



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.2.

9/1/2022

Subject:

2354 Talmadge Drive, LLC (Aldon Bookhardt) requests a change of zoning classification from AU to RU-1-11. (22Z00028) (Tax Account 2103243) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicant is seeking to change 7.68 acres from AU to the RU-1-11 zoning classification, for the purpose of constructing 25 single-family homes. The parcel is currently undeveloped. Based on the Future Land Use Element, potential is up to 30 units. The RU-1-11 classification permits single-family residential uses on a minimum 7,500 square-foot lot, with a minimum lot width and depth of 75 feet, and a minimum house size of 1,100 square feet.

The character of the surrounding area is a mixture low density residential, agricultural-residential, and agricultural. It is predominantly residential to the north and south. To the east and west it is predominantly Agricultural Residential. The adjacent properties to the south, 3.76-acres and 2.96-acres, are zoned as RU-1-11 with a BDP across E. Main St. The single-family residence to the east is on 5.06-acres and the undeveloped lot to the east is 5-acres. The undeveloped lot to the north is on 5-acres. The undeveloped lot to the west is on 7-acres.

The applicant provided a school impact analysis letter dated May 23, 2022, that indicates there is sufficient capacity at Mims Elementary School, Madison Middle School, and Astronaut High School for up to 25 single-family homes.

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

On August 15, 2022, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

H.2.

9/1/2022

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

Resolution 22Z00028

On motion by Commissioner Pritchett, seconded by Commissioner Smith, the following resolution was adopted by a unanimous vote:

WHEREAS, 2354 Talmadge Drive, LLC, has requested a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential), on property described as Tax Parcel 5, as recorded in ORB 9500, Pages 2859 - 2860, of the Public Records of Brevard County, Florida. **Section 17, Township 21, Range 35.** (7.68 acres) Located on the north side of E. Main St., approx. 0.32 mile east of Harry T. Moore Ave. (No assigned address. In the Mims area.); 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; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from AU to RU-1-11, 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 September 1, 2022.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida

Kristine Zonka, Chair
Brevard County Commission
As approved by the Board on September 1, 2022.

ATTEST:

RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – August 15, 2022

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.**

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

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Building A, Room 114

Viera, Florida 32940

(321)633-2070 Phone / (321)633-2074 Fax

<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

22Z00028

2354 Talmadge Drive, LLC

AU (Agricultural Residential) to RU-1-11 (Single-Family Residential)

Tax Account Number: 2103243

Parcel I.D.s: 21-35-17-00-5

Location: No address (District 1)

Acreage: 7.68 acres

Planning & Zoning Board: 8/15/2022

Board of County Commissioners: 9/01/2022

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	AU	RU-1-11
Potential*	1 SF unit	30 SF units
Can be Considered under the Future Land Use Map	YES RES 4	YES RES 4

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

Background and Purpose of Request

The applicant is seeking to change 7.68 acres from AU (Agricultural Residential) to the RU-1-11 (Single-Family Residential) zoning classification. The applicant is proposing to construct 25 new single-family homes. The parcel is currently undeveloped. Based on the Future Land Use Element potential is up to 30 units.

The original zoning on the property was AU (Agricultural Residential). The subject parcel was recorded into the current configuration per Official Records Book 5504, Page 7196 on July 25, 2005.

Land Use

The subject property is currently designated Residential 4 (RES 4). Both AU and RU-1-11 zoning classifications can be considered consistent with the Residential 4 FLU designation.

Applicable Land Use Policies

FLUE Policy 1.7 – The Residential 4 Future land use designation affords an additional step down in density from more highly urbanized areas. This land use designation permits a maximum density of up to four (4) units per acre, except as otherwise may be provided for within 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;

Residential uses will need to comply with Brevard County's Performance Standards, as defined by Sections 62-2251 through 62-2272.

- 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 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;

The property was created September 21, 1977 recorded with a Warranty Deed in ORB 1863, Page 0386. The property remains undeveloped. There is a mix of single-family residential and agricultural residential classifications on lots ranging from 2.5-acres to 31.77-acres. The majority of those parcels are undeveloped. There is one (1) FLU designation, RES 4, within 500-feet of the subject property.

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

There has not been any development over the immediate preceding area within the past three (3) years.

- 3. development approved within the past three years but not yet constructed.

There is undeveloped property 3.76-acres that has a new single-family residential building permit application on file, 22BC07077, zoned as RU-1-11. The parcel is directly to the south west of the subject property on ROW of E. Main St. and is the only development approved in the last three years within a ½ mile radius.

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

If connection is not provided Policy 1.2(c) in the RES 4 FLU, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.

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

The character of the surrounding area is a mixture low density residential, agricultural-residential, and agricultural. It is predominantly residential to the north and south. To the east and west it is predominantly Agricultural Residential.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	One (1) undeveloped lot	AU	RES 4
South	Across from ROW, two (2) undeveloped lots	RU-1-11	RES 4
East	One (1) undeveloped lot and one (1) residence	AU	RES 4
West	One (1) undeveloped lot	AU	RES 4

The subject property is currently zoned AU. The adjacent properties to the south, 3.76-acres and 2.96-acres, are zoned as RU-1-11 across E. Main St. The single-family residence to the east is on 5.06-acres and the undeveloped lot to the east is 5-acres. The undeveloped lot to the north is on 5-acres. The undeveloped lot to the west is on 7-acres.

AU zoning classification permits single-family residences and agricultural uses on 2.5 acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet.

RU-1-11 classification permits single-family residential land uses on a minimum 7,500 square foot lot, with a minimum lot width and depth of 75 feet. The minimum house size is 1,100 square feet.

Preliminary Concurrency

The closest concurrency management segment to the subject property is a segment of US Hwy 1, between Dairy Rd. and SR 46, which has a Maximum Acceptable Volume (MAV) of 41,790 trips per

day, a Level of Service (LOS) of D, and currently operates at 7.12% of capacity daily. The maximum development potential from the proposed rezoning changes the percentage of MAV utilization by 1.65%. The proposal is not anticipated to create a deficiency in LOS.

The applicant provided a school impact analysis letter dated May 23, 2022, that indicates there is sufficient capacity at Mims Elementary School, Madison Middle School and Astronaut High School for up to 25 single-family homes.

The closest Brevard County water line is approximately 404 feet west of the subject property on E. Main Street. The closest Brevard County sanitary sewer line is approximately 2,950 feet west of the subject property also on E. Main Street.

Environmental Constraints

- Wetlands/Hydric Soils
- Aquifer Recharge Soils
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

The entire parcel is mapped with hydric soils, and portions of the parcel are mapped with SJRWMD wetlands; indicators that wetlands may be present on the property. A wetland survey is required prior to any land clearing activities, site plan design or site plan submittal, and is subject to verification by State or County agency. 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 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 mitigation in accordance with Section 62-3696.

The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan design or permit submittal.

For Board Consideration

The Board may wish to consider whether the request is consistent and compatible with the surrounding area.

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

Item #22Z00028

Applicant: Aldon Bookhardt

Zoning Request: AU to RU-1-11

Note: Applicant wants to develop 25 single-family residences

P&Z Hearing Date: 08/15/22; **BCC Hearing Date:** 09/01/22

Tax ID No: 2103243

- 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/Hydric Soils
- Aquifer Recharge Soils
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

The entire parcel is mapped with hydric soils, and portions of the parcel are mapped with SJRWMD wetlands; indicators that wetlands may be present on the property. A wetland survey is required prior to any land clearing activities, site plan design or site plan submittal, and is subject to verification by State or County agency. 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 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 mitigation in accordance with Section 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan design or permit submittal.

Land Use Comments:

Wetlands/Hydric Soils

The entire parcel is mapped with hydric soils (Anclote sand – frequently ponded, Floridana sand – frequently ponded, Basinger sand depressional, Riviera sand, and Pompano sand), and a portion of the parcel is mapped with SJRWMD wetlands as shown on the USDA Soil Conservation Service Soils Survey and SJRWMD wetlands maps, respectively. Both are indicators that wetlands may be present on the property. A wetland survey is required prior to any land clearing activities, site plan design or site plan submittal, and is subject to verification by State or County agency. 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 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 mitigation in accordance with Section 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan design or permit submittal.

Aquifer Recharge Soils

Pompano sand may also function as an aquifer recharge soil. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Indian River Lagoon Nitrogen Reduction Overlay

A portion of the parcel is mapped within the Indian River Lagoon Nitrogen Reduction Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If sewer is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Protected and Specimen Trees

A majority of the subject property is overlaid in a mapped polygon of SJRWMD FLUCCS code 4200-Upland Hardwood forests. Protected Trees (greater than or equal to 10 inches in diameter) and Specimen Trees (greater than or equal to 24 inches in diameter) are included in this FLUCCS code and are likely found on the project area. A tree survey is required prior to any land clearing activities, site plan design or site plan submittal. The applicant is encouraged incorporate valuable vegetative communities or robust trees into the site plan design. Per Brevard County Landscaping, Land

Clearing and Tree Protection ordinance, Section 62-4331(3), the purpose and intent of the ordinance is to encourage the protection of Heritage Specimen trees. In addition, per Section 62-4341(18), Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions, 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. A tree survey will be required at time of site plan submittal, and is recommended prior to any site plan design. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for tree preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.

