



AGENDA REPORT
May 24, 2018

SUBJECT:

Public Hearing, Re: Crisafulli Enterprises, Inc. (Kim Rezanka) requests a change of zoning classification from AU to EU. The property is located on the north side of E. Hall Rd., approx. 0.45 mile east of N. Courtenay Pkwy. (18PZ00018) (District 2)

FISCAL IMPACT:

None.

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board of County Commissioners conduct a public hearing to consider the request for a change of zoning classification from AU to EU.

SUMMARY EXPLANATION and BACKGROUND:

The owner/applicant is seeking a change of Zoning classification from AU (Agricultural residential) to EU (Estate Use) on a 62.12 acre portion of the greater 70.46 acre parcel. The remaining 8.34 acres fronting Hall Road are not proposed to be included in the request. The request is accompanied by a BDP (Binding Development Plan) proposing to limit development to 34 single-family lots and to limit the ingress and egress to one (1) access point.

The attached concept plan depicts that the subdivision's 34 lots will be accessed through an adjacent subdivision, known as Egrets Landing, located to the west of this site. An engineering revision was made to that preliminary plat to allow for the roadway access to this parcel and the proposed units. Review of access management code provisions indicates that the entrance, as proposed through the adjacent subdivision, meets today's criteria. Egrets Landing has access from both Hall Road and North Courtenay Parkway.

While the proposed EU zoning is not consistent with either the Res 2 or Res 1 Future Land Use designations on the subject property, because the associated BDP proposes to limit residential development of the site to 34 dwelling units, the current request proposing to change the zoning classification from AU to EU with BDP can be heard. The Comprehensive Plan would allow for a maximum number of 104 single-family residential units. The applicant is proposing only 34 units, or a 70 unit reduction over the maximum density that the Comprehensive Plan would allow for.

The Board may wish to consider whether the 34 single-family residential units proposed is

consistent and compatible with the surrounding land uses.

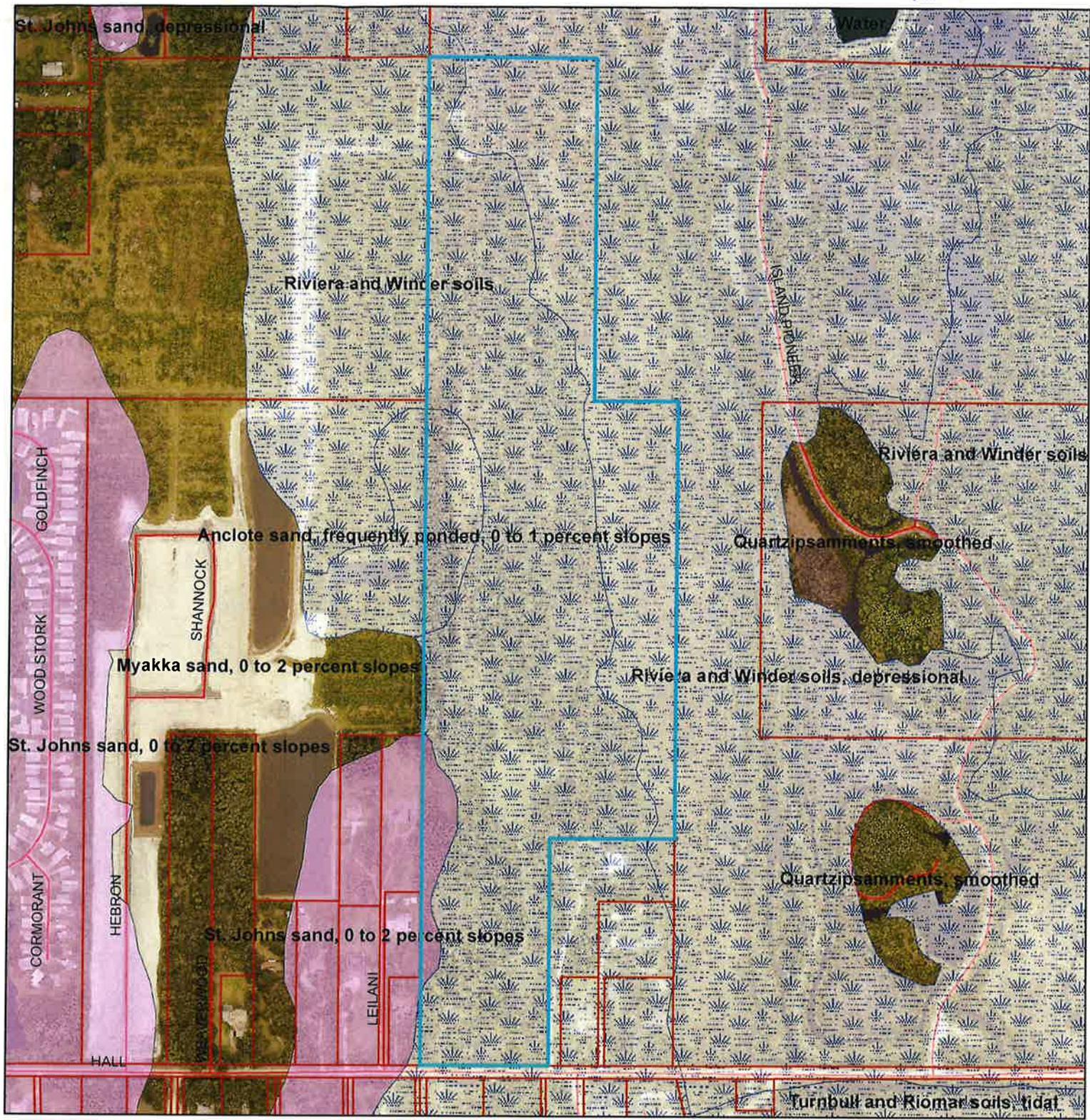
The North Merritt Island Small Area Study is underway and is anticipated to come before the Board in mid- 2018. If this rezoning request were to be denied and the property were to retain its current AU Zoning classification and the Board were to approve the Small Area Study's recommendation to amend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

Staff contact, Erin Sterk, Interim Planning & Zoning Manager, erin.sterk@brevardfl.gov

ATTACHMENTS:

