

# TOWN OF MALABAR

PLANNING AND ZONING ADVISORY BOARD  
REGULAR MEETING  
WEDNESDAY, NOVEMBER 19, 2008  
7:30 PM  
MALABAR COUNCIL CHAMBER  
2725 MALABAR ROAD  
MALABAR, FLORIDA

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## AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE
- B. ROLL CALL
- C. ADDITIONS/DELETIONS/CHANGES
- D. CONSENT AGENDA
- E. PUBLIC HEARING:
  - 1. **Capital Improvement Element (Ord. 2008-17)**  
AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT WITHIN THE TOWN'S COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE  
**Exhibit:** Agenda Report No. 2  
**Recommendation:** Action
  - 2. **Public School Facility Element (Ord. 2008-19)**  
AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE TOWN BY ADDING A NEW CHAPTER 10, PUBLIC SCHOOL FACILITIES ELEMENT; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.  
**Exhibit:** Agenda Report No. 3  
**Recommendation:** Action
  - 3. **Evaluation & Appraisal Report (EAR) Amendments (Ord. 2008-18)**  
AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; AND PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE  
**Exhibit:** Agenda Report No. 2  
**Recommendation:** Action
- F. ACTION:
- G. DISCUSSION ITEMS:
- H. OLD BUSINESS/NEW BUSINESS:
- I. ADJOURN:

If an individual decides to appeal any decision made by this board with respect to any matter considered at this meeting, a verbatim transcript may be required, and the individual may need to insure that a verbatim transcript of the proceedings is made (Florida Statute 286.0105). The Town does not provide this service.

In compliance with the Americans With Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the Town's ADA Coordinator at 321-727-7764 at least 48 hours in advance of this meeting.

# TOWN OF MALABAR

## AGENDA ITEM REPORT

AGENDA ITEM NO: 1  
Meeting Date: November 19, 2008

Prepared By: Debby Franklin, Town Clerk

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SUBJECT: CIE Amendment (Ord. No. 2008-17)

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### BACKGROUND/HISTORY:

The Capital Improvement Element relates to capital improvements that increase the *level of service* that affects Malabar. These improvements shall also have the necessary funding.

Malabar's CIE includes projects proposed by the State (widening I-95) and the City of Palm Bay (expanding the utility and upgrades to the treatment plants).

Florida Statute 163 will require this element to be updated annually.

Changing the text of the Comprehensive Plan is a legislative item, not quasi-judicial.

The PZ Board sits as the Land Planning Agency per Article XII of the Land Development Code and is charged with making a recommendation to Council

Council will hold a Public Hearing on this Element on December 1, 2008.

### FINANCIAL IMPACT:

N/A

### ATTACHMENTS:

Ordinance 2008-17

### ACTION OPTIONS:

Staff requests action in the form of a MOTION to recommend Council approve Ordinance 2008-17, amending the Capital Improvement Element.

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**ORDINANCE NO. 2008-17**

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT WITHIN THE TOWN'S COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2005, the Florida Legislature passed Senate Bill 360, which required, in part, that local governments annually update the Capital Improvements Element within the Comprehensive Plan in order to ensure that the required level of service standard for the public facilities listed in Section 163.3180, F.S. is achieved and maintained over the planning period; and

WHEREAS, pursuant to Section 163.3177, F.S., all local governments are required to adopt this update by December 1, 2008; and

WHEREAS, given that a majority of the Town was zoned for large lot rural single family development,, the level of service standard for the public facilities listed within Section 163.3180, F.S. is either being achieved or exceeded; and

WHEREAS, as such, no capital improvements are necessary for these public facilities; and

WHEREAS, pursuant to Article XII of the Town Land Development Code, the Planning and Zoning Board sits as the Local Planning Agency for the Town; and

WHEREAS, the Planning and Zoning Board, in its capacity as the Local Planning Agency, has reviewed the proposed ordinance and recommends approval; and

WHEREAS, the Town Council finds that the annual update to the Capital Improvements Element, which is attached as Exhibit "A," is consistent with state law and the Town's Comprehensive Plan; and

WHEREAS, the Town Council finds that this Ordinance is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Malabar, Florida:

**Section 1.** The foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

**Section 2.** Recommendation of Approval by the Local Planning Agency.

The Planning and Zoning Board, in its capacity as the Local Planning Agency, has reviewed the proposed ordinance and recommends approval.

**Section 3.** Adoption of the Annual Update to the Capital Improvements Element.

1 The Town Council hereby adopts the annual update to the Capital Improvements  
2 Element within the Town's Comprehensive Plan, which is attached as Exhibit "A."

3  
4 **Section 4. Severability.**

5  
6 Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance  
7 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the  
8 validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be  
9 invalid.

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11 **Section 5. Conflict.**

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13 That all Sections or parts of Sections of the Code of Ordinances, all Ordinances or parts  
14 of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are  
15 repealed to the extent of such conflict.

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17 **Section 6. Effective Date.**

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19 This Ordinance shall be effective immediately upon passage by the Town Council on  
20 second reading, except that the effective date of the Plan Amendment approved by this  
21 Ordinance shall be the date a final order is issued by the Department of Community Affairs or  
22 Administration Commission finding the Plan Amendment in compliance in accordance with  
23 Section 163.3184, Florida Statutes, whichever occurs earlier. The Department of Community  
24 Affairs notice of intent to find the Plan Amendment in compliance shall be deemed to be a final  
25 order if no timely petition challenging the Plan Amendment is filed.

26  
27 The foregoing Ordinance was moved for adoption by Council member  
28 \_\_\_\_\_ . The motion was seconded by Council member  
29 \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

30  
31 Council Member Nancy Borton \_\_\_\_\_  
32 Council Member Brian Vail \_\_\_\_\_  
33 Council Member Steve Rivet \_\_\_\_\_  
34 Council Member Jeffry (Jeff) McKnight \_\_\_\_\_  
35 Council Member Pat Dezman \_\_\_\_\_

36 This ordinance was then declared to be duly passed and adopted this \_\_\_\_ day of  
37 \_\_\_\_\_, 2008.

38  
39 **TOWN OF MALABAR**

40 **BY:** \_\_\_\_\_  
41 Mayor Tom Eschenberg, Chairperson  
42  
43

1 PH at P&Z: \_\_\_\_\_  
2 First Reading: \_\_\_\_\_  
3 Second Reading: \_\_\_\_\_  
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6 ATTEST: \_\_\_\_\_  
7 Debby Franklin  
8 Town Clerk/Treasurer  
9

10 Approved as to form and content:

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12 \_\_\_\_\_  
13 Karl W. Bohne, Jr., Town Attorney  
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**EXHIBIT "A"**

**SCHEDULE OF CAPITAL IMPROVEMENTS**

The Schedule of Capital Improvements is a subset of a local government's Capital Improvement Program and includes only capital improvements related to level of service standards scheduled for construction within the community during the next five years. State guidelines for Capital Improvement Elements indicate that FDOT and projects related to potable water supply should be included as well.