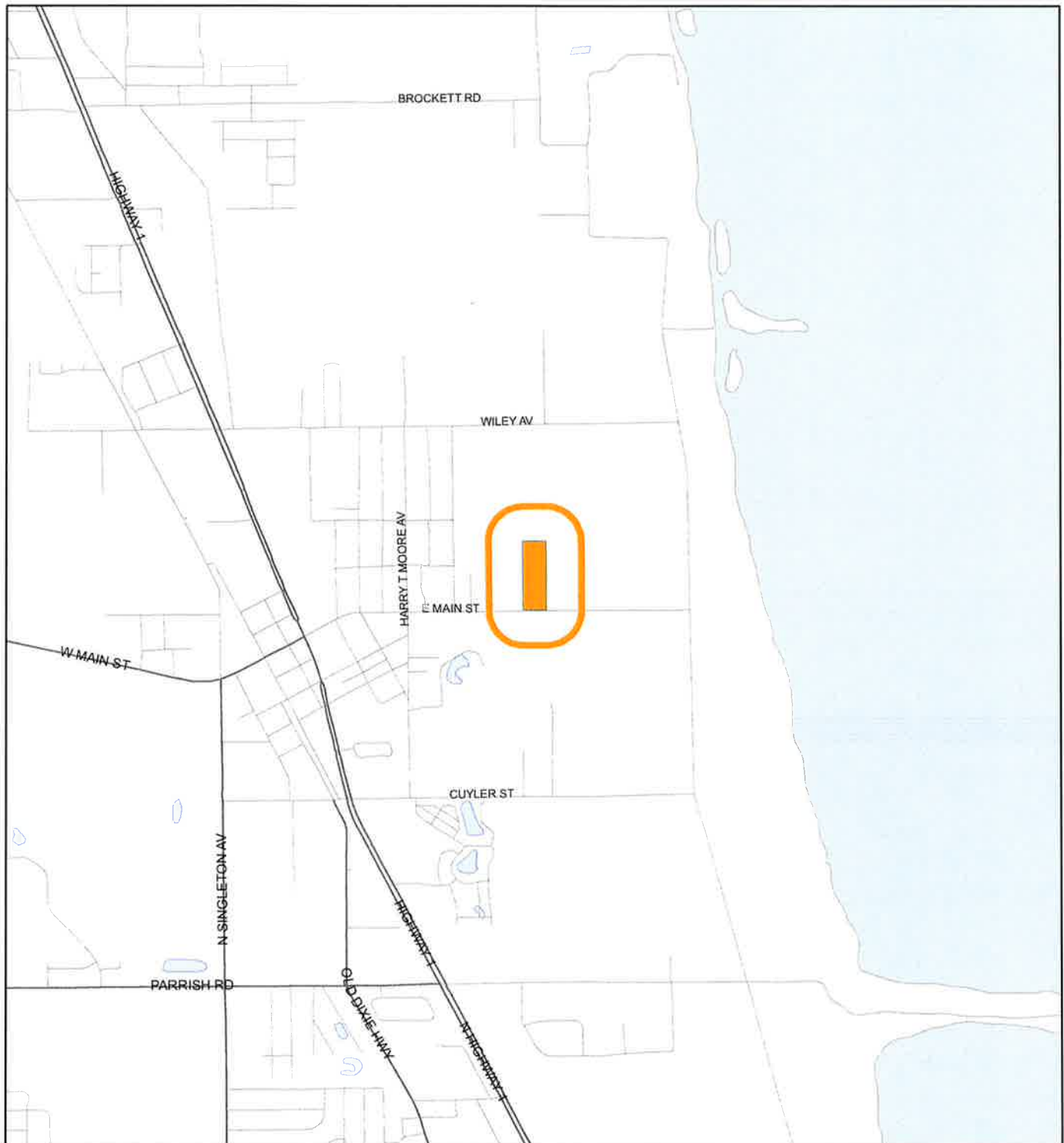
Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. 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.

LOCATION MAP

2354 TALMADGE DRIVE LLC

22Z00028





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

Buffer Distance: 500 feet

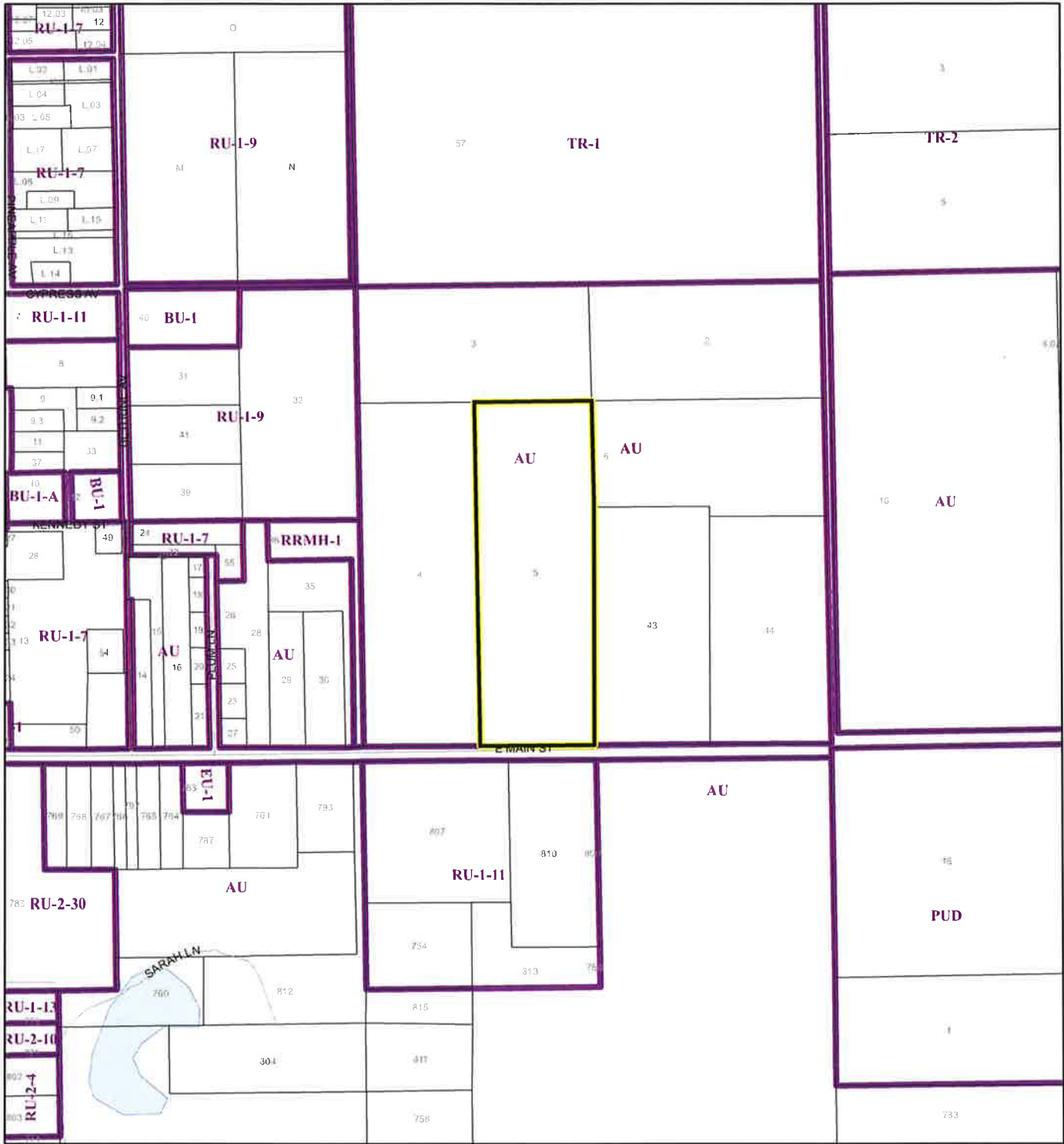
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/13/2022

