



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.1.

5/7/2026

Subject:

Paul and G. Eric Dirschka (Bruce Moia) request a zoning classification change from RU-2-10 and RU-1-11 to RU-2-15 (25Z00062) (Tax Account 2216190, 2216168, 2216154, 2216153, 2216155, 2216152, 2216156, 2216151, 2216157, 2216150, 2217403, 2218992, 3021864, 3038147, and 2217400) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a zoning classification change from RU-2-10 (Medium-Density Multiple-Family Residential) and RU-1-11 (Single-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential)

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from RU-1-11 (Single-Family Residential) and RU-2-10(5) (Medium-Density Multiple-Family Residential) with a density cap of 5 units per acre to RU-2-15 (Medium-Density Multiple-Family Residential) on 18.07 acres to allow a 270-unit multifamily residential development under the RU-2-15 zoning classification. According to the applicant, the existing single-family residences on the subject property will be removed.

A portion of the subject parcel contains mapped National Wetlands Inventory (NWI) and SJRWMD wetlands and hydric soils, indicating potential wetlands on the property. A state-approved wetland delineation will be required prior to site design, land clearing, or building permit submittal. The property is also located within a Type 1 Aquifer Recharge area, subject to Section 62-3635 and applicable aquifer protection regulations, including septic density limitations; as the property is within the water and sewer service area for the City of Titusville, the applicant is on notice that they may be subject to additional constraints under municipal regulations in order to connect. Additionally, a portion of the parcel lies within FEMA Special Flood Hazard Area (SFHA) Zone A and is therefore subject to applicable floodplain development standards, including compensatory storage requirements.

RU-2-15 classification medium-density multiple-family residential zoning classifications encompass lands devoted to medium-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-15 permits multiple-family residential uses or single-family residences at a density of up to 15 units per acre on 7,500 square foot lots. This request can be considered an introduction of RU-2-15 zoning into the area. The closest RU-2-15 zoning

classification measured from the nearest points of the property lines, is over 4,200 feet (approximately 0.80 miles), located northwest of Columbia Boulevard. RU-2-10 zoning classification is located directly south of the subject property; however, it is capped at 5 units per acre. The other RU-2-10 in the vicinity is also capped at 5 units per acre.

The property to the north of the subject property is a vacant right-of-way. South across the street is a 2.98-acre parcel developed with a single-family home built in 2023. The parcel is zoned RR-1 and RES 15 FLU. East of the subject property is a vacant 11.61-acre parcel zoned RU-2-10 with a density cap of five units per acre. To the northeast lie two (2) 0.19-acre vacant parcels zoned RU-1-1. All three parcels have RES 15 FLU. Lying west of the subject property are four parcels: The first and second properties are 1.39 and 2.58 acres, with both being developed government-managed lands. The third and fourth lots are both vacant 0.19-acre parcels zoned RU-1-11 and RES 15 FLU.

The Board may wish to consider whether the proposed request is consistent and compatible with the surrounding area. The Board may also wish to consider the impact of the more intense multifamily residential zoning, the uses permitted in the RU-2-15 zoning classification on neighboring properties, its compatibility with all policies of the Brevard County Comprehensive Plan, and whether it is an appropriate introduction of a new zoning class to the area.

The Board May wish to consider whether the request is consistent and compatible with the surrounding area. The Board may wish to consider whether the request is consistent with Administrative Policy 3, Administrative Policy 4, and Administrative Policy 7.

On April 13, 2026, the Planning and Zoning Board heard the request and voted 9:1 to recommend approval.

Clerk to the Board Instructions:

Upon receipt of the resolution, please execute and return a copy to Planning and Development.

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, 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 zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other 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 development 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:

- 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

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321)633-2070 Phone / (321)633-2074 Fax
<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS 25Z00062

Dirschka Family Revocable Trust; Paul & Eric Dirschka

RU-1-11 (Single-Family Residential) & RU-2-10(5) (Medium-Density Multiple-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential)

Tax Account Numbers: 2216190, 2216168, 2216154, 2216153, 2216155, 2216152, 2216156, 2216151, 2216157, 2216150, 2217403, 2218992, 3021864, 3038147, and 2217400

Parcel I.D.s: 22-35-28-01-81-24, 22-35-28-01-81-1, 22-35-28-01-80-15, 22-35-28-01-80-14, 22-35-28-01-80-16, 22-35-28-01-80-13, 22-35-28-01-80-17, 22-35-28-01-80-12, 22-35-28-01-80-18, 22-35-28-01-80-11, 22-35-33-00-256, 22-35-33-00-281, 22-35-33-00-284, 22-35-28-01-*-R.02, and 22-35-33-00-253

Location: Located on the east side of Columbia Blvd., approximately 257' south of Windover Way. (District 1)

Acreage: 18.07 acres

Planning & Zoning Board: 04/13/2026

Board of County Commissioners: 05/07/2026

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)*

	CURRENT	PROPOSED
Zoning	RU-1-11 & RU-2-10 w/ cap of 5 units per acre	RU-2-15
Potential*	10 single-family & 78 multi-family units	271 multi-family units
Can be Considered under the Future Land Use Map	YES RES 15	YES RES 15

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. Application of these regulations may reduce development

potential.

Background and Purpose of Request

The applicant is requesting a change of zoning classification from RU-1-11 (Single-Family Residential) and RU-2-10(5) (Medium-Density Multiple-Family Residential) with a density cap of 5 units per acre to RU-2-15 (Medium-Density Multiple-Family Residential) on 18.07 acres to allow a 270-unit multifamily residential development under the RU-2-15 zoning classification. According to the applicant, the existing single-family residences on the subject property will be removed.

A portion of the subject parcel contains mapped National Wetlands Inventory (NWI) and SJRWMD wetlands and hydric soils, indicating potential wetlands on the property. A state-approved wetland delineation will be required prior to site design, land clearing, or building permit submittal. The property is also located within the City of Titusville's Area of Critical Concern and is designated as a Type 1 Aquifer Recharge area, subject to Section 62-3635 and applicable aquifer protection regulations, including septic density limitations. Additionally, a portion of the parcel lies within FEMA Special Flood Hazard Area (SFHA) Zone A and is therefore subject to applicable floodplain development standards, including compensatory storage requirements.

RU-2-15 classification medium-density multiple-family residential zoning classifications encompass lands devoted to medium-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-15 permits multiple-family residential uses or single-family residences at a density of up to 15 units per acre on 7,500 square foot lots. This request can be considered an introduction of RU-2-15 zoning into the area.

On April 27, 1967, zoning action **Z-2073** was approved, changing the zoning from GU to BU-1 on the southern portion of the subject property.

On June 1, 1972, zoning action **Z-2980** was approved, administratively rezoning the north portion of the subject property from RU-1 to RU-1-11.

On July 3, 1975, zoning action **AZ-19** was approved, administratively rezoning that south portion of the subject property from BU-1 to RU-2-10 with a density cap of 5 units per acre.

On September 15, 1997, zoning action **AA-1199** was administratively approved granting parcel 281 one access by easement.

On October 22, 2024, resolution 2024-120 was approved by the Board to vacate rights-of-ways for parcel R.02. The vacate was recorded in ORB 10195 Pages 1277-1281 of the public records of Brevard County, Florida.

The northern portions of the subject property were established as per Sun Valley Subdivision as recorded in Plat Book 11 Page 29.

The subject property is adjacent to Columbia Blvd., which is a City of Titusville maintained roadway.
There are currently no open Code Enforcement cases or violations noted on the property.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Right of Way	RU-1-11	RES 15
South	Single-family residence	RR-1	RES 15
East	Vacant	RU-2-10 (5)/ RU-1-11	RES 15
West	Government Managed Lands/ Vacant	GML/ RU-1-11	PUB & PUB-CONS/ RES 15

The property to the north of the subject property is vacant right of way.

South across the street is a 2.98-acre parcel developed with a single-family home built in 2023. The parcel is zoned RR-1 and RES 15 FLU.

East of the subject property is a vacant 11.61-acre parcel zoned RU-2-10 with a density cap of five units per acre. At the northeast lie two (2) 0.19-acre vacant parcels zoned RU-1-1. All three parcels have RES 15 FLU.

Lying west of the subject property are four parcels: The first and second property are 1.39 and 2.58 acres with both being developed government managed lands. The third and fourth lots are both vacant 0.19 acre parcels zoned RU-1-11 and RES 15 FLU.

RU-1-11 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings on minimum 7,500 square foot lots, with a minimum width and depth of 75 feet. The minimum house size is 1,100 square feet. RU-1-11 does not permit horses, barns or horticulture.

RU-2-10 classification medium-density multiple-family residential zoning classifications encompass lands devoted to medium-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings. RU-2-10 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.

RR-1 classification encompasses lands devoted to single-family residential development of spacious character, together with such accessory uses as may be

necessary or are normally compatible with residential surroundings on a minimum one-acre lot, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. Keeping of horses and agricultural uses are accessory to a principle residence within the RR-1 zoning district.

The purpose of the GML government managed lands zoning classification is to recognize the presence of lands and facilities which are managed by federal, state and local government, special districts, nongovernmental organizations (NGOs) providing economic, environmental and/or quality of life benefits to the county, electric, natural gas, water and wastewater utilities that are either publicly owned or regulated by the Public Service Commission, and related entities.

Land Use

The subject property's RU-1-11 and RU-2-10(5) zoning classification is consistent with the Res 15 Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County's Comprehensive Plan. The proposed RU-2-15 zoning classification is consistent under the current FLUM designation.

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

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;

Current and future development would need to meet Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272 for hours of operations, lighting, odor, noise levels, traffic, or site activity.

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Only a certified MAI (Master Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

There are five (5) FLUM designations within a half-mile radius of the subject property. They include Residential 15 (RES 15), Residential 4 (RES 4), Community Commercial (CC), Public Facilities (PUB) and Public Conservation (PUB CON). The subject property is surrounded by RES 15, which is the predominant FLU designation. Within the past three years, there have been no FLUM change within a half-mile radius.

There are 10 zoning designations within a half-mile radius of the subject property. They include GU, AU, RR-1, SR, RU-1-11, RU-2-10(5), BU-1, GML, and IN(L). The closest RU-2-15 designation is approximately 0.73 miles from the subject property. This request can be considered an introduction of RU-2-15 zoning into the area.

Existing commercial office and government office facilities are established primarily along Columbia Blvd.

2. actual development over the immediately preceding three years; and

Within a half-mile radius, staff analysis indicates there have been multiple single-family residential developments in the preceding three years.

3. development approved within three years but not yet constructed.

There is one development approved but not yet constructed within the City of Titusville jurisdiction. The development is situated approximately 0.3 miles southeast from the subject property, on the south west side of Columbia Blvd. (S.R.405) and Challenger Memorial Pkwy. (S.R. 407) intersection. Per the City of Titusville website, this is a phased multi-family project consisting of 255 multi-family units in two buildings for Phase 1 and 233 multi-family units in two buildings for Phase 2.

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

No material violation of relevant policies of the Comprehensive Plan has been identified.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

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 or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

The existing surrounding area is predominantly single-family residential zoned properties varying in acreage from approximately 0.19 acres to 10 acres. There are multiple undeveloped properties in the area with commercial, planned industrial park, multi-family, or single-family zonings within the unincorporated Brevard County jurisdiction. Within a half mile of the subject property are multiple multi-family zoned, RU-2-10, properties. All of these properties have a cap of 5 units to the acre. The closest developed multi-family property is the two adjacent southern properties across Columbia Blvd. (S.R.405) approximately 0.1 miles, developed with a quadruplex on each property. In addition, there are two properties zoned government managed land. One is abutting the subject property developed with Brevard County Fire Rescue Station 24 and the other property abuts the west side of the fire station with a Sheriff's office. Columbia Blvd. (S.R. 405) is one of the main east-west thoroughfares in the area and is classified by the SCTPO as a principal arterial roadway. While the proposed development will have an impact on traffic in the area, it is not anticipated to cause a deficiency in level of service.

