



AGENDA REPORT
May 3, 2018

SUBJECT:

Public Hearing, Re: W.K.&R. Groves, Inc. (Chad Genoni) requests a change of zoning classification from AU to RR-1. The property is 110.97 +/- acres, located on the north side of E. Crisafulli Rd. approx. 320 ft. west of Broad Acres St. (17PZ00158) (District 2)

FISCAL IMPACT:

None.

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board conduct a public hearing to consider the request for a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential).

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a change of zoning classification from AU to RR-1 on 110.97 +/- acres for the purpose of developing a single-family subdivision. Approval of this request will increase the lot yield from 36 to approximately 86 lots. The maximum potential lot yield consistent with the Residential 1 Future Land Use designation is 110 lots.

Both the current AU and the proposed RR-1 zoning classifications are consistent with the Residential 1 Future Land Use designation.

The North Merritt Island Small Area Study is underway and is anticipated to come before the Board in mid-2018. If this rezoning request were to be denied and the Board were to approve the Small Area Study's recommendation to amend the Comprehensive Plan, the Future Land Use designation change to Res 1:2.5 would apply to this property.

The Board may wish to consider whether the application proposal for rezoning is consistent and compatible with the surrounding land use.

On March 8, 2018, the North Merritt Island Dependent Special District Board heard the request and unanimously recommended denial.

On March 19, 2018, the Planning and Zoning Board heard the request and unanimously recommended denial.

The Board was originally scheduled to hear the request on April 5, 2018; however, the applicant requested automatic tabling to May 3, 2018.

Staff contact: Erin Sterk, Planning & Zoning Manger, erin.sterk@brevardfl.gov

ATTACHMENTS:

Description

- ▢ **Staff Comments**
- ▢ **Maps**
- ▢ **FYI**

REZONING REVIEW WORKSHEET

17PZ00158

Commission District # 2

Hearing Dates: NMI 03/08/18 P&Z 03/19/18 BCC 04/05/18 05/03/18

Applicant Name: W.K. & R. GROVES, INC.

Request: AU to RR-1

Subject Property:

Parcel ID# 23-36-24-00-750; 23-36-24-00-752; 23-36-24-00-754

Tax Acct.# 2316619; 2316620; 2316622

Location: North side of E. Crisafulli Rd., approx. 320 ft. west of Broad Acres St.

Address: Tax Parcel 750 = No assigned address. Tax Parcel 752 = 1430 E. Crisafulli Rd., Merritt Island. Tax Parcel 754 = No assigned address.

Acreage: 110.97 acres +/-

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Proposal can be considered under the Future Land Use Designation. Sec. 62-1255
- YES Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	AU	RR-1
Potential*	36 SF lots	86 SF lots
Can be Considered under FLU MAP	YES RES 1	Yes RES 1

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

	ADT	PM PEAK		
Trips from Existing Zoning	343	36	Segment Number	060C
Trips from Proposed Zoning	819	86	Segment Name	SR #3 Hall Rd - N. Tropical
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	15,860	1,427	Directional Split	0.5
Volume With Proposed Development	16,679	1,501	ITE CODE	
Current Volume / MAV	37.95%	37.95%	210	
Volume / MAV with Proposal	39.91%	39.91%		
Current LOS	C	C		
OS With Proposal	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

Background & Purpose of Request

The applicant is seeking a change of Zoning classification from AU to RR-1 on 110.97 acres for the purpose of developing a single family subdivision. This request will increase the lot yield from 36 to approximately 86 lots. The maximum potential lot yield consistent with the Residential 1 Future Land Use designation is 110 lots.

Land Use Compatibility

FLUE Policy 1.9 allows residential development with a maximum density of up to one (1) unit per acre.

Within North Merritt Island, there is a history of density reductions, especially at the north end. A previous North Merritt Island Small Area Study Plan drafted June 1, 1992 proposed the reduction of residential densities from two (2) units to one (1) unit per acre, which applied to 65% of the NMI study area. Future Land Use Map Amendment 92B.5.13 changed the Residential Density designation from Suburban 2 to Suburban 1 on 6500 +/- acres, which included the subject property. After the first EAR Amendment to the Comprehensive Plan in 2001, the Residential Density and Future Land Use maps were combined, and the Future Land Use designation was renamed from Suburban 1 to Residential 1 (Res1). This Res 1 FLU designation remains today.

A new North Merritt Island Small Area Study is currently underway, which includes a draft recommendation proposed by the Citizen's Committee, proposing to reduce densities even further. The draft recommendation asks the Board to consider changing the Future Land Use designation of all properties with an existing Residential 1 Future Land Use designation and with an Agricultural Residential (AU) Zoning classification from Residential 1 (up to 1 dwelling unit per acre) to Residential 1:2.5 (up to 1 dwelling unit per 2.5 acres).

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of the Administrative Policies.

Transportation Analysis

The subject parcel has direct access from E. Crisafulli Road. Current 2017 Space Coast TPO Traffic Counts do not include analysis of E. Crisafulli Road and the closest roadway segment included within the dataset is N. Courtenay Parkway (SR 3) between Hall Road and North Tropical Trail. This nearby segment of SR 3 was used for the preliminary trip generation and impact analysis within the Staff Report.

A preliminary review of the impact of trips anticipated to be generated by the increase in development potential of the property does not demonstrate that the impact on nearby N. Courtenay Parkway (SR 3) creates a deficiency in Level of Service and that the corridor still remains significantly under capacity within the segment between Hall Road and North Tropical Trail. Should the proposal for rezoning to RR-1 be approved by the Board, and the property then subdivided, the applicant will be responsible for conducting traffic counts on E. Crisafulli Road in order to demonstrate whether concurrency failure is indicated or whether a significant change in trip generation has occurred.

Environmental Constraints

As depicted on maps in the NRM Rezoning Review Summary in the addendum to this report, the subject parcel contains mapped NWI and SJRWMD wetlands, and hydric soils. Federally and/or state protected species such as FL scrub jays and gopher tortoises may be present on the property. Prior to any plan or permit submittal, the applicant will be required to provide an Environmental Assessment Report completed by a qualified environmental consultant to determine the existence and extent of the aforementioned environmental parameters.

Portions of the property are mapped as being within Federal Emergency Management Agency (FEMA) floodplain and are subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. The parcel also contains mapped aquifer recharge soils and is subject to the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance. If you have any questions, please contact NRM at (321) 633-2016.

Applicable Land Use Policies

The AU zoning classification permits one single-family residence and agricultural pursuits on 2 ½ acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping. The parcels under this zoning action abut properties also zoned AU to the North, West and East. Zoning classifications to the south across E. Crisafulli Road are a mixture of AU and RR-1 zonings. The RR-1 classification permits single-family residential land uses on minimum one acre lots, 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. The keeping of horses and agricultural pursuits are accessory to a principle residence within the RR-1, rural residential zoning classification.