-  Buffer
-  Subject Property

ZONING MAP

2354 TALMADGE DRIVE LLC
22Z00028



1:4,800 or 1 inch = 400 feet

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

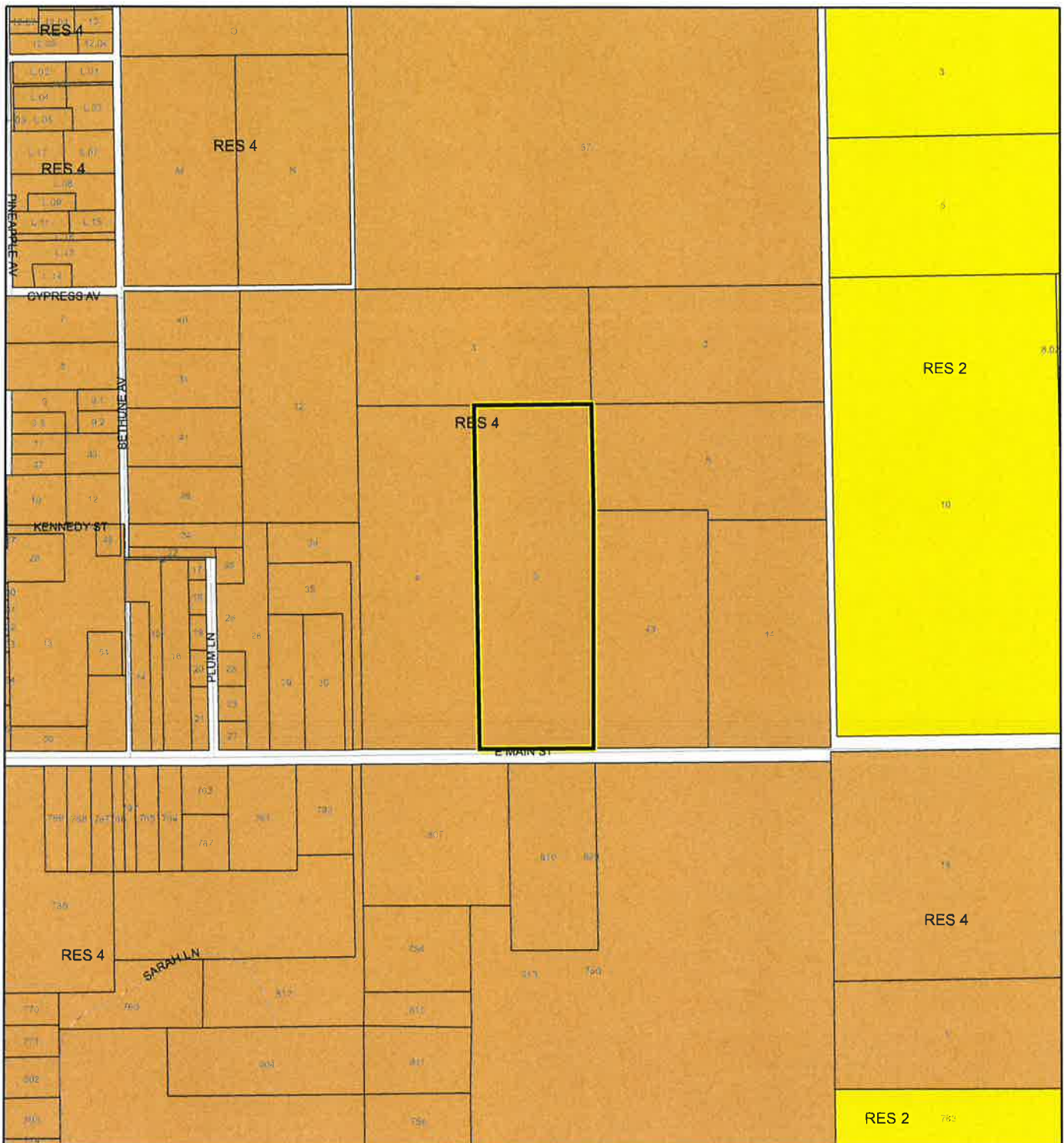
Produced by BoCC - GIS Date: 6/13/2022

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

Subject Property

Parcels

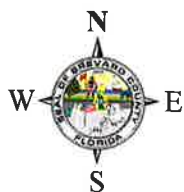
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/13/2022

AERIAL MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2021

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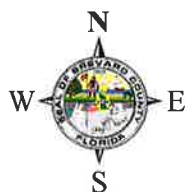
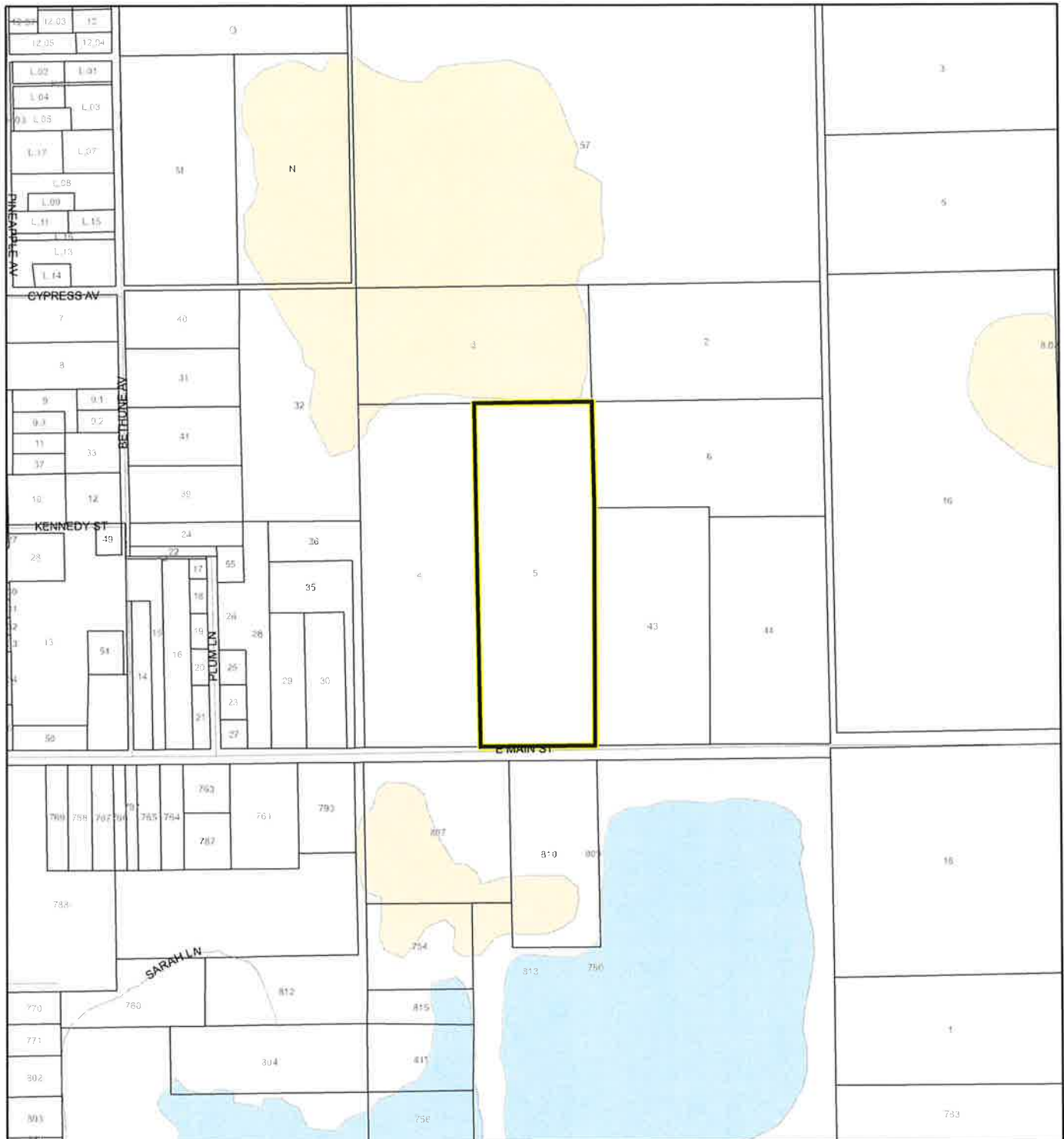
Produced by BoCC - GIS Date: 6/13/2022

 Subject Property

 Parcels

NWI WETLANDS MAP

2354 TALMADGE DRIVE LLC
22Z00028



1:4,800 or 1 inch = 400 feet

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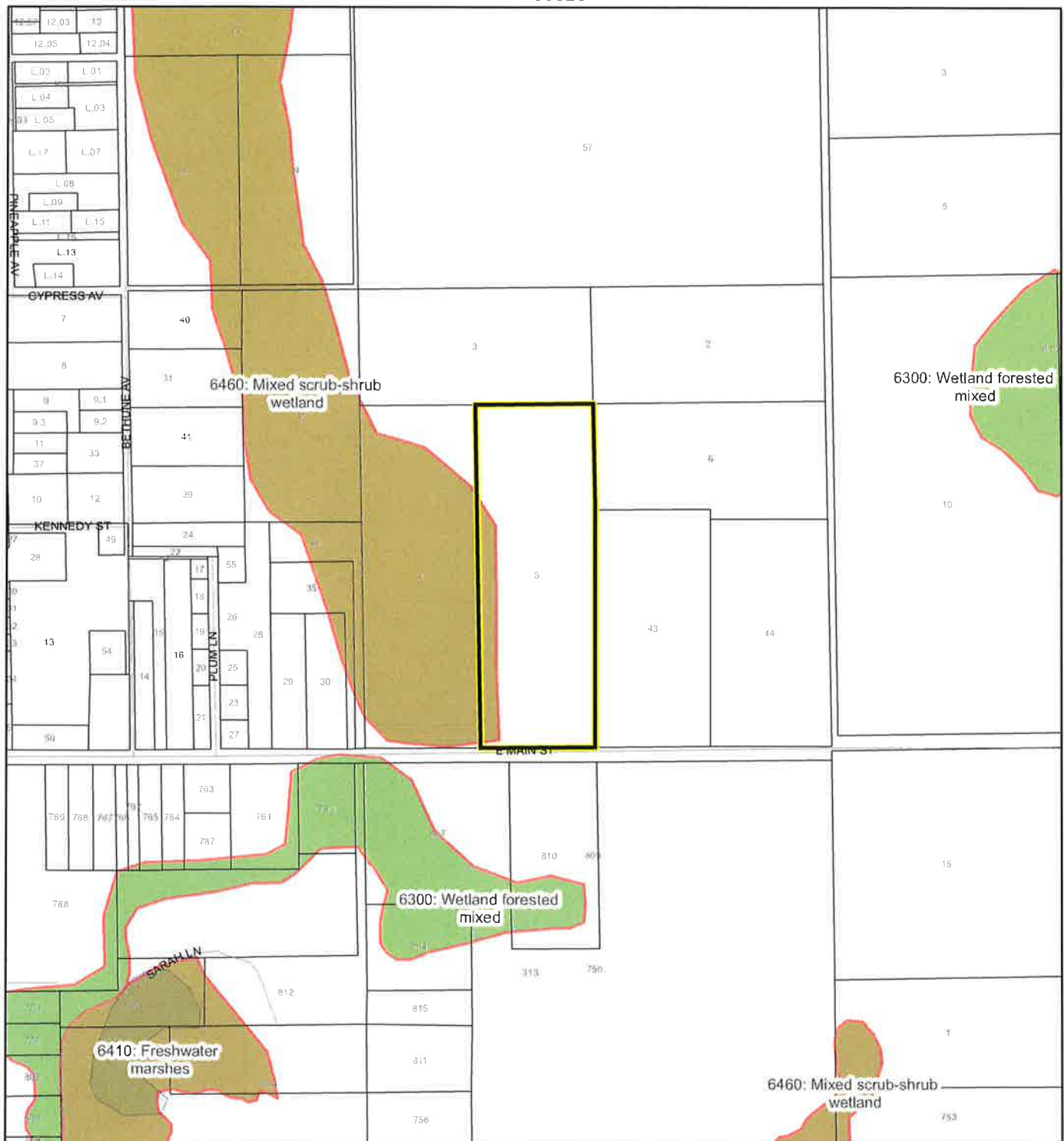
Produced by BoCC - GIS Date: 6/13/2022