- 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.

The area is not an established residential neighborhood. However, there are clearly established roads, open spaces and residential lot boundaries.

Approximately 0.5 miles north of the subject property is the Sun Valley subdivision. South west of the subject property, directly across S.R. 405 approximately 230 ft. is the East Hills subdivision. Redevelopment of the subject property will require site planning.

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.

The request is not for commercial 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.

The area is primarily a residential area with undeveloped commercially-zoned lands nearby.

Administrative Policy 7- Environmental Constraints

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.

A portion of the subject parcel contains mapped National Wetlands Inventory (NWI) and SJRWMD wetlands and hydric soils, indicating potential wetlands on the property. A state-approved wetland delineation will be required prior to site design, land clearing, or building permit submittal. The property is also located within the City of Titusville's Area of Critical Concern and is designated as a Type 1 Aquifer Recharge area, subject to Section 62-3635 and applicable aquifer protection regulations, including septic density limitations. Additionally, a portion of the parcel lies within FEMA Special Flood Hazard Area (SFHA) Zone A and is therefore subject to applicable floodplain development standards, including compensatory storage requirements.

Please refer to the complete report provided by the Natural Resource Management Department, infra.

Preliminary Concurrency

The closest concurrency management segment to the subject property is S.R. 405 located between S.R. 50 to Barna Ave., which has a Maximum Acceptable Volume (MAV) of 38,430 trips per day, a Level of Service (LOS) of D, and currently operates at 54.36% of capacity daily. The maximum development potential from the proposed rezoning has minimal change to the percentage of MAV, increase of 3.16%. The corridor is anticipated to operate at 57.52% of daily capacity. The proposal is not anticipated to create a deficiency in LOS.

The Brevard County School Board concurrency impact analysis indicates at this time, Imperial Estates Elementary School, Andrew Jackson Middle School, and Titusville

High School are projected to have enough capacity for the total projected and potential students from the proposed development.

The subject property is within the centralized potable water and sewer service area of the City of Titusville. For information regarding these services, please contact the City of Titusville Utilities.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Protected and Specimen Trees
- Protected Species

Please refer to the complete report provided by the Natural Resource Management Department on the following page.

For Board Consideration

The Board may wish to consider whether the proposed request is consistent and compatible with the surrounding area. The Board may also wish to consider the impact of the more intense multifamily residential zoning, the uses permitted in the RU-2-15 zoning classification on neighboring properties, its compatibility with all policies of the Brevard County Comprehensive Plan, and whether it is an appropriate introduction of a new zoning class to the area.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item No. 25Z00062

Applicant: Bruce Moia (Owner: Dirschka Family Revocable Trust)

Zoning Request: RU-2-10 and RU-1-11 to RU-2-15

Note: to develop 270 Multifamily Residential Units

Zoning Hearing: 04/13/2026; **BCC Hearing:** 05/07/2026

Tax ID No.(s): 2216190, 2216168, 2216154, 2216153, 2216155, 2216152, 2216156, 2216151, 2216157, 2216150, 2217403, 2218992, 3021864, 3038147, and 2217400

- 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 rezoning 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.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands and Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Wetlands and Hydric Soils

A portion of the subject parcel contains mapped National Wetlands Inventory (NWI) and St. Johns River Water Management District (SJRWMD) wetlands and hydric soils (Anclothe sand, frequently ponded, 0 to 1 percent slopes); indicators that wetlands may be present on the property. Per the Environmental Report by Atlantic Environmental,

dated August 18, 2025, the +18.06-acre project site supports +15.25 acres of uplands and +2.81 acres of wetlands. **A state-approved wetland delineation will be required prior to any land clearing activities, site plan design, or building permit submittal.**

Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. **For subdivisions and multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6).** Any permitted wetland impacts must meet the requirements of Section 62-3694(e) including avoidance of impacts and will require no net loss mitigation in Brevard County in accordance with Section 62-3696. **The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.**

Aquifer Recharge Soils

This property contains St. Lucie fine sand, 5 to 12 percent slopes; Paola fine sand, 0 to 8 percent slopes; Pomello sand; and Orsino fine sand, classified as aquifer recharge soils. The property is mapped within the City of Titusville's Area of Critical Concern and is therefore designated as a Type 1 Aquifer Recharge area. Type 1 aquifer recharge areas are subject to regulations under Section 62-3635. Additionally, the property may be located within the Titusville Area IV Well Field. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance, including a maximum septic tank density of one per acre.

Floodplain Protection

A portion of this property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) A, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties." **The applicant is encouraged to continue communication with NRM prior to any plan or permit submittal or performing any land clearing activities.**

Protected and Specimen Trees

Protected and Specimen trees likely exist on the parcel. The applicant shall perform a tree survey prior to any site plan design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land

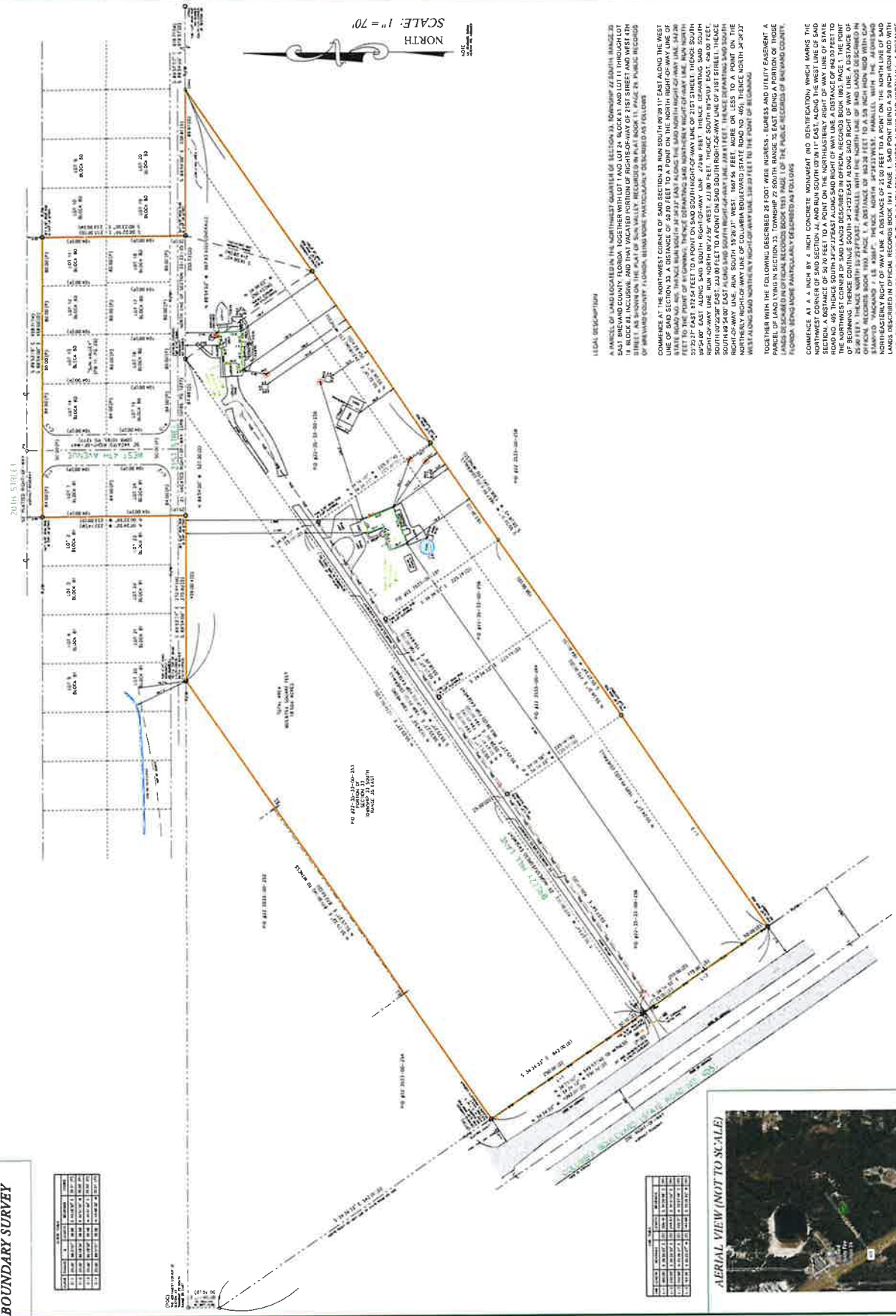
Clearing, Landscaping, and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce 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.**

Protected Species

Federally and/or state protected species may be present on the property. Specifically, Gopher Tortoises can be found in areas of aquifer recharge soils. Per the Environmental Report by Atlantic Environmental, dated August 18, 2025, evidence of gopher tortoise presence (i.e., tortoise burrow) was observed during the site assessment. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant is advised to call FWC at 561-882-5714 or email FWC at GTpermits@myfwc.com to obtain any necessary permits or clearance letters for Gopher Tortoises.

Additionally, there is a mapped FL scrub jay habitat/occupancy approximately 142 feet to the west of the site, as well as 200 feet to the north. However, a Scrub Jay Survey conducted by Atlantic Environmental found no scrub jays on site, and no further review is required by USFWS per correspondence provided by Atlantic Environmental with U.S. Fish and Wildlife Service dated October 30, 2025.

年份	播种面积	产量	单位面积产量	总产量
1957	10,000	100,000	10,000	100,000
1958	12,000	120,000	10,000	120,000
1959	15,000	150,000	10,000	150,000
1960	18,000	180,000	10,000	180,000
1961	20,000	200,000	10,000	200,000
1962	22,000	220,000	10,000	220,000
1963	25,000	250,000	10,000	250,000
1964	28,000	280,000	10,000	280,000
1965	30,000	300,000	10,000	300,000



© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 105–112

[illegible]

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 111–118

AERIAL VIEW (NOT TO SCALE)



School Board of Brevard County

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



January 27, 2026

Ms. Desiree Jackson, Planner I
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

**RE: Proposed Dirschka Trust Rezoning Development
School Impact Analysis –Capacity Determination CD-2026-01**

Dear Ms. Jackson,

We received a *School Facility Planning & Concurrency Application* for the referenced development on January 22, 2026 for the subject property consisting of 15 parcels containing approximately 18.07 acres in District 1, Brevard County, Florida (Property list attached). The maximum number of units permitted for development by this proposal is 270 multi-family units. The School Impact Analysis of this portion of the 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 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) 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 2026-27 to 2030-31 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2025-26 to 2030-31* which is attached for reference.

Multi-Family Apartments 270			
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students Generated
Elementary	0.11	29.7	30
Middle	0.02	5.4	5
High	0.05	13.5	14
Total	0.18		49

Facilities Services, Planning & Project Management
Phone: (321) 633-1000, x11418



School Board of Brevard County

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

Dr. Mark J. Rendell, Ed.D., Superintendent



At the October 20, 2025, Capital Outlay Committee (COC) meeting, committee members reviewed and discussed methods to incorporate charter school capacity into the district's school concurrency review process. The COC unanimously approved using the *Brevard*

Charter Schools From Analysis, Fall Final Membership Count, which is published in the District's Student Accommodation Plan annually, to determine charter percentages. The Charter School From Analysis is attached for your reference.