Description

- **Staff Report 18PZ00018**
- **Maps**
- **Disclosures**
- **FYI**



Legend

Soils

-  Hydric
-  Aquifer Recharge
-  Aquifer Recharge, Hydric

Soils
18PZ00018



Legend

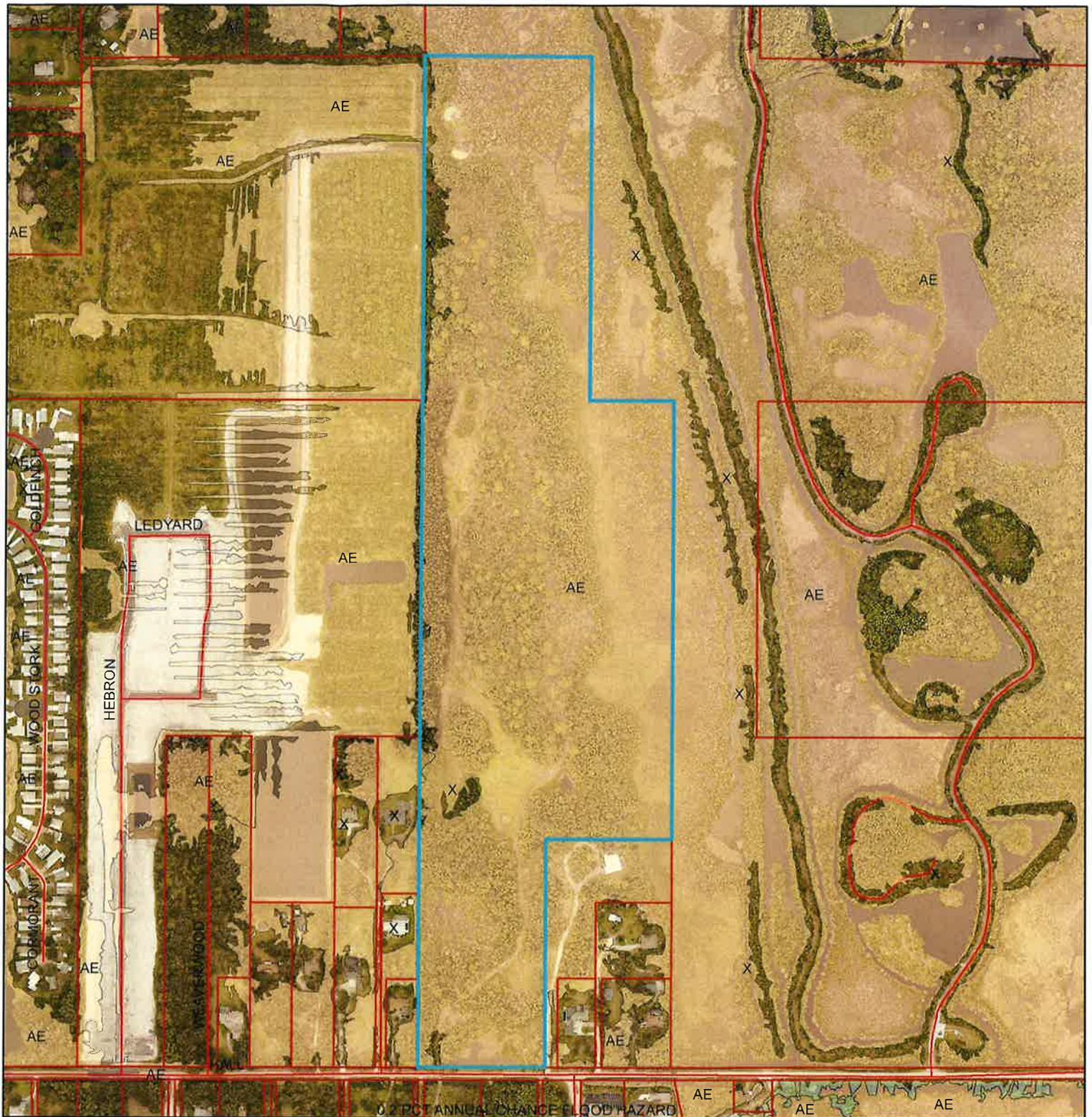
NWI

WETLAND_TY

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland

-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

**NWI Wetlands
18PZ00018**



Legend

S_Fld_Haz_Ar

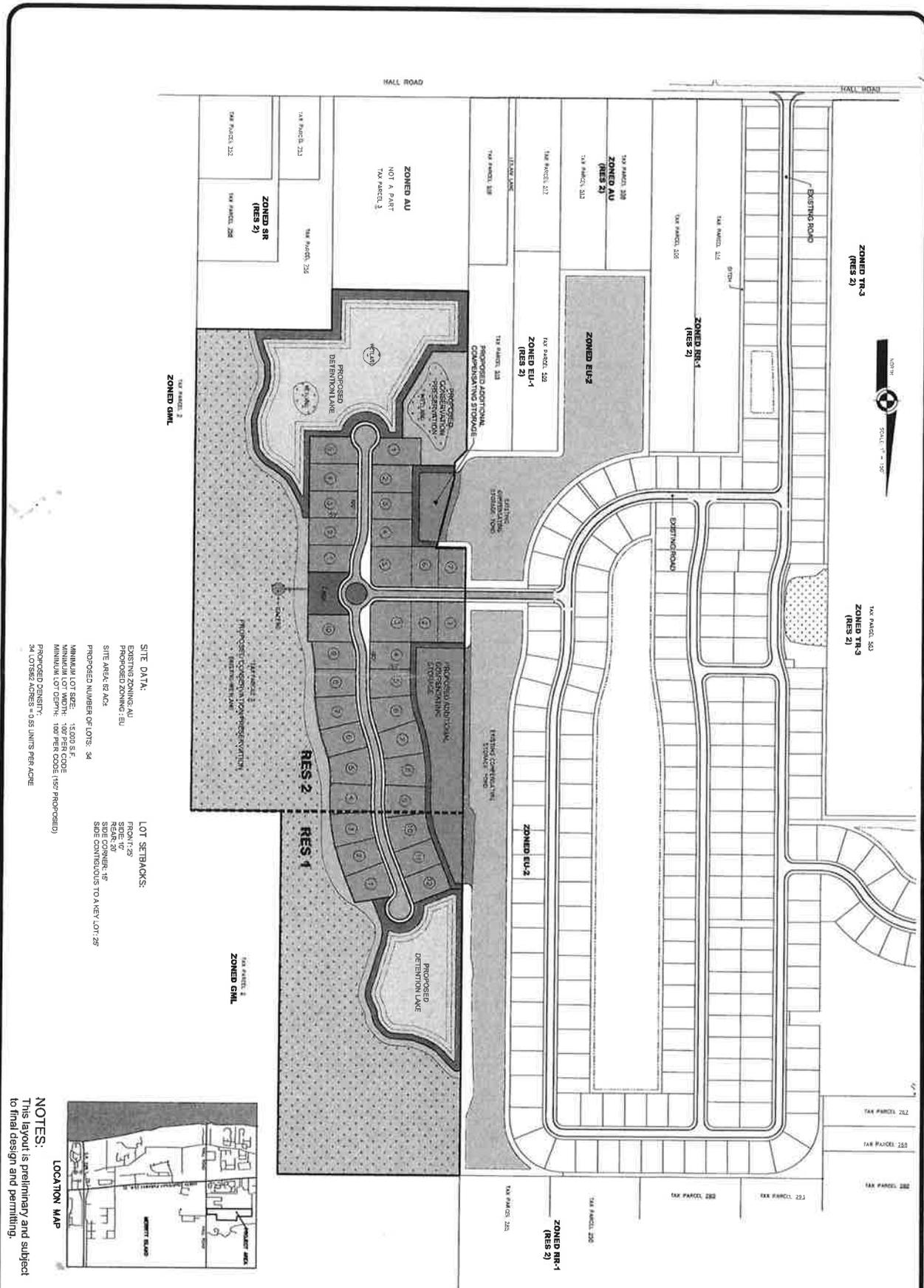
FLD_ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
- A
- AE

- AH
- AO
- OPEN WATER
- VE
- X
- X PROTECTED BY LEVEE

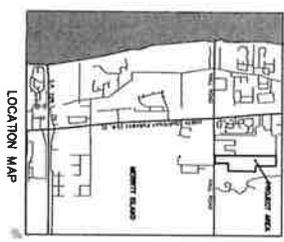
**FEMA SFHA
18PZ00018**

5/14/18 R-118 GRAND PRAIRIE CONDOMINIUMS RRI-5R



SITE DATA:
 EXISTING ZONING: AU
 PROPOSED ZONING: EU
 SITE AREA: 67 AC
 PROPOSED NUMBER OF LOTS: 34
 MINIMUM LOT SIZE: 14,000 S.F.
 MINIMUM LOT WIDTH: 100' PER CODE
 MINIMUM LOT DEPTH: 150' PER CODE (150' PROPOSED)
 PROPOSED DENSITY: 34 LOTS PER ACRE
 34 LOTS PER ACRE @ 3.5 UNITS PER ACRE

LOT SETBACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'
 SIDE CORNER: 15'
 SIDE CONTIGUOUS TO A KEY LOT: 25'



NOTES:
 This layout is preliminary and subject to final design and permitting.

CONCEPT PLAN PREPARED FOR: THE PRESERVE AT EGRET'S LANDING		Florida	
Brevard County			
100 HARBELL STREET • WINTER HAVEN, FLORIDA 33955 PH: (888) 238-1234 • FAX: (888) 484-8888		SHEET NO. 20 TOTAL SHEETS 20 DATE: 02/17/18 DRAWN BY: JTM CHECKED BY: JTM	
DATE: FEB. 21, 2018 SCALE: 1" = 120' SHEET NO. 20 OF 20		REVISIONS DATE DESCRIPTION	

RESOLUTION NO. 18PZ00018

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

WHEREAS, CRISAFULLI ENTERPRISES, INC. has requested a change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential), on property described as: SEE ATTACHED

Section 35, Township 23 S, Range 36 E, and,

WHEREAS, a public hearing of the North Merritt Island Dependent Special District Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the North Merritt Island Dependent Special District Board recommended that the application be denied; and,

WHEREAS, a public hearing of the Planning and Zoning Board was advertised and held, as required by law, and after considering said application and the North Merritt Island Dependent Special District Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, recommended that the application should be approved with a BDP (Binding Development Plan) limiting density to a total of 34 units, and limiting ingress and egress to one access point; now therefore,

WHEREAS, the Board, after considering said application and the North Merritt Island Dependent Special District Board's and the Planning and Zoning Board's recommendations, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application be Approved as recommended by the Planning and Zoning Board; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of classification from AU to EU be APPROVED, with a BDP recorded in ORB 8222, Pages 98 – 101, dated July 26, 2018, stipulating a conservation easement over the wetlands on the eastern portion of the property, limiting density to a maximum of 34 units, and limiting ingress and egress to one (1) access point. The Planning & 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 July 26, 2018.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida



by Rita Pritchett, Chair
Brevard County Commission

As approved by Brevard County Commission on July 24, 2018.

ATTEST:



Scott Ellis
SCOTT ELLIS, CLERK
(SEAL)

(NMI Hearing – May 10, 2018)
(P&Z Hearing – May 21, 2018)
(BCC Zoning Hearing – May 24, 2018)

Please note: A Conditional Use Permit will generally expire on the three year anniversary of its approval if the use is not established prior to that date. Conditional Use Permits for Towers and Antennas shall expire if a site plan for the tower is not submitted within one (1) year of approval or if construction does not commence within two years of approval. A PUD 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.

Resolution 18PZ00018 (Continued)

Legal Description:

A parcel of land lying in Section 35, Township 23S, Range 36E, Brevard County, Florida, and being a portion of lands as described in ORB 4760, Page 3807, of the Public Records of Brevard County, Florida, less and except lands as recorded in ORB 7936, Page 2585, of said Public Records and being more particularly described as follows: Commence at the south $\frac{1}{4}$ corner of said Section 35; thence N00deg12'24"E, along the west line of the SE $\frac{1}{4}$ of said Section 35, a distance of 750 ft. to the point of beginning; thence continue N00deg12'24"E, along said west line, a distance of 584.12 ft. to the SW corner of said lands as described in ORB 7936, Page 2585; thence along said parcel the following four (4) courses to wit: thence N45deg12'24"E, a distance of 62.93 ft.; thence N00deg12'24"E, a distance of 60.10 ft.; thence N14deg13'24"E, a distance of 265.75 ft.; thence N89deg47'36"W, a distance of 108.87 ft. to said west line; thence N00deg12'24"E, along said line, a distance of 971.69 ft.; thence N00deg14'42"E, along the west line of the NE $\frac{1}{4}$ of said Section 35, a distance of 1,331 ft. to the north line of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 35; thence S89deg55'45"E, along said north line, a distance of 666.03 ft. to the east line of said west $\frac{1}{2}$; thence S89deg55'45"E, along said north line, a distance of 333.27 ft. to the east line of said west $\frac{3}{4}$; thence S00deg13'31"W, along said east line, a distance of 1,767.05 ft.; thence N89deg59'53"W, parallel with and 900 ft. north, by right angle measure, of the south line of the SE $\frac{1}{4}$ of Section 35, a distance of 495 ft.; thence S00deg13'31"W, a distance of 150 ft.; thence N89deg59'53"W, parallel with and 750 ft. north, by right angle measure, of said south line, a distance of 504.18 ft. to the point of beginning. Containing 62.12 acres, more or less, and being subject to any easements and/or rights-of-ways of record. (62.12 +/- acres) Located on the north side of E. Hall Rd., approx. 0.45 mile east of N. Courtenay Pkwy. (No assigned address. In the Merritt Island area)

REZONING REVIEW WORKSHEET

IV.J.
18PZ00018

Commission District # 2

Hearing Dates: NMI 05/10/18 P&Z 05/21/18 BCC 05/24/18

Owner Name: CRISAFULLI ENTERPRISES, INC.

Request: AU to EU, with BDP

Subject Property:

Parcel ID# 23-36-35-00-3

Tax Acct.# a portion of 2318693

Location: North side of E. Hall Rd., approx. 0.45 mile east of N. Courtenay Pkwy.

Address: No assigned address. In the Merritt Island area.

Acreage: 62.12 +/- acres

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- NO** 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	EU with BDP
Potential*	20 SF units	BDP limiting use to 34 SF lots
Can be Considered under FLU MAP	YES Residential 1 / Residential 2	NO** Residential 1 / Residential 2

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.**The proposed zoning classification is not consistent with Section 62-1255, Exhibit A; however by limiting the density to be consistent with the FLUM, the request can be heard pursuant to Section 62-1255 (b) (2).

	ADT	PM PEAK		
Trips from Existing Zoning	195	20	Segment Number	060C
Trips from Proposed Zoning	324	34	Segment Name	N. Courtenay N Ramps - Hall Rd.
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	23,930	2,154	Directional Split	0.5
Volume With Proposed Development	24,254	2,183	ITE CODE	
Current Volume / MAV	57.26%	57.26%	210	
Volume / MAV with Proposal	58.04%	58.04%		
Current LOS	C	C		
OS With Propos	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency	<input type="checkbox"/> Deficiency		

Background & Purpose of Request

The owner/applicant is seeking a change of Zoning classification from Agricultural residential (AU) to Estate Use (EU) on a 62.12 acre portion of the greater 70.46 acre parcel. The remaining 8.34 acres fronting Hall Road are not proposed to be included in the request. The request is accompanied by a Binding Development Plan (BDP) proposing to limit development to 34 single-family lots and to limit the ingress and egress to one (1) access point.

