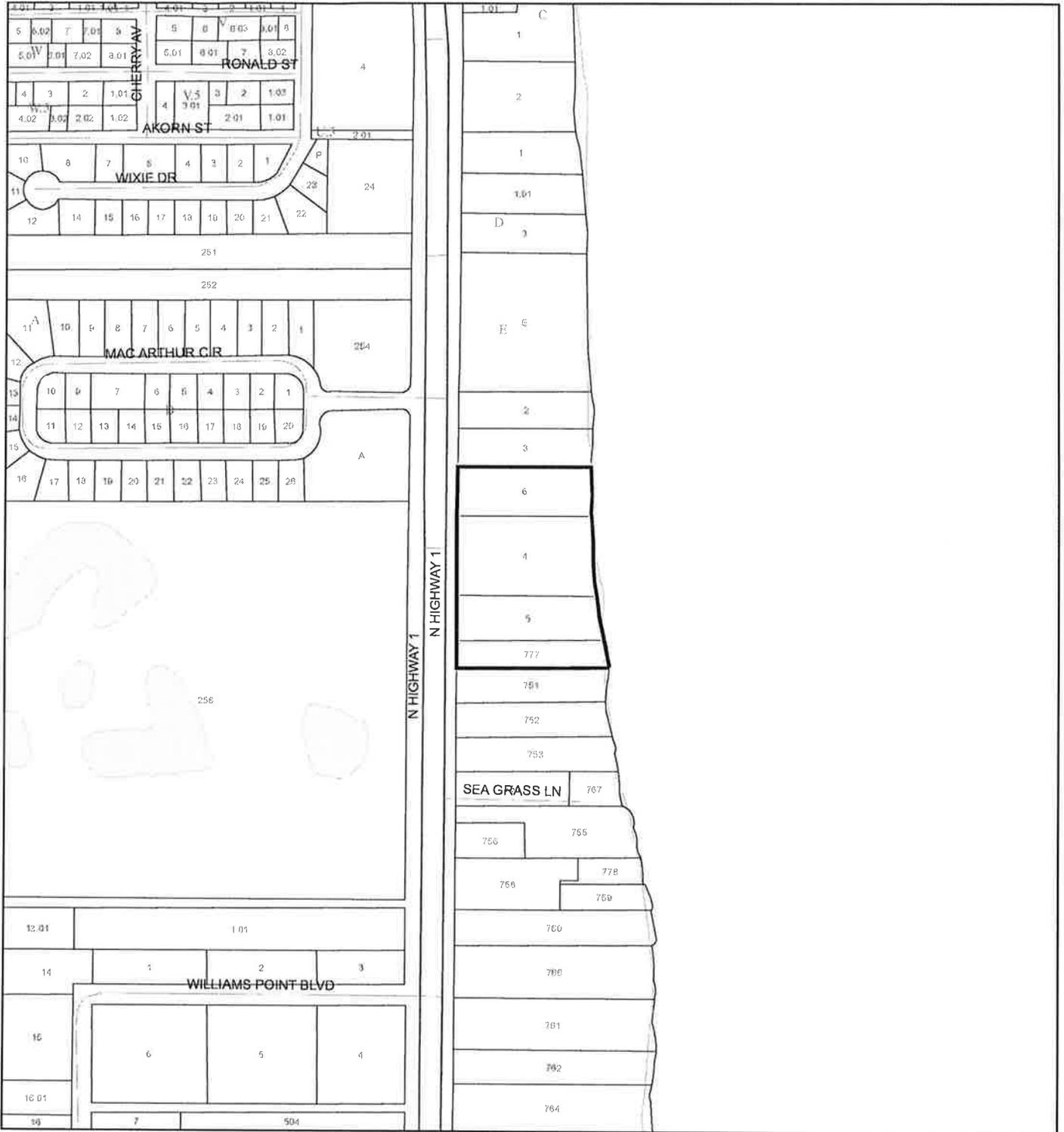
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/18/2019

— Subject Property  
□ Parcels

# NWI WETLANDS MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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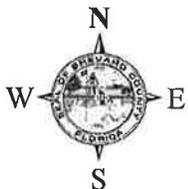
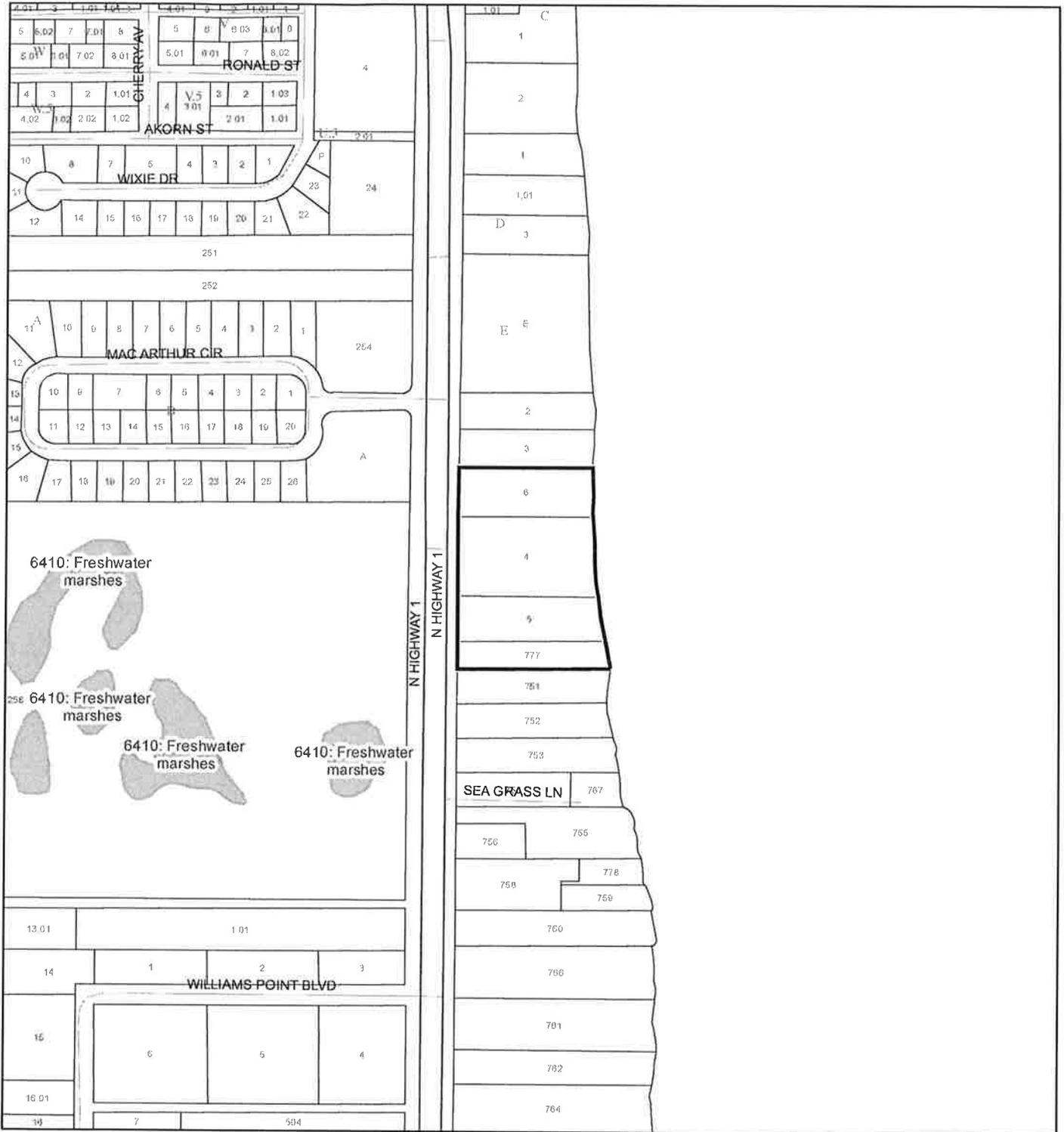
Produced by BoCC - GIS Date: 6/18/2019