Prior zoning actions on this site date back to November, 1977 and earlier. Zoning actions were for temporary security trailer approvals dating back to March, 1967 under **Z-4361**, **Z-4323** and **Z-2059**. Recent zoning actions within the same section, but on surrounding properties, are a part of Zoning action **17PZ00105** (rezoning from RR-1 to AU) on November 2, 2017; **17PZ00067** (rezoning from PIP to AU) on August 3, 2017 and **16PZ00030** (rezoning from RR-1 to AU) on August 4, 2016.

For Board Consideration

- The Board may wish to consider whether the application proposal for Rezoning is consistent and compatible with the surrounding land use.
- The North Merritt Island Small Area Study is underway and is anticipated to come before the Board in mid-2018. If this rezoning request were to be denied and the property were to retain its current AU Zoning classification and the Board were to approve the Small Area Study's recommendation to amend the Comprehensive Plan, the Future Land Use designation change to Res 1:2.5 would apply to this subject property.

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Rezoning Review

SUMMARY

Item #: 17PZ00158	Applicant: W. K. & R. Groves, Inc. - Genoni
Zoning Request: AU to RR-1	
NMI Date: 03/08/18; LPA Hearing Date: 03/19/18; BCC Hearing Date: 04/05/18	

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRMD) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether or not a proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations. In that this process is not the appropriate venue for site plan review, specific site designs that may be submitted with the rezoning will be deemed conceptual and any comments or omissions relative to specific site design do not provide vested rights or waivers from these regulations, unless specifically requested by the owner and approved by the Board of County Commissioners. If the owner has any questions regarding this information, he/she is encouraged to contact NRM prior to submittal of any development or construction plans.

Natural Resource	Preliminary Assessment	Natural Resource	Preliminary Assessment
Hydric Soils/Wetlands	Mapped	Coastal Protection	N/A
Aquifer Recharge Soils	Mapped	Surface Waters	N/A
Floodplains	Mapped	Wildlife	Potential

Comments:

This review relates to the following property: Twp. 23, Rng. 36, Secs. 24; Tax ID Nos. 2316619, 2316620, and 2316622

The subject parcel contains mapped NWI and SJRWMD wetlands and hydric soils (Bradenton fine sand- limestone substratum, and Copeland-Bradenton-Wabasso complex lime) as shown on the NWI Wetlands, SJRWMD Florida Land Use & Cover Codes and USDA Soil Conservation Service Soils Survey maps, respectively. 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 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 Sec. 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e) and 62-3696. The applicant is encouraged to contact NRMD at (321) 633-2016 prior to any plan or permit submittal.

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

Portions of the property are mapped as being within the floodplain as identified by the Federal Emergency Management Agency (FEMA) and as shown on the attached FEMA Flood Map. The property is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance.

Information available to NRMD indicates that federally and/or state protected species are present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. In addition, a Scrub Jay habitat polygon is located on the east portion of the property; an indicator that Scrub Jays may be present. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

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. Land clearing is not permitted without prior authorization by NRMD.

The attached maps should only be used for general reference, not for legal purposes or detailed analysis. Verification of site-specific conditions and appropriate permit approval is required prior to any site clearing, grading, or development activities. If you have any questions, please contact the NRMD office at (321) 633-2016.



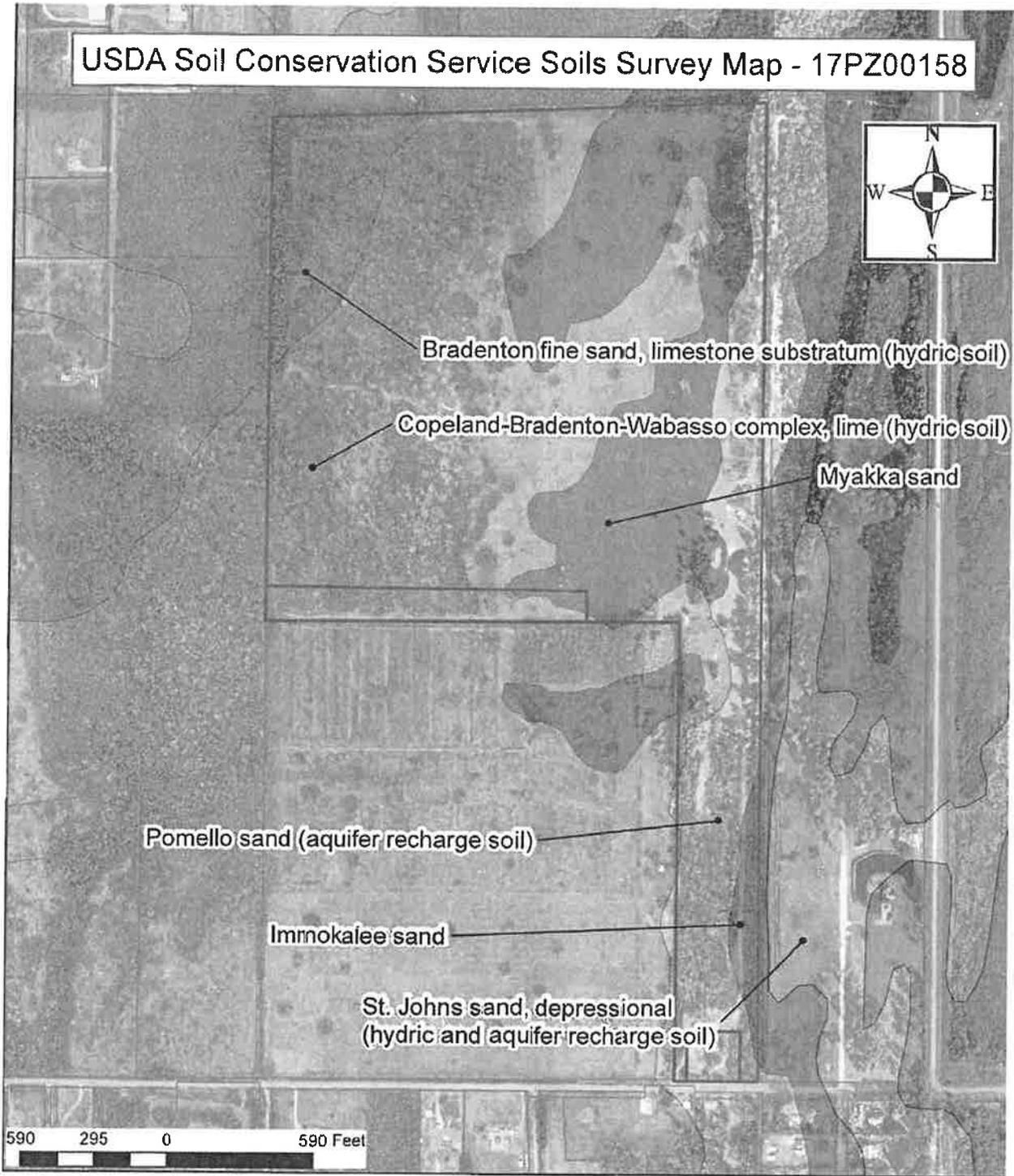
Brevard County Board of County Commissioners (BOCC) GIS data is provided as a public service. BOCC attempts to provide accurate and complete data. Metadata is provided for all datasets and no data should be used without first reading and understanding the limitations of the data. The BOCC provides NO WARRANTY as to the accuracy of this data or any corresponding attributes or metadata. Data is provided in an "as is" condition, without warranty of any kind, either expressed or implied, including any assurance that the data is fit for a particular purpose. BOCC shall have no liability, in any case, to the use of provided data (including redistribution and reproduction). Full liability, responsibility and consequence relating to the use of provided data rest with the user.