National Wetlands Inventory (NWI)

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

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

2354 TALMADGE DRIVE LLC
22Z00028



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/13/2022

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

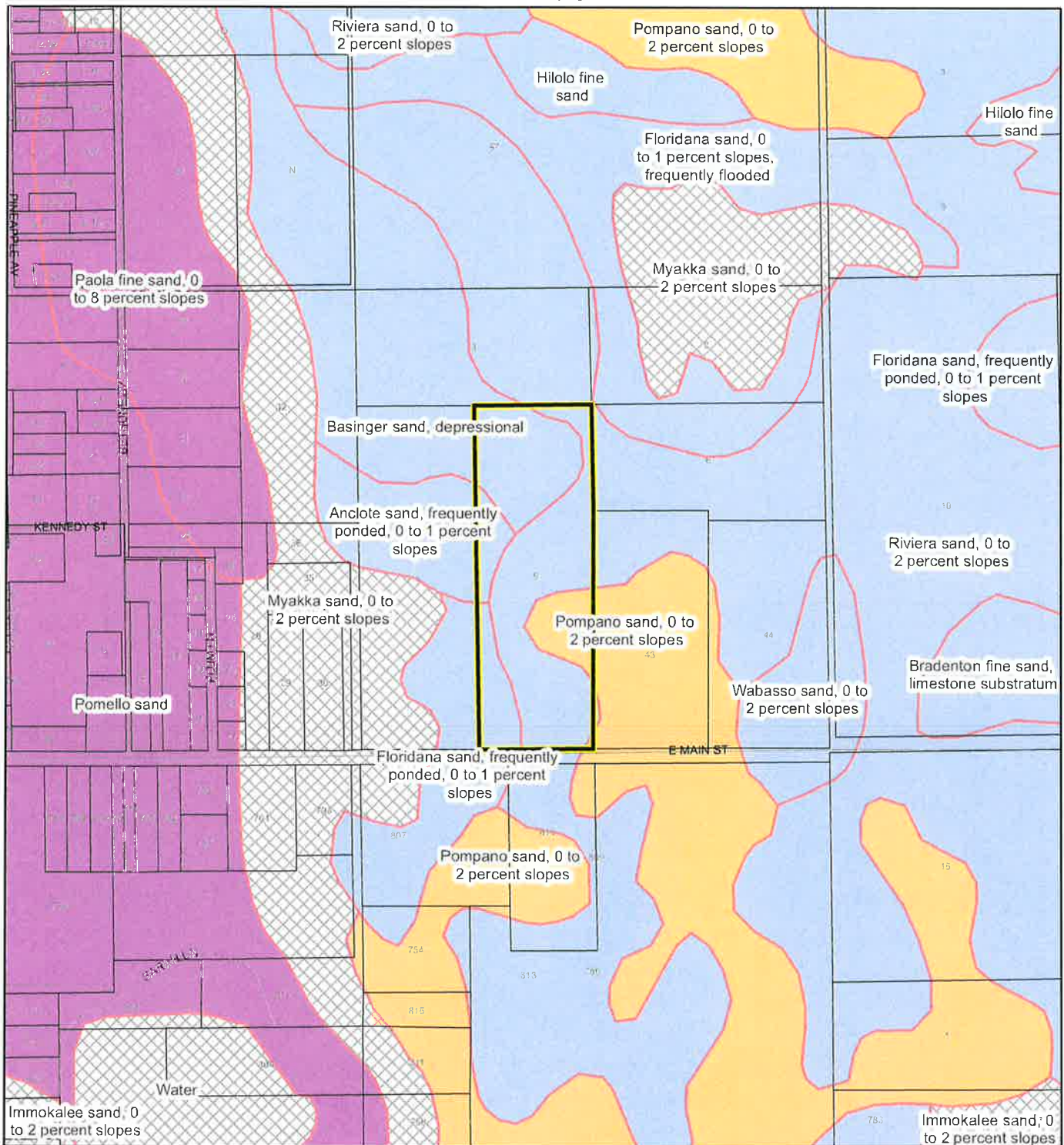
Subject Property

Parcels

USDA SCSSS SOILS MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

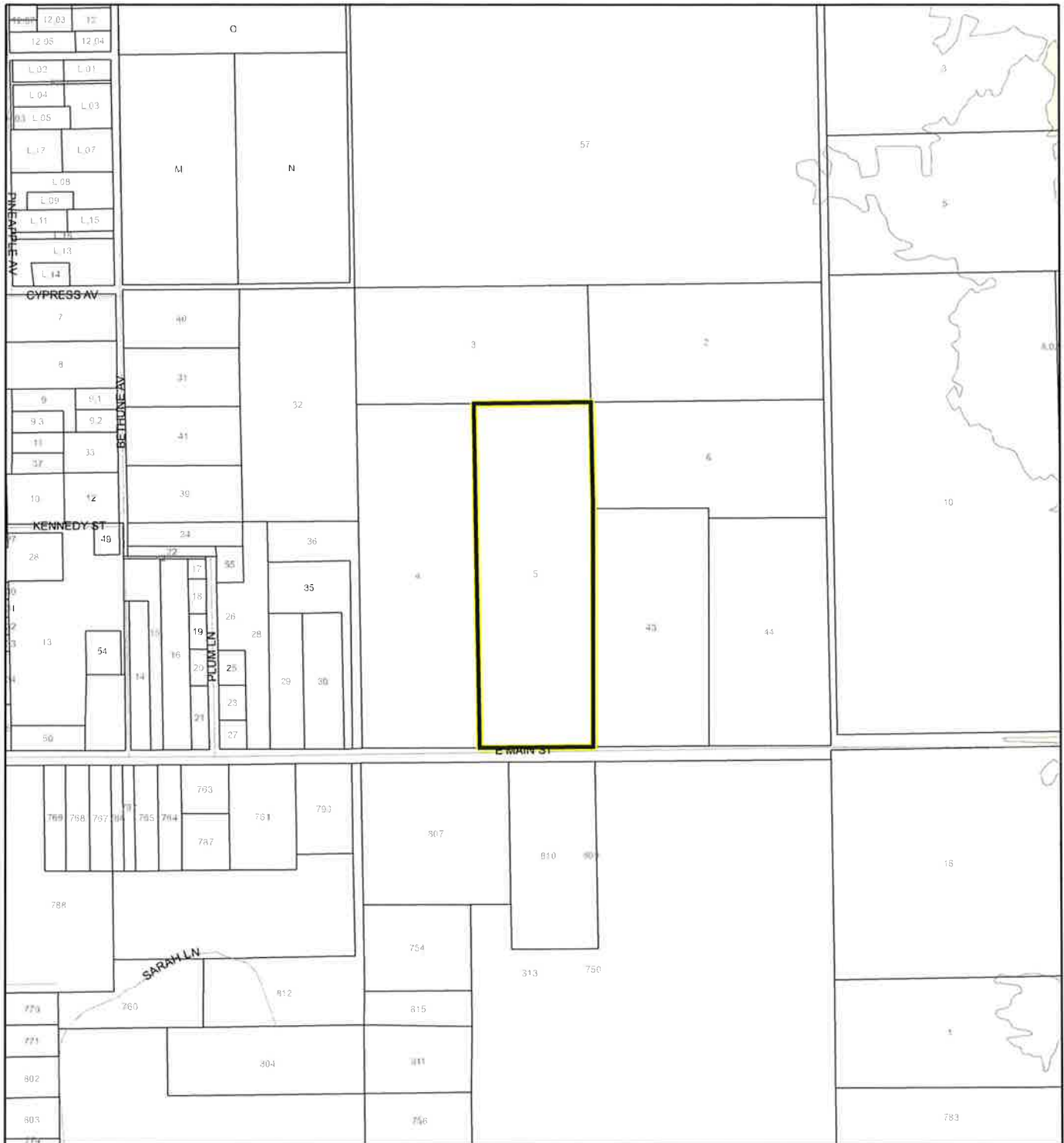
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/13/2022

FEMA FLOOD ZONES MAP

2354 TALMADGE DRIVE LLC

22Z00028












1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/13/2022

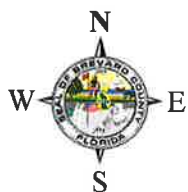
FEMA Flood Zones

	A		AO		X
	AE		Open Water		
	AH		VE		
	Subject Property				Parcels

COASTAL HIGH HAZARD AREA MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/13/2022