A concept plan, included in the package for Board review, depicts that the subdivision's 34 lots will be accessed through an adjacent subdivision, known as Egrets Landing, located to the west of this site. That project, known as Egrets Landing, Phase 1, is recorded in Plat Book 63, Page 1. An engineering revision was made to that preliminary plat to allow for the roadway access to this parcel and the proposed units. Review of access management code provisions indicates that the entrance, as proposed through the adjacent subdivision, meets today's criteria. Egrets Landing has access from both Hall Road and North Courtenay Parkway (SR 3).

This site has had two prior zoning changes. The original zoning change occurred under **Z-8334** in February, 1989, when the site was changed from GU to SR zoning with a Binding Site Plan limiting the maximum number of units to 60 and requiring a minimum living area of 1,800 square feet for each home. This site was later rezoned from SR to AU on December, 1995 under **Z-9636**.

Land Use Compatibility

Approximately 20 acres of the subject parcel retains the Residential 1 (Res 1) Future Land Use designation. **FLUE Policy 1.9** addresses the Res 1 Future Land Use designation, which permits lower density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within the Future Land Use Element. The applicant is proposing 6 residential units within the 20 acres with a Res 1 FLU designation, which is consistent with the Comprehensive Plan.

The remaining approximately 42 acres of the subject parcel retains the Residential 2 (Res 2) Future Land Use designation. **FLUE Policy 1.8** addresses the Res 2 Future Land Use designation, which permits low density residential development with a maximum density of up to two (2) units per acre, except as otherwise may be provided for within the Future Land Use Element. The applicant is proposing 28 residential units within the 42 acres with a Res 2 FLU designation, which is consistent with the Comprehensive Plan.

The proposed Zoning classification is not consistent with Section 62-1255, Exhibit A; however, by limiting the density to be consistent with the FLUM by defining a maximum number of dwelling units within a Binding Development Plan, the request can be heard pursuant to Section 62-1255 (b) (2). The Comprehensive Plan would allow for a maximum number of 104 single-family residential units. The applicant is proposing only 34 units, or a 70 unit reduction over the maximum density that the Comprehensive Plan would allow for.

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.

Environmental Constraints

Please refer to comments provided by the Natural Resource Management Department.

Applicable Land Use Policies

While the proposed Estate Use (EU) Zoning classification is not consistent with either the Res 2 or Res 1 Future Land Use designations on the subject property, because the associated Binding Development Plan proposes to limit the residential development of the site to 34 dwelling units, the current request proposing to change the

Staff Comments: Page 3
(18PZ00018)
05/10/18 NMI; 05/21/18 PZ; 05/24/18 BCC

Zoning classification from AU to EU with BDP can be heard. Should the Binding Development Plan not be recorded in the public record, the request for change of Zoning classification will be considered withdrawn.

The AU Zoning classification permits single-family residences 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 EU Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 15,000 square feet with a minimum lot width and depth of 100 feet. The minimum living area is 2,000 square feet.

The adjacent Zoning classification to the North and East is Government Managed Lands (GML). The purpose of the GML Zoning classification is to recognize the presence of lands and facilities which are managed by federal, state and local government, special districts, nongovernmental organizations (NGOs) providing economic, environmental and/or quality of life benefits to the county, electric, natural gas, water and wastewater utilities that are either publicly owned or regulated by the Public Service Commission, and related entities. Brevard County's Parks and Recreation Department manages these lands as a public park with a walking trail known as the Pioneer Trail.

The property to the West of this site is zoned Estate Use under the EU-1 and EU-2 Zoning classifications. The EU-1 Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 12,000 square feet with minimum lot width and lot depth of 100'. The minimum living area is 1,800 square feet. The EU-2 Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 9,000 square feet with a minimum lot width of 90 feet and depth of 100 feet. The minimum living area is 1,500 square feet.

In consideration of adjacent elementary school concurrency service areas, the Brevard County School Board noted that there is sufficient capacity to accommodate the total projected student membership from The Preserve at Egret's Landing's proposed development.

Property to the South is the 8.34 acre piece of this parcel not proposed for rezoning, which will continue to retain the AU Zoning classification.

For Board Consideration

While the proposed Estate Use (EU) Zoning classification is not consistent with either the Res 2 or Res 1 Future Land Use designations on the subject property, because the associated Binding Development Plan proposes to limit the residential development of the site to 34 dwelling units, the current request proposing to change the Zoning classification from AU to EU with BDP can be heard. The Comprehensive Plan would allow for a maximum number of 104 single-family residential units. The applicant is proposing only 34 units, or a 70 unit reduction over the maximum density that the Comprehensive Plan would allow for.

The Board may wish to consider whether the 34 single-family residential units proposed is consistent and compatible with the surrounding land uses.

Should the Binding Development Plan not be recorded in the public record, the request for change of Zoning classification will be considered withdrawn.

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 #: 18PZ00018	Applicant: Kimberly Rezanka c/o Bud Crisafulli
Zoning Request: AU to EU	
NMI Hearing: 05/10/18;	P&Z Hearing: 05/21/18; BCC Hearing: 05/24/18

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRM) 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, County or Local 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 23S, Rng. 36E, Sec. 35;
 Tax ID No. 2318693**

The subject parcel contains mapped NWI and SJRWMD wetlands and hydric soils (Riviera and Winder soils-depressional, Riviera and Winder soils, Anclote sand-depressional, and St. Johns sand); indicators that wetlands may be present on the property. 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 NRM at 321-633-2016 prior to any plan or permit submittal.

St. Johns 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.

A majority of the property is mapped as being within the floodplain as identified by the Federal Emergency Management Agency; and is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Additional impervious area, often associated with increased density, increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

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

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 NRM.

Prepared by: Kimberly Bonder Rezanka
Address: Cantwell & Goldman, P.A.
96 Willard Street, Ste. 302
Cocoa, FL 32922

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 2018, between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and CRISAFULLI ENTERPRISES, INC., a Florida Corporation (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the EU zoning classification and desires to develop the Property as Single Family Homes and pursuant to the Brevard County Code, Section 62-1157;

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the Parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successor or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide a Conservation Easement over the wetlands on the eastern portion of the Property, as required by Brevard County or any other governmental agency,



after completion of the applicable permitting processes and excluding any approved impacts.

3. The Developer/Owner shall limit density to a total of 34 units and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.

4. The Developer/Owner shall limit ingress and egress to one (1) access point.

5. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to the Property.

6. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

7. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

8. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as may be amended.

9. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and must be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any mandatory condition is a violation of this Agreement, constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 8 above.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING A PORTION OF LANDS AS DESCRIBED IN O.R. BOOK 4760, PAGE 3807 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCEPT LANDS AS RECORDED IN O.R. BOOK 7936, PAGE 2585 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N 00°12'24" E., ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 750.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE N 00°12'24" E., ALONG SAID WEST LINE, A DISTANCE OF 584.12 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AS DESCRIBED IN O.R. BOOK 7936, PAGE 2585; THENCE ALONG SAID PARCEL THE FOLLOWING FOUR (4) COURSES TO WIT: THENCE N 45°12'24" E., A DISTANCE OF 62.93 FEET; THENCE N 00°12'24" E., A DISTANCE OF 60.10 FEET; THENCE N 14°13'24" E., A DISTANCE OF 265.75 FEET; THENCE N 89°47'36" W., A DISTANCE OF 108.87 FEET TO SAID WEST LINE; THENCE N 00°12'24" E., ALONG SAID LINE, A DISTANCE OF 971.69 FEET; THENCE N 00°14'42" E., ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 1331.00 FEET TO THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 89°55'45" E., ALONG SAID NORTH LINE, A DISTANCE OF 666.03 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE S 00°13'24" W., ALONG SAID EAST LINE, A DISTANCE OF 1331.00 FEET TO THE NORTH LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SEC. 35; THENCE S 89°55'45" E., ALONG SAID NORTH LINE, A DISTANCE OF 333.27 FEET TO THE EAST LINE OF SAID WEST 3/4; THENCE S 00°13'31" W., ALONG SAID EAST LINE, A DISTANCE OF 1767.05 FEET; THENCE N 89°59'53" W., PARALLEL WITH AND 900.00 FEET NORTH, BY RIGHT ANGLE MEASURE, OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, A DISTANCE OF 495.00 FEET; THENCE S 00°13'31" W., A DISTANCE OF 150.00 FEET; THENCE N 89°59'53" W., PARALLEL WITH AND 750.00 FEET NORTH, BY RIGHT ANGLE MEASURE, OF SAID SOUTH LINE, A DISTANCE OF 504.18 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 62.12 ACRES (2,705,801 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

REZONING REVIEW WORKSHEET

18PZ00018

Commission District # 2

Hearing Dates: NMI 05/10/18 P&Z 05/21/18 BCC 05/24/18

Owner Name: CRISAFULLI ENTERPRISES, INC.

Request: AU to EU, with BDP

Subject Property:

Parcel ID# 23-36-35-00-3

Tax Acct.# a portion of 2318693

Location: North side of E. Hall Rd., approx. 0.45 mile east of N. Courtenay Pkwy.

Address: No assigned address. In the Merritt Island area.

Acreage: 62.12 +/- acres

Consistency with Land Use Regulations

- YES Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255
- NO** 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	EU with BDP
Potential*	20 SF units	BDP limiting use to 34 SF lots
Can be Considered under FLU MAP	YES Residential 1 / Residential 2	NO** Residential 1 / Residential 2

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. **The proposed zoning classification is not consistent with Section 62-1255, Exhibit A; however by limiting the density to be consistent with the FLUM, the request can be heard pursuant to Section 62-1255 (b) (2).

	ADT	PM PEAK		
Trips from Existing Zoning	195	20	Segment Number	060C
Trips from Proposed Zoning	324	34	Segment Name	N. Courtenay N Ramps - Hall Rd.
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	23,930	2,154	Directional Split	0.5
Volume With Proposed Development	24,254	2,183	ITE CODE	
Current Volume / MAV	57.26%	57.26%	210	
Volume / MAV with Proposal	58.04%	58.04%		
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 owner/applicant is seeking a change of Zoning classification from Agricultural residential (AU) to Estate Use (EU) on a 62.12 acre portion of the greater 70.46 acre parcel. The remaining 8.34 acres fronting Hall Road are not proposed to be included in the request. The request is accompanied by a Binding Development Plan (BDP) proposing to limit development to 34 single-family lots and to limit the ingress and egress to one (1) access point.