Legend	
NWI	
Wetland Type	
	Freshwater Emergent Wetland
	Freshwater Pond



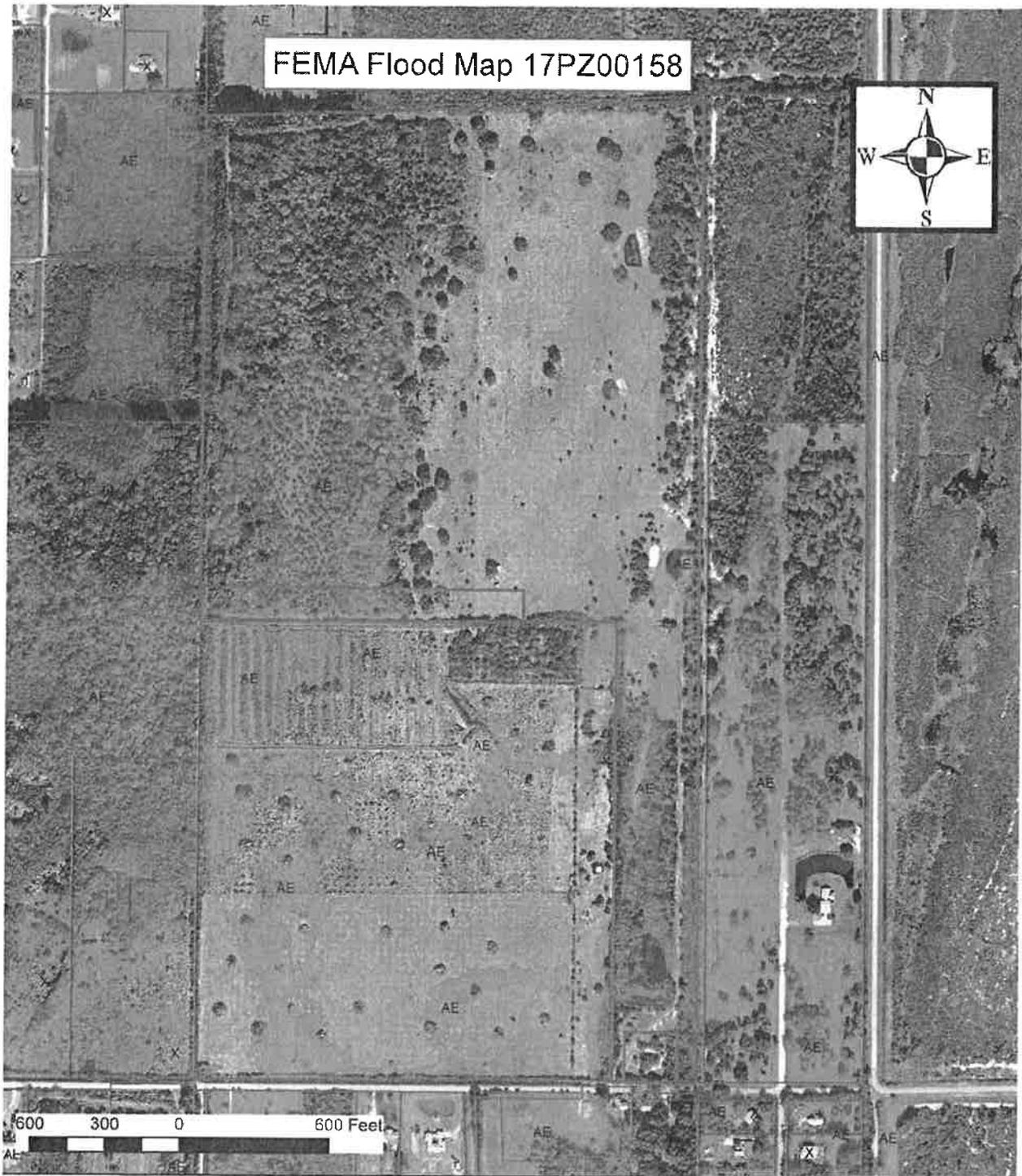
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Legend
SJRWMD FLUCCS
LCCODE
6460