The following analysis is performed using the annually published table from the District's SY2025-2026 *Student Accommodation Plan*, Section 4, the *Brevard Charter Schools: From Analysis, Fall Final Membership Count*, which illustrates the number of students from each traditional school concurrency service area (CSA) (attendance boundary or zone) attending the district's public charter schools and the total percentage of students from each school attendance boundary currently attending charter schools. The percentages shown are the actual percentage of resident public school students attending charter schools from each school CSA. The number of students highlighted in green indicates the number of students expected to attend Charter schools which are subtracted from the projected number of students affecting the BPS traditional schools affected by the development.



School Board of Brevard County

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



FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2026-27 to 2030-31

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates	Affected	729	729	729	729	729
Jackson	School	660	660	660	660	660
Titusville	(CSAs)	1,801	1,801	1,801	1,801	1,801

FISH Capacity

Projected Student Membership

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates		554	519	489	471	458
Jackson		443	460	457	417	394
Titusville		1,300	1,208	1,180	1,150	1,128

Projected Number of Students

Students Generated by Newly Issued SCADL Reservations Since FFP

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates		-	-	-	-	-
Jackson		-	-	-	-	-
Titusville		-	-	-	-	-

+ Students expected from previous reservations

Cumulative Total Public School Students Generated by Proposed Development

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates		30	30	30	30	30
Jackson		5	5	5	5	5
Titusville		14	14	14	14	14

+ Total number of students expected to be generated from this development

Cumulative Public CHARTER School Students Generated by Proposed Development

School	% to Charters	2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates	17.4%	5	5	5	5	5
Jackson	12.2%	1	1	1	1	1
Titusville	0.8%	0	0	0	0	0

- % of students leaving each CSA to attend Charter

% of students leaving each CSA to attend Charter Schools

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

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates		579	544	514	496	483
Jackson		448	465	462	422	399
Titusville		1,313	1,221	1,193	1,163	1,141

= Total number of students projected to BPS Traditional Schools

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School		2026-27	2027-28	2028-29	2029-30	2030-31
Imperial Estates		150	185	215	233	246
Jackson		212	195	198	238	261
Titusville		488	580	608	638	660

Capacity - Total (Table 1-Table 6) = Number of available seats

Facilities Services, Planning & Project Management
Phone: (321) 633-1000, x11418

School Board of Brevard County

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



At this time, Imperial Estates Elementary School, Andrew Jackson Middle School and Titusville High School are projected to have enough capacity for the total of projected and potential students from the Dirschka Trust Rezoning 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
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2025-26 to 2030-31*
Brevard Public Schools: Brevard Charter Schools: From Analysis, Fall Final Membership Count-October 10, 2025

Copy:

Susan Hann, P.E., AICP, Assistant Superintendent of Facility Services
File CD-2026-01

David G. Lindemann, AICP
Director of Planning & Project Management, Facilities Services
File CD-2026-01

Facilities Services, Planning & Project Management
Phone: (321) 633-1000, x11418



PROPERTY ID	TAX ID	ACRES	OWNER	SITE ADDRESS	PB/PG
22-35-33-00-253	2217400	7.5	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2345
22-35-33-00-256	2217403	6.12	PAUL AND ERIC DIRSCHKA	2001 BREEZY HILL LN TITUSVILLE 32780	10027/0976
22-35-33-00-281	2218992	1	DIRSCHKA FAMILY REVOCABLE TRUST	2021 BREEZY HILL LN TITUSVILLE 32780	9934/1858
22-35-33-00-284	3021864	1	PAUL DIRSCHKA	NONE	8774/1963
22-35-28-01-81-24	2216190	0.2	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-81-1	2216168	0.5	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-*.R.02	3038147	0.51	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	10195/1277
22-35-28-01-80-15	2216154	0.2	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-14	2216153	0.2	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-16	2216155	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-13	2216152	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-17	2216156	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-12	2216151	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35-28-01-80-18	2216157	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349
22-35--28-01-80-11	2216150	0.19	DIRSCHKA FAMILY REVOCABLE TRUST	NONE	9767/2349

18.37



Dirschka Trust Rezoning Location Map



Legend

Schools

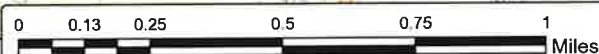
TYPE

- ELEMENTARY
- MIDDLE
- JR SR HIGH
- HIGH
- CHARTER
- parcels

Dirschka Trust Rezoning
CD-2026-01
270 Multi-family Apartments

Schools Affected by Development:
Imperial Estates Elementary School
Andrew Jackson Middle School
Titusville High School

Planning & Project Management
Drawn By: Karen Black
January 27, 2026





Brevard County Public Schools
Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service
Data and Analysis for School Years 2025-26 to 2030-31

Summary		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31	
Highest Utilization Elementary Schools:		101%	99%	99%	98%	107%	99%	99%	99%	99%	99%	103%	
Highest Utilization Middle Schools:		93%	93%	98%	98%	99%	98%	98%	98%	97%	98%	98%	
Highest Utilization Jr / Sr High Schools:		79%	77%	98%	98%	99%	98%	98%	98%	97%	98%	99%	
Highest Utilization High Schools:		97%	101%	98%	98%	99%	98%	98%	98%	95%	98%	93%	

School	Type	Grades	Utilization Factor	School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30			School Year 2030-31		
				FISH Capacity	10/10/25 Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Elementary School Concurrency Service Areas																					
Allen	Elementary	PK-6	100%	733	598	82%	733	588	77%	733	543	74%	733	520	71%	733	500	68%	733	485	65%
Andersen	Elementary	K-6	100%	757	433	57%	757	381	50%	757	363	48%	757	354	47%	757	344	45%	757	344	45%
Apollo	Elementary	K-6	100%	902	573	64%	902	528	59%	902	510	57%	902	506	56%	902	500	55%	902	483	54%
Atlantis	Elementary	PK-6	100%	739	615	83%	739	558	76%	739	524	71%	739	500	68%	739	459	62%	739	459	62%
Audubon	Elementary	PK-6	100%	761	412	54%	761	377	50%	761	365	47%	761	338	44%	761	318	42%	761	318	42%
Cambridge	Elementary	PK-6	100%	787	511	65%	787	507	64%	787	530	67%	787	553	70%	787	574	73%	787	574	73%
Cape View	Elementary	PK-6	100%	570	266	47%	570	-	0%	570	-	0%	570	-	0%	570	-	0%	570	-	0%
Carroll	Elementary	K-6	100%	751	591	79%	751	552	74%	751	536	71%	751	506	67%	751	499	66%	751	499	66%
Challenger 7	Elementary	PK-6	100%	573	436	76%	573	418	73%	573	402	70%	573	411	72%	573	412	72%	573	412	72%
Columbia	Elementary	PK-6	100%	751	601	80%	751	595	79%	751	620	83%	751	638	85%	751	616	82%	751	616	82%
Columbia	Elementary	PK-6	100%	711	473	67%	711	448	63%	711	447	63%	711	447	63%	711	453	64%	711	453	64%
Covina	Elementary	PK-6	100%	1,048	476	45%	1,048	393	37%	1,048	386	37%	1,048	362	35%	1,048	360	34%	1,048	360	34%
Cred	Elementary	PK-6	100%	773	444	57%	773	417	54%	773	421	54%	773	434	56%	773	428	55%	773	428	55%
Croton	Elementary	PK-6	100%	980	682	70%	980	684	70%	980	660	67%	980	682	70%	980	704	72%	980	704	72%
Discovery	Elementary	PK-6	100%	968	693	72%	968	671	69%	968	624	64%	968	576	60%	968	551	57%	968	551	57%
Endeavour	Elementary	PK-6	100%	729	598	82%	729	568	78%	729	553	76%	729	546	75%	729	530	73%	729	530	73%
Enterprise	Elementary	K-6	100%	789	469	59%	789	478	61%	789	465	59%	789	457	58%	789	447	57%	789	447	57%
Fairleigh	Elementary	PK-6	100%	711	394	55%	711	369	52%	711	354	50%	711	340	48%	711	331	47%	711	331	47%
Gemin	Elementary	K-6	100%	777	462	59%	777	449	58%	777	439	56%	777	450	58%	777	442	57%	777	442	57%
Golfview	Elementary	PK-6	100%	629	373	59%	629	357	57%	629	364	58%	629	344	55%	629	344	55%	629	344	55%
Harbor City	Elementary	PK-6	100%	605	425	70%	605	411	68%	605	388	64%	605	380	63%	605	363	60%	605	363	60%
Holland	Elementary	PK-6	100%	729	559	77%	729	534	74%	729	489	67%	729	471	65%	729	458	63%	729	458	63%
Imperial Estates	Elementary	K-6	100%	798	798	100%	798	798	100%	798	798	100%	798	798	100%	798	798	100%	798	798	100%
Indianland	Elementary	PK-6	100%	952	534	56%	952	517	54%	952	489	51%	952	471	49%	952	458	48%	952	458	48%
Jupiter	Elementary	PK-6	100%	892	525	59%	892	518	58%	892	450	50%	892	424	48%	892	401	45%	892	401	45%
Lockhart	Elementary	PK-6	100%	838	533	63%	838	503	60%	838	480	57%	838	464	55%	838	451	54%	838	451	54%
Lonsdale	Elementary	PK-6	100%	998	943	94%	998	971	97%	998	955	96%	998	914	92%	998	890	89%	998	890	89%
Manatee	Elementary	K-6	100%	988	838	85%	988	838	85%	988	837	78%	988	827	75%	988	823	74%	988	823	74%
McAliff	Elementary	PK-6	100%	838	676	81%	838	652	78%	838	637	76%	838	627	75%	838	623	74%	838	623	74%
Meadowlane Intermediate	Elementary	3-6	100%	982	757	77%	982	723	74%	982	680	69%	982	652	67%	982	628	65%	982	628	65%
Meadowlane Primary	Elementary	K-6	100%	824	518	63%	824	475	58%	824	436	53%	824	436	53%	824	436	53%	824	436	53%
Mia	Elementary	PK-6	100%	618	364	59%	618	369	61%	618	375	61%	618	380	61%	618	385	62%	618	385	62%
Mims	Elementary	PK-6	100%	725	407	56%	725	392	54%	725	346	48%	725	329	45%	725	328	45%	725	328	45%
Oak Park	Elementary	PK-6	100%	906	491	54%	906	473	52%	906	455	50%	906	443	49%	906	450	50%	906	450	50%
Ocean Breeze	Elementary	PK-6	100%	654	462	71%	654	444	68%	654	410	63%	654	389	59%	654	370	57%	654	370	57%
Palm Bay Elem	Elementary	PK-6	100%	983	531	54%	983	504	51%	983	480	50%	983	503	51%	983	492	50%	983	492	50%
Pinewood	Elementary	PK-6	100%	813	439	54%	813	464	57%	813	463	57%	813	496	81%	813	482	80%	813	482	80%
Port Malabar	Elementary	PK-6	100%	834	604	72%	834	585	70%	834	591	71%	834	566	68%	834	556	67%	834	556	67%
Quest	Elementary	PK-6	100%	932	673	72%	932	651	70%	932	614	66%	932	606	65%	932	585	63%	932	585	63%
Riviera	Elementary	PK-6	100%	733	737	101%	733	755	103%	733	777	106%	733	747	102%	733	777	106%	733	777	106%
Rosevelt	Elementary	K-6	100%	599	276	46%	599	511	85%	599	492	82%	599	482	80%	599	471	79%	599	471	79%
Sabal	Elementary	PK-6	100%	785	464	59%	785	428	55%	785	406	52%	785	377	48%	785	359	46%	785	359	46%
Saturn	Elementary	PK-6	100%	998	595	60%	998	607	61%	998	596	60%	998	602	60%	998	595	60%	998	595	60%
Sea Park	Elementary	PK-6	100%	461	309	67%	461	304	66%	461	298	65%	461	293	64%	461	276	60%	461	276	60%
Sea Park	Elementary	PK-5	100%	609	525	86%	609	515	85%	609	493	81%	609	501	82%	609	480	80%	609	480	80%
Sherwood	Elementary	PK-6	100%	957	927	97%	957	947	99%	957	926	97%	957	926	97%	957	926	97%	957	926	97%
Sunrise	Elementary	PK-6	100%	755	523	69%	755	504	67%	755	444	59%	755	431	57%	755	395	52%	755	395	52%
Surfside	Elementary	K-6	100%	541	406	75%	541	386	71%	541	383	71%	541	377	70%	541	374	69%	541	374	69%
Surfside	Elementary	K-6	100%	910	493	54%	910	461	51%	910	433	48%	910	410	45%	910	383	43%	910	383	43%
Tropical	Elementary	PK-6	100%	874	590	68%	874	592	68%	874	574	66%	874	543	63%	874	518	60%	874	518	60%
Tunbar	Elementary	PK-6	100%	811	423	52%	811	497	61%	811	484	60%	811	452	56%	811	445	55%	811	445	55%
Vero Elem	Elementary	PK-6	100%	1,052	994	94%	1,052	994	94%	1,052	1,092	103%	1,052	1,140	109%	1,052	1,184	114%	1,052	1,184	114%
Westside	Elementary	K-6	100%	1,030	950	92%	1,030	977	95%	1,030	977	95%	1,030	1,126	109%	1,030	1,245	121%	1,030	1,245	121%
Williams	Elementary	PK-6	100%	1,029	946	92%	1,029	977	95%	1,029	1,050	98%	1,029	1,169	114%	1,029	1,245	121%	1,029	1,245	121%
Elementary Totals				41,919	29,098		42,179	28,474		42,223	28,255		42,639	27,850		42,749	27,684		42,859	27,421	