**Table 9-1  
Schedule of Capital Improvements**

Facility Type	FY09	FY10	FY11	FY12	FY13	Total 5-Year Cost (FY09-13)
<b>FDOT Projects</b>						
I-95 (Brevard County Line to SR514/Malabar Road) Highway PD&E, Engineering, ROW construction, and Environmental Study	\$851,047	\$11,152,512	\$2,176,062	\$1,656,480	\$0	\$15,836,101
<b>City of Palm Bay Water Projects [Projects and timing to be confirmed with the City of Palm Bay]</b>						
South Regional WTP expansion from current 4.0 MGD capacity to 10 MGD						\$11,044,000
Two new supply wells for SRWTP during expansion						\$936,000
Additional 2.0 MG ground storage tank at South Regional WTP during expansion						\$1,849,000
Two new high service pump for South Regional WTP during expansion						\$404,000
<b>City of Palm Bay Wastewater Projects</b>						
						No projects scheduled affecting Level of Service
<b>Town Recreation and Open Space Improvements</b>						
						No projects scheduled affecting Level of Service
<b>Town Potable Water Projects</b>						
						No projects scheduled affecting Level of Service
<b>Town Sanitary Sewer Projects</b>						
						No projects scheduled affecting Level of Service
<b>Town Stormwater Drainage Projects</b>						
						No projects scheduled affecting Level of Service

Source: FDOT FY09-013 Five Year Work Program, City of Palm Bay

## **FISCAL IMPLICATIONS**

Because the capital improvements projects affecting level of service standards are not provided by the Town of Malabar, there are no fiscal implications on the Town.

# TOWN OF MALABAR

## AGENDA ITEM REPORT

**AGENDA ITEM NO: 2**

**Meeting Date: November 19, 2008**

**Prepared By: Debby Franklin, Town Clerk**

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**SUBJECT: PSFE Amendment (Ord. No. 2008-19)**

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**BACKGROUND/HISTORY:**

The Public School Facilities Element is required to be approved by FS 163. In our element we must approve the Brevard County's five (5) year plan. In drafting the format of the ordinance I have worked with another city (Indian Harbour Beach) that has successfully adopted their PSFE. I have also received valuable input from our representative on the Public Schools Concurrency Committee, Councilmember Patricia Dezman, as well as the Brevard County School Facilities Director Mike Gaffney.

Malabar has already approved the school concurrency plan and the Interlocal Agreement that spells out our requirements.

This Element will be added to the Comp Plan as Chapter 10.

Changing the text of the Comprehensive Plan is a legislative item, not quasi-judicial.

The PZ Board sits as the Land Planning Agency per Article XII of the Land Development Code and is charged with making a recommendation to Council

Council will hold a Public Hearing on this Element on December 1, 2008.

**FINANCIAL IMPACT:**

N/A

**ATTACHMENTS:**

Ordinance 2008-19

**ACTION OPTIONS:**

Staff requests action in the form of a MOTION to recommend Council approve Ordinance 2008-19, Public School Facilities Element.

## ORDINANCE NO. 2008-19

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE TOWN BY ADDING A NEW CHAPTER 10, PUBLIC SCHOOL FACILITIES ELEMENT; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the Town Council of the Town of Malabar, in 1988, adopted the Comprehensive Plan for the Town in accordance with Florida Statutes; and

**WHEREAS**, the Town Council has updated and amended the Comprehensive Plan regarding public schools by adopting 2006-13; and

**WHEREAS**, the Town Council has identified changes and amendments that are necessary to the Comprehensive Plan through the signing of the Interlocal Agreement for Public School Facility Planning and School Concurrency; and

**WHEREAS**, the Town's Local Planning Agency on November 19, 2008 held a duly noticed public hearing on the proposed changes and made recommendations to the Town Council; and

**WHEREAS**, public hearings on the proposed amendments hereinafter described were duly advertised and held by the Town Council of the Town of Malabar on December 1, 2008 and December 15, 2008 and at such hearings interested parties commenting on the proposed plan amendments were heard; and

**WHEREAS**, the Town of Malabar and its Local Planning Agency have complied with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act in preparing and noticing these proposed amendments to the Comprehensive Plan; and

**NOW, THEREFORE BE IT ORDAINED** by the Town Council of the Town of Malabar, Brevard County, Florida that:

**SECTION ONE:** This ordinance is adopted in conformity with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3217, Florida Statutes (2007).

**SECTION TWO:** Amendments to the Town of Malabar Comprehensive Plan hereinafter described are hereby adopted and approved.

**SECTION THREE: TEXT AMENDMENT ADDING CHAPTER 10, A PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)**

Amend the Town of Malabar Comprehensive Plan by adding a new Chapter 10 Public School Facilities Element. Attached hereto as **Exhibit A** is the Interlocal Agreement for Public School Facility Planning and School Concurrency as based on the Brevard County Public School Concurrency Data and Analysis Report Updated July 2008 and attached hereto as **Exhibit B** and made a part of the Town's Comprehensive Plan.

**SECTION FOUR: TEXT AMENDMENT TO INTERGOVERNMENTAL COORDINATION ELEMENT**

Amend the Town of Malabar Comprehensive Plan Goals, Objectives and Policies, Chapter 8, Intergovernmental Coordination, by adding Objective 8-1.5 and related policies as follows:

Objective 8-1.5: Beginning with an effective date of 2008, the Town and the Brevard County School Board have established a formal process for more effective coordination, sharing information on plans, projects, and developments which affect public school facilities or public school sites.

Policy 8-1.5.1 The Town agrees to be a party to the Interlocal Agreement for Public School Facility Planning and School Concurrency with the Brevard County School Board and shall work with the School Board to implement the terms of the agreement.

Policy 8-1.5.2 The Town shall notify the School Board of all proposed residential development projects as a part of the review process for school concurrency.

Policy 8-1.5.3 The Town shall work with the School Board to maintain the Interlocal Agreement for Public School Facility Planning and School Concurrency.

**SECTION FIVE: TEXT AMENDMENT TO CAPITAL IMPROVEMENTS ELEMENT**

Amend the Town of Malabar Comprehensive Plan Goals, Objectives and Policies, Chapter 9, Capital Improvements, by adding Policy 9-1.3.4., by adding the following level of service commitment:

Policy 9-1.3.4. Public School Facilities Capital Improvements shall support the Level of Service standards as set forth in Exhibit "A" and "B" of this document.

**SECTION SIX: TEXT AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT**

Amend the Town of Malabar Comprehensive Plan Goals, Objectives and Policies, Chapter 9, Capital Improvements, by adding Objective 9-1.6 and related policies, as follows:

Objective 9-1.6: The Town shall work with the School Board to ensure that capital improvements are provided, when needed, to maintain the adopted Level of Service standards for public schools, to meet the future public school facility needs of the Town.