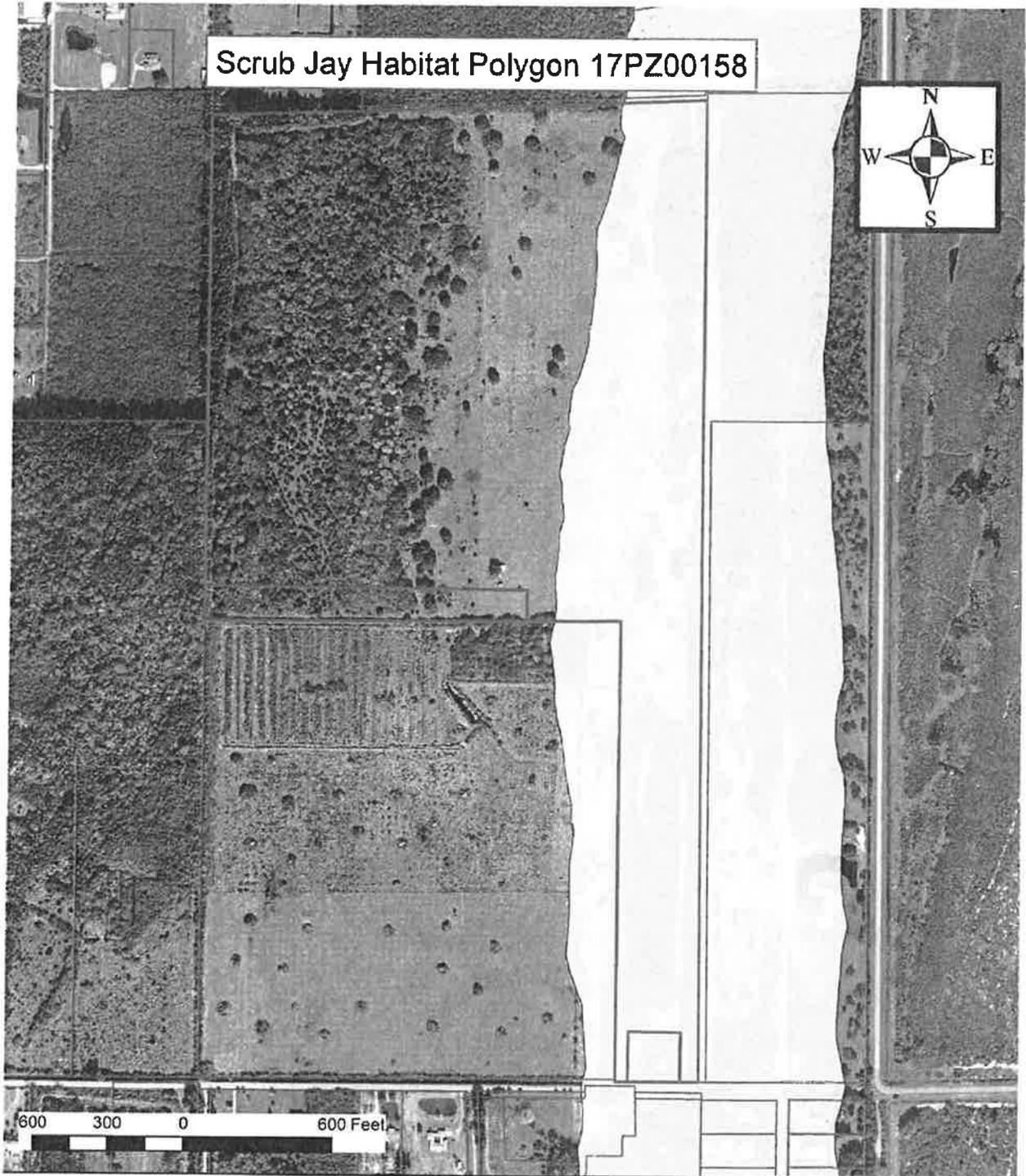
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Legend	
	Bradenton fine sand, limestone substratum
	Copeland-Bradenton-Wabasso complex, limestone substratum
	Immokalee sand
	Myakka sand
	Pomello sand
	St. Johns sand, depressional



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Legend
S_Fld_Haz_Ar
FLD_ZONE
AE



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Legend	
	Scrub Jay Occupancy

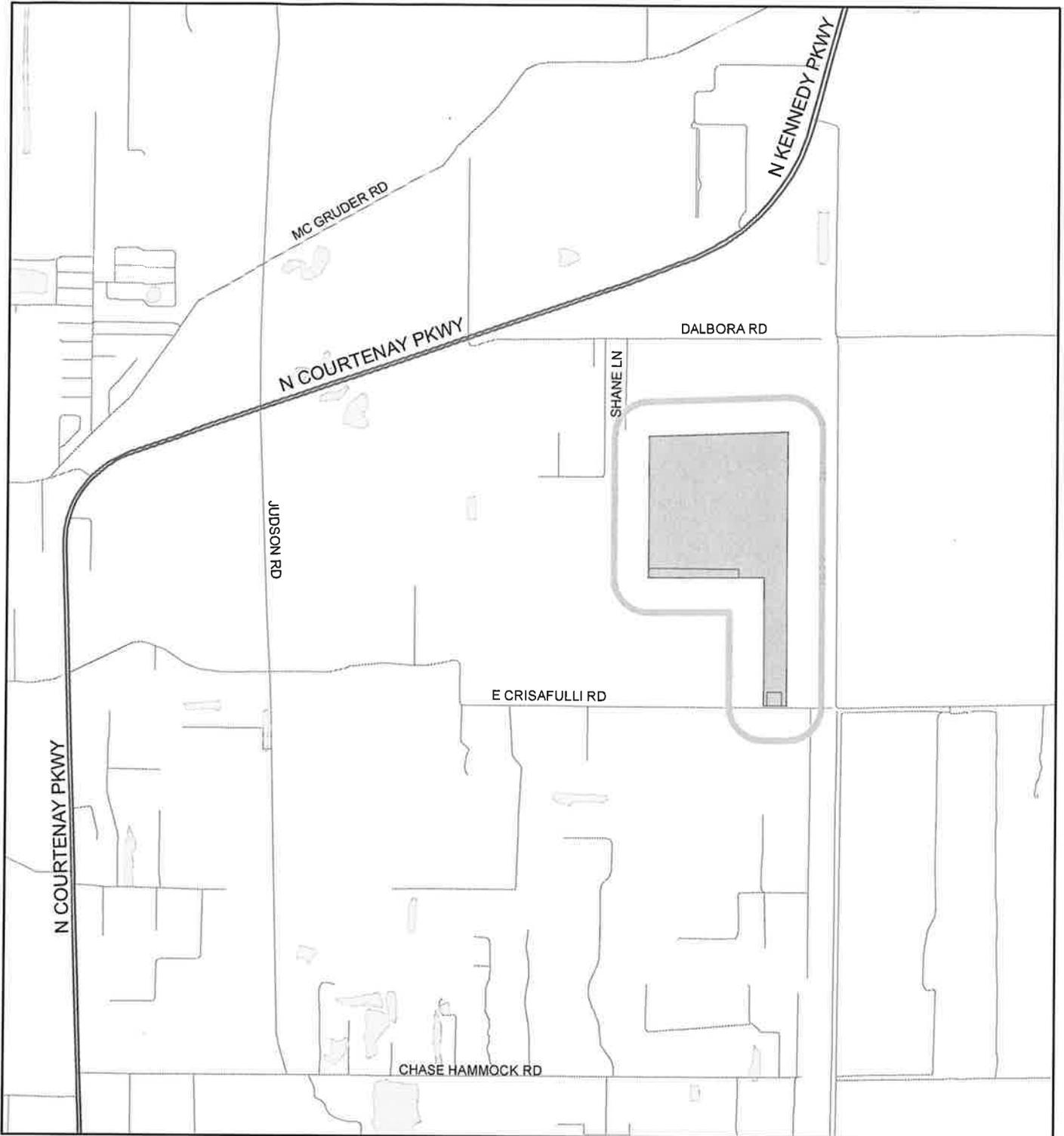


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LOCATION MAP

W.K. & R. GROVES, INC.