School	Type	Grades	Utilization Factor	School Year 2025-26			School Year 2026-27			School Year 2027-28			School Year 2028-29			School Year 2029-30			School Year 2030-31		
				FISH Capacity	Member-ship	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization
Middle School Concurrency Service Areas																					
Central	Middle	7-8	90%	1,514	1,035	68%	1,514	991	65%	1,514	970	64%	1,514	1,001	66%	1,514	1,045	69%	1,514	1,089	72%
Bayside	Middle	7-8	90%	960	488	51%	960	466	49%	960	467	49%	960	445	46%	960	425	44%	960	423	44%
DeLaure	Middle	7-8	90%	680	461	68%	680	445	65%	680	454	67%	680	444	65%	680	427	63%	680	432	64%
Hoover	Middle	7-8	90%	660	468	71%	660	443	67%	660	460	70%	660	457	69%	660	417	63%	660	394	60%
Jackson	Middle	7-8	90%	873	443	51%	873	387	44%	873	351	40%	873	391	45%	873	374	43%	873	330	38%
Jefferson	Middle	7-8	90%	1,064	552	52%	1,064	529	50%	1,064	572	54%	1,064	592	56%	1,064	591	56%	1,064	608	57%
Johnson	Middle	7-8	90%	725	381	53%	725	373	51%	725	407	56%	725	395	54%	725	369	51%	725	374	52%
Kennedy	Middle	7-8	90%	781	424	54%	781	410	52%	781	434	56%	781	463	59%	781	441	56%	781	388	50%
Madison	Middle	7-8	90%	616	289	40%	616	240	39%	616	240	39%	616	274	44%	616	269	44%	616	253	41%
McNair	Middle	7-8	90%	1,281	987	77%	1,281	987	77%	1,281	1,063	83%	1,281	1,249	97%	1,321	1,245	94%	1,380	1,368	99%
Southwest	Middle	7-8	90%	1,076	527	49%	1,076	510	47%	1,076	571	53%	1,076	575	53%	1,076	641	60%	1,264	1,258	99%
Stone	Middle	7-8	90%	896	832	93%	896	878	98%	916	910	99%	936	921	98%	955	923	97%	955	945	99%
Viera Middle	Middle	7-8	90%																		
Middle Totals				11,126	6,847		11,126	6,659		11,146	6,899		11,166	7,207		11,225	7,167		11,284	7,256	
Junior / Senior High School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	2,085	1,311	63%	2,085	1,235	59%	2,085	1,198	57%	2,085	1,207	58%	2,085	1,204	58%	2,085	1,204	58%
Cocoa Beach	Jr / Sr High	7-12	90%	1,489	997	67%	1,489	984	66%	1,489	921	62%	1,489	895	60%	1,489	859	58%	1,489	832	56%
Space Coast	Jr / Sr High	7-12	90%	1,852	1,485	79%	1,852	1,424	77%	1,852	1,380	75%	1,852	1,384	74%	1,852	1,302	70%	1,852	1,311	71%
Jr / Sr High Totals				5,426	3,773		5,426	3,643		5,426	3,499		5,426	3,466		5,426	3,365		5,426	3,347	
Senior High School Concurrency Service Areas																					
Astronaut	High	9-12	95%	1,451	1,018	70%	1,451	1,006	69%	1,451	956	66%	1,451	912	63%	1,451	904	62%	1,451	901	62%
Bayside	High	9-12	95%	2,263	2,206	97%	2,263	2,288	101%	2,263	2,313	102%	2,263	2,363	104%	2,263	2,473	109%	2,263	2,654	118%
Eau Gallie	High	9-12	95%	2,164	1,329	61%	2,164	1,311	61%	2,164	1,333	62%	2,164	1,396	65%	2,164	1,434	66%	2,164	1,509	70%
Heritage	High	9-12	95%	2,314	1,865	81%	2,314	1,849	80%	2,314	1,874	81%	2,314	1,989	86%	2,314	1,924	84%	2,314	1,949	84%
McBourne	High	9-12	95%	2,370	2,246	95%	2,370	2,247	95%	2,370	2,225	94%	2,370	2,222	94%	2,370	2,245	95%	2,370	2,210	93%
Merritt Island	High	PK, 9-12	95%	1,966	1,299	66%	1,966	1,287	65%	1,966	1,291	66%	1,966	1,201	61%	1,966	1,162	59%	1,966	1,155	59%
Palm Bay	High	PK, 9-12	95%	2,500	1,296	52%	2,500	1,291	52%	2,500	1,271	51%	2,500	1,281	51%	2,500	1,344	54%	2,500	1,384	55%
Rockledge	High	9-12	95%	1,836	1,533	83%	1,836	1,529	83%	1,836	1,470	80%	1,836	1,437	78%	1,836	1,438	78%	1,836	1,437	78%
Satellite	High	9-12	95%	1,551	1,460	94%	1,551	1,451	93%	1,551	1,308	84%	1,551	1,286	83%	1,551	1,203	78%	1,551	1,166	75%
Titusville	High	9-12	95%	1,801	1,306	73%	1,801	1,300	72%	1,801	1,208	67%	1,801	1,180	66%	1,801	1,150	64%	1,801	1,128	63%
Viera	High	PK, 9-12	95%	2,461	2,275	92%	2,461	2,255	92%	2,461	2,224	90%	2,461	2,234	91%	2,461	2,222	90%	2,461	2,148	87%
High Totals				22,677	17,833		22,677	17,771		22,677	17,473		22,677	17,411		22,677	17,499		22,677	17,641	
Schools of Choice (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	410	86%	475	410	86%	475	410	86%	475	410	86%	475	410	86%	475	410	86%
Stevenson	Elementary	K-6	100%	569	480	84%	569	480	84%	569	480	84%	569	480	84%	569	480	84%	569	480	84%
South Lake	Elementary	K-6	100%	639	506	79%	639	506	79%	639	506	79%	639	506	79%	639	506	79%	639	506	79%
West Melbourne	Elementary	K-6	100%	760	604	79%	760	605	80%	760	605	80%	760	605	80%	760	605	80%	760	605	80%
Edgewood	Jr / Sr High	7-12	90%	1,158	942	81%	1,158	944	82%	1,158	944	82%	1,158	944	82%	1,158	944	82%	1,158	944	82%
West Shore	Jr / Sr High	7-12	90%	1,264	941	74%	1,264	942	75%	1,264	942	75%	1,264	942	75%	1,264	942	75%	1,264	942	75%
Schools of Choice				4,865	3,861		4,865	3,887		4,865	3,887		4,865	3,887		4,865	3,887		4,865	3,887	
Schools of Choice Totals				86,013	61,412		86,273	60,434		87,097	60,013		87,533	59,821		87,702	59,602		87,871	59,552	
Notes																					
1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2025-26 are reported from the FISH database as of December 5, 2025.																					
2. Student Membership is reported from the Fall Final Membership Count (10/10/2025).																					
3. Davis Demographics SchoolSite 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																					
4. Davis Demographics estimates are then adjusted using the following factors: - PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant - Current From/To attendance patterns are assumed to remain constant. - Nongeocoded student addresses are assumed to continue in their attendance schools. - Charter School Growth.																					
5. In order to maintain utilization rates lower than the 100% Level of Service, Permanent Capacity and Relocatable Classrooms are assumed to add future student stations as necessary.																					
6. If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established. If only relocatable classrooms are used for the next 5 years, the following changes would be needed to accommodate projected growth. These schools are being analyzed for the best options to accommodate additional students. - 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 - For school year 2026-27, a total of 2 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools. - For school year 2027-28, a total of 3 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools and Viera Middle School (1). - For school year 2028-29, a total of 4 intermediate classrooms are projected for Jupiter (2), and Viera (1) Elementary Schools and Southwest (2) and Viera (1) Middle Schools. - For school year 2029-30, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (3) Middle Schools. - For school year 2030-31, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (3) Middle Schools.																					
7. A classroom addition is planned to open at Westside Senior High School for 2026-27. The factored capacity is adjusted for the proposed 216 student stations.																					
8. A classroom addition is planned to open at Bayside Senior High School for 2028-29. The factored capacity is adjusted for the proposed 800 student stations.																					
9. A classroom addition is planned to open at Sunrise Elementary School for 2028-29. The factored capacity is adjusted for the proposed 350 student stations.																					
10. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate share process set forth in Section 163.316(6), F.S., is used.																					

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2025-26 are reported from the FISH database as of December 5, 2025.
- Student Membership is reported from the Fall Final Membership Count (10/10/2025).
- Development Projections from Brevard County Local Government Jurisdiction
 - Brevard County School Concurrency Student Generation Multiplicities (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
- 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.
 - Nongraded 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.
- If student projections are accurate, the school board could add additional classroom capacity, implement attendance boundary changes, or add relocatable classrooms. A south area elementary school is planned for the future growth, but the exact timing hasn't been established.

Providing relocatable classrooms is subject to an appropriation by the School Board.

For school year 2026-27, a total of 2 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools.