## National Wetlands Inventory (NWI)

- |  |  |
|--|--|
|  Estuarine and Marine Deepwater    |  Freshwater Pond  |
|  Estuarine and Marine Wetland      |  Lake             |
|  Freshwater Emergent Wetland       |  Other            |
|  Freshwater Forested/Shrub Wetland |  Riverine         |
|  |  Subject Property |
|  |  Parcels          |

# SJRWMD FLUCCS WETLANDS - 6000 Series MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/18/2019

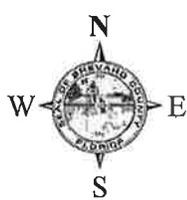
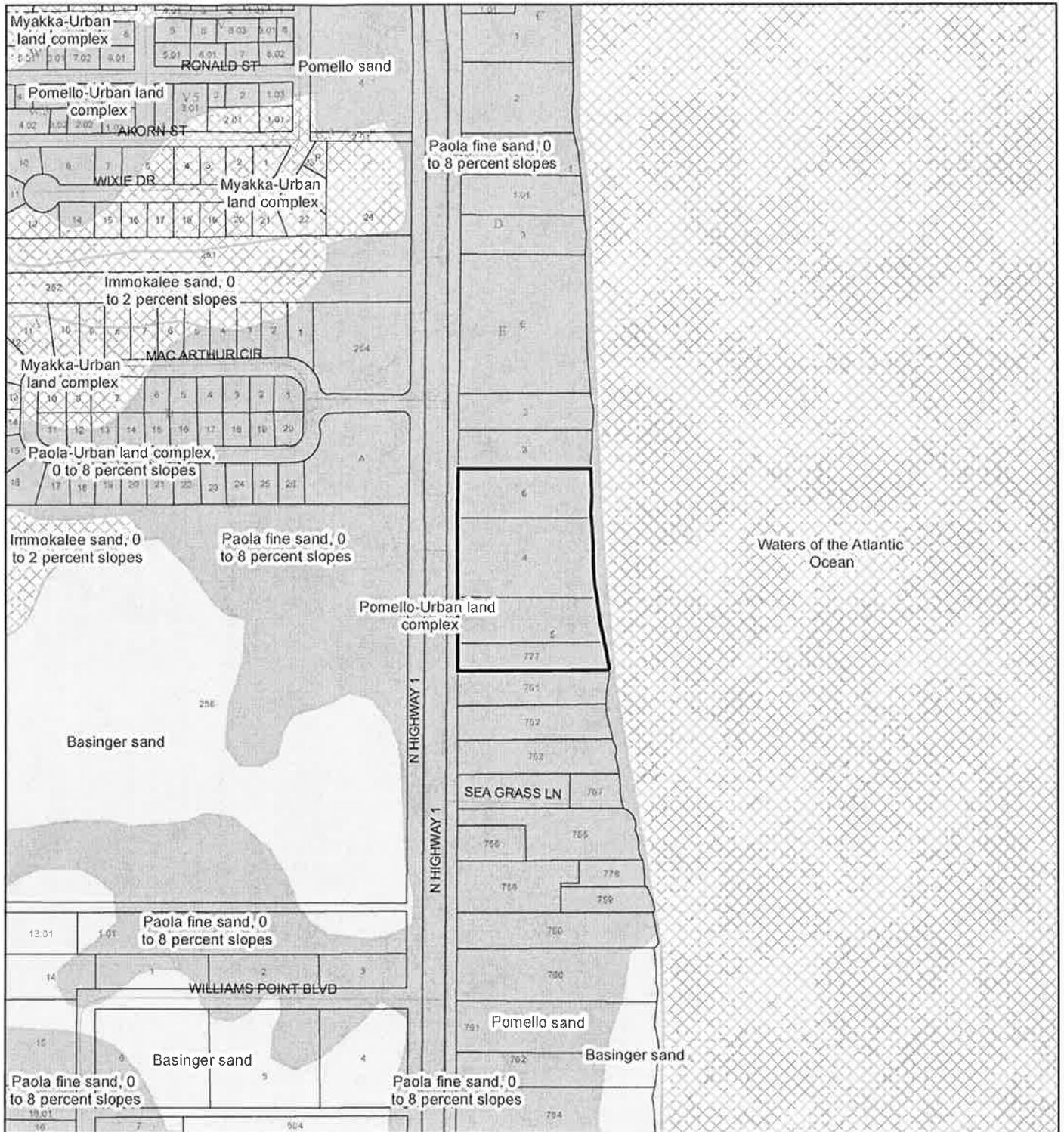
## SJRWMD FLUCCS WETLANDS