— Subject Property

□ Parcels

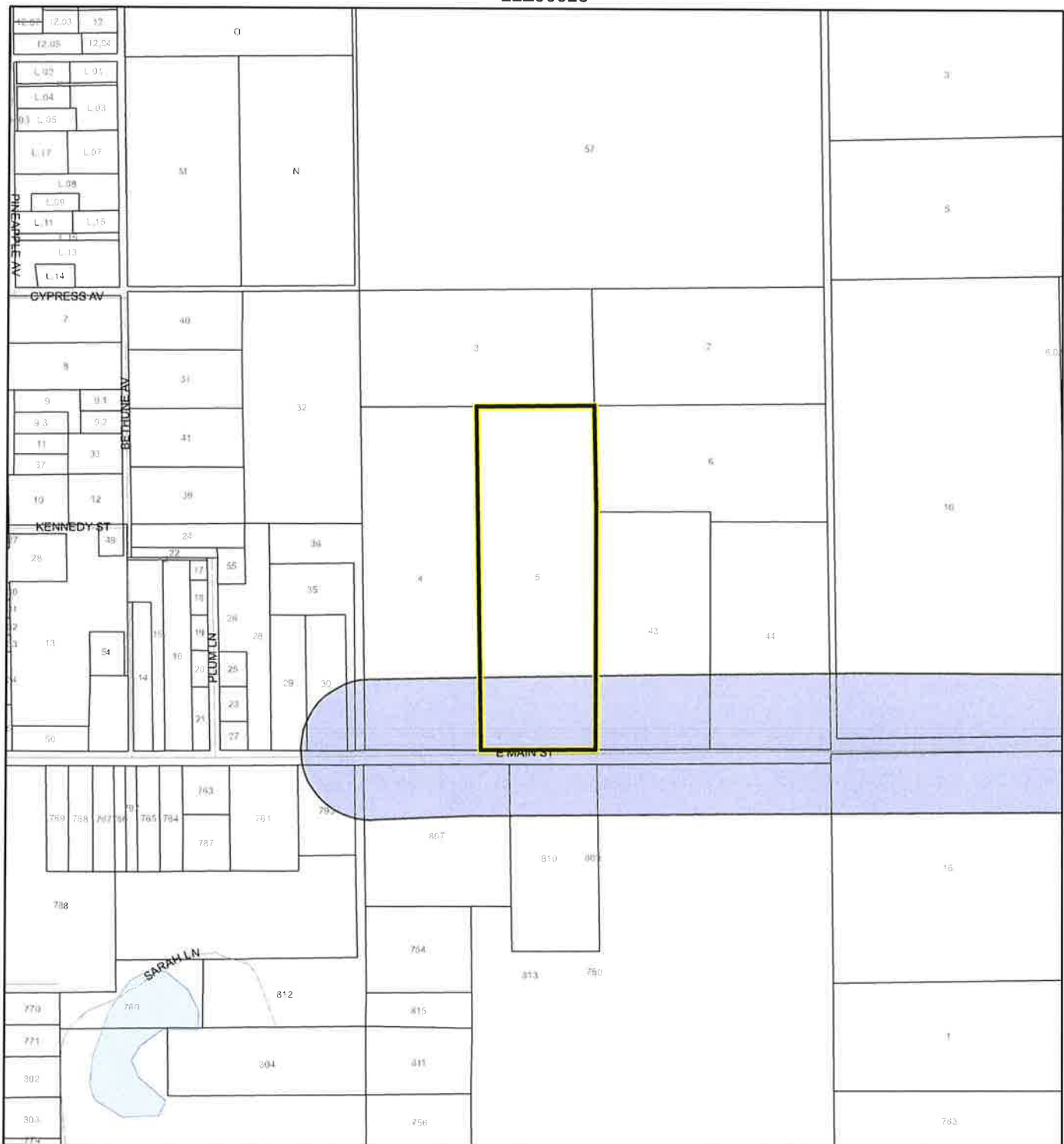
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/13/2022

Subject Property

Parcels

Septic Overlay

40 Meters

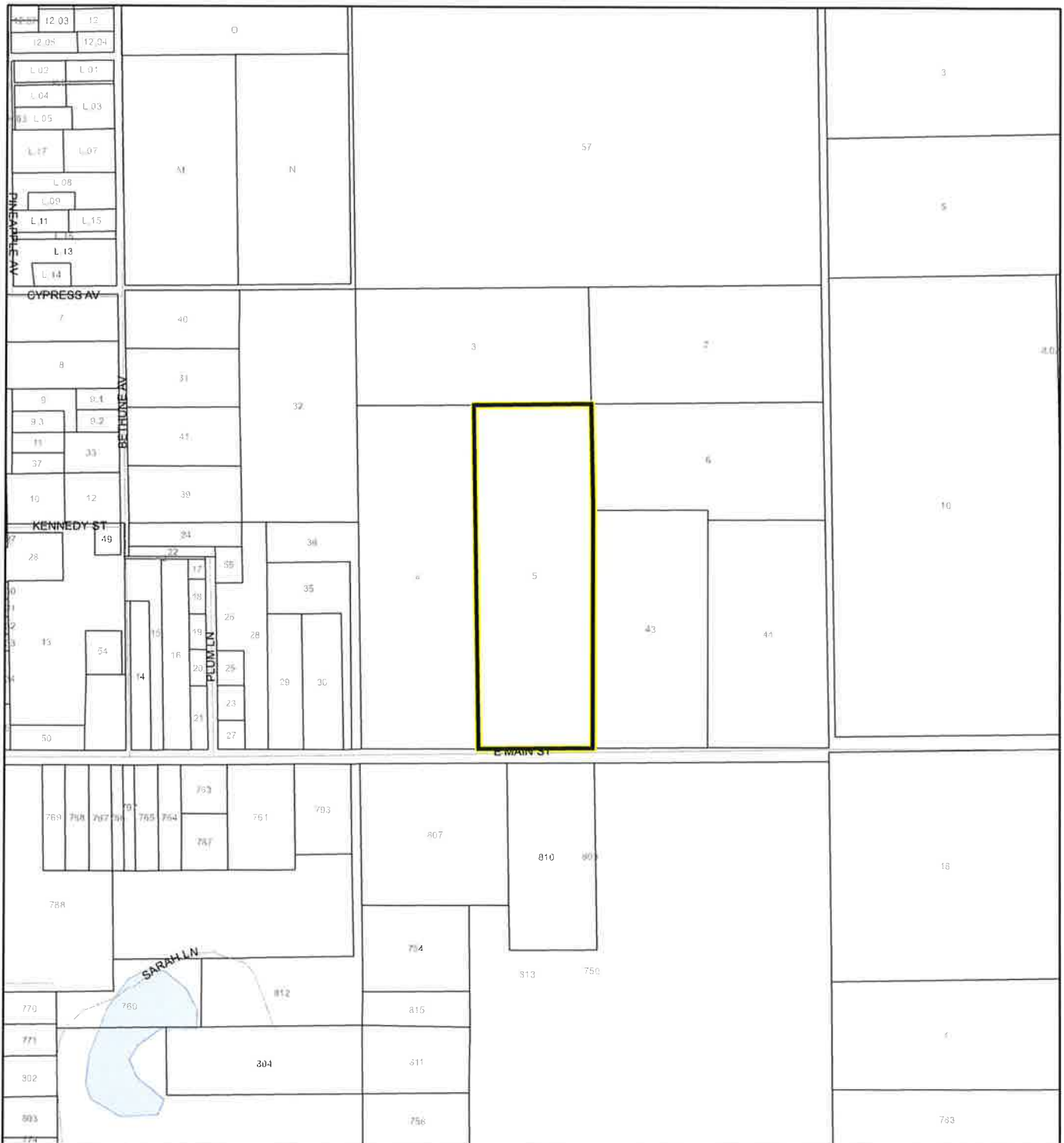
60 Meters

All Distances

SCRUB JAY OCCUPANCY MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/13/2022