For school year 2027-28, a total of 3 intermediate classrooms are projected for Riviera (1), and Viera (1) Elementary Schools and Viera Middle School (1).

For school year 2028-29, a total of 4 intermediate classrooms are projected for Jupiter (2), and Viera (1) Elementary Schools and Viera Middle School (1).

For school year 2030-31, a total of 8 intermediate classrooms are projected for Jupiter (3), and Viera (2) Elementary Schools and Southwest (2) and Viera (1) Middle Schools.

For school year 2032-33, a total of 16 intermediate classrooms are projected for Jupiter (6), and Viera (4) Elementary Schools and Southwest (4) Middle School.

9. A classroom addition is planned to open at Westside Elementary School for 2026-27. The factored capacity is adjusted for the proposed 216 student stations.

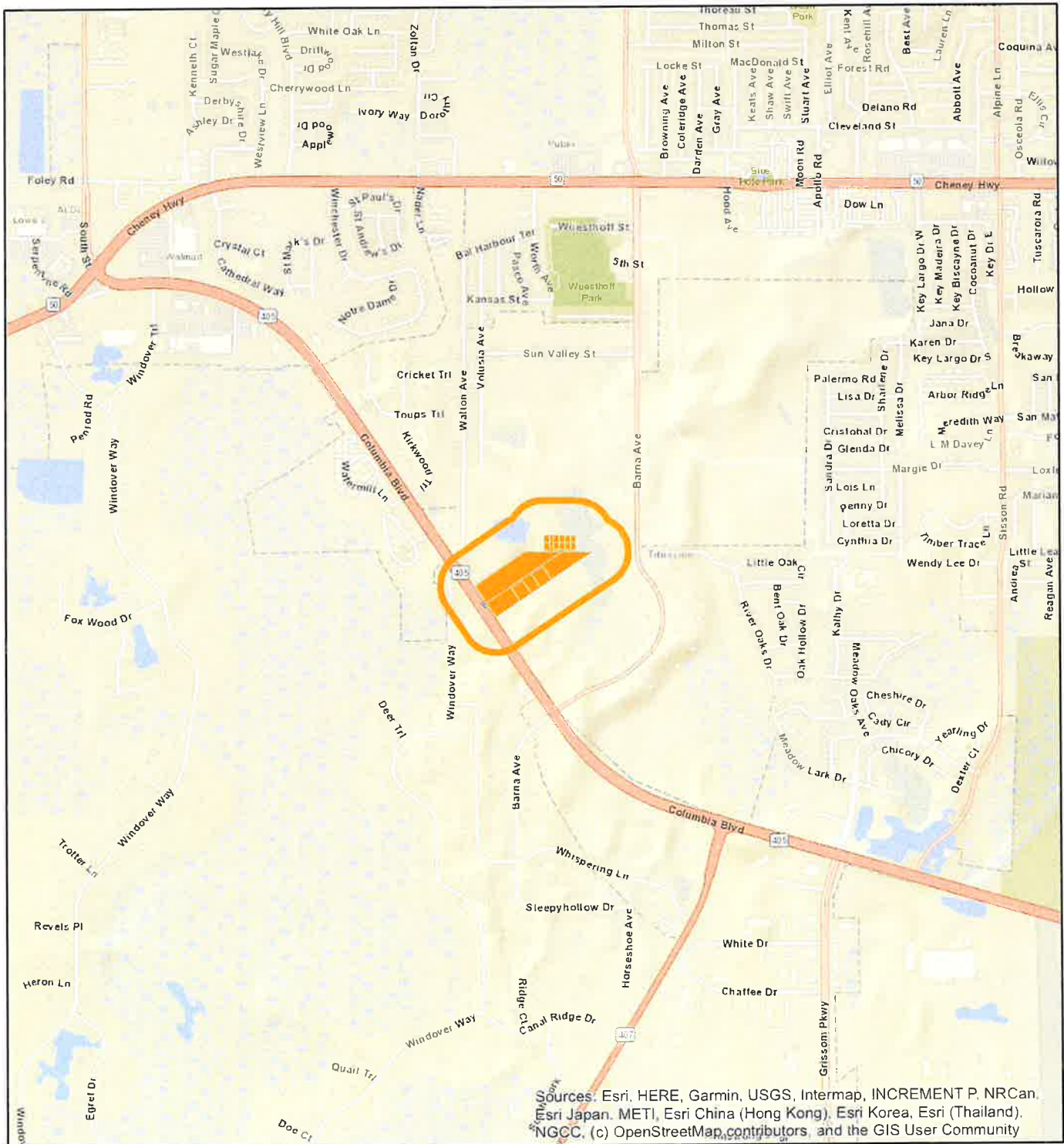
8. A classroom addition is planned to open at Bayside Elementary School for 2027-28. The factored capacity is adjusted for the proposed 800 student stations.

9. A classroom addition is planned to open at Sunrise Elementary School for 2028-29. The factored capacity is adjusted for the proposed 350 student stations.

10. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate share process set forth in Section 163.318(6), F.S., is used.

LOCATION MAP

Dirschka Family Revocable Trust
25Z00062



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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: 1/28/2026

 Buffer
 Subject Property

ZONING MAP

Dirschka Family Revocable Trust
25Z00062



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: 1/28/2026

— Subject Property

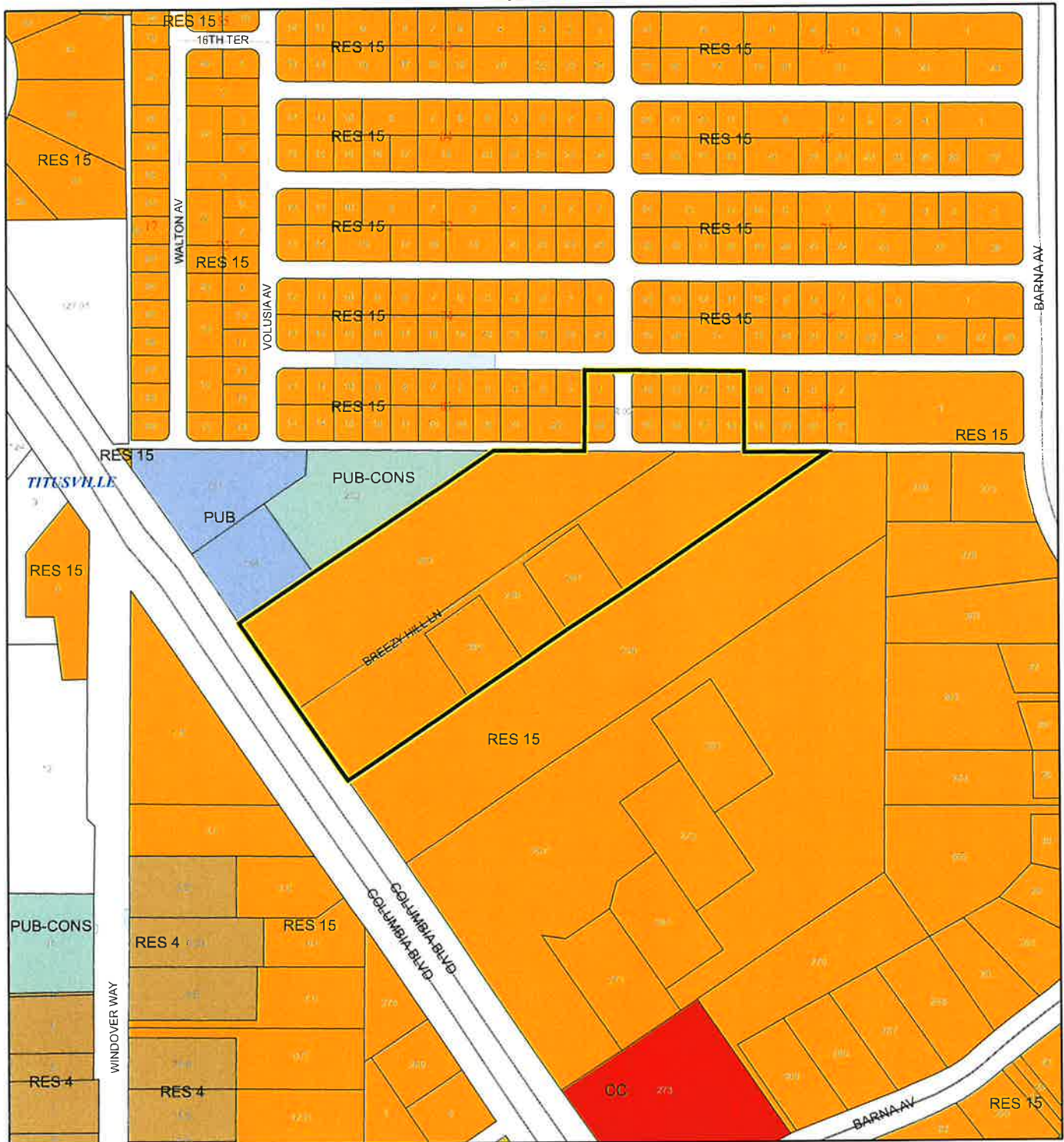
□ Parcels

□ Zoning

FUTURE LAND USE MAP

Dirschka Family Revocable Trust

25Z00062



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: 1/28/2026

AERIAL MAP

Dirschka Family Revocable Trust
25Z00062



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

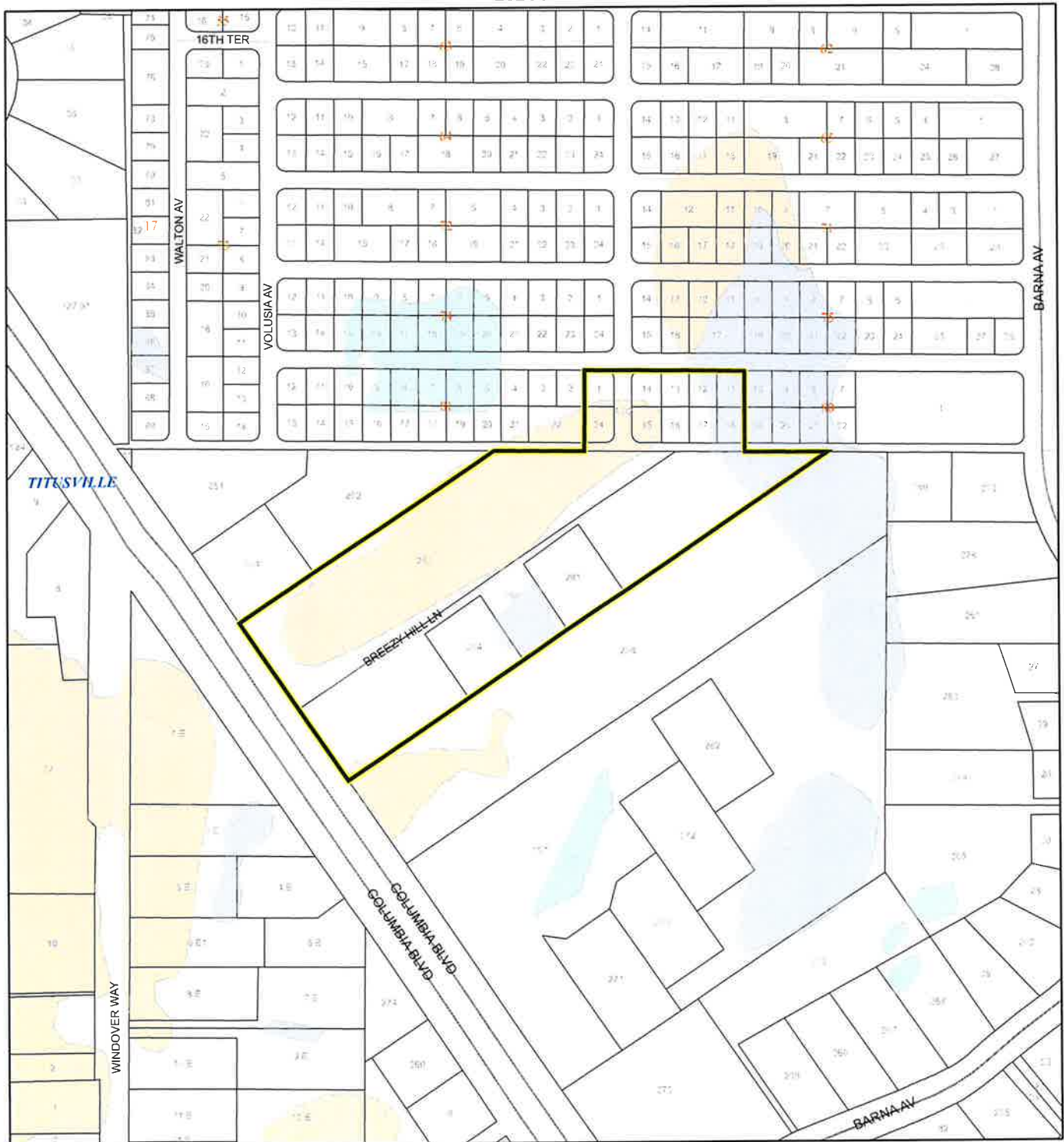
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/28/2026