A concept plan, included in the package for Board review, depicts that the subdivision's 34 lots will be accessed through an adjacent subdivision, known as Egrets Landing, located to the west of this site. That project, known as Egrets Landing, Phase 1, is recorded in Plat Book 63, Page 1. An engineering revision was made to that preliminary plat to allow for the roadway access to this parcel and the proposed units. Review of access management code provisions indicates that the entrance, as proposed through the adjacent subdivision, meets today's criteria. Egrets Landing has access from both Hall Road and North Courtenay Parkway (SR 3).

This site has had two prior zoning changes. The original zoning change occurred under **Z-8334** in February, 1989, when the site was changed from GU to SR zoning with a Binding Site Plan limiting the maximum number of units to 60 and requiring a minimum living area of 1,800 square feet for each home. This site was later rezoned from SR to AU on December, 1995 under **Z-9636**.

Land Use Compatibility

Approximately 20 acres of the subject parcel retains the Residential 1 (Res 1) Future Land Use designation. **FLUE Policy 1.9** addresses the Res 1 Future Land Use designation, which permits lower density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within the Future Land Use Element. The applicant is proposing 6 residential units within the 20 acres with a Res 1 FLU designation, which is consistent with the Comprehensive Plan.

The remaining approximately 42 acres of the subject parcel retains the Residential 2 (Res 2) Future Land Use designation. **FLUE Policy 1.8** addresses the Res 2 Future Land Use designation, which permits low density residential development with a maximum density of up to two (2) units per acre, except as otherwise may be provided for within the Future Land Use Element. The applicant is proposing 28 residential units within the 42 acres with a Res 2 FLU designation, which is consistent with the Comprehensive Plan.

The proposed Zoning classification is not consistent with Section 62-1255, Exhibit A; however, by limiting the density to be consistent with the FLUM by defining a maximum number of dwelling units within a Binding Development Plan, the request can be heard pursuant to Section 62-1255 (b) (2). The Comprehensive Plan would allow for a maximum number of 104 single-family residential units. The applicant is proposing only 34 units, or a 70 unit reduction over the maximum density that the Comprehensive Plan would allow for.

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.

Environmental Constraints

Please refer to comments provided by the Natural Resource Management Department.

Applicable Land Use Policies

While the proposed Estate Use (EU) Zoning classification is not consistent with either the Res 2 or Res 1 Future Land Use designations on the subject property, because the associated Binding Development Plan proposes to limit the residential development of the site to 34 dwelling units, the current request proposing to change the

Staff Comments: Page 3
(18PZ00018)
05/10/18 NMI; 05/21/18 PZ; 05/24/18 BCC

Zoning classification from AU to EU with BDP can be heard. Should the Binding Development Plan not be recorded in the public record, the request for change of Zoning classification will be considered withdrawn.

The AU Zoning classification permits single-family residences 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 EU Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 15,000 square feet with a minimum lot width and depth of 100 feet. The minimum living area is 2,000 square feet.

The adjacent Zoning classification to the North and East is Government Managed Lands (GML). The purpose of the GML Zoning classification is to recognize the presence of lands and facilities which are managed by federal, state and local government, special districts, nongovernmental organizations (NGOs) providing economic, environmental and/or quality of life benefits to the county, electric, natural gas, water and wastewater utilities that are either publicly owned or regulated by the Public Service Commission, and related entities. Brevard County's Parks and Recreation Department manages these lands as a public park with a walking trail known as the Pioneer Trail.

The property to the West of this site is zoned Estate Use under the EU-1 and EU-2 Zoning classifications. The EU-1 Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 12,000 square feet with minimum lot width and lot depth of 100'. The minimum living area is 1,800 square feet. The EU-2 Zoning classification is an estate single family residential Zoning classification. The minimum lot size is 9,000 square feet with a minimum lot width of 90 feet and depth of 100 feet. The minimum living area is 1,500 square feet.

In consideration of adjacent elementary school concurrency service areas, the Brevard County School Board noted that there is sufficient capacity to accommodate the total projected student membership from The Preserve at Egret's Landing's proposed development.

Property to the South is the 8.34 acre piece of this parcel not proposed for rezoning, which will continue to retain the AU Zoning classification.

For Board Consideration

While the proposed Estate Use (EU) Zoning classification is not consistent with either the Res 2 or Res 1 Future Land Use designations on the subject property, because the associated Binding Development Plan proposes to limit the residential development of the site to 34 dwelling units, the current request proposing to change the Zoning classification from AU to EU with BDP can be heard. The Comprehensive Plan would allow for a maximum number of 104 single-family residential units. The applicant is proposing only 34 units, or a 70 unit reduction over the maximum density that the Comprehensive Plan would allow for.

The Board may wish to consider whether the 34 single-family residential units proposed is consistent and compatible with the surrounding land uses.

Should the Binding Development Plan not be recorded in the public record, the request for change of Zoning classification will be considered withdrawn.

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 #: 18PZ00018	Applicant: Kimberly Rezanka c/o Bud Crisafulli
Zoning Request: AU to EU	
NMI Hearing: 05/10/18;	P&Z Hearing: 05/21/18; BCC Hearing: 05/24/18

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRM) 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, County or Local 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 23S, Rng. 36E, Sec. 35;
 Tax ID No. 2318693**

The subject parcel contains mapped NWI and SJRWMD wetlands and hydric soils (Riviera and Winder soils-depressional, Riviera and Winder soils, Ancote sand-depressional, and St. Johns sand); indicators that wetlands may be present on the property. 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 NRM at 321-633-2016 prior to any plan or permit submittal.

St. Johns 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.

A majority of the property is mapped as being within the floodplain as identified by the Federal Emergency Management Agency; and is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Additional impervious area, often associated with increased density, increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

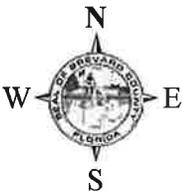
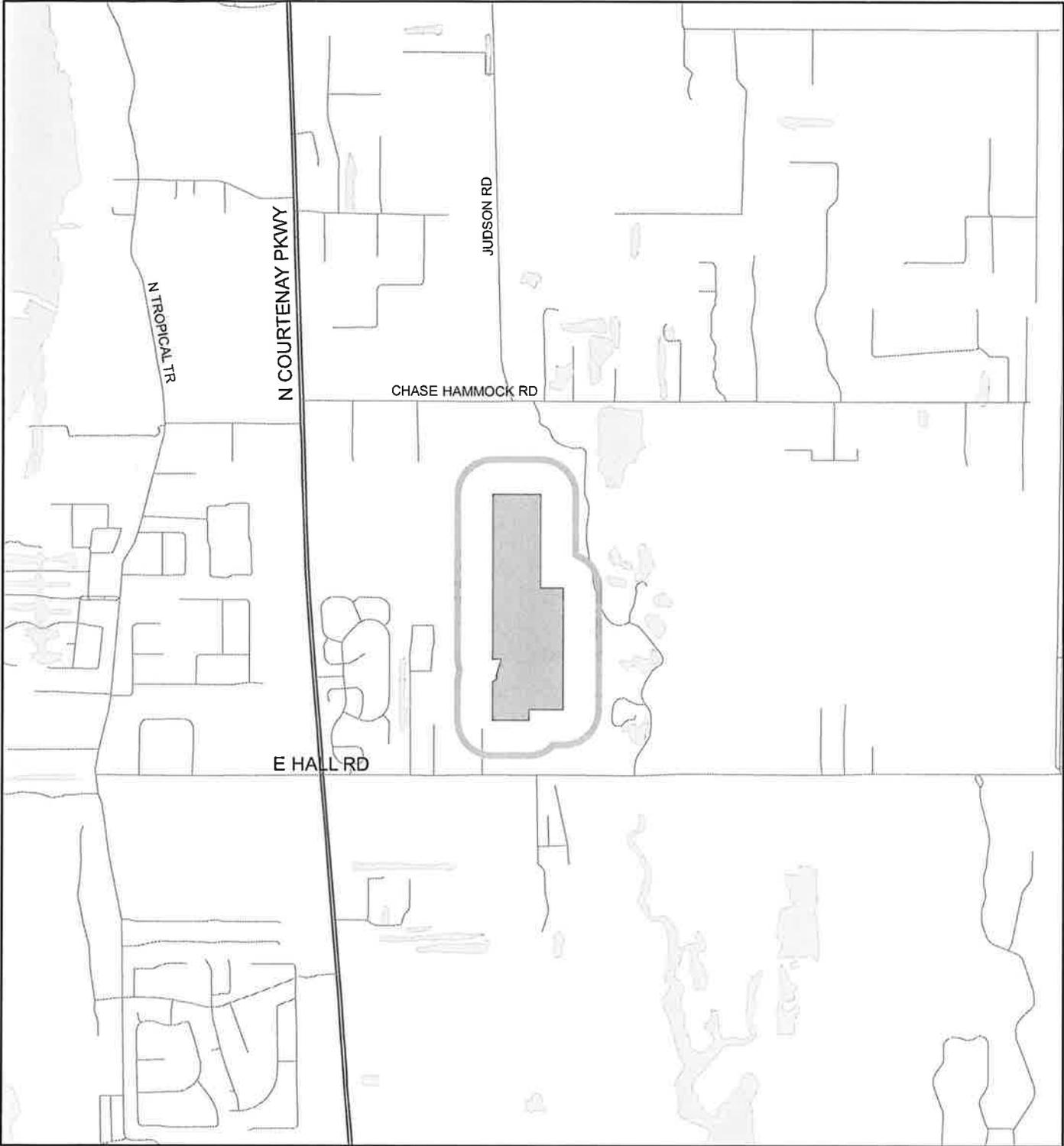
Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should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

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 NRM.

LOCATION MAP

CRISAFULLI ENTERPRISES, INC.