Policy 9-1.6.1: By December 1 of each year, the Town shall adopt as part of its Capital Improvement Element the School Board of Brevard County's Five-Year Work Program. The Town hereby adopts by reference the School Board of Brevard County's Five-Year Work Program for the planning period 2008-09 through 2012-13, the School District Program approved on September 23, 2008 as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

**SECTION SEVEN: TEXT AMENDMENT TO THE CAPITAL IMPROVEMENT ELEMENT RELATED TO THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (FY2008-2012)**

Amend the Comprehensive Plan Goals, Objectives, and Policies, Chapter 9, Capital Improvements by adding a schedule of five-year improvements to include the Brevard County School Board Five-Year Work Program hereto as **Exhibit C**.

**SECTION EIGHT:** The Town Clerk is hereby authorized and directed to forward, for review, these adopted comprehensive plan amendments to the Florida Department of Community Affairs and all other applicable agencies.

**SECTION NINE:** CONFLICTS. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

**SECTION TEN:** SEVERABILITY. If any provisions of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this and the provision of this Ordinance are declared severable.

**SECTION ELEVEN:** EFFECTIVE DATE. The effective date of this Comprehensive Plan amendment shall be the date a final order is issued by the Florida Department of Community Affairs determining this adopted amendment to be in compliance in conformance with 163.3184(9), Florida Statutes, or until the Administration Commission issues a final order determining the amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, which ever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

The foregoing Ordinance was moved for adoption by Council member \_\_\_\_\_ . The motion was seconded by Council member \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Council Member Nancy Borton \_\_\_\_\_
- Council Member Brian Vail \_\_\_\_\_
- Council Member Steve Rivet \_\_\_\_\_
- Council Member Jeffrey (Jeff) McKnight \_\_\_\_\_
- Council Member Patricia (Pat) Dezman \_\_\_\_\_

This ordinance was then declared to be duly passed and adopted this \_\_\_ day of \_\_\_\_\_, 200\_\_.

**TOWN OF MALABAR**

BY: \_\_\_\_\_  
Mayor Tom Eschenberg, Chairperson

PH at P&Z: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Debby Franklin, Town Clerk

Approved as to form and content:  
\_\_\_\_\_  
Karl W. Bohne, Jr., Town Attorney

# EXHIBIT "A"

Interlocal Agreement for Public School Facility Planning and School  
Concurrency June 2008

Reso# 28A-2008

**INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL  
FACILITY PLANNING AND SCHOOL CONCURRENCY**

**Brevard County, Florida**

**Entered into by:**

**Brevard County Board of County Commissioners,  
School Board of Brevard County, and  
the Cities or Towns of Cape Canaveral, Cocoa, Cocoa Beach, Indialantic, Indian  
Harbour Beach, Malabar, Melbourne, Melbourne Beach, Palm Bay, Palm Shores,  
Rockledge, Satellite Beach, Titusville, and West Melbourne**

**JUNE 2008**

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## **INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY**

### **Brevard County, Florida**

**THIS AGREEMENT** is entered into with the Brevard County Board of County Commissioners (hereinafter referred to as the "County"), the Commission or Council of the Cities or Towns of Cape Canaveral, Cocoa, Cocoa Beach, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville and West Melbourne (hereinafter referred to as the "Cities"), and the School Board of Brevard County (hereinafter referred to as the "School Board"), collectively referred to as the "Parties". The Towns of Melbourne Village and Grant-Valkaria qualify for an exemption from the ILA for School Concurrence at this time.

**WHEREAS**, the County, Cities and the School Board recognize their mutual obligation and responsibility for the education, nurturing and general well-being of the children within their community; and

**WHEREAS**, the County, Cities and the School Board are authorized to enter into this Agreement pursuant to Section 163.01, Section 163.3177(6)(h)2 and Section 1013.33, Florida Statutes (F. S.); and

**WHEREAS**, the Towns of Melbourne Village and Grant-Valkaria currently qualify for exemption in accordance with Section 163.3177(12)(b), F. S.; and

**WHEREAS**, the County, Cities, and School Board recognize the benefits that will flow to the citizens and students of their communities by more closely coordinating their comprehensive land use and school facilities planning programs: namely (1) better coordination of new schools in time and place with land development, (2) greater efficiency for the school board and local governments by placing schools to take advantage of existing and planned roads, water, sewer, and parks, (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments, (4) better defined urban form by locating and designing schools to serve as community focal points, (5) greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities, and (6) reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and

**WHEREAS**, the County, Cities and School Board have determined that it is necessary and appropriate for the entities to cooperate with each other to provide adequate public school facilities in a timely manner and at appropriate locations, to eliminate any deficit of permanent student stations, and to provide capacity for projected new growth; and

**WHEREAS**, Section 1013.33, F.S., requires that the location of public educational facilities must be consistent with the comprehensive plan and implementing land development regulations of the appropriate local governing body; and

**WHEREAS**, Sections 163.3177(6)(h) 1 and 2, F.S., require each local government to adopt an intergovernmental coordination element as part of their comprehensive plan that states principles and guidelines to be used in the accomplishment of coordination of the adopted

comprehensive plan with the plans of the school boards, and describes the processes for collaborative planning and decision making on population projections and public school siting; and

**WHEREAS**, Sections 163.3177(7) and 1013.33, F.S., require the County, Cities and School Board to establish jointly the specific ways in which the plans and processes of the school board district and the local governments are to be coordinated; and

**WHEREAS**, Sections 163.31777, 163.3180(13), and 1013.33, F.S., require the County, Cities and School Board to update their Public School Interlocal Agreement to establish school concurrency to satisfy Section 163.3180 (13)(g)1, F.S. and

**WHEREAS**, The Agreement acknowledges both the school board's constitutional and statutory obligations to provide a uniform system of free public schools on a countywide basis, and the land use authority of local governments, including their authority to approve or deny comprehensive plan amendments and development orders; and

**WHEREAS**, the County and Cities are entering into this Agreement in reliance on the School Board's obligation to prepare, adopt and implement a financially feasible capital facilities program to achieve public schools operating at the adopted level of service consistent with the timing specified in the School District's Capital Facilities Plan, and the School Board's further commitment to update the plan annually to add enough capacity to the Plan in each succeeding fifth year to address projected growth in order to maintain the adopted level of service and to demonstrate that the utilization of school capacity is maximized to the greatest extent possible pursuant to Section 163.3180 (13)(c)2, F.S.; and

**WHEREAS**, the School Board, is entering into this Agreement in reliance on the County and Cities' obligation to adopt amendments to their local comprehensive plans to impose School Concurrency as provided in Section 163.3180(13), Florida Statutes; and

**WHEREAS**, Section 1002.33(1), F.S., states that charter schools shall be part of the state's program of public education and that all charter schools are public schools. A charter school may be formed by creating a new school or converting an existing public school to charter status.