-  Wetland Hardwood Forests - Series 6100
-  Wetland Coniferous Forest - Series 6200
-  Wetland Forested Mixed - Series 6300
-  Vegetated Non-Forested Wetlands - Series 6400
-  Non-Vegetated Wetland - Series 6500

 Subject Property  Parcels

# USDA SCSSS SOILS MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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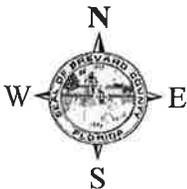
Produced by BoCC - GIS Date: 6/18/2019

## USDA SCSSS Soils

-  Aquifer and Hydric
-  Aquifer
-  Hydric
-  None
-  Subject Property
-  Parcels

# FEMA FLOOD ZONES MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

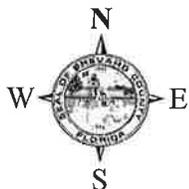
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/18/2019

- FEMA Flood Zones**
- A
  - AE
  - AH
  - 0.2 Percent Annual Chance Flood Hazard
  - 0.2 Percent Annual Chance Flood Hazard Contained in Channel
  - AO
  - Open Water
  - VE
  - X
  - X Protected By Levee
  - Subject Property
  - Parcels

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/18/2019

 Subject Property

 Parcels

**Septic Overlay**

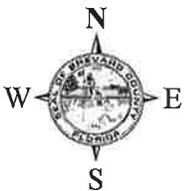
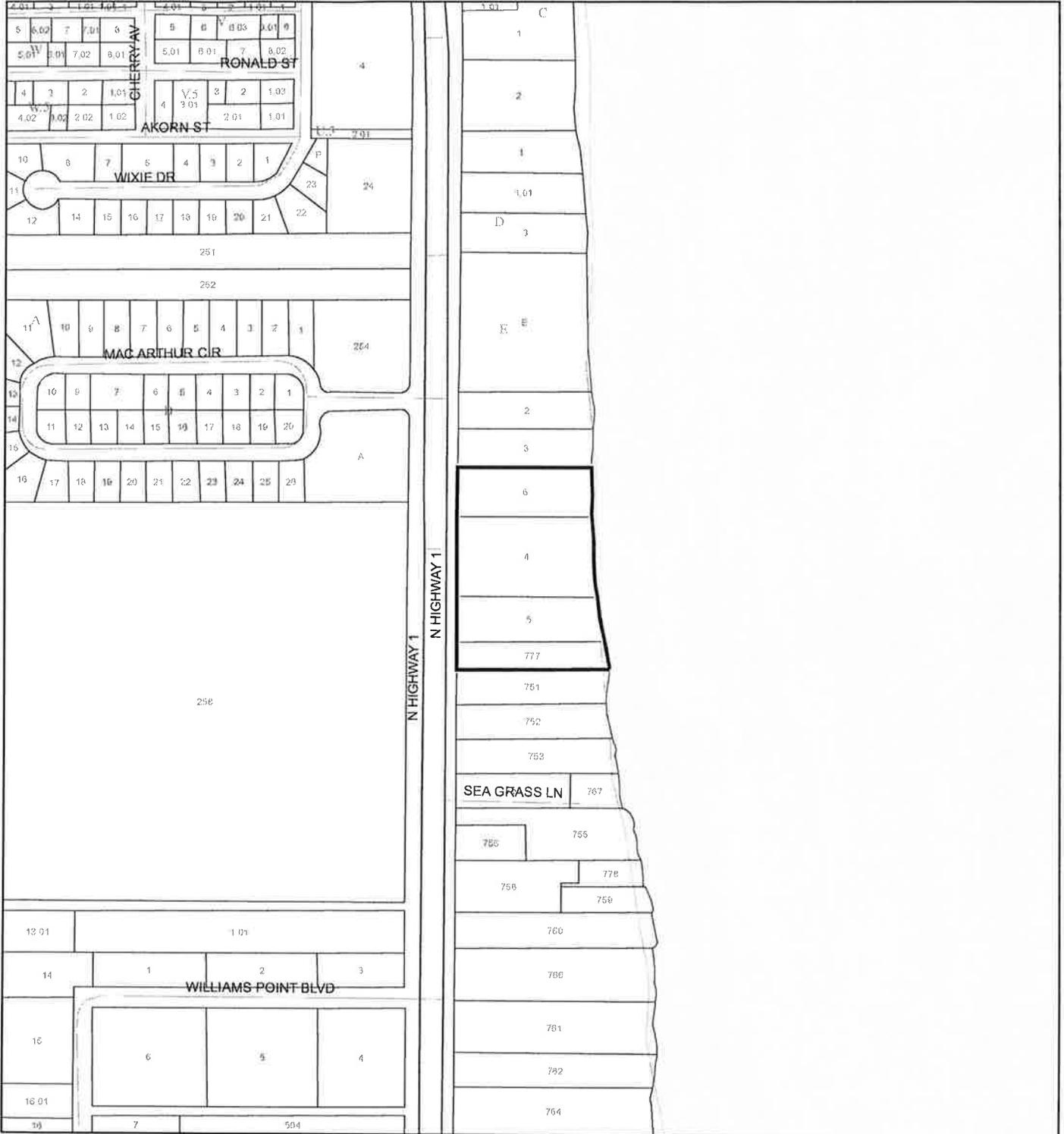
 40 Meters