17PZ00158



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

Buffer Distance: 500 feet

- Buffer
- Subject Property

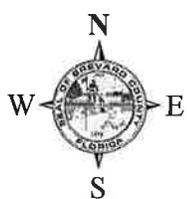
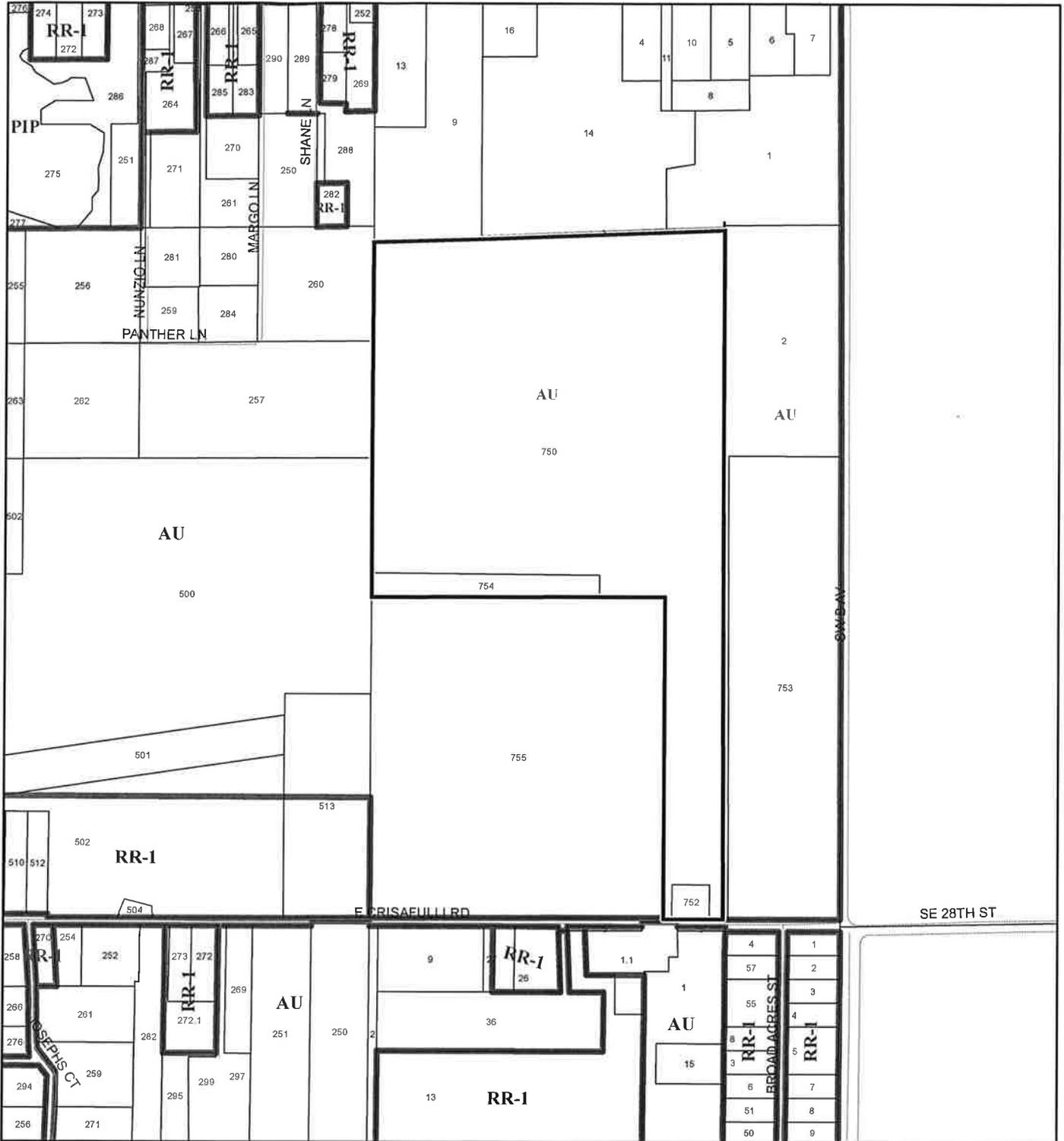
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 1/19/2018

ZONING MAP

W.K. & R. GROVES, INC.

17PZ00158



1:9,600 or 1 inch = 800 feet

-  Subject Property
-  Parcels
-  Zoning

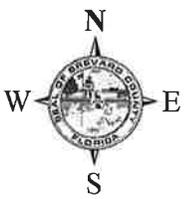
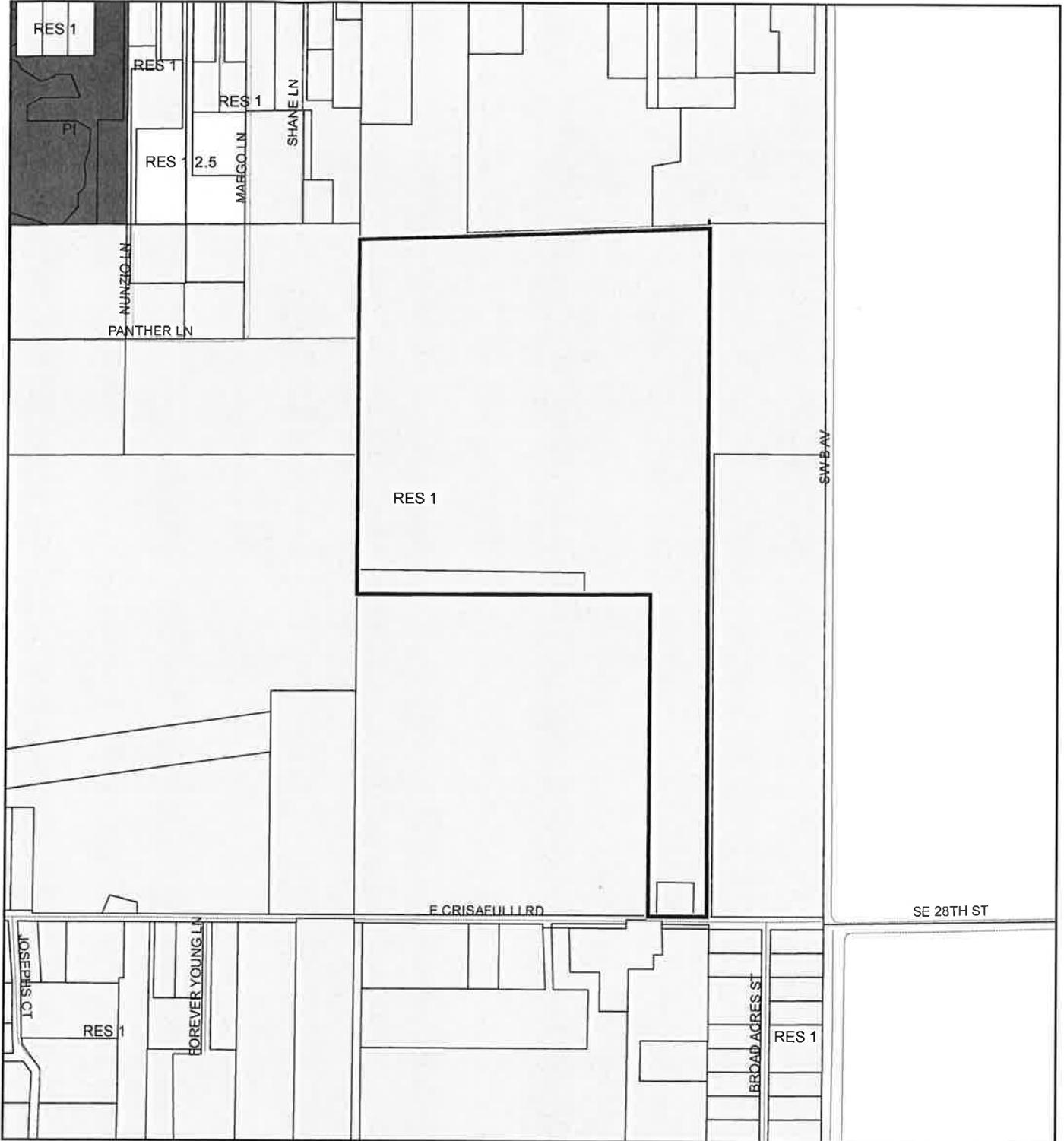
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Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 1/19/2018