**NOW THEREFORE**, be it mutually agreed among the School Board, the County and the Cities (hereinafter referred to collectively as the "Parties") that the following definitions and procedures will be followed in coordinating land use, public school facilities planning, and school concurrency.

## **SECTION 1. DEFINITIONS**

**Adjacent Concurrency Service Area:** A Concurrency Service Area which is contiguous to the boundary of another Concurrency Service Area along one side to the extent practicable, taking into account water bodies, limited access interstate corridors, and similar geographic limits. Concurrency Service Areas based on spot zoning that do not include a school within shall not be utilized in concurrency reviews for adjacency purposes.

**Attendance Zone:** The geographic area which identifies the public school assignment for students.

**Capital Outlay Committee (COC):** Committee responsible for the oversight of school concurrency.

**Capital Outlay Full-Time Equivalent (COFTE):** The basis for student allocation for the Florida Education Finance Program for kindergarten through grade 12, established by the Florida Department of Education.

**Cities:** All municipalities in Brevard County, except any of those that are exempt from the requirements of school concurrency, pursuant to Section 163.3177(12), F.S.

**Charter School:** Public schools of choice which operate under a performance contract, or a "charter," in accordance with Section 1002.33, F.S.

**Class Size Reduction:** Florida Constitutional amendment creating class size limits for teacher to pupil ratios for core educational instruction. Beginning in the 2010 school year, a sufficient number of classrooms in a public school will permit:

1. The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students;
2. The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 4 through 8 does not exceed 22 students; and
3. The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students.

**Comprehensive Plan:** A plan that meets the requirements of Sections 163.3177 and 163.3178 F.S.

**Concurrency Service Area (CSA):** A geographic unit adopted by the School Board and local governments within which the level of service standard is measured when an application for residential development is reviewed for school concurrency purposes.

**Consistency:** Compatible with and furthering the goals, objectives and policies of the Comprehensive Plan Elements and this Agreement.

**Core Facilities:** The media center, cafeteria, toilet facilities and circulation space of an educational facility.

**Developer:** Any person, including a governmental agency, undertaking any construction.

**Development Order:** Any order granting, or granting with conditions, an application for a development permit.

**Development Permit:** Any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

**Educational Facility:** The buildings, equipment, structures, property and special educational

use areas that are built, installed or established to serve educational purposes.

**Educational Facilities Impact Fee:** A fee designated to assist in the funding for acquisition and development of school facilities, owned and operated by the school district, needed to serve new growth and development.

**Educational Plant Survey:** A systematic study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student based on projected capital outlay FTE's approved by the Department of Education.

**Exempt Local Government:** A municipality which is not required to participate in school concurrency when meeting all the requirements for having no significant impact on school attendance, per Section 163.3177(12)(b), F.S.

**Financial Feasibility:** An assurance that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. The requirement that level-of-service standards be achieved and maintained shall not apply if the proportionate-share process set forth in s. 163.3180(12) and (16) is used (ref. 163.3164(32) F.S.).

**Five-Year Capital Facilities Work Program:** The School Board's annually adopted financially feasible, five-year list of capital improvements which provide for student capacity to achieve and maintain the adopted level of service.

**Florida Inventory of School Houses (FISH):** The current edition, published by the Florida Department of Education, Office of Educational Facilities, listing all land and facilities owned or acquired under a long-term (40 or more years) lease agreement by local school boards (hereinafter referred to as "FISH").

**Full-Time Equivalent (FTE) Student Count:** Fall Semester: The fall semester count of all "full-time equivalent" students, pursuant to Chapter 1011.62, F.S.

**Level of Service (LOS):** A standard or condition established to measure utilization within a Concurrency Service Area Boundary.

**Local Governments:** Brevard County and its Cities.

**Maximum School Utilization:** The balance of student enrollment district-wide, to ensure the most efficient operation of each school within the adopted LOS standard, based on the number of permanent student stations according to the FISH inventory, taking into account the Florida Department of Education (FDOE) utilization factor, special considerations such as, core capacity, special programs, transportation costs, geographic impediments, court ordered desegregation, and class size reduction requirements to prevent disparate enrollment levels to the greatest extent possible.

**Permanent Capacity:** The number of factored permanent satisfactory student stations in the FDOE FISH inventory.

**Permanent Classroom:** An area within a school that provides instructional space for students assigned to a teacher which the school board considers not temporary and cannot be relocated.

**Program Capacity:** A FDOE regulated space within a school used to meet the needs of special programs, including exceptional education and English for Speakers of Other Languages (ESOL) classes, which contribute to a school's capacity.

**Proportionate Share Mitigation:** A developer improvement or contribution identified in a binding and enforceable agreement between the Developer, the School Board and the local government with jurisdiction over the approval of the development order to provide compensation for the additional demand on public school facilities created through the residential development of the property, as set forth in Section 163.3180(13)(e), F.S.

**Proposed New Residential Development:** Any application for new residential development or any amendment to a previously approved residential development, which results in an increase in the total number of housing units.

**Public Facilities:** Civic capital assets including, but not limited to, transit, sanitary sewer, solid waste, potable water, schools, parks, libraries and community buildings.

**Residential Development:** Any development that is comprised of dwelling units, in whole or in part, for permanent human habitation.

**School Board:** The governing body established Article IX, Section 4, of the Florida Constitution, which shall operate, control and supervise all free public schools within the school district and determine the rate of school district taxes within the limits prescribed.

**School Capacity:** The maximum number of students that can be accommodated based on factored permanent satisfactory student stations in the FDOE FISH inventory.

**School Capacity Availability Determination Letter:** A letter prepared by the School District of Brevard County, identifying if school capacity is available to serve a residential project, and if capacity exists, whether the proposed development is approved or vested.

**School District:** The School District of Brevard County is created pursuant to Article IX, Section 4, of the Florida Constitution, which establish that each county shall constitute a school district unless otherwise established upon a vote of the electors of the county.

**School District Capital Facilities Work Program:** The adopted Brevard County School District's Five-Year Capital Plan and Capital Budget as authorized by Section 1013.35, F.S.

**School Impact Analysis (SIA):** A formal description of a residential project subject to school concurrency review provided by the developer for School District review in accordance with Section 13.1 of this Agreement.

**Spot Zone:** A school attendance boundary area considered part of, but geographically detached from, the boundary area that includes the school facility.

**Temporary Classroom:** A movable classroom facility for non-permanent student stations.

**Tentative Educational Facilities Plan:** The School District's annual comprehensive capital planning document that includes long-range planning for facilities needs over 5-year, 10-year, and 20-year periods.

**Tiered Level of Service:** A level of service which is graduated over time, used to achieve an adequate and desirable level of service at the end of the planning period, as permitted by the Florida Statutes.

**Type of School:** An educational facility providing the same level of education, i.e. elementary, middle, junior/senior, or high school or special purpose school such as magnet school.