 60 Meters

 All Distances

# EAGLE NESTS MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/18/2019

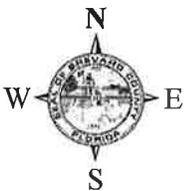
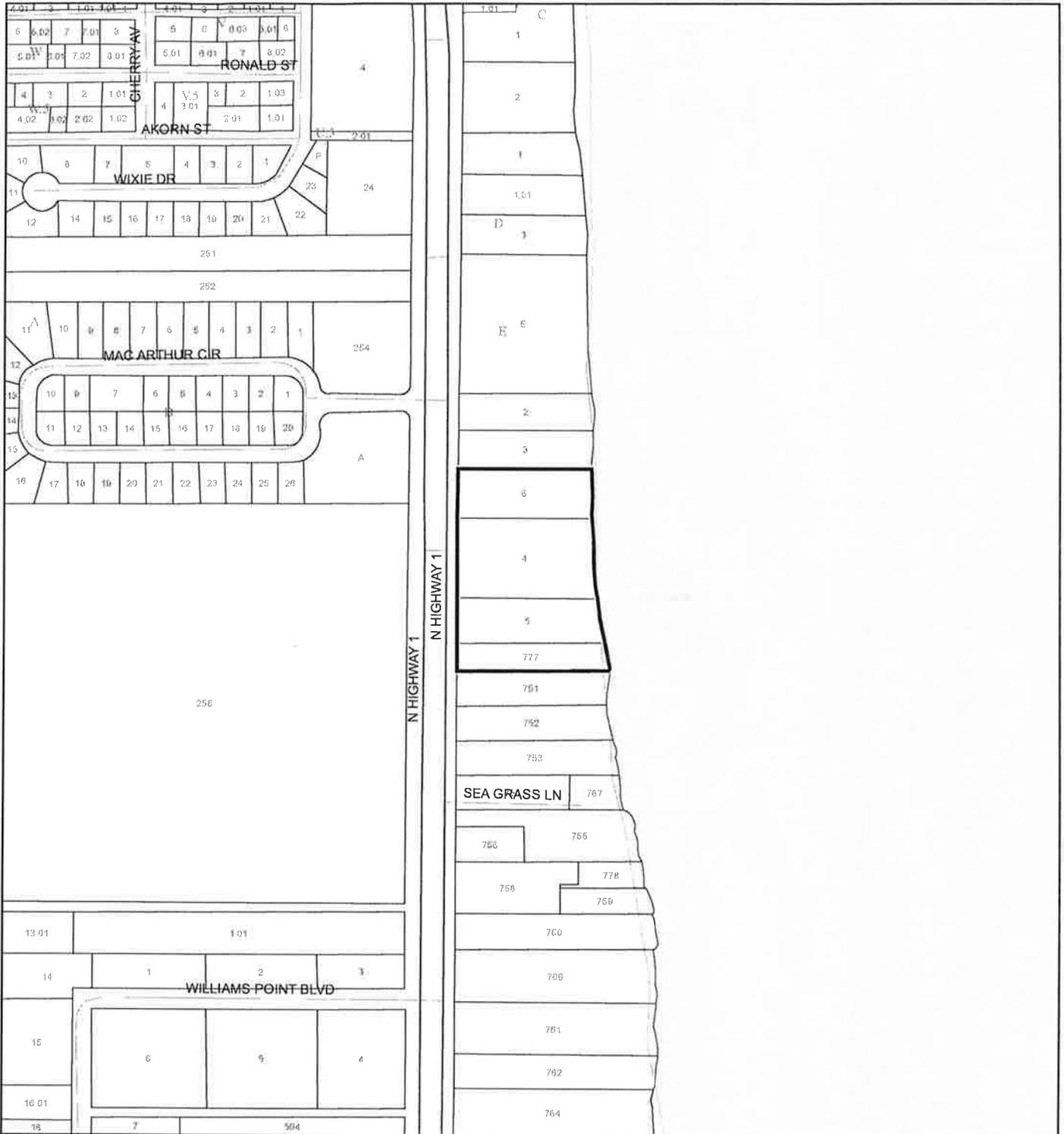
 Subject Property

 Parcels

 Eagle Nests  
FWS 2010

# SCRUB JAY OCCUPANCY MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES  
19PZ00079



1:4,800 or 1 inch = 400 feet

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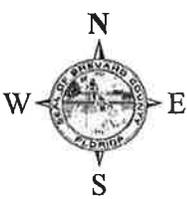
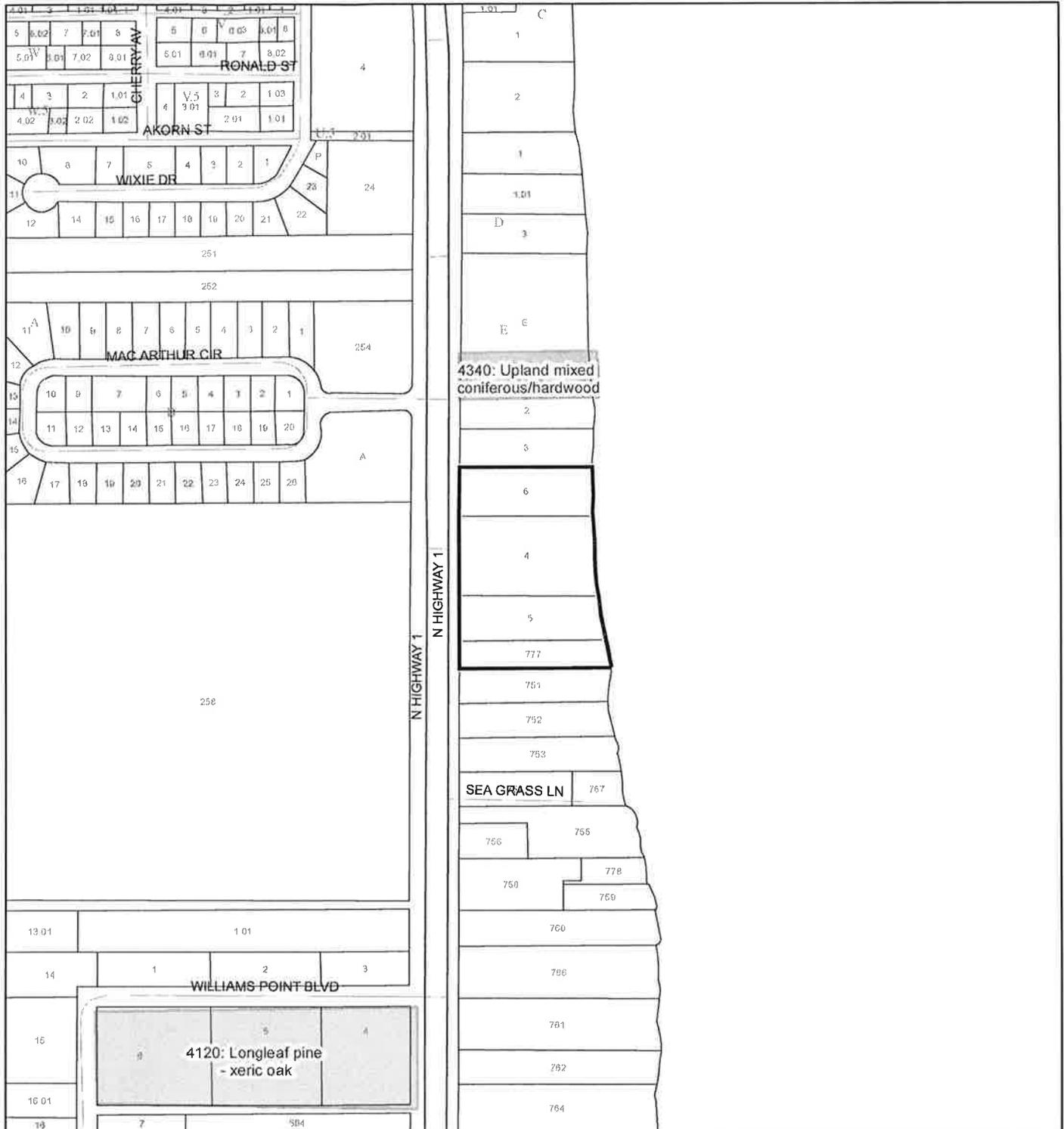
Produced by BoCC - GIS Date: 6/18/2019