 Subject Property

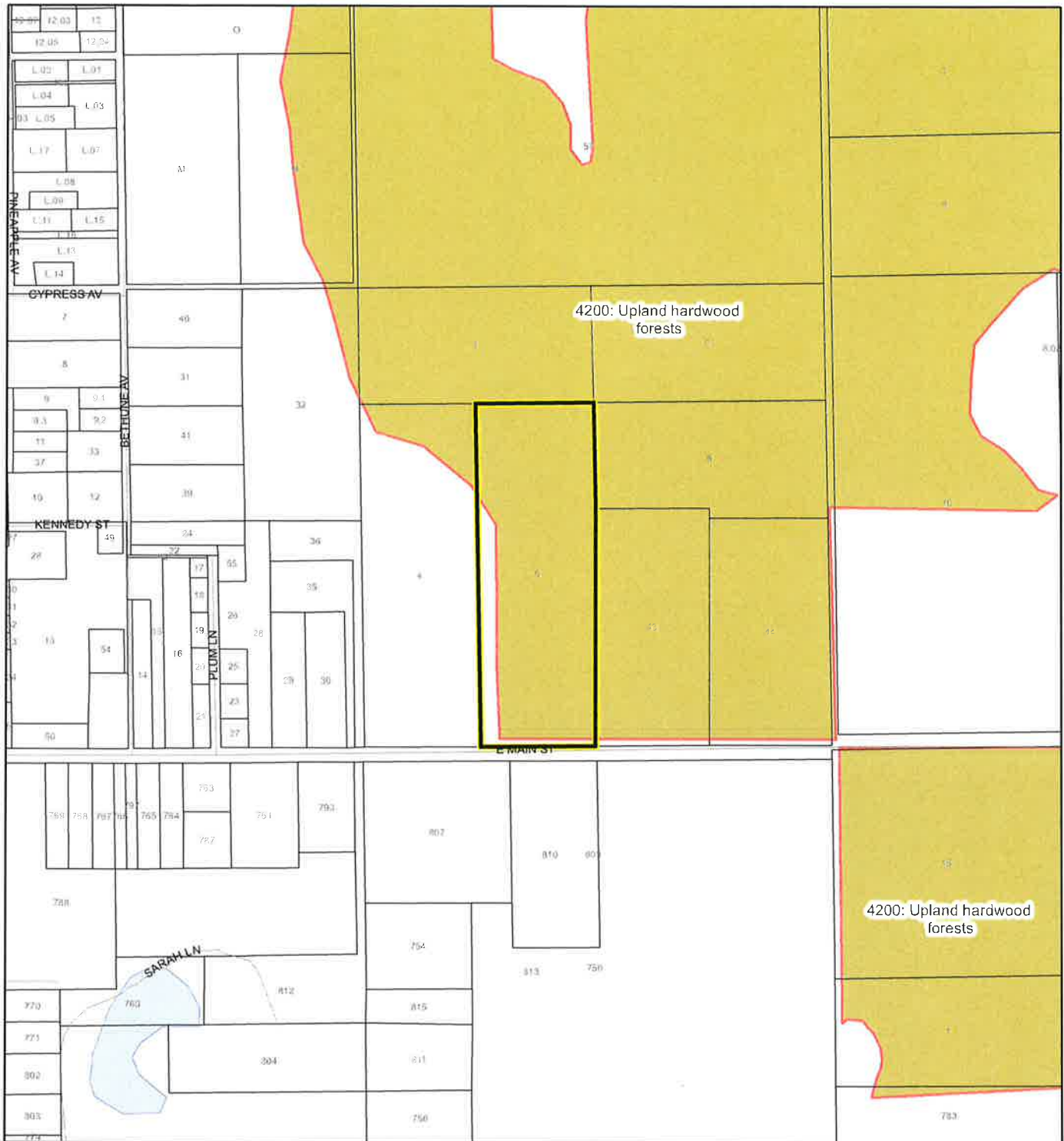
 Parcels

 Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

2354 TALMADGE DRIVE LLC

22Z00028



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/13/2022

SJRWMD FLUCCS Upland Forests

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

Subject Property

Parcels

School Board of Brevard County

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

School Concurrency
22Z00028
2354 Talmadge Dr.



May 23, 2022

Ms. Jane Hart, Planner
Land Development Section
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed East Main Street Mims Development
School Impact Analysis – Capacity Determination CD-2022-27**

Dear Ms. Jane Hart,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account number 2103243 (Parcel ID number: 21-35-17-00-5) containing a total of approximately 7.68 acres in District 1, Brevard County, Florida. The proposed development includes 25 single-family homes. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 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 2022-23 to 2026-27 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2021-22 to 2026-27* which is attached for reference.

Single-Family Homes		25	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.24	6	6
Middle	0.07	1.75	2
High	0.12	3	3
Total	0.43		11

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

An Equal Opportunity Employer

**FISH Capacity (including relocatable classrooms) from the
Financially Feasible Plan (FFP) Data and Analysis for School Years 2022-23 to
2026-27**

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	725	725	725	725	725
Madison	781	781	781	781	781
Astronaut	1,451	1,451	1,451	1,451	1,451

Projected Student Membership

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	442	433	441	452	446
Madison	480	471	480	457	446
Astronaut	1,076	1,094	1,086	1,078	1,086

Students Generated by Newly Issued SCADL Reservations Since FFP

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	-	-	-	-	-
Madison	-	-	-	-	-
Astronaut	-	-	-	-	-

**Cumulative Students Generated by
Proposed Development**

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	-	2	5	6	6
Madison	-	1	1	2	2
Astronaut	-	1	2	3	3

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

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	442	435	446	458	452
Madison	480	472	481	459	448
Astronaut	1,076	1,095	1,088	1,081	1,089

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

School	2022-23	2023-24	2024-25	2025-26	2026-27
Mims	283	290	279	267	273
Madison	301	309	300	322	333
Astronaut	375	356	363	370	362

At this time, Mims Elementary School, Madison Middle School and Astronaut High School are projected to have enough capacity for the total of projected and potential students from the East Main Street Mims development.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karen M. Black', with a stylized, flowing script.

Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

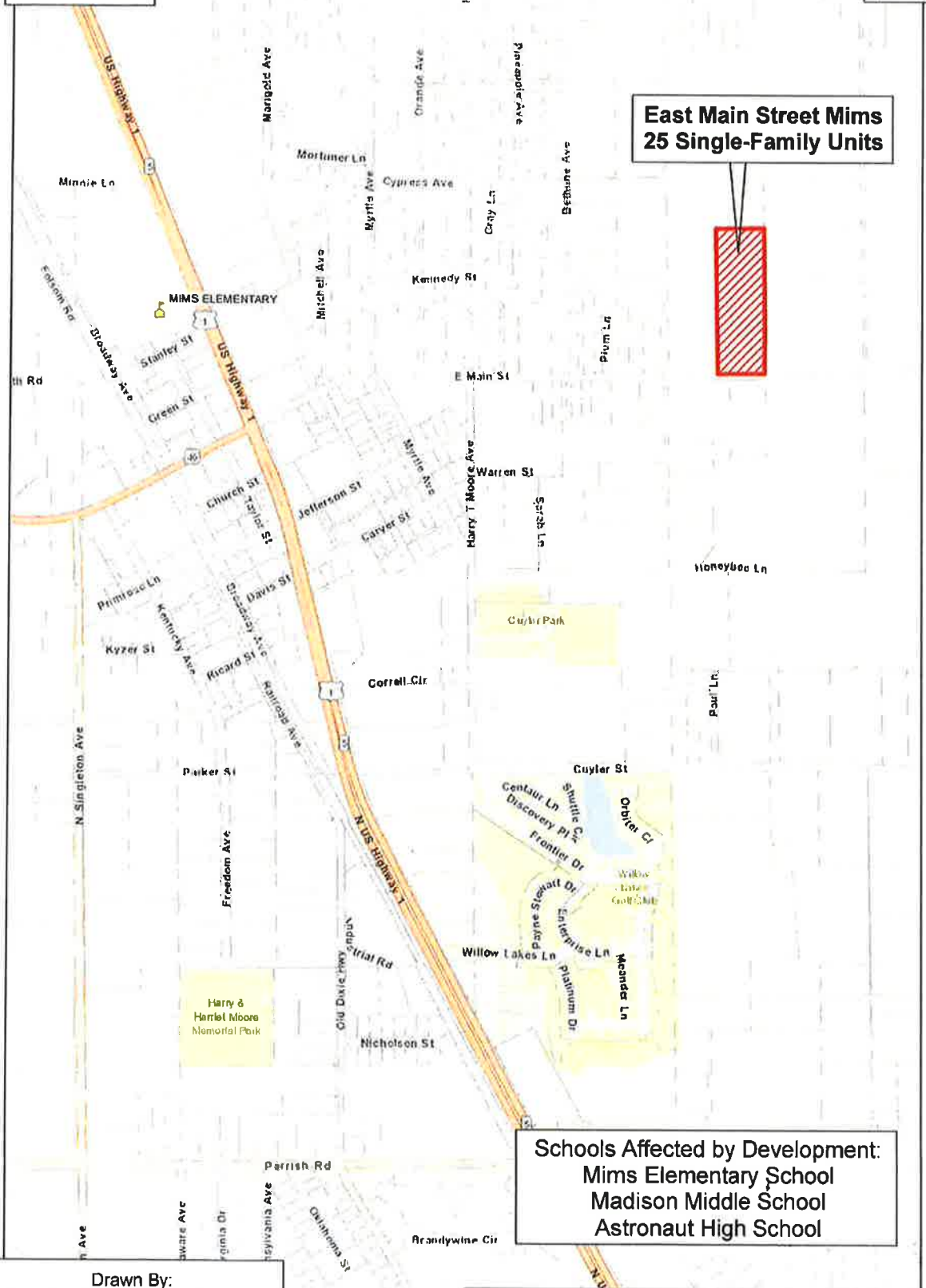
Enclosure: *Brevard County Public Schools Financially Feasible Plan for School
Years 2021-22 to 2026-27*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File CD-2022-27

David G. Lindemann, AICP, Director of Planning & Project
Management, Facilities Services
File CD-2022-27



East Main Street Mims Location Map



**East Main Street Mims
25 Single-Family Units**

Schools Affected by Development:
Mims Elementary School
Madison Middle School
Astronaut High School

Drawn By:
Planning & Project Management
Blake Stinson
05/20/2022



Brevard County Public Schools Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2021-22 to 2026-27



Summary		2021-22		2022-23		2023-24		2024-25		2025-26		2026-27	
Highest Utilization Elementary Schools:		88%		89%		95%		98%		97%		99%	
Highest Utilization Middle Schools:		83%		86%		90%		90%		92%		96%	
Highest Utilization Jr / Sr High Schools:		84%		84%		89%		82%		78%		78%	
Highest Utilization High Schools:		101%		100%		99%		95%		94%		97%	