 Subject Property
 Parcels

NWI WETLANDS MAP

Dirschka Family Revocable Trust
25Z00062



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.

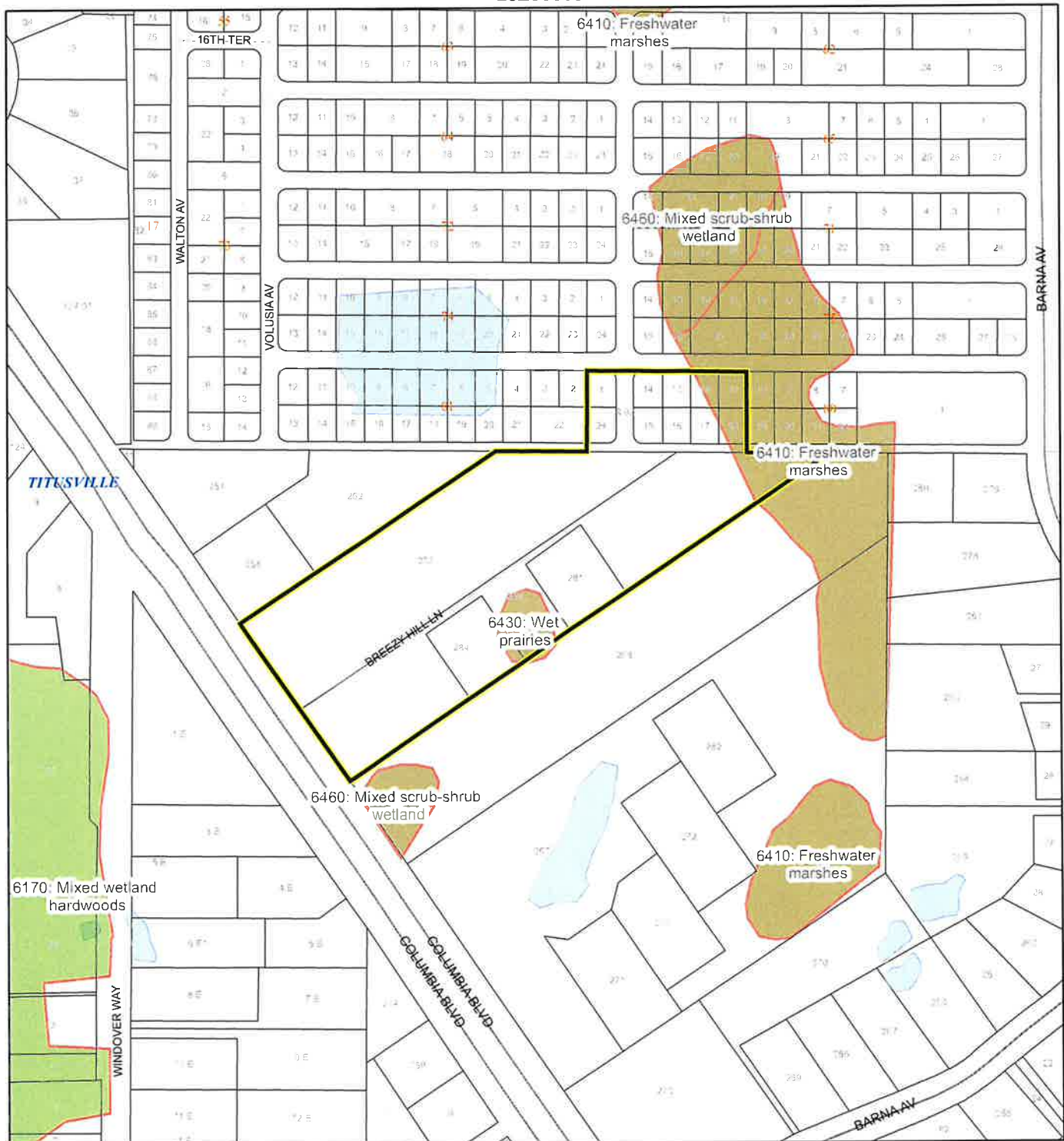
Produced by BoCC - GIS Date: 1/28/2026

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

Dirschka Family Revocable Trust
25Z00062



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: 1/28/2026

SJRWMD FLUCCS WETLANDS

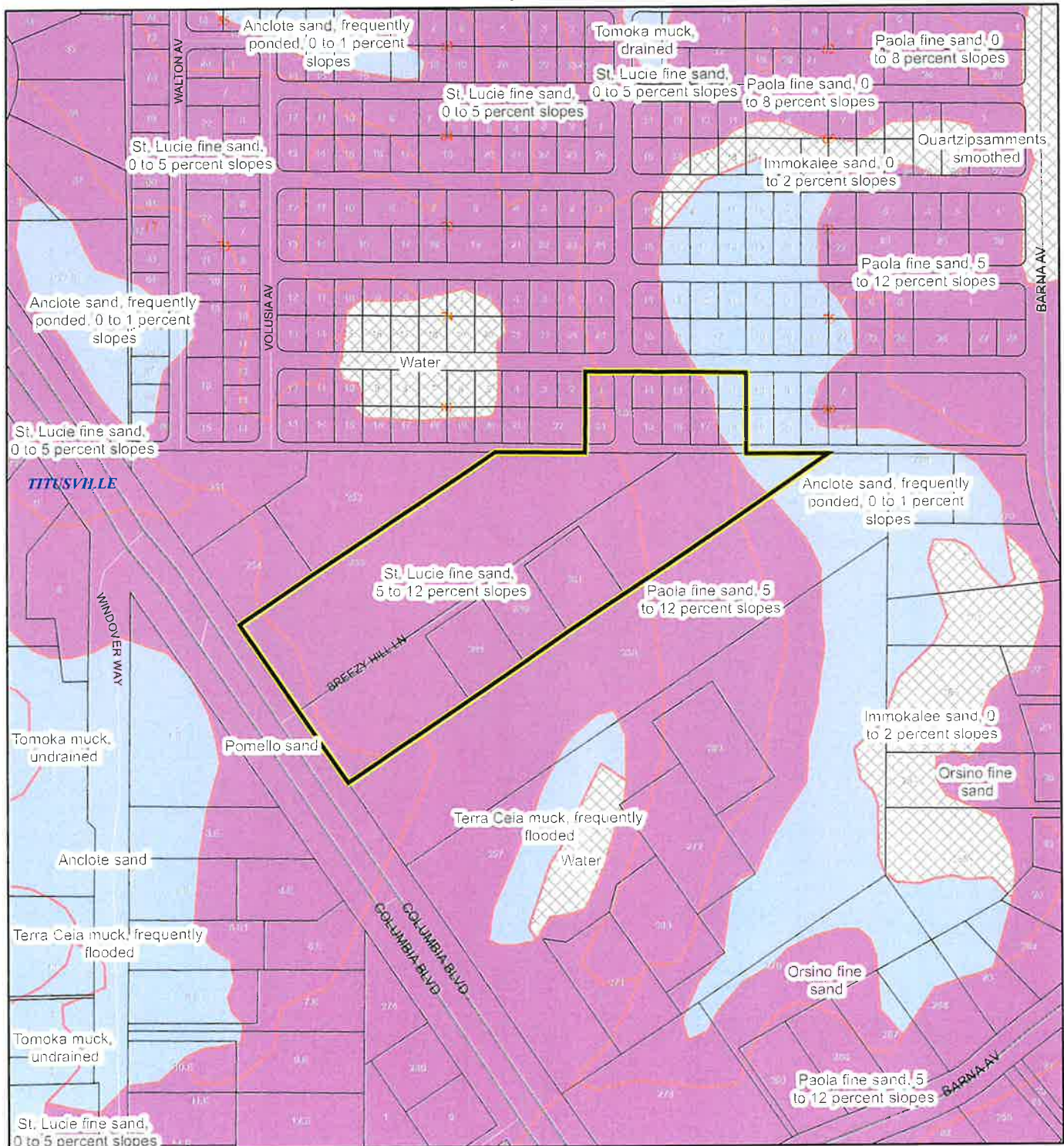
- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