18PZ00018



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

Buffer Distance: 500 feet

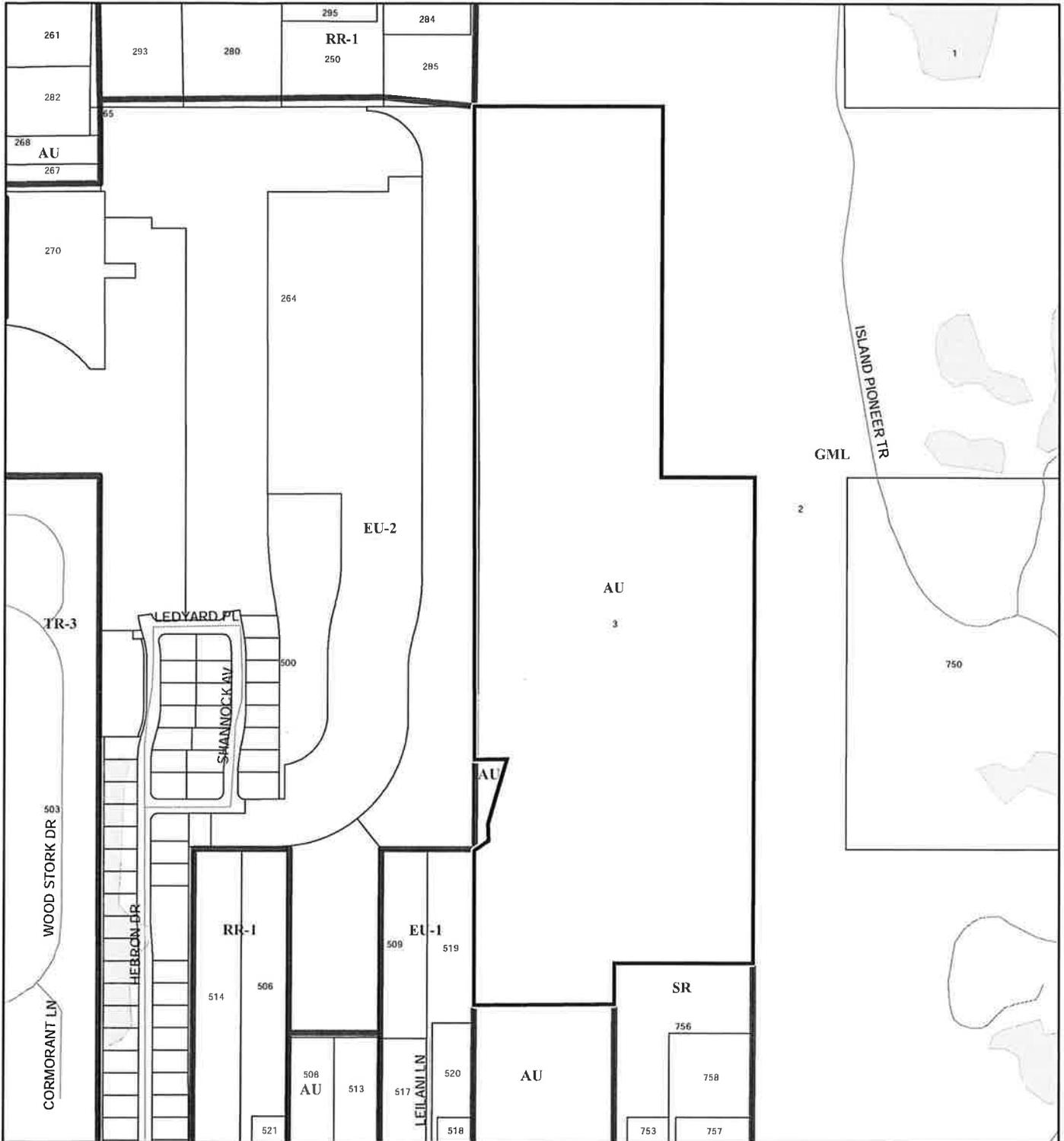
-  Buffer
-  Subject Property

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: 3/6/2018

ZONING MAP

CRISAFULLI ENTERPRISES, INC.
18PZ00018



1:6,000 or 1 inch = 500 feet

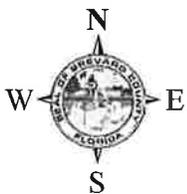
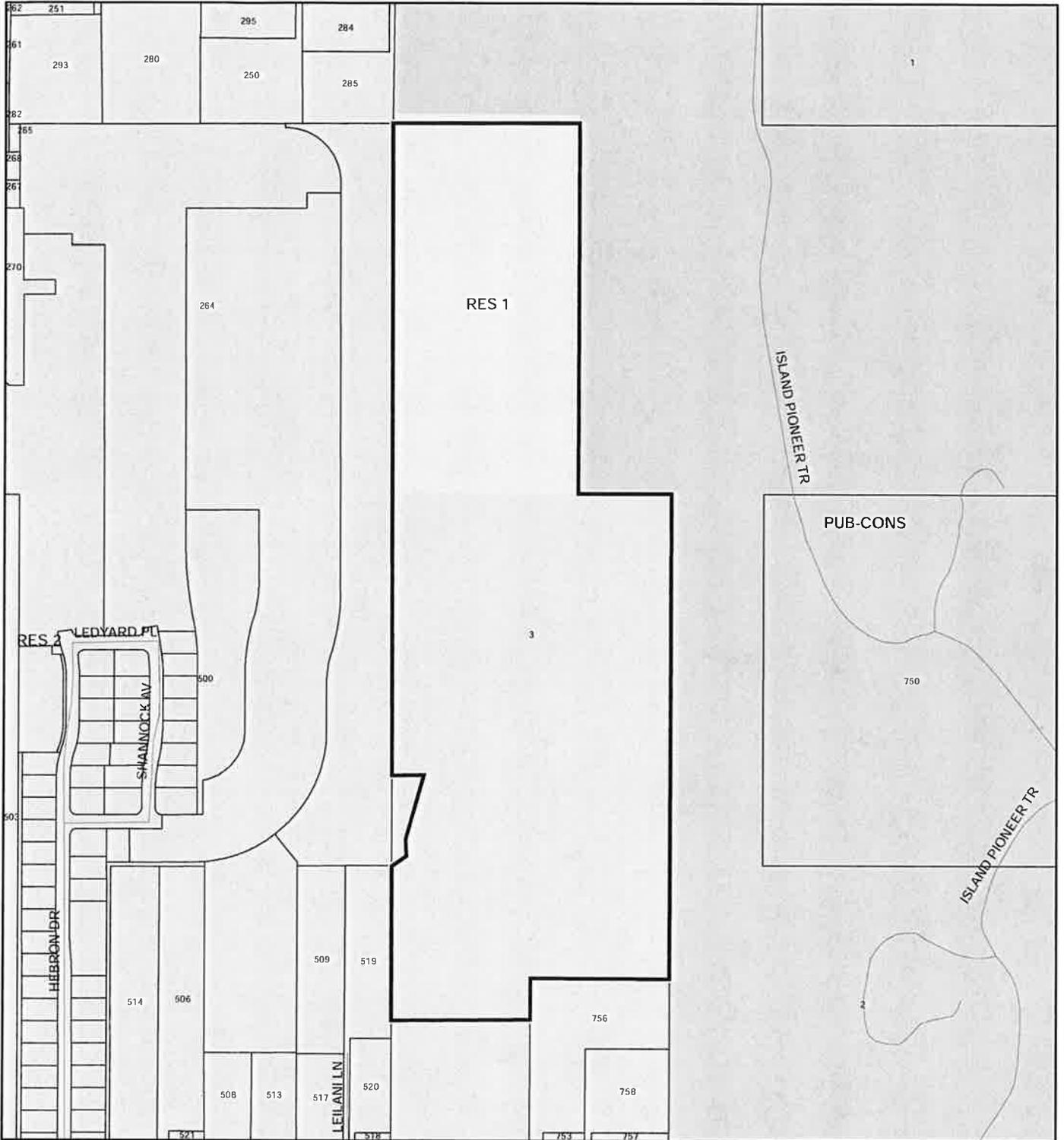
- Subject Property
- Parcels
- Zoning

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.

FUTURE LAND USE MAP

CRISAFULLI ENTERPRISES, INC.

18PZ00018



1:6,000 or 1 inch = 500 feet

-  Subject Property
-  Parcels

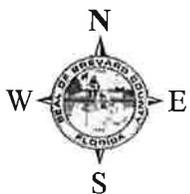
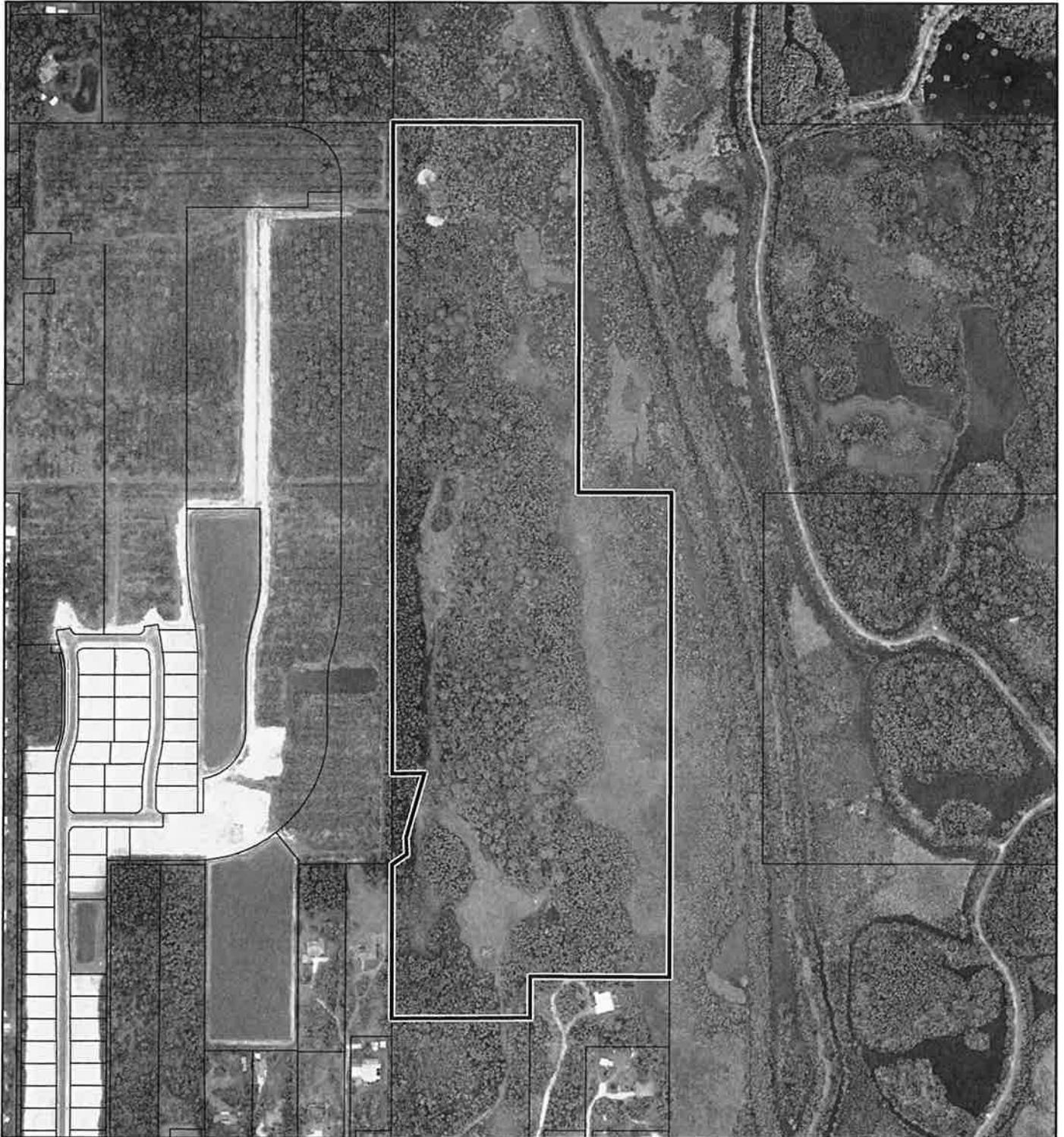
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 3/6/2018

AERIAL MAP

CRISAFULLI ENTERPRISES, INC.