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

MDP PROPERTIES, LLC; ROJO HOLDINGS OF FLORIDA, LLC; RANDALL S. AND KAYE T. BRATCHER, TRUSTEES

19PZ00079



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/18/2019

### SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property  Parcels



## School Board of Brevard County

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

Mark W. Mullins, Ed.D., Superintendent

June 17, 2019

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

**RE: Proposed Riverside Multi-Family Development  
 School Capacity Availability Determination Letter CD-2019-10**

Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property includes Tax Account 2323475 (Parcel ID: 23-36-30-00-777), Tax Account 2317207 (Parcel ID: 23-36-30-00-751), Tax Account 2317232 (Parcel ID: 23-36-30-02-\*5), Tax Account 2317231 (Parcel ID: 23-36-30-02-\*4) and Tax Account 2317233 (Parcel ID: 23-36-30-02-\*6) containing approximately 5.04 acres in Brevard County, Florida. The proposed multi-family development includes 60 residential units. 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 2023-24 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2018-19 to 2023-24* which is attached for reference.

Multi-Family Homes		60	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.27	16.2	16
Middle	0.06	3.6	4
High	0.1	6	6
<b>Total</b>	<b>0.43</b>		<b>26</b>

Planning & Project Management  
 Facilities Services  
 Phone: (321) 633-1000 x450 • FAX: (321) 633-4646



An Equal Opportunity Employer

**FISH Capacity (including relocatables) from the  
Financially Feasible Plan Data and Analysis for School Years 2018-19 to 2023-24**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	789	789	789	789	789
Cocoa	1,782	2,052	2,052	2,052	2,052

**Projected Student Membership**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	675	680	705	732	745
Cocoa	1,582	1,670	1,762	1,882	1,929

**Students Generated by Previously Issued SCADL Reservations**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	-	26	26	26	26
Cocoa	35	73	73	73	73

**Cumulative Students Generated by  
Proposed Development**

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	-	8	16	16	16
Cocoa	-	5	10	10	10

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

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	675	714	747	774	787
Cocoa	1,617	1,748	1,845	1,965	2,012

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

School	2019-20	2020-21	2021-22	2022-23	2023-24
Fairglen	114	75	42	15	2
Cocoa	165	304	207	87	40

At this time, Fairglen Elementary School and Cocoa Jr./Sr. High School are projected to have enough capacity for the total of projected and potential students from the Riverside Multi-Family development.

This is a **non-binding** review; a *Concurrency Determination* must to 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 black ink, appearing to read "David G. Lindemann", with a long horizontal flourish extending to the right.

David G. Lindemann, AICP  
Manager - Facilities Planning & Intergovernmental Coordination  
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2018-19 to 2022-24*

Copy: Susan Hann, Assistant Superintendent of Facility Services  
File CD-2019-10

# Brevard County Public Schools

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

### Data and Analysis for School Years 2018-19 to 2023-24



Summary		2018-19		2019-20		2020-21		2021-22		2022-23		2023-24	
Highest Utilization Elementary Schools:	107%	103%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	
Highest Utilization Middle Schools:	87%	92%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	
Highest Utilization Jr / Sr High Schools:	85%	89%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	
Highest Utilization High Schools:	95%	96%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	