**Utilization:** The comparison of the total number of students enrolled to the total number of student stations (FISH) at a school facility.

## **SECTION 2. JOINT MEETINGS**

**2.1 Staff Working Group.** A staff working group comprised of staff representatives from the County, School Board, and Cities will meet on a semi-annual basis, in December and July, to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. Representatives from the Regional Planning Council will also be invited to attend. A designee of the School Board shall be responsible for coordinating and convening the semi-annual meeting.

**2.2 Annual Meetings of Elected Officials.** One or more elected representatives of the County, each City and the School Board will meet annually in September to discuss the draft Tentative District Educational Facilities Work Plan, which includes the Five-Year Capital Facilities Program submission to DOE in a joint workshop session. A representative of the Regional Planning Council will also be invited to attend. The joint workshop sessions will provide the opportunity for the County, the Cities, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The Parties will discuss opportunities to co-locate schools with other public facilities such as parks, libraries, and community centers to the extent possible.

**2.3 Capital Outlay Committee (COC).** The Parties hereby establish a Capital Outlay Committee (COC) for the purpose of reviewing potential sites for new schools, proposals for significant renovation, potential closure of existing schools and opportunities to co-locate schools with other public facilities such as parks, libraries, and community centers to the extent possible. Based on information gathered during the review, the COC will submit recommendations to the Superintendent or designee. Additionally, the COC will be a standing committee to review the School District's annual Five-Year Capital Facilities Work Program in accordance with Section 4.1 and 10 of this Agreement, and serve as the required oversight committee for school concurrency as detailed in Section 14 of this Agreement. In addition to appropriate representatives of the School Board, the Committee will include at least one staff member from the County and a representative from each of the participating Cities.

### **SECTION 3. STUDENT ENROLLMENT AND POPULATION PROJECTIONS**

**3.1 Population And Student Enrollment Projections Distributed Annually.** In fulfillment of their respective planning duties, the County, Cities, and School Board agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. At the first staff working group meeting of the school year described at subsection 2.1, the County and Cities shall provide updated five-year municipal population projections and the School Board will supply the annually updated student enrollment projections.

**3.2 Student Projections.** The School Board shall use student population projections based on information produced by demographic data, where available, as modified by the School Board based on development data and agreement with the Cities and the County.

### **SECTION 4. COORDINATING AND SHARING OF INFORMATION**

**4.1 Tentative District Educational Facilities Work Plan.** By August 1<sup>st</sup> of each year, the School Board shall submit to the County, each City and the Capital Outlay Committee (COC) the Tentative District Educational Facilities Plan prior to adoption by the Board.

- (a) The plan will be consistent with the requirements of Section 1013.35, F.S., and include projected student populations based on Florida Department of Education (DOE) Capital Outlay Full-Time Equivalent (COFTE) projections data, apportioned to each school based on the student projections described in Section 3.2 above, an inventory of existing school facilities, projections of facility space needs, information on relocatables, general locations of new schools for the 5, 10, 20-year time periods, and options to reduce the need for additional permanent student stations.
- (b) The plan will also include the financially feasible School District Capital Facilities Work Program for a 5-year period. The Cities and County shall review the plan and provide written comments to the School Board prior to September 1<sup>st</sup>.
- (c) If the local government does not support the plan, the matter shall be resolved pursuant to Section 17 of this Agreement.

**4.2 Educational Plant Survey.** Three months prior to preparation of the Educational Plant Survey update, the staff working group established in subsection 2.1 will assist the School Board in an advisory capacity in the preparation of the update. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan. Upon receipt of the Educational Plant Survey, the Staff Working Group will have fifteen (15) calendar days to evaluate and make recommendations regarding the location and need for new schools, significant renovation or expansion, and closures of educational facilities, and the consistency of such plans with the local government comprehensive plan and relevant issues listed in subsections 5.2, 5.3, 6.1, 7.4 and 8.1 of this Agreement.

## **SECTION 5. SCHOOL SITE SELECTION, RENOVATIONS, AND SCHOOL CLOSURES**

**5.1 New School Sites.** When the need for a new school is identified in the annual capital facilities work program, the COC will review a list of potential sites in the area of need. The list of potential sites for new schools will be submitted to the local government with jurisdiction for an assessment regarding consistency with the local government comprehensive plan. The coordination process shall be in accordance with Chapter 1013.33 F.S. as follows:

- (a) To improve coordination relative to potential educational facility sites, the school board shall provide written notice to the local government that has regulatory authority over the use at least 60 days prior to acquiring or leasing property that may be used for a new public educational facility.
- (b) The local government, upon receipt of this notice, shall notify the board within 45 days if the site proposed for acquisition or lease is consistent with the land use categories and policies of the local government's comprehensive plan. This preliminary notice does not constitute the local government's determination of consistency pursuant to 5.1(c).
- (c) As early in the design phase as feasible and consistent with this Agreement entered, but no later than 180 days before commencing construction, the district school board shall in writing request a determination of consistency with the local government's comprehensive plan.
- (d) The local governing body that regulates the use of land shall determine, in writing within 45 days after receiving the necessary information and a school board's request for a determination, whether a proposed educational facility is consistent with the local comprehensive plan and consistent with local land development regulations. If the determination is affirmative, school construction may commence and further local government approvals are not required, except as provided in this section.
- (e) Failure of the local governing body to make a determination in writing within 90 days after a school board's request for a determination of consistency shall be considered an approval of the school board's application. Campus master plans and development agreements must comply with the provisions of Sections 1013.30 and 1013.63 F.S.
- (f) If a determination is made that a proposed school site is not consistent with the comprehensive plan, the local government shall identify whether it will support necessary amendments to the comprehensive plan required to make the school site consistent. Based on the information gathered during this review for new schools, the COC will make a recommendation to the Superintendent or designee if one or more sites have been identified, in the order of preference.
- (g) If the local government does not support the proposed School District's choice for a school site, the matter shall be resolved pursuant to Section 17 of this Agreement.

**5.2 School Site Plan Review.** Once a school site has been selected and site design has begun, the School Board shall provide the local government the opportunity to review and comment on the proposed site plan as early in the design phase of the new public educational facilities as feasible.

- (a) A local governing body may not deny the site applicant based on adequacy of the site plan as it relates solely to the needs of the school. If the site is consistent with the comprehensive plan's land use policies and categories in which public schools are identified as allowable uses, the local government may not deny the application but it may impose reasonable development standards and conditions in accordance with s.1013.51(1) and consider the site plan and its adequacy as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property. Standards and conditions may not be imposed which conflict with those established in Chapter 1013 F.S. or the Florida Building Code, unless mutually agreed to as a part of this Agreement.

**5.3 Major Renovations and Closures.** When the need for a major renovation that changes the primary use of a facility, including stadiums, or results in a greater than 5 percent increase or decrease in student capacity, or the closure of an educational facility has been identified by the School District, the (COC) will review the proposed change to determine the impact the renovation or closure will have on the adopted level of service for schools and provide a recommendation to the school board regarding the proposed change. The School Board shall provide the local government having jurisdiction the opportunity to review and comment on a proposed major renovation as early in the design phase as feasible, and terms as described in Paragraph 5.2(a) above shall apply to the review by the local government.