18PZ00018



1:6,000 or 1 inch = 500 feet

PHOTO YEAR: 2017

 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: 3/6/2018



BOARD OF COUNTY COMMISSIONERS

Disclosure
18PZ00018
Crisafulli Enterprises

Rita Pritchett, District 1 Commissioner

2000 South Washington Avenue, Ste. 2
Titusville, FL 32780
(321) 607-6901

D1.commissioner@brevardfl.gov

Planning and Development
Zoning Meeting May 24, 2018
Crisafulli Enterprises (18PZ00018)

Commissioner Pritchett met with Kimberly Rezanka on May 14, 2018. Requesting 34 units on 62 acres. Six in Res 1 and 28 in Res 2. Plan extra storage on the development to help alleviate any flooding concerns on Hall Road.

/csm

From: [Commissioner, D3](#)
To: [Jones, Jennifer](#)
Subject: Meeting Disclosure IV J (Crisafulli Enterprises)
Date: Monday, May 21, 2018 11:11:39 AM

May 21, 2018

To: Erin Sterk, Interim Planning & Zoning Manager
From: John Tobia, Brevard County Commissioner, District 3
Re: Meeting Disclosure

Ms. Sterk:

In regards to the upcoming agenda item IV.J (Crisafulli Enterprises) for the Planning & Zoning meeting on May 24th, 2018, please be advised in advance that a meeting that took place on May 15th, at 12:15 PM at Commissioner Tobia's office, located at:

2539 Palm Bay Rd. NE
Ste. 4
Palm Bay, FL 32908

The parties present were Commissioner Tobia and Kim Rezanka.

This meeting lasted approximately fifteen minutes, during which the above individual provided information on her client's desired change in zoning classification.

Sincerely,



John Tobia
County Commissioner, District 3



BOARD OF COUNTY COMMISSIONERS



School Board of Brevard County

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

March 8, 2018

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

**RE: Proposed The Preserve at Egret's Landing Development
School Impact Analysis – Capacity Determination CD-2018-06**

Dear Mr. Ritchie,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is a portion of Tax Account 2318693 (Parcel ID: 23-36-35-00-3) containing approximately 62.12 acres in Brevard County, Florida. The proposed single family development includes 34 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 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 2016-17 to 2020-21 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2016-2017 to 2021-22* which is attached for reference.

Single Family Homes		34	
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.28	9.52	10
Middle	0.08	2.72	3
High	0.16	5.44	5
Total	0.52		18

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



An Equal Opportunity Employer

**FISH Capacity (including relocatables) from the
Financially Feasible Plan Data and Analysis for School Years 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	5	10	10	10	10
Jefferson	1	3	3	3	3
Merritt Island	3	5	5	5	5

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	731	732	745	763	743
Jefferson	639	709	759	781	783
Merritt Island	1,632	1,593	1,676	1,739	1,832

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	20	19	6	(12)	8
Jefferson	215	145	95	73	71
Merritt Island	283	322	239	176	83

At this time, Lewis Carroll Elementary is not projected to have enough capacity for the total of projected and potential students from The Preserve at Egret's Landing development. Because there is a shortfall of available capacity in the concurrency service area of The Preserve at Egret's Landing, the capacity of adjacent concurrency service areas must be considered.

The adjacent elementary school concurrency service areas are Mila Elementary School and Audubon Elementary School. A table of capacities of the *Adjacent Schools Concurrency Service Areas* that could accommodate the impacts of The Preserve at Egret's Landing development is shown:

**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	5	10	10	10	10

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	543	564	573	581	606

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

School	2018-19	2019-20	2020-21	2021-22	2022-23
Mila	164	143	134	126	101

Considering the adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate The Preserve at Egret's Landing development.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "David G. Lindemann". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years
2016-2017 to 2021-22*

Copy: Susan Hann, Director Planning & Project Management
File CD-2018-06



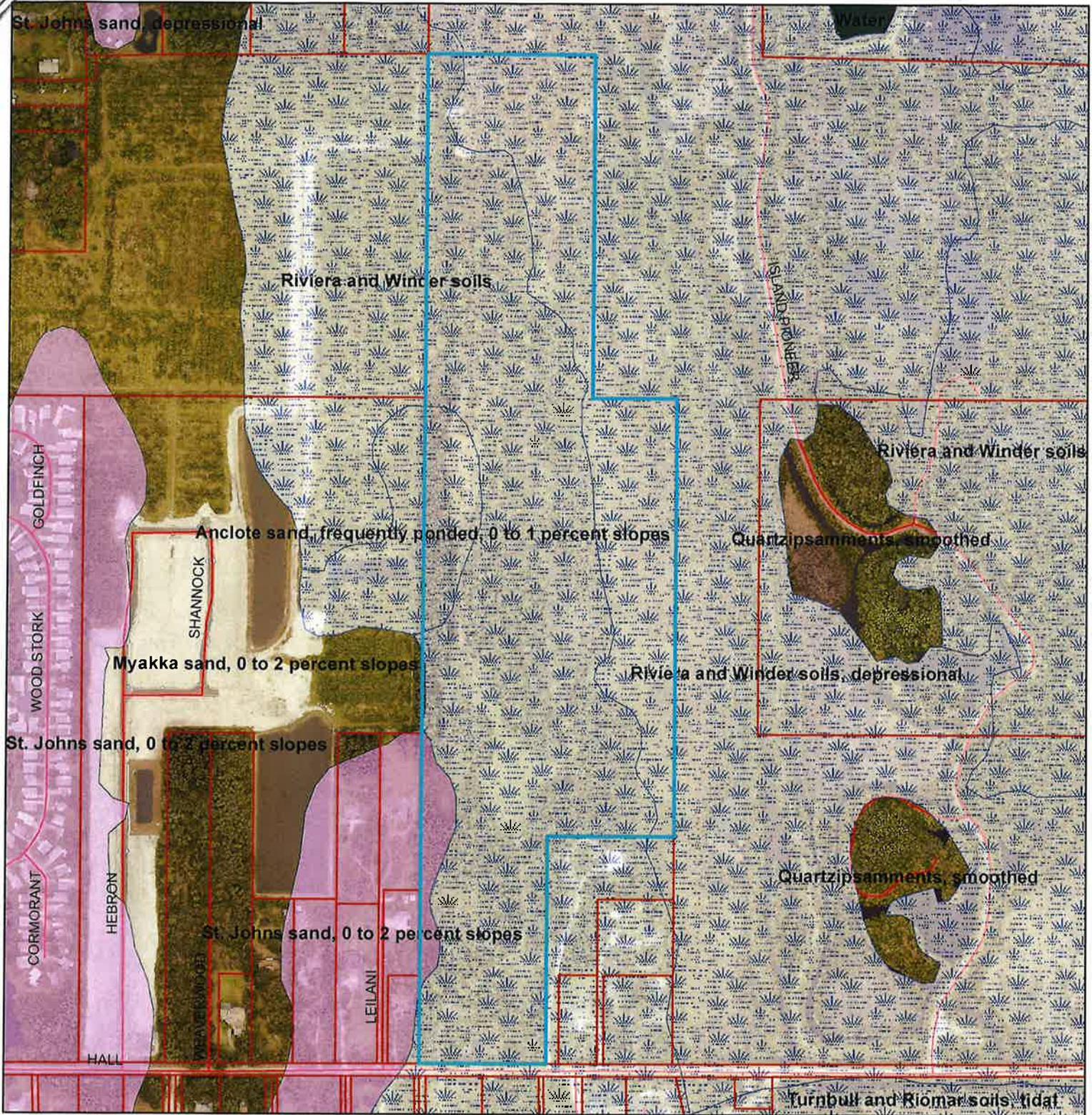
Brevard County Public Schools Financially Feasible Plan To Maintain Utilization Rates Lower than the 100% Level of Service Data and Analysis for School Years 2016-17 to 2021-22