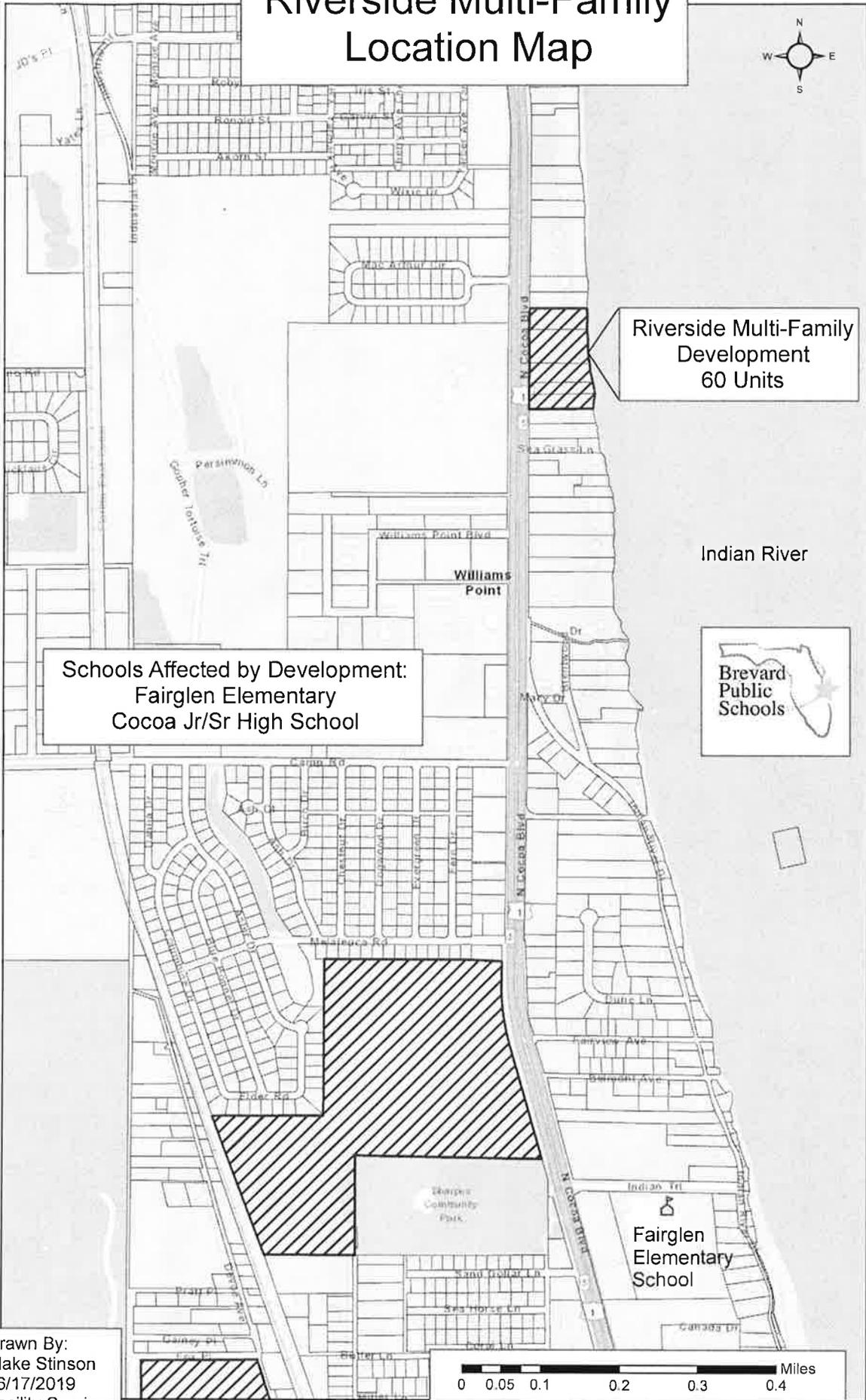
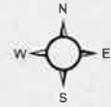
School	Type	Grades	Utilization Factor	School Year 2018-19		School Year 2019-20		School Year 2020-21		School Year 2021-22		School Year 2022-23		School Year 2023-24	
				FISH Capacity	10/7/18 Member-ship	Total Capacity	Future FISH Capacity	Student Projection	Total Capacity	Future FISH Capacity	Student Projection	Total Capacity	Future FISH Capacity	Student Projection	Total Capacity
New Central Elementary	Elementary	K-6	100%	751	711	751	717	751	703	751	725	751	788	778	788
Allen	Elementary	K-6	100%	884	820	884	861	884	866	884	896	884	896	884	896
Audubon	Elementary	K-6	100%	902	847	902	872	902	872	902	895	902	901	902	
Alhambra	Elementary	K-6	100%	739	713	739	693	739	668	739	669	739	658	739	
Cambridge	Elementary	K-6	100%	761	706	761	716	761	716	761	716	761	716	761	
Cape View	Elementary	K-6	100%	548	536	548	538	548	538	548	538	548	538	548	
Challenger 7	Elementary	K-6	100%	751	751	751	751	751	751	751	751	751	751	751	
Colubra	Elementary	K-6	100%	711	711	711	711	711	711	711	711	711	711	711	
Coral	Elementary	K-6	100%	1,154	845	1,154	853	1,154	855	1,154	878	1,154	818	1,154	
Cotton	Elementary	K-6	100%	755	552	755	606	755	559	755	621	755	628	755	
Discovery	Elementary	K-6	100%	980	980	980	980	980	980	980	980	980	980	980	
Edgewater	Elementary	K-6	100%	729	682	729	680	729	680	729	680	729	680	729	
Enterprise	Elementary	K-6	100%	789	681	789	789	789	789	789	789	789	789	789	
Flagler	Elementary	K-6	100%	711	711	711	711	711	711	711	711	711	711	711	
Gannett	Elementary	K-6	100%	711	711	711	711	711	711	711	711	711	711	711	
Golden Key	Elementary	K-6	100%	555	555	555	555	555	555	555	555	555	555	555	
Hawthorn City	Elementary	K-6	100%	629	629	629	629	629	629	629	629	629	629	629	
Hoban	Elementary	K-6	100%	729	729	729	729	729	729	729	729	729	729	729	
Imperial Estates	Elementary	K-6	100%	729	729	729	729	729	729	729	729	729	729	729	
Industrial	Elementary	K-6	100%	739	740	739	737	739	741	739	740	739	740	739	
Jupiter	Elementary	K-6	100%	930	930	930	930	930	930	930	930	930	930	930	
Lockhart	Elementary	K-6	100%	892	892	892	892	892	892	892	892	892	892	892	
Longleaf	Elementary	K-6	100%	790	647	790	618	790	618	790	605	790	604	790	
Maratee	Elementary	K-6	100%	954	949	954	954	954	954	954	954	954	954	954	
McAuliffe	Elementary	K-6	100%	918	777	918	763	918	763	918	763	918	763	918	
Meadowdale Intermediate	Elementary	K-6	100%	1,114	868	1,114	847	1,114	851	1,114	878	1,114	843	1,114	
Meadowdale Primary	Elementary	K-6	100%	824	824	824	824	824	824	824	824	824	824	824	
Mills	Elementary	K-6	100%	707	455	707	442	707	442	707	442	707	442	707	
Oak Park	Elementary	K-6	100%	725	479	725	472	725	450	725	458	725	455	725	
Ocean Breeze	Elementary	K-6	100%	968	723	968	659	968	659	968	657	968	657	968	
Palm Bay	Elementary	K-6	100%	654	532	654	524	654	497	654	497	654	490	654	
Port Malabar	Elementary	K-6	100%	615	517	615	517	615	517	615	517	615	517	615	
Quest	Elementary	K-6	100%	852	688	852	682	852	682	852	682	852	682	852	
Riviera	Elementary	K-6	100%	1,022	1,019	1,022	1,014	1,022	1,014	1,022	1,014	1,022	1,014	1,022	
Roosevelt	Elementary	K-6	100%	777	692	777	687	777	687	777	687	777	687	777	
Sabai	Elementary	K-6	100%	599	380	599	358	599	358	599	357	599	357	599	
Saturn	Elementary	K-6	100%	785	538	785	533	785	533	785	533	785	533	785	
Sea Park	Elementary	K-6	100%	461	321	461	333	461	301	461	302	461	302	461	
Shenwood	Elementary	K-6	100%	609	481	609	442	609	409	609	409	609	409	609	
South Lake	Elementary	K-6	100%	481	311	481	437	481	437	481	437	481	437	481	
Surfside	Elementary	K-6	100%	913	830	913	800	913	803	913	803	913	803	913	
Surfside	Elementary	K-6	100%	755	672	755	686	755	686	755	686	755	686	755	
Turner	Elementary	K-6	100%	541	460	541	456	541	442	541	442	541	442	541	
University Park	Elementary	K-6	100%	814	562	814	519	814	521	814	509	814	509	814	
Westside	Elementary	K-6	100%	811	473	811	489	811	489	811	489	811	489	811	
Williams	Elementary	K-6	100%	857	769	857	733	857	733	857	737	857	737	857	
<b>Elementary Totals</b>				<b>41,810</b>	<b>33,169</b>	<b>41,854</b>	<b>32,732</b>	<b>42,824</b>	<b>32,477</b>	<b>42,996</b>	<b>32,693</b>	<b>43,044</b>	<b>33,156</b>	<b>43,264</b>	<b>33,392</b>