FUTURE LAND USE MAP

W.K. & R. GROVES, INC.

17PZ00158



1:9,600 or 1 inch = 800 feet

-  Subject Property
-  Parcels

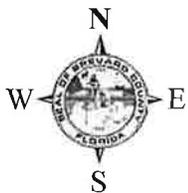
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AERIAL MAP

W.K. & R. GROVES, INC.

17PZ00158



1:9,600 or 1 inch = 800 feet

PHOTO YEAR: 2017

— Subject Property
□ Parcels

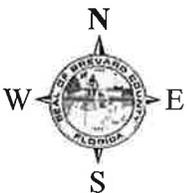
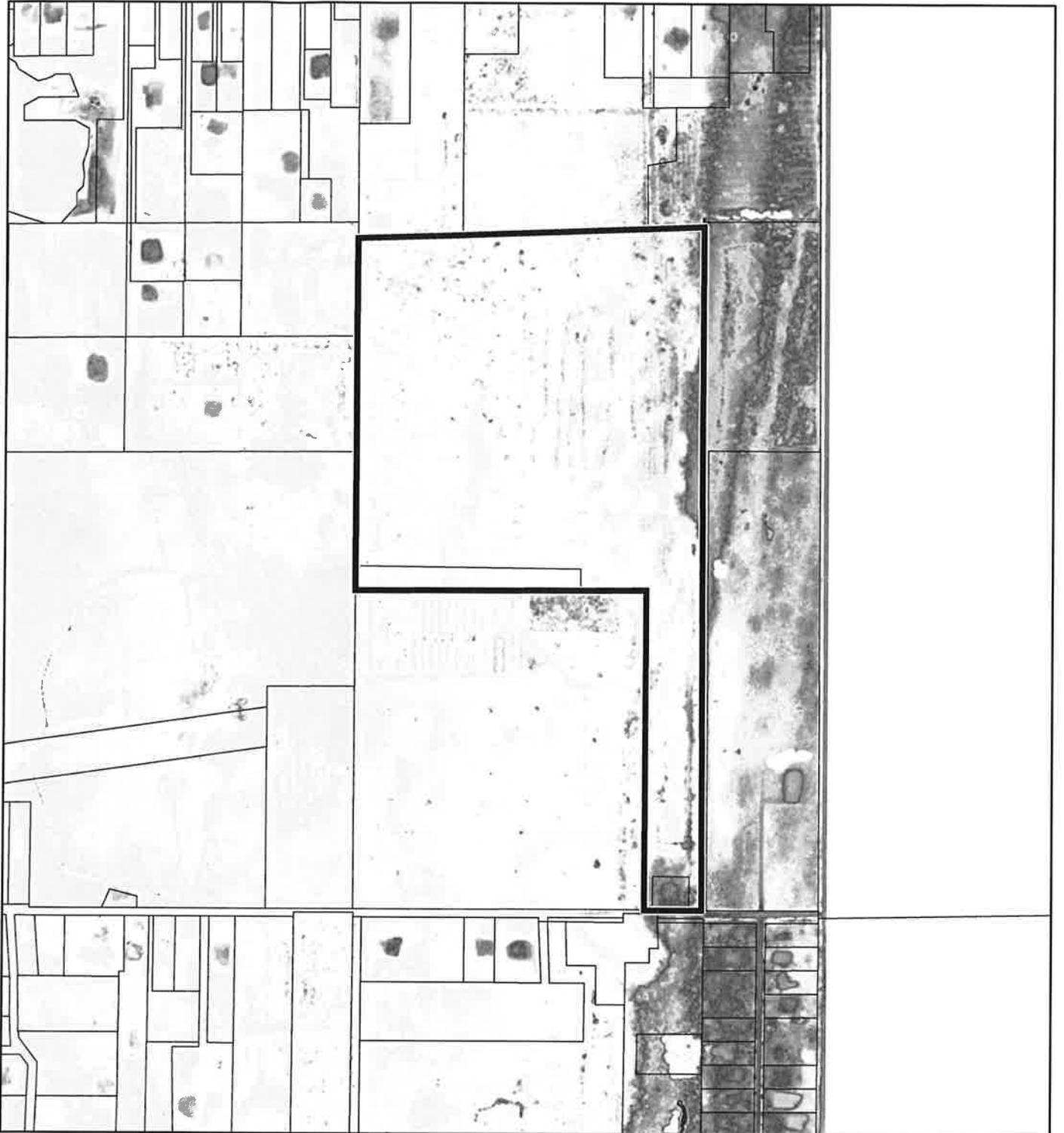
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Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 1/4/2018

LIDAR MAP

W.K. & R. GROVES, INC.

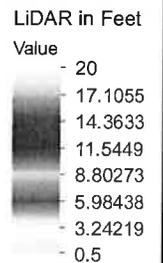
17PZ00158



1:9,600 or 1 inch = 800 feet

LIDAR DATA: 2008

— 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 the Brevard County Planning and Zoning Office - GIS Section Date: 3/16/2018

17 PZ 00158

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Desmond K. Blackburn, Ph.D., Superintendent

FYI
17PZ00158
W.K.&R. Groves



January 22, 2018

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

**RE: Proposed Island Forest Preserve Rezoning
School Impact Analysis – Capacity Determination CD-2018-02**

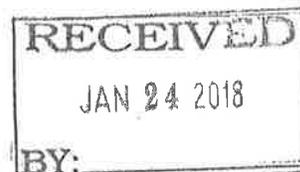
Dear Mr. Ritchie,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development on January 9, 2018. The subject property consists of three parcels, tax account numbers 2316619, 2316620, 2316622 containing approximately 110 acres in Brevard County, Florida. The proposed Rezoning would result in an increase in the number of residential units permitted by 66 dwelling units. The School Concurrency Determination of this proposed development has been undertaken based on the maximum proposed development of 110 single family homes. The following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2017-18 to 2021-22 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2016-2017 to 2021-22* which is attached for reference.