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 Membership	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization			
Summary Highest Utilization Elementary Schools: 98% Highest Utilization Middle Schools: 89% Highest Utilization Jr./Sr. High Schools: 88% Highest Utilization High Schools: 99%																								
Elementary School Concurrency Service Areas																								
Allen	Elementary	PK-6	100%	751	632	84%	751	638	85%	751	667	89%	751	695	93%	751	707	94%	751	751	92%	694	92%	
Andersen	Elementary	K-6	100%	884	701	79%	884	704	80%	884	715	81%	884	726	82%	884	713	81%	884	884	82%	884	886	79%
Apollo	Elementary	K-6	100%	902	815	90%	902	805	89%	902	815	90%	902	850	94%	902	837	93%	902	902	94%	902	841	93%
Atlantis	Elementary	PK-6	100%	703	648	92%	703	661	94%	703	664	95%	703	689	98%	703	692	98%	703	725	100%	722	100%	
Audubon	Elementary	PK-6	100%	761	599	79%	761	593	78%	761	593	77%	761	598	79%	761	590	78%	761	761	100%	761	589	77%
Cambridge	Elementary	PK-6	100%	765	640	84%	765	658	86%	765	674	88%	765	694	91%	765	717	94%	765	765	100%	735	96%	
Cape View	Elementary	PK-6	100%	548	426	78%	548	421	77%	548	421	77%	548	413	75%	548	420	77%	548	548	100%	422	77%	
Carroll	Elementary	PK-6	100%	751	660	88%	751	641	85%	751	629	84%	751	634	84%	751	652	87%	751	751	100%	632	84%	
Challenger 7	Elementary	PK-6	100%	573	525	92%	573	507	88%	573	554	97%	573	570	99%	573	562	98%	573	595	100%	585	98%	
Columbia	Elementary	PK-6	100%	751	544	72%	751	532	70%	751	538	72%	751	539	72%	751	524	70%	751	751	100%	540	72%	
Coquina	Elementary	PK-6	100%	693	523	75%	693	531	77%	693	543	78%	693	546	79%	693	545	79%	693	693	100%	551	80%	
Crest	Elementary	PK-6	100%	1,154	940	81%	1,154	936	81%	1,154	973	84%	1,154	1,001	87%	1,154	1,029	89%	1,154	1,154	100%	1,066	92%	
Coron	Elementary	PK-6	100%	795	615	77%	795	619	78%	795	644	81%	795	669	84%	795	684	87%	795	795	100%	634	80%	
Discovery	Elementary	PK-6	100%	980	625	64%	980	619	63%	980	611	62%	980	611	62%	980	618	63%	980	980	100%	634	65%	
Endeavour	Elementary	PK-6	100%	990	890	90%	990	892	90%	990	941	95%	990	960	96%	990	961	96%	990	990	100%	990	100%	
Enterprise	Elementary	PK-6	100%	729	543	74%	729	530	73%	729	499	68%	729	473	65%	729	450	62%	729	729	100%	441	60%	
Fairglenn	Elementary	PK-6	100%	753	703	93%	753	707	94%	753	755	100%	753	820	100%	753	885	118%	753	885	118%	927	123%	
Gemin	Elementary	PK-6	100%	711	451	63%	711	418	59%	711	407	57%	711	394	55%	711	390	55%	711	711	100%	372	52%	
Golfview	Elementary	PK-6	100%	777	619	80%	777	635	82%	777	650	84%	777	681	88%	777	707	91%	777	777	100%	421	54%	
Harbor City	Elementary	PK-6	100%	629	401	64%	629	387	62%	629	411	65%	629	427	68%	629	426	68%	629	629	100%	431	69%	
Holland	Elementary	PK-6	100%	605	466	77%	605	450	74%	605	462	76%	605	482	80%	605	517	85%	605	605	100%	539	89%	
Imperial Estates	Elementary	PK-6	100%	728	718	98%	728	677	93%	728	678	93%	728	671	92%	728	673	92%	728	728	100%	683	94%	
Indalantic	Elementary	PK-6	100%	930	783	85%	930	781	84%	930	808	87%	930	822	88%	930	824	89%	930	930	100%	743	80%	
Jupiter	Elementary	PK-6	100%	892	728	82%	892	728	82%	892	743	83%	892	747	84%	892	739	83%	892	892	100%	746	84%	
Leclair	Elementary	PK-6	100%	790	663	84%	790	600	76%	790	721	91%	790	720	91%	790	712	90%	790	790	100%	716	91%	
Longleaf	Elementary	PK-6	100%	954	864	91%	954	864	91%	954	943	99%	954	938	98%	954	940	98%	954	954	100%	924	97%	
MacJannet	Elementary	PK-6	100%	1,114	786	70%	1,114	784	70%	1,114	800	72%	1,114	783	70%	1,114	761	68%	1,114	1,114	100%	768	69%	
Meadowlands Intermediate	Elementary	PK-6	100%	824	748	91%	824	742	90%	824	827	100%	824	883	107%	824	905	109%	824	912	111%	812	98%	
Meadowlands Primary	Elementary	PK-6	100%	707	534	76%	707	538	76%	707	554	78%	707	563	80%	707	571	81%	707	707	100%	596	84%	
Mims	Elementary	PK-6	100%	725	485	67%	725	501	69%	725	520	72%	725	549	76%	725	577	80%	725	725	100%	611	84%	
Oak Park	Elementary	PK-6	100%	950	922	97%	950	944	99%	950	968	102%	950	1,004	106%	950	1,029	109%	950	1,039	110%	1,047	110%	
Ocean Breeze	Elementary	PK-6	100%	654	519	79%	654	525	80%	654	509	78%	654	485	74%	654	483	74%	654	654	100%	475	73%	
Palm Bay	Elementary	PK-6	100%	1,005	799	80%	1,005	796	79%	1,005	822	82%	1,005	820	82%	1,005	810	81%	1,005	1,005	100%	791	79%	
Pinewood	Elementary	PK-6	100%	551	530	95%	551	544	99%	551	576	105%	551	606	110%	551	632	115%	551	632	115%	670	122%	
Port Malabar	Elementary	PK-6	100%	852	741	87%	852	744	87%	852	780	92%	852	775	91%	852	764	90%	852	852	100%	782	92%	
Quest	Elementary	PK-6	100%	950	900	95%	950	1,000	105%	950	1,059	111%	950	1,125	118%	950	1,143	120%	950	1,143	120%	1,098	116%	
Riviera	Elementary	PK-6	100%	777	647	83%	777	655	84%	777	735	95%	777	768	99%	777	784	101%	777	799	103%	801	100%	
Roosevelt	Elementary	PK-6	100%	599	359	60%	599	360	60%	599	361	60%	599	361	60%	599	348	58%	599	599	100%	360	60%	
Sabal	Elementary	PK-6	100%	785	550	70%	785	546	70%	785	554	71%	785	569	72%	785	572	73%	785	785	100%	587	75%	
Saturn	Elementary	PK-6	100%	976	763	78%	976	750	77%	976	747	77%	976	761	78%	976	765	78%	976	976	100%	759	78%	
Sea Park	Elementary	PK-6	100%	461	339	74%	461	322	70%	461	306	66%	461	314	68%	461	312	68%	461	461	100%	306	66%	
Sherrwood	Elementary	PK-6	100%	608	485	80%	608	460	76%	608	462	76%	608	499	82%	608	506	83%	608	608	100%	488	80%	
Sunrise	Elementary	PK-6	100%	895	841	94%	895	854	95%	895	849	95%	895	823	92%	895	799	89%	895	895	100%	787	88%	
Sunrise	Elementary	PK-6	100%	755	657	87%	755	654	87%	755	619	82%	755	572	76%	755	548	73%	755	755	100%	519	69%	
Surfside	Elementary	PK-6	100%	523	475	91%	523	468	89%	523	469	90%	523	463	88%	523	464	89%	523	523	100%	513	98%	
Tropical	Elementary	PK-6	100%	910	787	86%	910	788	86%	910	815	90%	910	820	90%	910	839	92%	910	910	100%	841	92%	
Turner	Elementary	PK-6	100%	874	631	72%	874	636	73%	874	655	75%	874	640	73%	874	624	71%	874	874	100%	592	68%	
University Park	Elementary	PK-6	100%	811	546	67%	811	544	67%	811	544	67%	811	708	87%	811	711	88%	811	811	100%	722	89%	
Westside	Elementary	PK-6	100%	857	712	83%	857	719	84%	857	723	84%	857	692	81%	857	656	77%	857	857	100%	632	74%	
Williams	Elementary	PK-6	100%	715	581	81%	715	591	83%	715	592	83%	715	596	84%	715	599	84%	715	715	100%	617	86%	
Elementary Totals				41,095	33,850	81%	41,161	33,868	82%	41,271	34,812	84%	41,557	35,346	85%	41,733	35,975	86%	41,909	41,909	100%	35,973	85%	

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
ool Concurrency Service Areas																					
Central	Middle	8-Jul	90%	1,525	1,098	72%	1,525	1,128	74%	1,525	1,213	80%	1,525	1,325	87%	1,525	1,381	91%	1,525	1,525	100%
Delaura	Middle	8-Jul	90%	941	703	75%	941	728	77%	941	740	79%	941	774	82%	941	769	82%	941	941	100%
Hoover	Middle	8-Jul	90%	659	509	77%	659	515	78%	659	460	70%	659	456	69%	659	474	72%	659	659	100%
Jackson	Middle	8-Jul	90%	654	584	89%	654	566	87%	654	513	78%	654	536	82%	654	537	82%	654	654	100%
Jefferson	Middle	8-Jul	90%	854	606	71%	854	630	74%	854	668	78%	854	711	83%	854	733	86%	854	854	100%
Johnson	Middle	8-Jul	90%	1,000	791	79%	1,000	791	79%	1,000	802	80%	1,000	810	81%	1,000	883	88%	1,000	1,000	100%
Kennedy	Middle	8-Jul	90%	813	632	78%	813	645	79%	813	645	79%	813	679	84%	813	741	91%	813	813	100%
Madison	Middle	8-Jul	90%	743	444	60%	743	450	61%	743	480	65%	743	533	72%	743	565	76%	743	743	100%
McHair	Middle	8-Jul	90%	611	456	75%	611	455	74%	611	443	73%	611	471	77%	611	461	75%	611	611	100%
Southwest	Middle	8-Jul	90%	1,177	850	73%	1,177	852	73%	1,177	895	76%	1,177	887	76%	1,177	1,041	89%	1,177	1,177	100%
Stone	Middle	8-Jul	90%	1,013	839	83%	1,013	800	79%	1,013	841	83%	1,013	877	87%	1,013	1,025	99%	1,013	1,013	100%
Middle Totals				9,990	7,542		9,990	7,569		9,990	7,801		9,990	8,259		10,010	8,708		10,049	8,651	
gh School Concurrency Service Areas																					
Cocoa	Jr / Sr High	PK, 7-12	90%	1,782	1,572	88%	1,782	1,589	90%	1,782	1,724	97%	1,782	1,858	100%	1,782	2,012	100%	1,782	2,142	100%
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	1,466	100%
Space 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	1,812	100%
Jr / Sr High Totals				5,060	4,155		5,060	4,136		5,060	4,185		5,060	4,353		5,285	4,563		5,420	4,709	
chool Concurrency Service Areas																					
Astronaut	High	12-Sep	95%	1,446	1,132	78%	1,446	1,124	78%	1,446	1,125	78%	1,446	1,159	80%	1,446	1,233	85%	1,446	1,446	100%
Bayside	High	12-Sep	95%	2,235	1,712	77%	2,235	1,664	75%	2,235	1,733	78%	2,235	1,697	76%	2,235	1,705	76%	2,235	2,235	100%
Eau Gallie	High	PK, 9-12	95%	2,186	1,672	77%	2,186	1,639	75%	2,186	1,693	77%	2,186	1,784	81%	2,186	1,834	84%	2,186	2,186	100%
Herndon	High	12-Sep	95%	2,314	1,855	80%	2,314	1,784	77%	2,314	1,778	77%	2,314	1,789	78%	2,314	1,848	80%	2,314	2,314	100%
Melbourne	High	12-Sep	95%	2,317	2,304	99%	2,317	2,300	99%	2,317	2,374	100%	2,317	2,460	100%	2,317	2,468	100%	2,317	2,602	100%
Meritt Island	High	PK, 9-12	95%	1,915	1,574	82%	1,915	1,575	82%	1,915	1,516	79%	1,915	1,583	83%	1,915	1,646	86%	1,915	1,915	100%
Palm Bay	High	PK, 9-12	95%	2,613	1,637	63%	2,613	1,635	63%	2,613	1,699	65%	2,613	1,786	68%	2,613	1,820	70%	2,613	2,613	100%
Rockledge	High	12-Sep	95%	1,689	1,450	86%	1,689	1,476	87%	1,689	1,519	90%	1,689	1,522	90%	1,689	1,485	88%	1,689	1,689	100%
Rockledge	High	PK, 9-12	95%	1,516	1,356	89%	1,516	1,325	87%	1,516	1,345	89%	1,516	1,332	88%	1,516	1,357	90%	1,516	1,516	100%
Satellite	High	12-Sep	95%	1,872	1,394	74%	1,872	1,395	75%	1,872	1,437	77%	1,872	1,429	76%	1,872	1,468	78%	1,872	1,872	100%
Titusville	High	12-Sep	95%	2,253	2,117	94%	2,253	2,150	95%	2,253	2,188	97%	2,253	2,233	99%	2,253	2,235	99%	2,253	2,253	100%
Viera	High	PK, 9-12	95%	22,356	18,213		22,356	18,081		22,356	18,363		22,356	18,765		22,356	19,097		22,356	22,356	100%
High Totals				22,356	18,213		22,356	18,081		22,404	18,363		22,499	18,765		22,736	19,097		22,736	19,855	
ce (Not Concurrency Service Areas)																					
Freedom 7	Elementary	K-6	100%	475	409	86%	475	414	87%	475	414	87%	475	414	87%	475	414	87%	475	475	100%
Stevenson	Elementary	K-6	100%	569	484	85%	569	508	89%	569	508	89%	569	508	89%	569	508	89%	569	569	100%
West Melbourne	Elementary	K-6	100%	618	550	89%	618	552	89%	618	552	89%	618	552	89%	618	552	89%	618	618	100%
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	1,072	100%
West Shore	Jr / Sr High	12-Jul	90%	1,264	955	76%	1,264	955	76%	1,264	955	76%	1,264	955	76%	1,264	955	76%	1,264	1,264	100%
Schools of Choice				3,988	3,346		3,988	3,380													
Brevard Totals				82,499	67,106		82,565	67,034		82,723	68,541		83,172	70,103		83,525	71,323		84,112	72,468	