		Middle School Concurrency Service Areas																	
		7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8	7-8						
		1,525	1,133	78%	1,525	1,156	78%	1,625	1,289	83%	1,525	1,230	81%	1,525	1,195	78%	1,525	1,207	79%
Central	Middle	819	819	100%	839	839	100%	839	839	100%	839	839	100%	839	839	100%	839	832	89%
Delaura	Middle	658	506	77%	658	500	76%	658	512	78%	658	658	100%	658	512	78%	658	598	91%
Hoover	Middle	654	548	84%	654	548	84%	654	604	92%	654	637	97%	654	664	101%	654	698	107%
Jackson	Middle	854	660	77%	854	662	78%	854	651	76%	854	595	70%	854	573	67%	854	530	62%
Jefferson	Middle	1,000	736	74%	1,000	746	75%	1,000	816	82%	1,000	797	80%	1,000	764	76%	1,000	761	76%
Kenney	Middle	813	611	75%	813	631	78%	813	675	83%	813	688	85%	813	739	91%	813	717	88%
Kennedy	Middle	743	482	65%	743	496	67%	743	481	65%	743	468	63%	743	455	61%	743	475	64%
Madison	Middle	611	480	79%	611	480	79%	611	539	88%	611	528	87%	611	552	90%	611	569	93%
McHarr	Middle	833	633	76%	833	638	77%	833	644	77%	833	628	75%	833	630	76%	833	629	75%
Southwest	Middle	1,024	791	77%	1,024	824	80%	1,024	981	96%	1,024	1,041	100%	1,024	975	95%	1,024	985	96%
Stone	Middle	939	766	82%	939	723	77%	939	827	88%	939	831	88%	939	823	87%	939	817	87%
<b>Middle Totals</b>																			
		Junior / Senior High School Concurrency Service Areas																	
		Jr / Sr High	PK, 7-12	90%	Jr / Sr High	PK, 7-12	90%	Jr / Sr High	PK, 7-12	90%	Jr / Sr High	PK, 7-12	90%	Jr / Sr High	PK, 7-12	90%	Jr / Sr High	PK, 7-12	90%
		1,782	1,577	88%	1,782	1,582	89%	2,002	1,670	84%	2,052	1,762	86%	2,052	1,882	92%	2,052	1,929	94%
Cocoa	Jr / Sr High	1,466	1,013	69%	1,466	1,007	69%	1,466	977	67%	1,466	975	67%	1,466	980	67%	1,466	924	63%
Cocoa Beach	Jr / Sr High	1,857	1,586	85%	1,857	1,586	85%	1,857	1,586	85%	1,857	1,556	84%	1,857	1,513	81%	1,857	1,507	81%
Space Coast	Jr / Sr High	5,105	4,176	82%	5,105	4,179	82%	5,375	4,235	79%	5,375	4,293	80%	5,375	4,345	81%	5,375	4,360	81%
<b>Jr / Sr High Totals</b>																			
		Senior High School Concurrency Service Areas																	
		9-12	9-12	95%	9-12	9-12	95%	9-12	9-12	95%	9-12	9-12	95%	9-12	9-12	95%	9-12	9-12	95%
		1,446	1,076	74%	1,446	1,081	75%	1,446	1,101	76%	1,446	1,144	79%	1,446	1,176	81%	1,446	1,188	82%
Astronaut	High	2,235	1,706	76%	2,235	1,650	74%	2,235	1,691	76%	2,235	1,790	80%	2,235	1,901	85%	2,235	2,009	90%
Bayside	High	2,232	1,676	75%	2,232	1,687	76%	2,232	1,693	76%	2,232	1,770	79%	2,232	1,809	81%	2,232	1,832	82%
Edw. Galle	High	2,314	1,831	79%	2,314	1,807	78%	2,314	1,856	80%	2,314	1,966	85%	2,314	2,041	88%	2,314	2,059	89%
Heritage	High	2,356	2,113	90%	2,356	2,134	91%	2,356	2,188	93%	2,356	2,353	100%	2,356	2,455	104%	2,356	2,476	105%
Marlborough	High	1,915	1,542	81%	1,915	1,456	76%	1,915	1,471	77%	1,915	1,577	82%	1,915	1,598	83%	1,915	1,585	83%
Meritt Island	High	2,613	1,543	59%	2,613	1,583	61%	2,613	1,706	65%	2,613	1,786	68%	2,613	2,011	77%	2,613	2,134	82%
Palm Bay	High	1,701	1,316	78%	1,701	1,341	79%	1,701	1,341	79%	1,701	1,383	81%	1,701	1,389	81%	1,701	1,367	80%
Rochelle	High	1,516	1,328	88%	1,516	1,345	89%	1,516	1,371	91%	1,516	1,316	87%	1,516	1,387	91%	1,516	1,392	91%
Rockledge	High	1,672	1,316	78%	1,672	1,343	79%	1,672	1,411	84%	1,672	1,458	87%	1,672	1,580	95%	1,672	1,677	100%
Shellee	High	2,217	2,157	97%	2,217	2,195	99%	2,217	2,293	103%	2,217	2,467	111%	2,217	2,445	110%	2,217	2,652	120%
Trusville	High	1,872	1,351	72%	1,872	1,351	72%	1,872	1,411	75%	1,872	1,458	78%	1,872	1,580	85%	1,872	1,677	90%
Viera	High	2,217	2,157	97%	2,217	2,195	99%	2,217	2,293	103%	2,217	2,467	111%	2,217	2,445	110%	2,217	2,652	120%
<b>High Totals</b>																			
		22,477	17,869	79%	22,477	17,900	79%	22,477	18,402	82%	22,477	19,283	86%	22,477	20,172	90%	22,477	20,570	91%
		Schools of Choice (Not Concurrency Service Areas)																	
		PK, 7-12	PK, 7-12	90%	PK, 7-12	PK, 7-12	90%	PK, 7-12	PK, 7-12	90%	PK, 7-12	PK, 7-12	90%	PK, 7-12	PK, 7-12	90%	PK, 7-12	PK, 7-12	90%
		475	387	81%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%
Freedom 7	Elementary	569	506	89%	569	509	89%	569	509	89%	569	509	89%	569	509	89%	569	508	89%
Stevenson	Elementary	553	553	100%	553	552	99%	553	552	99%	553	552	99%	553	552	99%	553	552	99%
West Marlborough	Elementary	1,072	948	88%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%
Edgewood	Jr / Sr High	1,254	953	75%	1,254	956	76%	1,254	956	76%	1,254	956	76%	1,254	956	76%	1,254	956	76%
West Shore	Jr / Sr High	3,998	3,347	84%	3,998	3,381	85%	3,998	3,381	85%	3,998	3,381	85%	3,998	3,381	85%	3,998	3,381	85%
<b>Schools of Choice</b>																			
		83,369	66,230	79%	83,433	66,015	79%	84,693	66,770	79%	85,015	67,940	80%	85,383	69,277	81%	85,656	70,000	82%