Subject Property

Parcels

USDA SCSSS SOILS MAP

Dirschka Family Revocable Trust
25Z00062

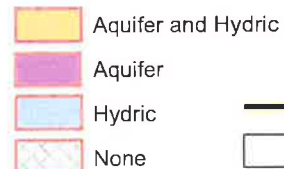


1:4,800 or 1 inch = 400 feet

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: 1/28/2026

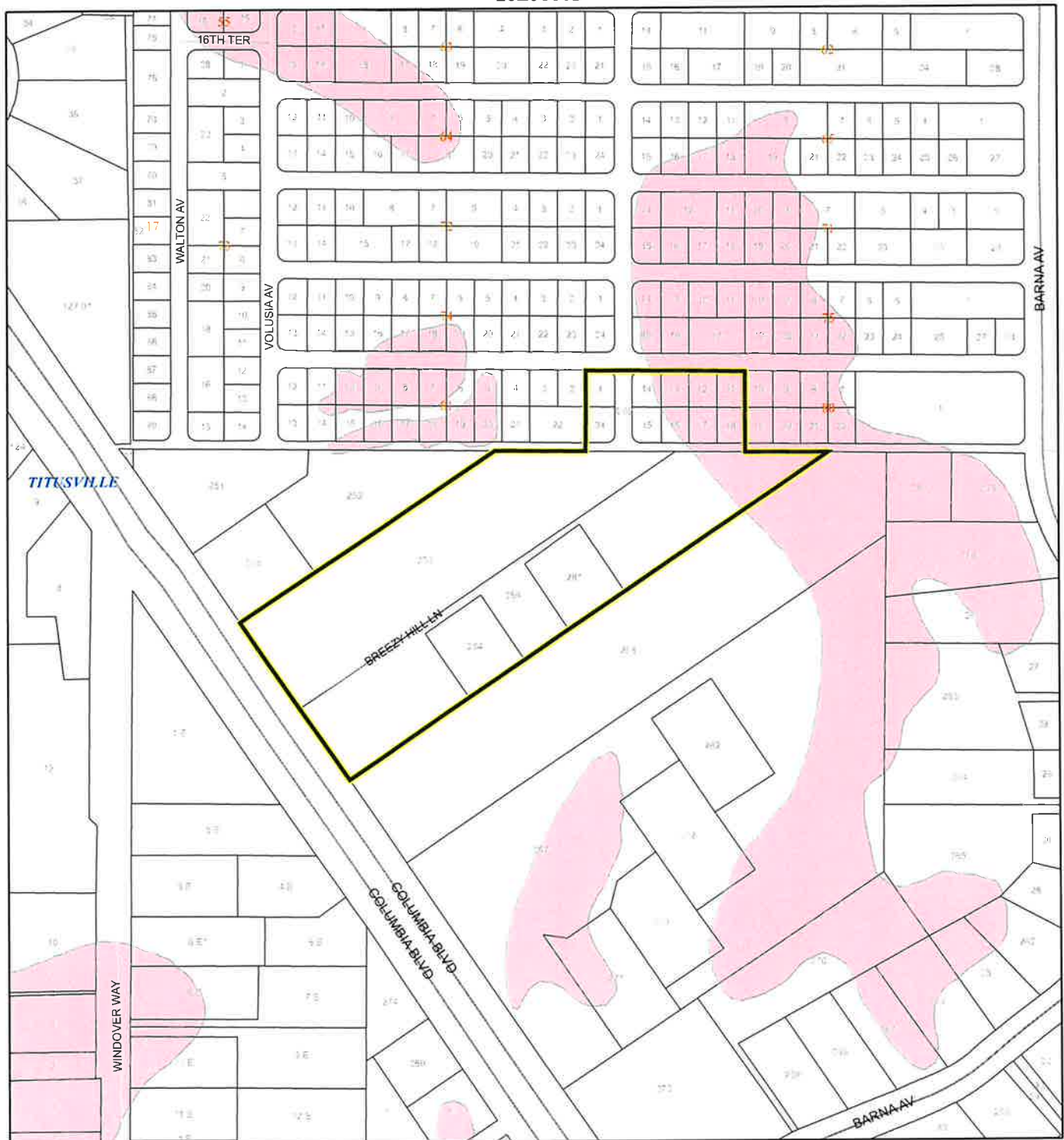
USDA SCSSS Soils



— Subject Property
□ Parcels

FEMA FLOOD ZONES MAP

Dirschka Family Revocable Trust
25Z00062



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: 1/28/2026

FEMA Flood Zones

A	AO	X
AE	Open Water	
AH	VE	
— Subject Property		□ Parcels

COASTAL HIGH HAZARD AREA MAP

Dirschka Family Revocable Trust
25Z00062



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.

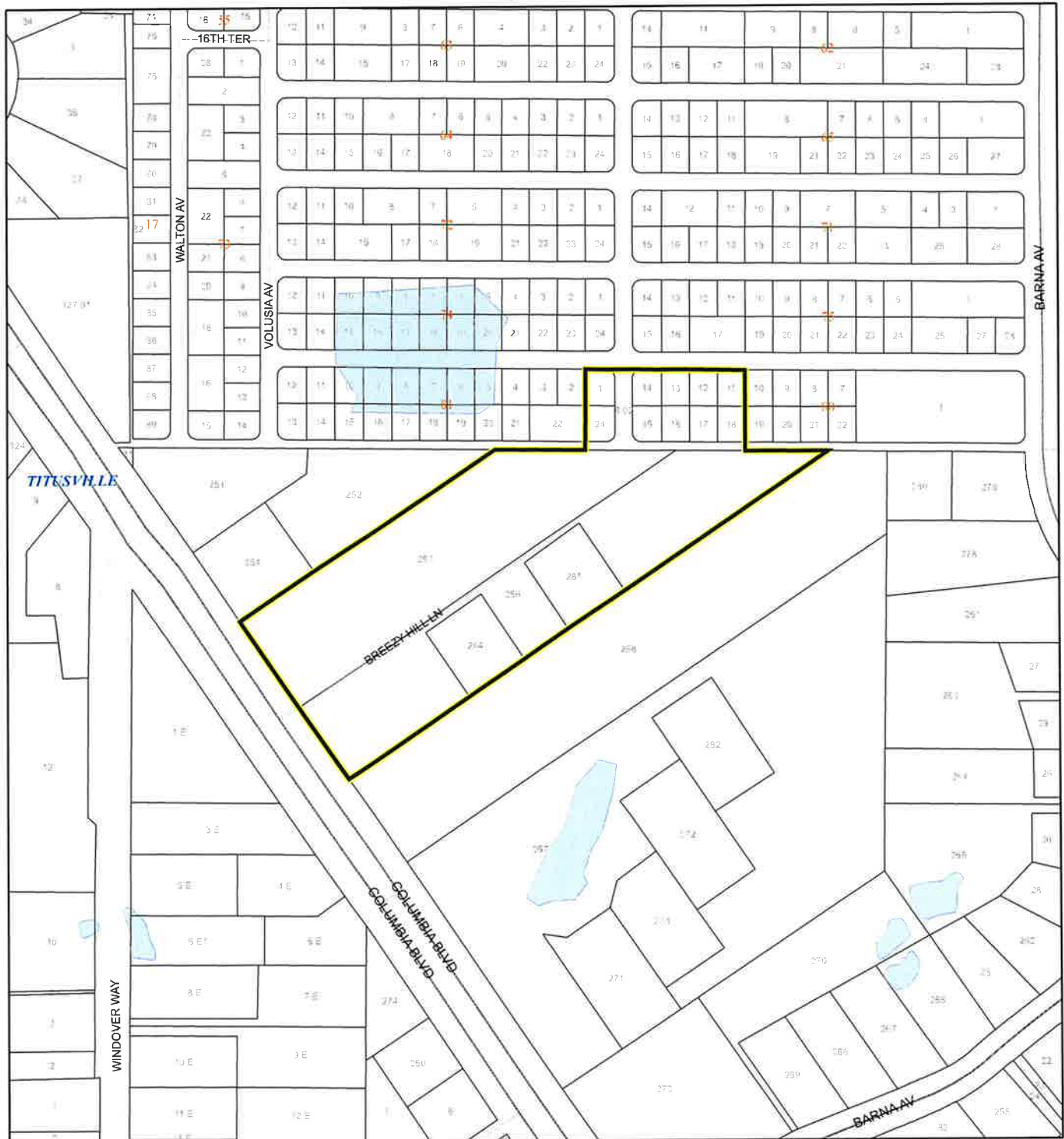
Produced by BoCC - GIS Date: 1/28/2026

- Subject Property
- Parcels
- Coastal High Hazard Area
 - SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

Dirschka Family Revocable Trust

25Z00062



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: 1/28/2026

Subject Property

Parcels

Septic Overlay

40 Meters

60 Meters

All Distances

EAGLE NESTS MAP

Dirschka Family Revocable Trust
25Z00062



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: 1/28/2026

— Subject Property

□ Parcels

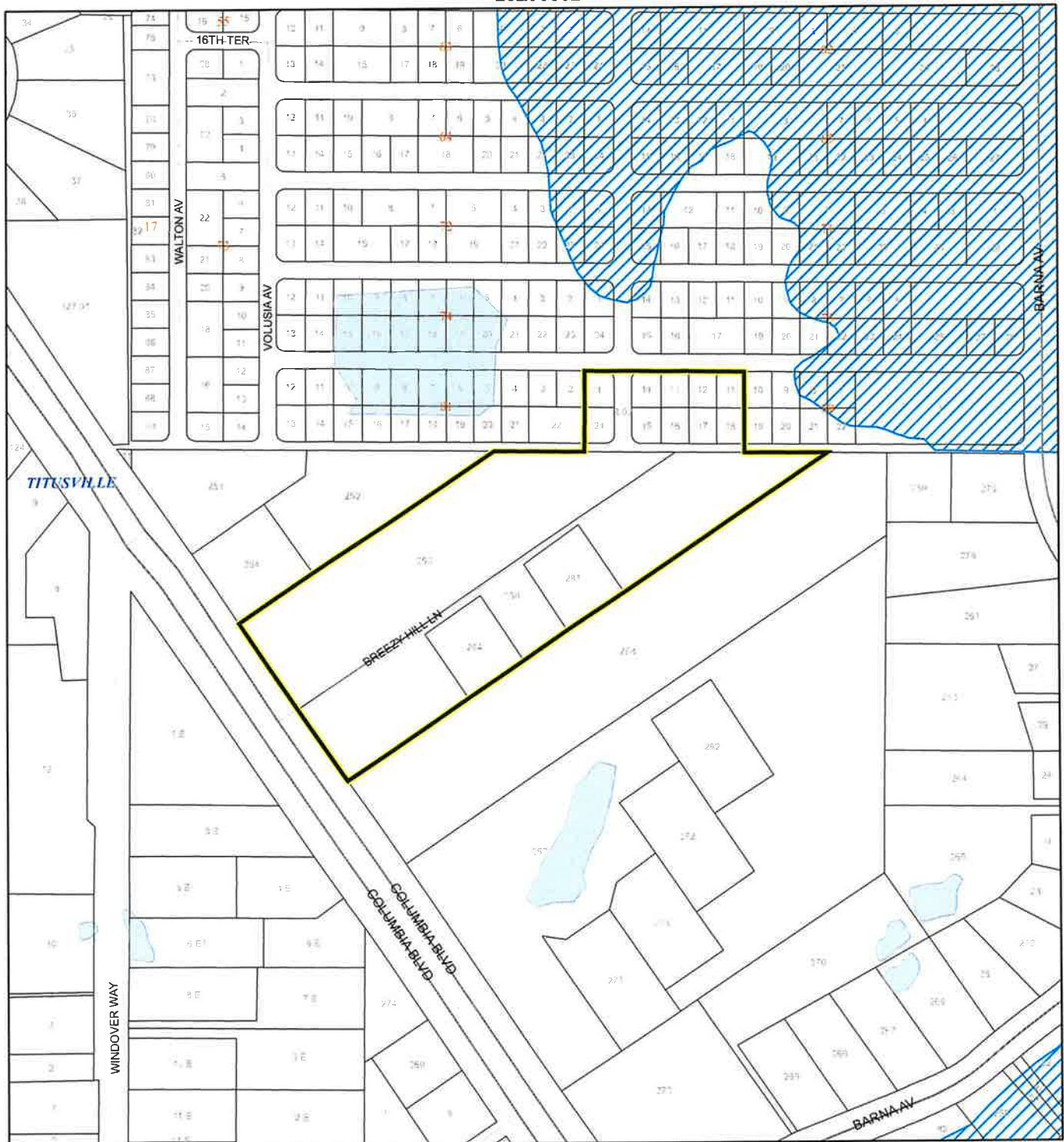


Eagle Nests
FWS

SCRUB JAY OCCUPANCY MAP

Dirschka Family Revocable Trust

25Z00062



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

 Scrub Jay Occupancy

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: 1/28/2026

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

Dirschka Family Revocable Trust
25Z00062



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: 1/28/2026

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

From: [Barry Miner](#)
To: [AdministrativeServices](#)
Subject: ID# 25Z00062
Date: Wednesday, April 8, 2026 9:08:47 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am writing to express my disapproval of the rezoning referred to in the subject ID number. I have been a resident of Brevard County since 1959 and this wonderful area is being destroyed by too many people with no infrastructure to support them. Too many multi-family buildings are already being constructed in this area and it is already causing major traffic issues. I am asking for your disapproval to the zoning change.