## **SECTION 6. SUPPORTING INFRASTRUCTURE**

**6.1 Joint Consideration of On-Site and Off-Site Improvements.** In conjunction with the land use consistency determination described in subsection 5.1 of this Agreement, the School Board and affected local government will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed major renovation of an existing school. The School Board and the affected local government will enter into a written agreement identifying the timing, location, and the party or parties responsible for financing constructing, operating and maintaining the required improvements.

## **SECTION 7. LOCAL PLANNING AGENCIES (LPA), COMPREHENSIVE PLAN AMENDMENTS, REZONINGS, AND DEVELOPMENT APPROVALS**

**7.1 Appointed LPA Members.** The County and Cities will include a nonvoting representative appointed by the School Board on the local planning agencies, or equivalent agencies, to attend those meetings at which the agendas consider comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. The Cities and County may at their discretion grant voting status to the appointed School Board member.

**7.2 County and City Development Applications Shared with the School Board.** The County and the Cities shall give the School Board Superintendent notification of land use applications and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities in accordance with Section 13 of this Agreement. Such notice will be provided concurrently with receipt of the application. This notice requirement applies to amendments to the comprehensive plan future land use map, rezonings, developments of regional impact, and/or major residential or mixed-use development projects.

**7.3 Criteria for Evaluating Residential Development Applications.** In addition to the regulatory review process for school concurrency described in Section 13 of this Agreement, reviewing and approving Comprehensive Plan amendments, rezonings, for residential development proposals, the County and Cities will also consider the following issues, as applicable:

- (a) The consideration of School Board comments on residential development proposals;
- (b) The provision of school sites and facilities within neighborhoods;
- (c) The compatibility of land uses adjacent to existing schools and reserved school sites;
- (d) The co-location of parks, recreation and neighborhood facilities with school sites;
- (e) The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;
- (f) The existing traffic circulation pattern serving schools and their surrounding neighborhood;
- (g) The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools;
- (h) The location / inclusion of school bus stops and turnarounds, and
- (i) The impact of development proposals on the public school facilities capital plan.

**7.4 Formulating City and County Plans and Programs.** In formulating community development plans and programs, the County and Cities will consider the following issues:

- (a) Scheduling of capital improvements that are coordinated with and meet the capital needs identified in the School District's Five-Year Capital Facilities Work Program;
- (b) Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (c) Targeting community development improvements in older and distressed neighborhoods near schools; and
- (d) Working to address and resolve multi-jurisdictional public school issues.

## **SECTION 8. CO-LOCATION AND SHARED USE**

**8.1 Co-location and Shared Use.** The co-location and shared use of facilities are important to both the School Board and local governments. The School Board will look for opportunities to co-locate and share use of educational facilities and public facilities when preparing the District's Five-Year Capital Facilities Work Program. Likewise, co-location and shared use opportunities will be considered by the local governments when preparing the annual update to the comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities. Opportunities for co-

location and shared use with public schools will be considered for the following:

- (a) Libraries;
- (b) Parks and recreation facilities;
- (c) Community centers;
- (d) Auditoriums;
- (e) Learning centers;
- (f) Museums;
- (g) Performing arts centers, and
- (h) Stadiums.

In addition to the above, co-location and shared use of school and governmental facilities for health care and social services will be considered.

**8.2 Mutual Use Agreement.** For each instance of co-location and shared use, the School Board and local government shall enter into a separate agreement which addresses liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from co-location and shared use.

## **SECTION 9. SPECIFIC RESPONSIBILITIES OF THE PARTIES**

**9.1 Specific Responsibilities of the County and Cities.** When the Comprehensive Plan amendments adopted in accordance with Section 11 of this Agreement become effective, the County and Cities shall undertake the following activities:

- (a) Adopt the required school concurrency provisions into their Land Development Regulations (LDR) consistent with the time frame established by law, the requirements of this Agreement, and the County and Cities' comprehensive plans, unless electing to be bound by the provisions established by the County.
- (b) Withhold the approval of any rezoning, site plan, preliminary plat, or functional equivalent for new residential units not exempted under Section 13.1(c) of this Agreement, until the School District has reported that there is school capacity available to serve the development being approved consistent with the requirements of this Agreement.
- (c) Share information with the School District regarding population projections, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this Agreement.
- (d) Maintain data for approved new residential development. The data shall be provided to the School District annually by October 15<sup>th</sup>, and include at a minimum, the following:

1. Development name and location
  2. Total number of dwelling units by unit type (single-family, multi-family, etc.)
  3. Impact fee calculation
  4. Total number of dwelling units with certificates of occupancy (CO) by development
- (e) Transmit site plans, preliminary plats and final plats for approved new residential development upon request by the School District, for their review and comment.
- (f) Annually, coordinate with the school board the review of the entire PSFE

**9.2 Specific Responsibilities of the School Board.** By entering into this Agreement, the School Board agrees to undertake the following activities:

- (a) Annually prepare and update a financially feasible Five-Year Capital Facilities Work Program containing enough capacity each year to meet the anticipated demand for student stations identified by the COFTE and local government population projections so that no schools exceed the adopted level of service.
- (b) Institute program and/or school attendance boundary adjustments as necessary, based upon adopted School Board Policy, to maximize the utilization of capacity in order to ensure that all schools of each type (elementary, middle, high) in each Concurrency Service Area and each individual school operate at the adopted level of service, consistent with the requirements of this Agreement.
- (c) Construct the capacity enhancing and modernization projects necessary to maintain the adopted level of service specified in the School District Five-Year Capital Facilities Work Program.
- (d) Consider utilizing charter schools built in conformance with School District standards to expand the capacity of the public school system and mitigate the educational impact created by the development of new residential dwelling units.
- (e) Provide the County and Cities with the required data and analysis updated annually to support the comprehensive plan elements and any amendments relating to school concurrency.
- (f) Adopt a ten- and twenty-year work program consistent with the requirements of this Agreement.
- (g) Review proposed new residential developments for compliance with concurrency standards, consistent with the requirements of this Agreement.
- (h) Review proportionate share mitigation options for new residential development consistent with the requirements of this Agreement.
- (i) Prepare annual reports on enrollment and capacity, consistent with the requirements of this Agreement.

- (j) Provide necessary staff and material support for meetings of the COC as required by this Agreement.
- (k) Provide information to the County and Cities regarding enrollment projections, school siting, infrastructure necessary to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this Agreement.
- (l) Annually, coordinate with the local governments the review of the entire PSFE.