Single Family		110	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.28	30.8	31
Middle	0.08	8.8	9
High	0.16	17.6	18
Total	0.52		58

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



**FISH Capacity (including relocatables) from the
Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	751	751	751	751	751
Jefferson	854	854	854	854	854
Merritt Island	1,915	1,915	1,915	1,915	1,915

Projected Student Membership

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	641	629	634	652	632
Jefferson	610	669	711	733	735
Merritt Island	1,575	1,516	1,583	1,646	1,739

Students Generated by Previously Issued SCADL Reservations

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	85	93	101	101	101
Jefferson	28	37	45	45	45
Merritt Island	54	72	88	88	88

**Cumulative Students Generated by
Proposed Development**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	-	3	8	12	31
Jefferson	-	1	2	3	9
Merritt Island	-	2	4	7	18

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	726	725	743	765	764
Jefferson	638	707	758	781	789
Merritt Island	1,629	1,590	1,675	1,741	1,845

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	25	26	8	(14)	(13)
Jefferson	216	147	96	73	65
Merritt Island	286	325	240	174	70

At this time, the concurrency service area for the elementary school level is projected to have insufficient capacity to accommodate the maximum potential residential development resulting from the Island Forest Preserve rezoning.

Because there is a shortfall of available capacity in the concurrency service area of the Island Forest Preserve, the capacity of adjacent concurrency service areas must be considered, per

Interlocal Agreement Section 13.2(e). The adjacent Elementary School Concurrency Service Areas are those of Audubon Elementary and MILA Elementary. A table of capacities of the *Adjacent School Concurrency Service Areas* that could accommodate the impact of the Island Forest Preserve is shown below:

**FISH Capacity (including relocatables) from the
Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	707	707	707	707	707

Projected Student Membership

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	538	554	563	571	596

Students Generated by Previously Issued SCADL Reservations

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	-	-	-	-	-

**Cumulative Students Generated by
Proposed Development**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	-	3	8	12	31

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	538	557	571	583	627

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	169	150	136	124	80

Considering the adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Island Forest Preserve rezoning.

This is a **non-binding** review; a *Concurrency Determination* must to be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,



David G. Lindemann, AICP
Manager Facilities Planning & Intergovernmental Relations

Enclosure: *Brevard County Public Schools Utilization 2016-17 to 2021-22*

Copy: Susan Hann, P.E., AICP, Director of Planning & Project Management
File CD-2018-02

Brevard County Public Schools

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

Data and Analysis for School Years 2016-17 to 2021-22



Summary		2016-17		2017-18		2018-19		2019-20		2020-21		2021-22	
Highest Utilization Elementary Schools	98%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%
Highest Utilization Middle Schools	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%
Highest Utilization Jr./Sr. High Schools	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%	86%
Highest Utilization All Schools	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%

School	Type	Grades	Utilization Factor	School Year 2016-17			School Year 2017-18			School Year 2018-19			School Year 2019-20			School Year 2020-21			School Year 2021-22		
				FISH Capacity	10/17/16 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
Allen	Elementary	PK-6	100%	751	632	84%	751	638	85%	751	667	89%	751	685	91%	751	707	94%	751	654	87%
Anderson	Elementary	PK-6	100%	804	701	87%	804	704	88%	804	715	89%	804	725	90%	804	713	89%	804	686	85%
Atlantic	Elementary	PK-6	100%	902	815	90%	902	805	89%	902	815	90%	902	850	94%	902	837	93%	902	866	96%
Audubon	Elementary	PK-6	100%	703	646	92%	703	661	94%	703	694	99%	703	660	95%	703	662	94%	703	622	88%
Caribbean	Elementary	PK-6	100%	761	589	77%	761	593	78%	761	568	74%	761	598	79%	761	590	78%	761	589	77%
Cape View	Elementary	PK-6	100%	785	640	81%	785	658	85%	785	674	87%	785	694	89%	785	717	91%	785	735	94%
Challenger 7	Elementary	PK-6	100%	548	426	78%	548	421	77%	548	421	77%	548	413	75%	548	420	77%	548	422	77%
Chaloner 7	Elementary	PK-6	100%	751	680	91%	751	641	85%	751	620	84%	751	634	84%	751	652	87%	751	632	84%
Colquhoun	Elementary	PK-6	100%	573	525	92%	573	532	93%	573	554	97%	573	570	99%	573	580	97%	573	583	98%
Couma	Elementary	PK-6	100%	751	523	70%	751	597	80%	751	538	72%	751	539	72%	751	524	70%	751	540	72%
Crest	Elementary	PK-6	100%	1,154	940	81%	1,154	886	77%	1,154	843	73%	1,154	814	70%	1,154	1,029	89%	1,154	1,068	92%
Discovery	Elementary	PK-6	100%	980	825	84%	980	825	84%	980	816	83%	980	816	83%	980	816	83%	980	816	83%
Enterprise	Elementary	PK-6	100%	990	890	90%	990	890	90%	990	941	95%	990	980	99%	990	981	99%	990	980	99%
Enterprise	Elementary	PK-6	100%	729	729	100%	729	729	100%	729	729	100%	729	729	100%	729	729	100%	729	729	100%
Enterprise	Elementary	PK-6	100%	783	703	89%	783	707	90%	783	728	93%	783	755	96%	783	820	105%	783	885	113%
Enterprise	Elementary	PK-6	100%	783	703	89%	783	707	90%	783	728	93%	783	755	96%	783	820	105%	783	885	113%
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Enterprise	Elementary	PK-6	100%	783	703	89%	783	707	90%	783	728	93%	783	755	96%	783	820	105%	783	885	113%
Enterprise	Elementary	PK-6	100%	783	703	89%	783														