School	Type	Grades	Utilization Factor	School Year 2021-22			School Year 2022-23			School Year 2023-24			School Year 2024-25			School Year 2025-26			School Year 2026-27		
				FISH Capacity	1015/21 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 Concurrence Service Areas																					
Allen	Elementary	PK-6	100%	751	630	84%	751	632	84%	751	684	92%	751	739	752	773	752	773	738	95%	
Anderson	Elementary	K-6	100%	884	592	67%	884	591	67%	884	587	66%	884	589	67%	884	565	84%	884	554	63%
Adams	Elementary	K-6	100%	902	782	87%	902	783	87%	902	755	84%	902	761	84%	902	739	82%	902	729	81%
Altus	Elementary	PK-6	100%	738	629	85%	738	630	85%	738	616	83%	738	600	81%	738	592	80%	738	576	78%
Audubon	Elementary	PK-6	100%	761	464	61%	761	464	61%	761	458	60%	761	438	58%	761	440	58%	761	440	58%
Cambridge	Elementary	PK-6	100%	765	506	66%	765	506	66%	765	513	67%	765	510	67%	765	485	65%	765	480	53%
Cape View	Elementary	PK-6	100%	570	278	49%	570	285	50%	570	287	50%	570	281	49%	570	286	50%	570	284	50%
Carroll	Elementary	K-6	100%	751	614	82%	751	619	82%	751	605	81%	751	613	82%	751	600	80%	751	593	79%
Challenger 7	Elementary	PK-6	100%	573	506	88%	573	508	88%	573	476	83%	573	449	78%	573	437	75%	573	414	72%
Columbia	Elementary	PK-6	100%	751	462	62%	751	464	64%	751	548	73%	751	568	76%	751	569	75%	751	572	75%
Cook	Elementary	K-6	100%	711	534	75%	711	531	75%	711	557	78%	711	572	80%	711	586	84%	711	602	85%
Croft	Elementary	PK-6	100%	1,114	717	64%	1,114	762	68%	1,114	812	73%	1,114	847	76%	1,114	877	79%	1,114	922	83%
Discovery	Elementary	PK-6	100%	795	487	61%	795	488	61%	795	530	67%	795	539	70%	795	586	74%	795	604	76%
Endeavour	Elementary	PK-6	100%	980	615	63%	980	644	66%	980	639	65%	980	633	65%	980	608	62%	980	611	62%
Enterprise	Elementary	K-6	100%	968	637	66%	968	637	66%	968	658	69%	968	658	69%	968	627	65%	968	640	65%
Fairview	Elementary	PK-6	100%	729	605	83%	729	608	83%	729	587	81%	729	581	77%	729	579	73%	729	513	70%
Fangden	Elementary	PK-6	100%	789	581	74%	789	580	74%	789	597	76%	789	639	79%	789	626	79%	789	639	81%
Gemini	Elementary	K-6	100%	711	427	60%	711	442	62%	711	440	62%	711	420	59%	711	420	59%	711	409	58%
Golfview	Elementary	PK-6	100%	777	454	58%	777	454	58%	777	467	60%	777	503	65%	777	513	65%	777	521	67%
Harbor City	Elementary	PK-6	100%	628	358	57%	628	357	57%	628	386	61%	628	399	63%	628	400	63%	628	411	65%
Holland	Elementary	PK-6	100%	605	444	73%	605	445	74%	605	471	78%	605	473	78%	605	472	78%	605	477	79%
Imperial Estates	Elementary	K-6	100%	729	624	86%	729	622	85%	729	626	86%	729	619	85%	729	620	85%	729	645	88%
Indianapolis	Elementary	K-6	100%	798	671	84%	798	672	84%	798	658	82%	798	646	81%	798	620	78%	798	622	78%
Jupiter	Elementary	PK-6	100%	930	724	78%	930	721	78%	930	817	88%	930	857	92%	930	854	92%	930	952	97%
Lodestar	Elementary	PK-6	100%	892	632	71%	892	631	71%	892	594	67%	892	578	65%	892	559	63%	892	553	62%
Longleaf	Elementary	PK-6	100%	790	594	75%	790	594	75%	790	587	74%	790	583	74%	790	565	72%	790	551	70%
Mandale	Elementary	K-6	100%	988	843	84%	988	855	86%	988	815	82%	988	783	79%	988	765	77%	988	750	75%
McJannet	Elementary	PK-6	100%	918	634	69%	918	633	69%	918	624	68%	918	583	64%	918	576	63%	918	565	62%
Meadowdale Intermediate	Elementary	3-8	100%	1,114	832	75%	1,114	832	75%	1,114	902	81%	1,114	920	83%	1,114	950	85%	1,114	950	85%
Meadowdale Primary	Elementary	K-6	100%	824	678	82%	824	678	82%	824	731	89%	824	725	88%	824	734	88%	824	731	89%
Mila	Elementary	PK-6	100%	707	438	62%	707	432	61%	707	430	61%	707	444	63%	707	417	59%	707	416	59%
Mims	Elementary	PK-6	100%	725	431	59%	725	442	61%	725	433	60%	725	441	61%	725	452	62%	725	446	62%
Oak Park	Elementary	PK-6	100%	968	561	58%	968	563	58%	968	554	57%	968	510	53%	968	508	52%	968	523	53%
Ocean Breeze	Elementary	PK-6	100%	654	338	52%	654	343	53%	654	324	50%	654	306	47%	654	304	47%	654	472	73%
Palm Bay Elem	Elementary	PK-5	100%	983	547	56%	983	547	56%	983	571	58%	983	570	58%	983	602	61%	983	622	63%
Pinewood	Elementary	PK-6	100%	569	496	87%	569	500	88%	569	517	91%	569	524	92%	569	526	92%	569	532	93%
Port Malabar	Elementary	PK-6	100%	852	636	75%	852	636	75%	852	630	74%	852	636	75%	852	645	76%	852	632	74%
Quest	Elementary	PK-6	100%	1,152	673	59%	1,152	673	59%	1,152	694	60%	1,152	722	63%	1,152	734	64%	1,152	728	63%
Rivera	Elementary	PK-6	100%	777	624	80%	777	624	80%	777	681	88%	777	709	91%	777	722	93%	777	750	97%
Roosevelt	Elementary	K-6	100%	589	263	44%	589	261	44%	589	241	40%	589	221	37%	589	202	34%	589	190	32%
Sabal	Elementary	PK-6	100%	785	516	66%	785	523	67%	785	516	66%	785	530	69%	785	516	66%	785	530	68%
Salton	Elementary	PK-6	100%	976	678	69%	976	679	70%	976	731	75%	976	722	74%	976	822	84%	976	810	83%
Sea Park	Elementary	PK-6	100%	461	299	65%	461	317	69%	461	324	70%	461	330	72%	461	330	72%	461	331	72%
Shenwood	Elementary	PK-6	100%	609	428	70%	609	429	70%	609	434	71%	609	440	73%	609	441	72%	609	441	72%
Shorewood	Elementary	PK-6	100%	913	691	76%	913	690	76%	913	738	81%	913	824	90%	913	929	93%	913	954	99%
Sunrise	Elementary	K-6	100%	755	595	79%	755	595	79%	755	584	77%	755	555	74%	755	546	72%	755	523	69%
Surfside	Elementary	K-6	100%	541	408	75%	541	407	75%	541	372	69%	541	345	64%	541	336	62%	541	329	61%
Tropical	Elementary	PK-6	100%	910	641	70%	910	642	71%	910	635	70%	910	614	67%	910	597	65%	910	609	64%
Turner	Elementary	PK-6	100%	874	579	66%	874	576	66%	874	621	71%	874	642	73%	874	659	76%	874	694	79%
University Park	Elementary	PK-6	100%	811	466	57%	811	466	57%	811	486	61%	811	554	68%	811	622	77%	811	657	81%
Vero Elem	Elementary	K-6	100%	1,030	585	57%	1,030	585	57%	1,030	671	65%	1,030	742	72%	1,030	826	80%	1,030	902	88%
Westside	Elementary	K-6	100%	857	728	85%	857	761	89%	857	815	95%	857	855	97%	857	872	97%	857	923	99%
Williams	Elementary	PK-6	100%	715	494	69%	715	493	69%	715	483	68%	715	473	65%	715	452	63%	715	438	61%
Elementary Totals				42,471	29,890		42,471	30,184		42,471	30,745		42,515	31,024		42,625	31,190		42,735	31,547	