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 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
 - 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.
 - Nonsequenced 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 4-5) 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 Altamisa Elementary, Challenger 7 Elementary, Fairglen Elementary, Meadowlawn Intermediate, Meadowlawn Primary, Oak Park Elementary, Pinewood Elementary, Quest Elementary, Riviera Elementary, and Stone Middle (Total of 38 Classrooms).
 - High school relocatable classrooms are proposed to be added at Melbourne High, Cocoa Jr/Sr High, and Viera High (Total of 32 Classrooms)



Legend

Soils

-  Hydric
-  Aquifer Recharge
-  Aquifer Recharge, Hydric

Soils
18PZ00018



Legend

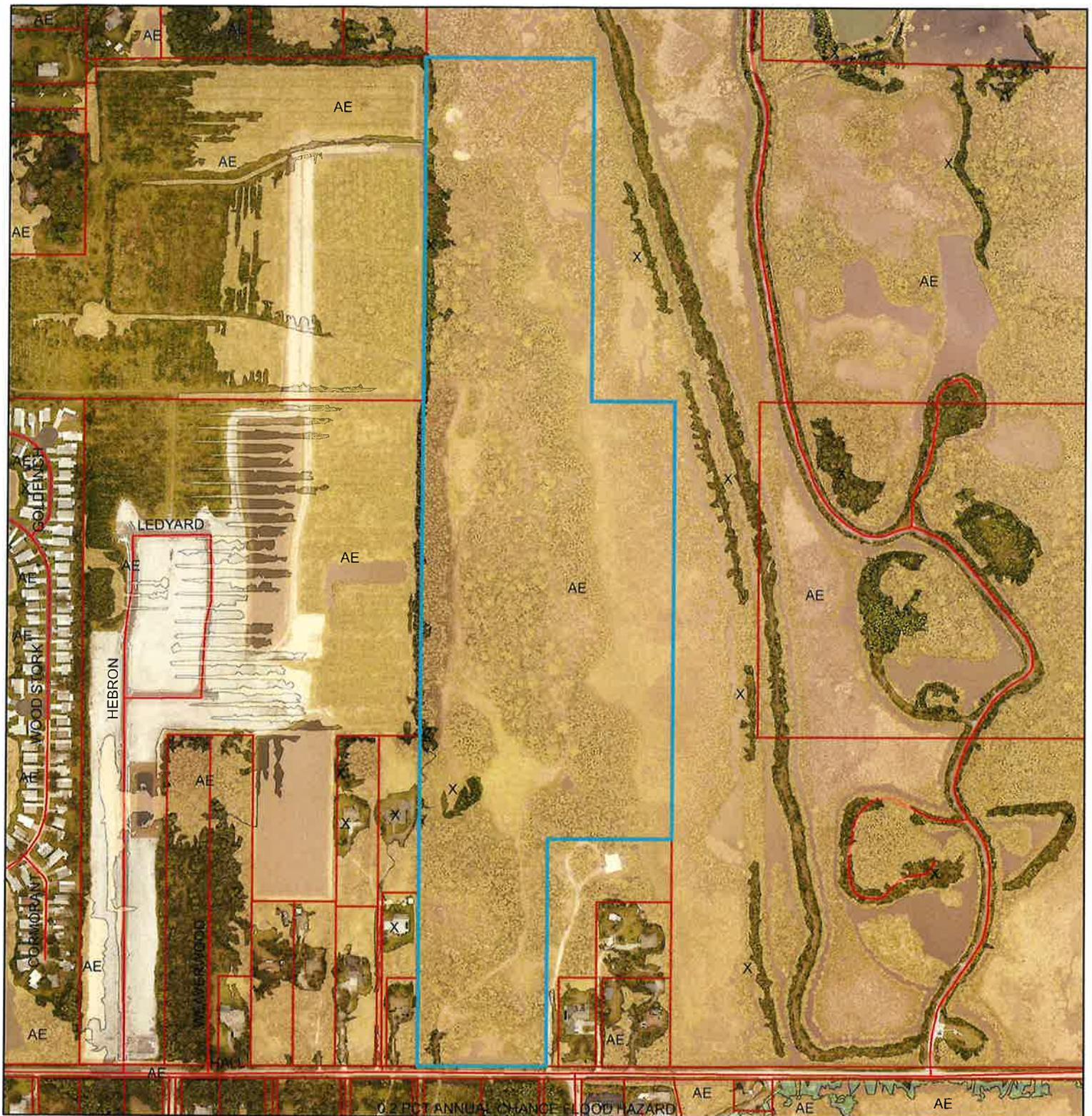
NWI

WETLAND_TY

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland

-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

NWI Wetlands
18PZ00018



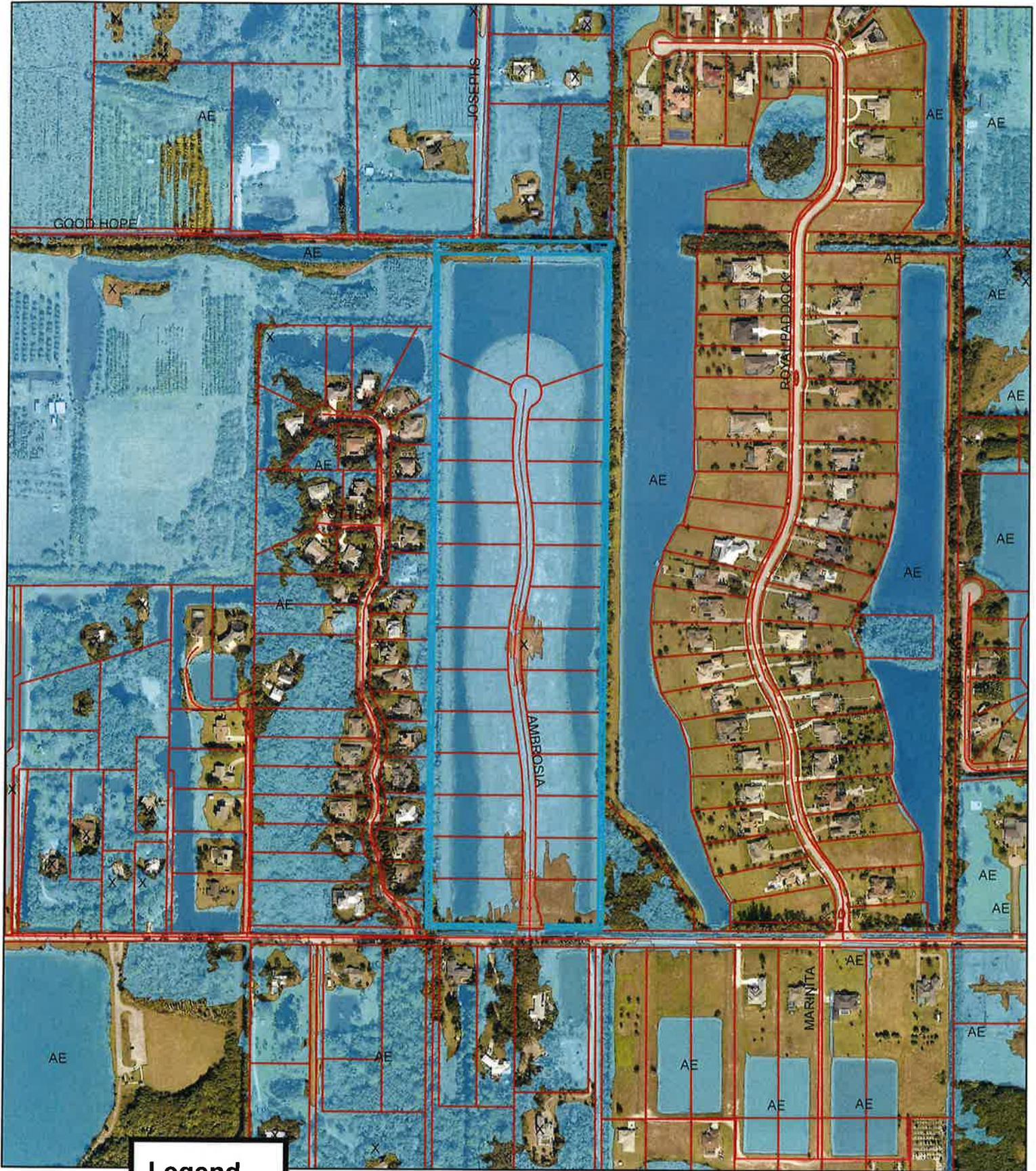
Legend

S_Fld_Haz_Ar
FLD_ZONE

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
- A
- AE

- AH
- AO
- OPEN WATER
- VE
- X
- X PROTECTED BY LEVEE

FEMA SFHA
18PZ00018



Legend
FLD_ZONE
AE

FEMA SFHA - 18PZ00022



Legend

WETLAND_TY

 Freshwater Pond

NWI Wetlands 18PZ00022