School	Type	Grades	Utilization Factor	School Year 2016-17		School Year 2017-18		School Year 2018-19		School Year 2019-20		School Year 2020-21		School Year 2021-22									
				FISH Capacity	10/17/16 Member-Ship 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						
2017 Concurrence Service Areas																							
Central	Urban	8-Jul	90%	1,525	1,098	72%	1,525	1,129	74%	1,525	1,213	80%	1,525	1,325	87%	1,525	1,381	91%	1,525	1,354	89%		
Don Hoover	Middle	8-Jul	90%	941	703	75%	941	728	77%	941	740	79%	941	775	82%	941	789	84%	941	757	81%		
North Bay	8-Jul	90%	659	509	77%	659	515	78%	659	460	70%	659	458	69%	659	474	72%	659	484	73%			
Jackson	8-Jul	90%	584	584	100%	584	584	100%	584	584	100%	584	584	100%	584	584	100%	584	584	100%			
Jefferson	8-Jul	90%	854	895	105%	854	895	105%	854	895	105%	854	895	105%	854	895	105%	854	895	105%			
Kenilworth	8-Jul	90%	1,000	1,000	100%	1,000	1,000	100%	1,000	1,000	100%	1,000	1,000	100%	1,000	1,000	100%	1,000	1,000	100%			
Kenilworth	8-Jul	90%	854	791	93%	854	791	93%	854	791	93%	854	791	93%	854	791	93%	854	791	93%			
Madison	8-Jul	90%	813	832	102%	813	832	102%	813	832	102%	813	832	102%	813	832	102%	813	832	102%			
Madison	8-Jul	90%	743	743	100%	743	743	100%	743	743	100%	743	743	100%	743	743	100%	743	743	100%			
McKinnon	8-Jul	90%	611	446	73%	611	455	74%	611	443	73%	611	471	77%	611	461	75%	611	466	76%			
Northwest	8-Jul	90%	1,177	880	75%	1,177	892	76%	1,177	895	76%	1,177	927	79%	1,177	1,041	89%	1,177	985	84%			
State	8-Jul	90%	1,013	839	83%	1,013	800	79%	1,013	841	83%	1,013	877	87%	1,013	1,025	101%	1,013	1,059	105%			
Midfield Totals			9,990	7,542	75%	9,990	7,589	76%	9,990	7,801	78%	9,990	8,259	83%	9,990	8,702	87%	9,990	10,010	101%	9,990	10,449	105%
2018 Concurrence Service Areas																							
Cocoa	Jr / Sr High	Pk 2-12	90%	1,782	1,572	88%	1,782	1,899	107%	1,782	1,724	97%	1,782	1,958	110%	1,782	2,012	113%	1,782	2,147	121%		
Cocoa Beach	Jr / Sr High	12-Jul	90%	1,466	1,064	73%	1,466	1,017	69%	1,466	976	67%	1,466	969	66%	1,466	961	66%	1,466	956	65%		
Seaside Coast	Jr / Sr High	12-Jul	90%	1,812	1,519	84%	1,812	1,520	84%	1,812	1,485	82%	1,812	1,526	84%	1,812	1,590	88%	1,812	1,606	89%		
Jr / Sr High Totals			5,060	4,155	82%	5,060	4,136	82%	5,060	4,185	83%	5,060	4,353	86%	5,060	4,583	91%	5,060	4,709	93%			
2019 Concurrence Service Areas																							
Astonon	High	12-Sep	95%	1,446	1,132	78%	1,446	1,124	78%	1,446	1,159	80%	1,446	1,233	85%	1,446	1,314	91%	1,446	1,314	91%		
Bayshore	High	12-Sep	95%	2,235	1,712	77%	2,235	1,884	84%	2,235	1,923	86%	2,235	1,997	89%	2,235	2,105	94%	2,235	1,789	80%		
Edou Galie	High	8-12	95%	2,186	1,672	76%	2,186	1,639	75%	2,186	1,693	77%	2,186	1,784	82%	2,186	1,834	84%	2,186	1,900	87%		
Hendrix	High	12-Sep	95%	2,314	1,885	81%	2,314	1,784	77%	2,314	1,778	77%	2,314	1,789	77%	2,314	1,808	78%	2,314	1,828	80%		
Meritt Island	High	12-Sep	95%	2,304	2,317	101%	2,304	2,317	101%	2,304	2,372	103%	2,304	2,480	107%	2,304	2,468	107%	2,304	2,601	113%		
North Bay	High	8-12	95%	1,915	1,574	82%	1,915	1,475	77%	1,915	1,516	79%	1,915	1,581	83%	1,915	1,646	86%	1,915	1,739	91%		
Rockledge	High	12-Sep	95%	1,688	1,537	91%	1,688	1,635	97%	1,688	1,559	92%	1,688	1,515	90%	1,688	1,522	90%	1,688	1,497	89%		
Stuart	High	12-Sep	95%	1,516	1,450	96%	1,516	1,470	97%	1,516	1,515	100%	1,516	1,515	100%	1,516	1,485	98%	1,516	1,458	98%		
Thruway	High	12-Sep	95%	1,812	1,394	77%	1,812	1,385	76%	1,812	1,345	75%	1,812	1,322	73%	1,812	1,357	75%	1,812	1,404	78%		
High Totals			22,356	21,117	94%	22,356	21,550	96%	22,356	21,888	98%	22,356	22,253	100%	22,356	22,353	100%	22,356	23,448	105%			
2020 Concurrence Service Areas																							
Freedom 7	Elementary	K-6	100%	475	409	86%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%		
Shorewood	Elementary	K-6	100%	569	494	87%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	508	89%		
West Melbourne	Elementary	K-6	100%	618	550	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%		
Edgewood	Jr / Sr High	12-Jul	90%	1,072	948	88%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%	1,072	950	89%		
West Shore	Jr / Sr High	12-Jul	90%	1,264	995	78%	1,264	995	78%	1,264	995	78%	1,264	995	78%	1,264	995	78%	1,264	995	78%		
Schools of Choice			3,998	3,346	84%	3,998	3,380	85%	3,998	3,389	85%	3,998	3,380	85%	3,998	3,380	85%	3,998	3,380	85%			
Brevard Totals			82,499	67,106	81%	82,555	67,824	82%	82,723	68,541	83%	83,172	70,193	84%	83,525	71,323	85%	84,112	72,468	86%			

Notes

- FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2016-17 are reported from the FISH database as of December 13, 2016.
- Student Membership is reported from the Fall Final Membership Count (10/17/16).
- Davis Demographics & Schedule Enroll: Best Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Enrollment Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrence Student Generation Multipliers (SSA)
 - Full Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival
 - Brevard County Birth rates by zip code
- Davis Demographics estimates are then adjusted using the following factors:
 - PK (Pre-kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
 - Current from/to attendance patterns are assumed to remain constant
 - Nonrelocated student addresses are assumed to continue in their attendance schools
 - Charter School Growth
- In order to maintain utilization rates lower than the 100% Level of Service, Relocatable Classrooms are assumed to add future student stations as necessary.
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
 - Intermediate relocatable classrooms are proposed to be added at Alton Elementary, Challenger 7 Elementary, Fairglen Elementary, Meadowlark Intermediate, Meadowlark Primary, Oak Park Elementary, Pinewood Elementary, Quest Elementary, Rivers Elementary, and Stone Middle (Total of 38 Classrooms)
 - High school relocatable classrooms are proposed to be added at Melbourne High, Cocoa JHS High, and Viera High (Total of 32 Classrooms)