**Notes**

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2018-19 are reported from the FISH database as of October 10, 2018.
- Student Membership is reported from the Fall Final Membership Count (10/12/18).
- Davis Demographics Schools Enrollment Forecasting Extension for ACGIS 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 Form/T or attendance patterns are assumed to remain constant.
  - Nonpooled student addresses are assumed to continue in their attendance schools.
- 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 relocatable classrooms (Grades 4-9) = 22 student stations.
    - High School (Grades 9-12) = 25 student stations
  - Internmediate 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)
- Redistricting was approved for the 2019-20 school year and the projected enrollment for 2019-20 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 12 classroom addition at Cocoa Jr/Sr High School is assumed to add 300 student stations starting in 2020-21. Student enrollment projections were adjusted for the 2020-21 school year.
  - 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.

# Riverside Multi-Family Location Map



Riverside Multi-Family Development  
60 Units

Schools Affected by Development:  
Fairglen Elementary  
Cocoa Jr/Sr High School

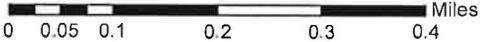
Indian River



Brevard  
Public  
Schools

Fairglen  
Elementary  
School

Drawn By:  
Blake Stinson  
06/17/2019  
Facility Services



## PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 5, 2019**, at **3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Ron Bartcher, Rochelle Lawandales; Ben Glover; Ron McLellan; Mark Wadsworth; Bruce Moia; Peter Filiberto; and Dane Theodore.

Staff members present were: Amanda Elmore, Interim Planning and Zoning Manager; Tad Calkins, Planning and Development Director; Jad Brewer, Assistant County Attorney; Paul Body, Planner II, and Jennifer Jones, Special Projects Coordinator II.

### Excerpt from Complete Minutes

#### **3. MDP Properties, LLC; Rojo Holdings of Florida, LLC; and Randall S. and Kaye T. Bratcher, Trustees (Franklin Kelley or Robi Roberts):**

A change of zoning classification from RU-2-10 (Medium Density Multi-Family Residential) and RU-1-13 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential). The property is 5.04 acres, located on the east side of North U.S. Highway 1, Cocoa. (5080, 5090, 5094, 5130, 5140, and 5160 North U.S. Highway 1, Cocoa) (19PZ00079) (District 1)

Robi Roberts, 2255 South Tropical Trail, Merritt Island, stated there are four different pieces of property, and one of them already has approval for 15 units. The proposed units will be no more than two to three-story townhouses, or condos, and will be sold as single-family homes. She said the infrastructure to the proposed community would be a potential reduction of septic tanks, and when they bring in water and sewer there will be fire hydrants. She said there are other nearby projects that have increased density, which have not interfered with any of the existing surrounding communities. She stated the potential tax base and revenue to the county will be increased, and the School Board has already approved the request, so there can be additional children in the nearby school system.

Ron Bartcher asked if Ms. Roberts already has access to sewer and water. Ms. Roberts replied no, but there are two large subdivisions nearby being built, and that will give them the opportunity to have access to sewer and water eventually.

Bruce Moia asked what is currently on the site. Ms. Roberts replied on the north side there are three units; the next one has approximately 14 units; the next lot has two units. Mr. Moia asked if the plan is to remove everything and start over, or add units. Ms. Roberts replied she doesn't think she can add to what is already there, so they will have to tear down what is there because it's very old. Mr. Moia stated they would be bringing the entire property into conformance to today's standards.

No public comment.

Motion by Rochelle Lawandales, seconded by Bruce Moia, to approve the change of zoning classification from RU-1-13 and RU-2-10 to RU-2-12. The motion passed unanimously.