Middle School Concurrency Service Areas																		
	7-8	90%	1,514	1,171	77%	1,514	1,217	80%	1,514	1,238	82%	1,514	1,319	87%	1,514	1,360	90%	
Central	Middle	90%	960	843	88%	960	829	86%	960	854	89%	960	816	85%	960	787	82%	
Cellular	Middle	90%	680	510	75%	680	508	74%	680	508	74%	680	550	81%	680	539	79%	
Hoover	Middle	90%	660	574	87%	660	594	90%	660	556	84%	660	540	82%	660	531	80%	
Jackson	Middle	90%	873	822	71%	873	583	67%	873	580	66%	873	583	67%	873	535	61%	
Johnson	Middle	90%	1,064	690	65%	1,064	707	67%	1,064	752	71%	1,064	735	70%	1,064	813	76%	
Johnson	Middle	90%	869	882	78%	869	817	71%	869	828	72%	869	828	72%	869	656	75%	
Kennedy	Middle	90%	781	480	61%	781	441	56%	781	480	61%	781	446	57%	781	446	57%	
Maddison	Middle	90%	611	350	57%	611	359	58%	611	353	58%	611	362	59%	611	349	57%	
McNair	Middle	90%	1,211	940	78%	1,211	922	76%	1,211	1,000	83%	1,211	1,119	92%	1,211	1,157	96%	
Southwest	Middle	90%	1,024	747	73%	1,024	706	69%	1,024	745	73%	1,024	772	75%	1,024	646	63%	
Shore	Middle	90%	10,247	7,595		10,247	7,514		10,247	7,631		10,247	7,941		10,247	8,019		
Middle Totals																		
Junior / Senior High School Concurrency Service Areas																		
	Jr / Sr High	7-12	90%	2,084	1,517	73%	2,084	1,578	76%	2,084	1,627	78%	2,084	1,637	79%	2,084	1,626	78%
Cocoa	Jr / Sr High	90%	1,445	943	65%	1,445	917	63%	1,445	890	62%	1,445	821	57%	1,445	782	54%	
Cocoa Beach	Jr / Sr High	90%	1,852	1,556	84%	1,852	1,526	82%	1,852	1,511	82%	1,852	1,465	79%	1,852	1,448	78%	
Space Coast	Jr / Sr High	90%	5,381	4,015		5,381	4,021		5,381	4,028		5,381	3,923		5,381	3,856		
Jr / Sr High Totals																		
Senior High School Concurrency Service Areas																		
	High	9-12	95%	1,451	1,077	74%	1,451	1,094	75%	1,451	1,088	75%	1,451	1,078	74%	1,451	1,068	75%
Astronaut	High	9-12	95% <td>2,263</td> <td>1,653</td> <td>73%</td> <td>2,263</td> <td>1,650</td> <td>72%</td> <td>2,263</td> <td>1,942</td> <td>86%</td> <td>2,263</td> <td>2,002</td> <td>89%</td> <td>2,263</td> <td>2,069</td> <td>91%</td>	2,263	1,653	73%	2,263	1,650	72%	2,263	1,942	86%	2,263	2,002	89%	2,263	2,069	91%
Bayside	High	9-12	95% <td>2,221</td> <td>1,610</td> <td>72%</td> <td>2,221</td> <td>1,634</td> <td>74%</td> <td>2,221</td> <td>1,655</td> <td>75%</td> <td>2,221</td> <td>1,680</td> <td>76%</td> <td>2,221</td> <td>1,700</td> <td>77%</td>	2,221	1,610	72%	2,221	1,634	74%	2,221	1,655	75%	2,221	1,680	76%	2,221	1,700	77%
Eau Gallie	High	9-12	95% <td>2,314</td> <td>1,991</td> <td>86%</td> <td>2,314</td> <td>2,149</td> <td>93%</td> <td>2,314</td> <td>2,193</td> <td>95%</td> <td>2,314</td> <td>2,179</td> <td>94%</td> <td>2,314</td> <td>2,248</td> <td>97%</td>	2,314	1,991	86%	2,314	2,149	93%	2,314	2,193	95%	2,314	2,179	94%	2,314	2,248	97%
Heritage	High	9-12	95% <td>2,370</td> <td>2,210</td> <td>93%</td> <td>2,370</td> <td>2,201</td> <td>93%</td> <td>2,370</td> <td>2,200</td> <td>93%</td> <td>2,370</td> <td>2,151</td> <td>91%</td> <td>2,370</td> <td>2,185</td> <td>92%</td>	2,370	2,210	93%	2,370	2,201	93%	2,370	2,200	93%	2,370	2,151	91%	2,370	2,185	92%
Melbourne	High	9-12	95% <td>1,962</td> <td>1,523</td> <td>78%</td> <td>1,962</td> <td>1,494</td> <td>76%</td> <td>1,962</td> <td>1,454</td> <td>74%</td> <td>1,962</td> <td>1,401</td> <td>71%</td> <td>1,962</td> <td>1,389</td> <td>71%</td>	1,962	1,523	78%	1,962	1,494	76%	1,962	1,454	74%	1,962	1,401	71%	1,962	1,389	71%
Merritt Island	High	9-12	95% <td>2,631</td> <td>1,266</td> <td>48%</td> <td>2,631</td> <td>1,467</td> <td>56%</td> <td>2,631</td> <td>1,573</td> <td>60%</td> <td>2,631</td> <td>1,645</td> <td>63%</td> <td>2,631</td> <td>1,643</td> <td>63%</td>	2,631	1,266	48%	2,631	1,467	56%	2,631	1,573	60%	2,631	1,645	63%	2,631	1,643	63%
Palm Bay	High	9-12	95% <td>1,836</td> <td>1,568</td> <td>85%</td> <td>1,836</td> <td>1,641</td> <td>89%</td> <td>1,836</td> <td>1,658</td> <td>90%</td> <td>1,836</td> <td>1,638</td> <td>89%</td> <td>1,836</td> <td>1,620</td> <td>88%</td>	1,836	1,568	85%	1,836	1,641	89%	1,836	1,658	90%	1,836	1,638	89%	1,836	1,620	88%
Rockledge	High	9-12	95% <td>1,527</td> <td>1,513</td> <td>99%</td> <td>1,527</td> <td>1,533</td> <td>100%</td> <td>1,527</td> <td>1,470</td> <td>96%</td> <td>1,527</td> <td>1,438</td> <td>93%</td> <td>1,527</td> <td>1,387</td> <td>89%</td>	1,527	1,513	99%	1,527	1,533	100%	1,527	1,470	96%	1,527	1,438	93%	1,527	1,387	89%
Satellite	High	9-12	95% <td>1,849</td> <td>1,231</td> <td>67%</td> <td>1,849</td> <td>1,295</td> <td>70%</td> <td>1,849</td> <td>1,313</td> <td>71%</td> <td>1,849</td> <td>1,330</td> <td>72%</td> <td>1,849</td> <td>1,270</td> <td>69%</td>	1,849	1,231	67%	1,849	1,295	70%	1,849	1,313	71%	1,849	1,330	72%	1,849	1,270	69%
Titusville	High	9-12	95% <td>2,203</td> <td>2,216</td> <td>101%</td> <td>2,203</td> <td>2,272</td> <td>103%</td> <td>2,203</td> <td>2,366</td> <td>107%</td> <td>2,203</td> <td>2,411</td> <td>109%</td> <td>2,203</td> <td>2,469</td> <td>111%</td>	2,203	2,216	101%	2,203	2,272	103%	2,203	2,366	107%	2,203	2,411	109%	2,203	2,469	111%
Viera	High	9-12	95% <td>22,699</td> <td>18,126</td> <td></td> <td>22,699</td> <td>18,630</td> <td></td> <td>22,699</td> <td>18,930</td> <td></td> <td>22,699</td> <td>18,953</td> <td></td> <td>22,699</td> <td>19,066</td> <td></td>	22,699	18,126		22,699	18,630		22,699	18,930		22,699	18,953		22,699	19,066	
High Totals																		
Schools of Choice (Not Concurrency Service Areas)																		
	Elementary	K-6	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	
Freedom 7	Elementary	K-6	481	396	82%	481	417	87%	481	417	87%	481	417	87%	481	417	87%	
South Lake	Elementary	K-6	569	498	88%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	
Stevenson	Elementary	K-6	618	544	88%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	
West Melbourne	Elementary	K-6	1,077	921	86%	1,077	950	88%	1,077	950	88%	1,077	950	88%	1,077	950	88%	
Edgewood	Jr / Sr High	7-12	1,264	946	75%	1,264	946	75%	1,264	946	75%	1,264	946	75%	1,264	946	75%	
West Shore	Jr / Sr High	7-12	4,484	3,787		4,484	3,787		4,484	3,787		4,484	3,787		4,484	3,787		
Schools of Choice			85,210	63,089		85,232	63,743		85,614	64,697		85,653	65,459		85,878	66,275		
Brevard Totals																		

Notes

1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2021-22 are reported from the FISH database as of October 12, 2021.
2. Student Membership is reported from the Fall Final Membership Count (10/15/2021).
3. Davis Demographics SchoolSite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
 - Development Projections from Brevard County Local Government Jurisdictions
 - Brevard County School Concurrency Student Generation Multipliers (SGM)
 - Fall Membership student addresses and corresponding concurrency service areas
 - Student Mobility Rates / Cohort Survival Rates
 - Brevard County Birth rates by zip code
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
 - Nongraded 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. A total of 13 Relocatable Classrooms are assumed to add future student stations as listed below:
 - Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
 - Intermediate relocatable classrooms are proposed to be added at Roy Allen Elementary, Jupiter Elementary, Sunrise Elementary, and Westside Elementary Schools (Total 12 Classrooms)
 - High school relocatable classrooms are proposed to be added at Satellite High and Viera High (Total of 3 Classrooms)
7. A classroom addition is planned for construction at Viera High School for 2023-24. The factored capacity is adjusted for the proposed 350 student stations.

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 15, 2022**, 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: Board members present were: Henry Minneboo (D1); Brian Hodggers (D2); Robert Sullivan (D2); Lorraine Koss (Alt. D2); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (Alt. D4); Bruce Moia (D5); Peter Filiberto (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Melissa Wilbrandt, Associate Planner; Jane Hart, Planner III; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

2354 Talmadge Drive, LLC (Aldon Bookhardt)

A change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential). The property is 7.68 acres, located on the north side of E. Main St., approx. 0.32 mile east of Harry T. Moor Ave. (No assigned address. In the Mims area.) (22Z00028) (Tax Account 2103243) (District 1)

Aldon Bookhardt, 3231 Nottingham Lane, Cocoa, stated the reason for his request is to change the zoning classification to coincide with the Future Land Use, which is RES 4 (Residential 4) for the purpose of building 20 - 25 single-family homes.

No public comment.

Bruce Moia stated there is RU-1-11 across the street and he is in support of the request.

Motion by Bruce Moia, seconded by Henry Minneboo, to recommend approval the requested change of zoning classification from AU to RU-1-11. The motion passed unanimously.