## **SECTION 10. SCHOOL DISTRICT CAPITAL IMPROVEMENT PLAN**

**10.1 School District's Five-Year Capital Facilities Work Program.** In preparation of the School District's Five-Year Capital Facilities Work Program and each annual update, the School Board shall undertake the following:

- (a) Update and adopt the School District's Five-Year Capital Facilities Work Program for public schools in Brevard County on or before September 30<sup>th</sup> of each year, adding a new financially feasible fifth year that will achieve and maintain the adopted LOS for the five-year period.
- (b) Specify all new construction, remodeling or renovation projects which will add permanent capacity or modernize existing facilities.
- (c) Prepare the School District's Five-Year Capital Facilities Work Program and each annual update to provide a financially feasible program of school construction for a five (5) year period.
- (d) Include school construction projects which, when completed, will add sufficient capacity to achieve and maintain the adopted LOS standard for all schools based on the projected enrollment; provide for required modernizations; and satisfy the School District's constitutional obligation to provide a uniform system of free public schools on a county-wide basis.
- (e) Include a description of each school project, a listing of funds to be spent in each fiscal year for the planning, preparation, land acquisition, and actual construction and renovation of each school project which adds capacity or modernizes existing facilities; the amount of capacity added, if any; and a generalized location map for proposed schools included in the School District's Five-Year Capital Facilities Work Program.
- (f) Maximize utilization of existing schools so that proposed projects add the necessary capacity to maintain the adopted Level of Service standard.
- (g) The School District's Five-Year Capital Facilities Program and each annual update shall identify the projected enrollment, capacity and utilization percentage of all schools. The School District shall annually update the Concurrency Service Area Boundary Tables, as necessary, and the School District's Five-Year Capital Facilities Work Program.

**10.2 Tentative Educational Facilities Plan.** In addition to the adopted School District's Five-Year Capital Facilities Work Program, the School District shall annually adopt a tentative

five-year, ten-year and a twenty-year work plan based upon revenue projections, enrollment projections and facility needs for the ten-year and twenty-year period. It is recognized that the projections in the ten- and twenty-year time frames are tentative and should be used only for general planning purposes. Upon completion, the Tentative Educational Facilities Plan will be transmitted to the local governments.

**10.3 Transmittal.** The School District shall transmit to the County, the local governments and the COC copies of the proposed Tentative Educational Facilities Plan, which includes the Five-Year Capital Facilities Work Program, for review and comment. The annually updated Five-Year Capital Facilities Work Program demonstrates the financial feasibility of the Program. Transmittal to the COC, the Cities and the County shall occur on or before August 1<sup>st</sup> of each year commencing after the effective date of this Agreement.

**10.4 Adoption.** Unless the adoption is delayed by mediation or a lawful challenge, the School Board shall adopt the School District's Five-Year Capital Facilities Work Program no later than September 30<sup>th</sup>, and it shall become effective no later than October 1<sup>st</sup> of each year.

**10.5 Amendments to the School District's Five-Year Capital Facilities Work Program.** The School Board shall not amend the School District's Five-Year Capital Facilities Work Program so as to modify, delay or delete any project in the first three (3) years of the Program unless the School District, with the concurrence of a majority vote by its Board members, provides written confirmation that:

- (a) The modification, delay or deletion of a project is required in order to meet the School District's constitutional obligation to provide a county-wide uniform system of free public schools or other legal obligations imposed by state or federal law; or
- (b) The modification, delay or deletion of a project is occasioned by unanticipated change in population projections or growth patterns or is required in order to provide needed capacity in a location that has a current greater need than the originally planned location and does not cause the adopted LOS to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; or
- (c) The project schedule or scope has been modified to address local government concerns, and the modification does not cause the adopted LOS standard to be exceeded in the Concurrency Service Area from which the originally planned project is modified, delayed or deleted; and
- (d) The COC, as the required oversight committee for school concurrency as detailed in Section 14 of this Agreement, has had the opportunity to review the proposed amendment and has submitted its recommendation to the Superintendent or designee.
- (e) The School Board may amend at anytime the Five-Year Capital Facilities Work Program to add necessary capacity projects to satisfy the provisions of this Agreement. For additions to the Five-Year Capital Facilities Work Program, the School Board must demonstrate its ability to maintain the financial feasibility of the Program.

## **SECTION 11. COMPREHENSIVE PLAN ELEMENTS**

**11.1 Required Comprehensive Plan Amendments.** The County and the Cities agree to adopt the following Comprehensive Plan amendments upon the execution of this Agreement. All three elements (PSFE, CIE, and ICE) will be adopted in the same amendment package. The timing for the adoption of PSFE shall be set for the same time as the adoption of the ICE and the CIE update.

- (a) An amended Capital Improvement Element (CIE) shall include the School Board of Brevard County Capital Facilities Work Program. The School Board's Capital Facilities Work Program in the CIE shall be adopted and annually updated consistent with the updated and adopted School District's Five-Year Capital Facilities Work Program. The School District's data and analysis shall demonstrate that the School District's Capital Facilities Work Program is financially feasible for the five year period. The amended program shall be included in the next comprehensive plan amendment, but no later than December 1<sup>st</sup>, following the annual adoption of the Five-Year Capital Facilities Work Program by the School Board.
- (b) That the CIE uniformly sets forth a financially feasible public school capital facilities program, consistent with the adopted Level of Service standards for public schools.
- (c) A Public School Facilities Element (PSFE) consistent with the requirements of Section 163.3177 (12) and 163.3180 Florida Statutes and this Agreement.
- (d) An amended Intergovernmental Coordination Element as required by Section 163.3177(6)(h)1 and 2., Florida Statutes and this Agreement.
- (e) Each jurisdiction's amendments shall be consistent with this Agreement, and those adopted by the other jurisdictions as required by Section 163.3180, Florida Statutes.

**11.2 Development, Adoption and Amendment of the Capital Improvements Element (CIE).** The School District shall transmit the adopted Five-Year Capital Facilities Work Program based on data and analysis supporting financial feasibility and the ability to achieve and maintain the adopted LOS. The annual update or any amendment to the School District's Five-Year Capital Facilities Work Program, once adopted by the School Board, shall be transmitted to the County and the Cities. The update will include a new financially feasible fifth year to the CIE that will achieve and maintain the adopted LOS for the five year period. The County and the Cities shall adopt the School District's Five-Year Capital Facilities Work Program into the Capital Improvement Element of their Comprehensive Plans.

- (a) Corrections or modifications to the School District's Five-Year Capital Facilities Work Program concerning costs, revenue sources, or acceptance of facilities pursuant to dedications, may be accomplished by ordinance, and shall not be deemed an amendment to the comprehensive plan. A copy of the ordinance shall be transmitted to the State of Florida Department of Community Affairs.
- (b) The County and the Cities, by adopting "The School District of Brevard County Five-Year Capital Facilities Work Program in the Capital Improvements Element of the Local Government's Comprehensive Plan, shall have neither the obligation nor the responsibility for funding the School District Five-Year Capital Facilities Work Program.