Barry E. Miner
2517 Toups Trail
Titusville, FL 32780

From: [DJ Gill](#)
To: [AdministrativeServices](#)
Subject: Rezoning ID# 25Z00062
Date: Sunday, April 5, 2026 4:14:12 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

ID# 25Z00062

The property should **not** be rezoned at this time. There is a large apartment/townhouse development on Columbia currently being built. It is less than 1/2 mile away from the proposed rezoning area being requested. Until the current housing being built is completed/occupied and the impacts to the immediate area can be determined; this new rezoning request should NOT be considered or approved.

Douglas Gill. Barna Avenue resident.

Dirschka 25300062

Account (1234567)



X
Apartment
Mill Wright
SR405 & SR407

Account: 2217400 Parcel ID: 22 35 33 01 253
Sale: 10/28/2019 \$150,000
BCPAO Market Value: \$135,000
Owners: DIRSCHKA FAMILY REVOCABLE TRUST
Address: NONE



Zoom | Clear | Details | EagleView | Hide Info

BCPAO Dana Blickey, C.F.A. Brevard County Property Appraiser | Instructions | Disclaimer

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 13, 2026**, at **3:00 p.m.**, in the Florida 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 Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D2); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Neal Johnson (D4); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.1. Paul and G. Eric Dirschka (Bruce Moia) request a zoning classification change from RU-2-10 (Medium-Density Multiple-Family Residential) and RU-1-11 (Single-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential). (25Z00062) (Tax Accounts 2216190, 2216168, 2216154, 2216153, 2216155, 2216152, 2216156, 2216151, 2216157, 2216150, 2217403, 2218992, 3021864, 3038147, and 2217400) (District 1)

Trina Gilliam read item H.1. into the record.

Kim Rezanka spoke to the application. She stated this is a rezoning of 18.07 acres for multifamily apartments. 15 parcels have been assembled over years and now they're wishing to sell to retire and travel. The contract purchaser is Millstone Ventures LLC. There are few nuances that are unusual that are environmental issues, but you may have questions.

Andy Weatherford spoke on behalf of Millstone Ventures. We brought our team here today to address any questions you might have. My company is a small development shop out of Indianapolis. My business partner and I started the company in 2017. We've got about 25 employees and we're a vertically integrated development shop. What that means is everything from planning and zoning through design, construction, and then property management once the property's been developed all stays with my team. We consider ourselves what we like to call a cradle-to-grave development shop. For every step of the process through entitlements, design, construction and property management, the advantage of working with my company, we think for the communities in which we build there's one point of contact for every step of this project and that is me and my team. We consider ourselves a luxury resort style community builder. It's multi-family product but high-end market finishes and amenities. Being vertically integrated, the advantage that we believe we have is we control costs from the beginning with our design selections through construction with our construction company that we own and that allows us to deliver this elevated product for our residents at market rate rental rates. We don't have to charge above what's market for the product that we build, but we do build an elevated product for the communities that we try to serve. We take a very targeted approach to our projects. We're down here for a reason, following population growth, job growth that is happening here in Brevard County. And, we try to build where our product is needed and wanted. We know that our rezoning request follows a future comp plan for the area and what we're here to do is deliver some new housing stock in a community with a lot of job growth and population growth. And what we've been tracking is a minimal amount of new housing that's being delivered to the market that's sort of needed to support the continued job growth that's happening here in Brevard County. What we're seeing with that job growth, there's quite a few members of the workforce that are commuting from Orlando and other markets. By delivering some nice housing stock, what we're hoping to do is

give those people a reason to stay and keep those paychecks and live, work, and play here in Brevard County. That's what we're hoping to provide for this community.

Ms. Rezanka stated she'd like to talk a little bit about the area and the request. And I have a larger version of the map of the area. As I mentioned, this is a rezoning of 15 parcels that have been assembled by the Dirschkas since 1979. Most of the parcels are zoned RU-2-10 with a density cap of five units to the acre. The smaller parcels to the north are part of the Sun Valley Plat from 1955 and those are zoned RU-1-11. This development is intended to be closer to State Road 405. There are some wetlands to the back that will be avoided as this is residential property in Brevard County. All 18 acres have RES 15 future land use that has been there for as long as we know. So, at some point, the county's policy was this was to be multifamily. The map that I have provided to you, the red line that goes down the middle, that's Breezy Hill Lane. That is the address of the Dirschka's homestead. To the north there is the fire station and Florida TIFF land. And then to the north of that is a BCSO office. What is not clear from in your packet is there are two apartment complexes to the north on the west side of State Road 405. They're older apartments. Summer Hill Apartment is more northern. It was built in 2005. And then the WW Apartments were built in 1985. The new one at State Road 405 and State Road 407 is Millwright and that was just opened this year, phase one. So, apartments are coming to this area. This is almost transitioning to a multifamily area and when you look at your future land use all this area on the east side of State Road 405 is residential 15. The staff report states the primary uses on State Road 405 are commercial office and government facilities and that the only new development is residential homes and apartments. However, it appears that this is more going towards multi-family on State Road 405. The staff report also states this is undeveloped commercially zoned land when in essence this is undeveloped multi-family zoned land. The preliminary concurrency says traffic will not cause a deficiency in the level of service by this development of approximately 270 units maximum on 18 acres. There are no school concurrency issues. There are no material violations of any relevant comprehensive plan policies. There are environmental issues that were raised including a FEMA flood zone, a well and aquifer recharge. Those are all site plan and engineering issues that will be discussed with staff and with Titusville if this is approved for rezoning.

NO PUBLIC COMMENT

Ron Bartcher commented you don't have a site plan; can you give me an idea of what kind of building you're going to put there or how big they're going to be, how many there are.

Bruce Moia responded that we're looking at three-story walkups. Typical of what you see in most other types of developments. Multiple units with maybe 15 20 units in the building or more three stories high.

Mr. Bartcher asked are there going to be some amenities like a pool and all.

Mr. Moia replied there'll be a hefty amenity package including clubhouse, pool, and activities for the residents.

Mr. Hopengarten inquired if there is sewer in the area.

Mr. Moia responded this will be served by city of Titusville water and sewer.

Mr. Hopengarten continued with I noticed on the wetlands map that the entire north segment is

wetlands.

Mr. Moia responded I wouldn't say the entire north segment, but there is that northeast corner and there's a couple that are internal to the property.

Mr. Hopengarten stated the couple I'm not worried about. It's the one that's takes up most of that northern part of their site. I just want to know you're not going to build on that area.

Mr. Moia said since it's residential, we don't have the ability to impact very many wetlands. We're proposing to avoid all wetland impacts. No, that's part of a very large wetland system. So, I don't think that we would be allowed to build in there even if we wanted to. Not to mention that it's part of a Titusville well field. So, we would not propose to impact that wetland at all. And we're not proposing to impact on any of the existing on-site wetlands. And definitely not the one to the east because that's a very large and valuable wetland system that we do not want to disturb. That extends way beyond our site boundaries.

Mr. Hopengarten stated I was just concerned about the one just north of Breezy Hill Lane. It seemed that it was a very large swath, and I was just wondering you were only going to develop that southern portion.

Mr. Moia responded I think the two other wetlands on the property are isolated.

Ana Saunders stated the NWI map is what it's showing. The GIS mapping doesn't always match what the actual wetland lines are. So, I think that's maybe the confusion.

Mr. Hopengarten replied no, there's no confusion. This is what I also looked up on the website. Blue is the lake.

Mr. Moia responded no, blue is the wetland.

Mr. Hopengarten continued it says estuarian and marine wetland. I can read these.

Mr. Moia responded we've had an environmental study done and it's not that big. There are two isolated wetlands. That map is not accurate.

Mr. Hopengarten continued that may be the case. Because I've found that in the past, too. So, you've done the survey? Somebody walked the site.

Mr. Moia responded we have done an environmental assessment of the property, yes. And just so you know, we did have a meeting with district one commission on this and we didn't really hear any specific issues of concern, just that we maybe make an effort to import, use some LID technology in the development of the property, was one of the biggest comments but there was no specific objection to this type of use in that area.

Ruth Amato inquired above the wetlands is that aquifer recharge? Which is why the wetlands filter down, goes out to the wetlands for the Titusville wells. And my concern is when you develop out the top of the recharge and you put apartments and parking lots and what not there, it hinders the amount of recharge that's happening. And while you're getting water from the city of Titusville, the city of Titusville can't even supply itself with more than two thirds of its own water because it gets it from

unincorporated Brevard out by the county line. So, developing out another recharge area near their wellfield could burden North Brevard and unincorporated with more water needs for the city of Titusville. How does that work?

Mr. Moia responded yes. So, for one, as far as it being an aquifer recharge area we'd have to get testing to show that it is. Just because the maps show that they have aquifer recharge soils does not necessarily mean it does. Wetlands usually aren't aquifer recharge soil, but some of the upland soils could be. But because it is in the Area of Critical Concern for Titusville, and we will be getting utilities from the city, we will be complying with all their regulations regarding the recharge for that project. That's going to be one of the challenges, meeting their requirements, but we will have to meet their requirements for recharge.

Ms. Amato stated I understand. I just have concerns. They haven't managed it very well. And unincorporated North Brevard pays that price with their residents and their wells as they suck up that water. And the more burden that that puts on unincorporated Brevard, the less folks out in unincorporated Brevard can use their well systems or must continually drop wells because of saltwater intrusion and other things. And facilitating making that problem worse is a real concern.

Motion to recommend approval of Item H.1. by Neal Johnson, seconded by Ron Bartcher. Motion passed by a vote of 9:1.

Meeting adjourned at 4:35 p.m.



**Commissioner Rob Feltner
District 4**

2725 Judge Fran Jamieson Way
Suite: C-214
Viera, FL 32940
Phone: (321) 633-2044
D4.Commissioner@Brevardfl.gov

April 28, 2026

Re: Disclosure –25Z00062

Concerning **25Z00062** on May 7, 2026, Brevard County Zoning meeting agenda:

On April 28, 2026, Commissioner Feltner met with Ms. Kim Rezanka, Mr. Andrew Weatherford and Mr. Owen Hartman in the District 4 Commissioner's Office. The meeting lasted approximately 25 minutes during which the Commissioner listened to information about the project.

Thank you.

A handwritten signature in blue ink, appearing to read "Rob Feltner", is written over the "Thank you." text.

Rob Feltner
Brevard County Commissioner
District 4

Resolution 25Z00062

On motion by Commissioner Feltner, seconded by Commissioner Adkinson, the following resolution was adopted by a unanimous vote:

WHEREAS, Paul and G. Eric Dirschka request a zoning classification change from RU-2-10 (Medium-Density Multiple-Family Residential) and RU-1-11 (Single-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential), on property described as Tax Parcel 11, as recorded in OR Book 10027, Page(s) 976, of the Public Records of Brevard County, Florida. **Section 28, Township 22, Range 35.** (18.07 acres) Located on the east side of Columbia Blvd, approximately 257' south of Windover Way (No Address, Titusville); and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from RU-2-10 and RU-1-11 to RU-2-15 be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of May 07, 2026.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Thad Altman, Chair
Brevard County Commission
As approved by the Board on May 07, 2026.

ATTEST:


RACHEL M. SADOFF, CLERK

(SEAL)

P&Z Board Hearing – April 13, 2026

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**