**11.3 Development, Adoption and Amendment of the Public School Facilities Element (PSFE).** The County and the Cities shall adopt a Public School Facilities Element which is consistent with those adopted by the other local governments within the County. The PSFE must also be consistent with this Agreement, Chapter 163.3177(12), F.S., and Rule 9J-5.025, F.A.C. The County and the Cities shall notify the COC when this element is adopted and when the element becomes effective.

- (a) In the event that it becomes necessary to amend the PSFE, the local government wishing to initiate an amendment shall request review through the COC prior to transmitting the amendment to the Department of Community Affairs pursuant to Section 163.3184, F.S. The COC shall be responsible for distributing the amendment to all Parties to this Agreement for review and comment.
  - 1. To achieve required consistency, all local governments shall adopt the amendment in accordance with the statutory procedures for amending comprehensive plans.
  - 2. If any local government objects to the amendment and the dispute cannot be resolved between or among the Parties, the dispute shall be resolved in accordance with the provisions set forth in this Agreement. In such a case, the Parties agree not to adopt the amendment until the dispute has been resolved.
- (b) Any local issues not specifically required by Statute or Rule in the PSFE may be included or modified in the Local Government PSFE by following the normal Comprehensive Plan amendment process and COC review.

**11.4 Intergovernmental Coordination Element (ICE).** The process for the development, adoption, and amendment of the Intergovernmental Coordination Element, for school concurrency purposes, shall be that process set forth below and pursuant to Section 163.3184, F.S.

- (a) In the event that it becomes necessary to amend the ICE, the local government wishing to initiate an amendment shall request review through the COC prior to transmitting the amendment to the Department of Community Affairs pursuant to Section 163.3184, F.S. The COC shall be responsible for distributing the amendment to all Parties to this Agreement for review and comment.
  - 1. To achieve required consistency, all local governments shall adopt the amendment in accordance with the statutory procedures for amending comprehensive plans.
  - 2. If any local government objects to the amendment and the dispute cannot be resolved between or among the Parties, the dispute shall be resolved in accordance with the provisions set forth in this Agreement. In such a case, the Parties agree not to adopt the amendment until the dispute has been resolved.

## **SECTION 12. SCHOOL CONCURRENCY PROGRAM**

**12.1 Commencement of School Concurrency.** The School Concurrency Program described in this Agreement shall be implemented no later than the effective date of the Public

School Facilities Element (PSFE).

**12.2 Concurrency Service Area (CSA) Boundaries.** The Parties hereby agree that School Concurrency shall be measured and applied using a geographic area known as a Concurrency Service Area (CSA) which shall coincide with the school attendance boundaries, as adopted by the School Board. The mapping of the CSAs shall be included in the data and analysis of the Public School Facilities Element.

- (a) The County and Cities shall adopt the standards for modification of the Concurrency Service Area boundary maps as defined here into the PSFE of the Comprehensive Plan.
  - 1. The School District and local governments shall apply school concurrency on a less than district-wide basis, using the school attendance zones, in which the school is located, as the CSA. Use of this method will create a separate concurrency service area boundary map for each elementary, middle and high school. Each school attendance zone will become its own CSA.
  - 2. Charter schools and magnet schools will not have their own CSA. Charter and magnet schools are open to all students residing within the district; and students are generally accepted through application approval. These special public schools vary in size, and may target a specific type of student and can limit the age groups or grade levels.
- (b) As future school boundary changes are required for schools programmed in the Brevard School District Five-Year Capital Facilities Work Program, the CSAs shall be modified to the greatest extent possible to provide maximum utilization. The School District will perform as lead agency for coordination and review of proposed changes to the CSAs.
- (c) Any Party may propose a change to the CSA boundaries. Prior to adopting any change, the School District must verify that as a result of the change:
  - 1. The adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
  - 2. The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.
- (d) The Parties shall observe the following process for the timing of the review and approval for modifying CSA boundary maps.
  - 1. At such time as the School District determines that the change is appropriate considering the above standards, the School District shall transmit the proposed CSA boundaries and data and analysis to support the changes to the Cities, to the County and to the COC.
  - 2. The County, Cities and COC shall review the proposed amendment and send their comments to the School District within forty five (45) days of receipt.
  - 3. The change to a Concurrency Service Area boundary shall become effective upon final adoption of the new school boundaries by the School Board.

- (e) The Parties hereby agree that the "spot zoned" geographic areas of a school attendance boundary do not constitute additional adjacencies.

**12.3 Level of Service (LOS).** To ensure the capacity of schools is sufficient to support student growth, the County, Cities and School District shall adopt a LOS for all schools of the same type. The Parties hereby agree that the desired LOS standard shall be 100% of Permanent FISH capacity for each elementary, middle, and high school, and any combination or magnet school.

- (a) To ensure that the capacity of all schools is sufficient to support student growth at the adopted LOS for the five-year planning period and through the long term planning period for each CSA, the Parties hereby establish a Tiered LOS, as provided in Appendix "A" of this Agreement to achieve the adopted LOS. Upon achieving the LOS standard of 100% of Permanent FISH capacity, by school year 2011-2012, the Tiered LOS will be terminated.
- (b) The School District may use a Tiered LOS standard to provide, during the five year planning period, the opportunity to eliminate any deficits in capacity while maintaining a financially feasible Five-Year Capital Facilities Work Program. During the time that the Tiered LOS is in effect, the School District shall initiate necessary program changes, boundary adjustments, and/or provide additional capacity to prevent the LOS standard from being exceeded at the end of the five-year planning period.
  - 1. The Tiered LOS Table, provided as Appendix "A" of this Agreement, shall be incorporated in the Public School Facilities Element and Capital Improvement Element of local governments' comprehensive plans. The Tiered LOS will be reduced over the planning period until a LOS of 100% is attained. The Tiered LOS and the timeframe necessary to achieve a LOS of 100% shall be based on the financially feasible School District Five-Year Capital Facilities Work Program as adopted by the School Board.
  - 2. The Tiered LOS shall be supported with data and analysis demonstrating how LOS will be achieved and maintained.

**12.4 School Concurrency Regulations.** Each Local Government shall adopt school concurrency provisions into its land development regulations (LDR) consistent with the requirements of this Agreement.

- (a) The County and the Cities shall amend their LDRs to adopt school concurrency provisions for the review of development orders.
  - 1. In the event that any participating City does not adopt LDRs, that government shall be deemed to have "opted in" to the County regulations and agrees to be bound by the terms and provisions therein until it adopts its own ordinance.
  - 2. At any time, any Local Government may opt out of the County's implementing ordinance through implementing its own ordinance.

## **SECTION 13. UNIFORM SCHOOL CONCURRENCY PROCESS**

**13.1 General Provisions.** The County, the Cities and the School Board shall ensure that the Level of Service Standard established for each school type is maintained.

- (a) Upon adoption of the PSFE, no rezoning, site plan, preliminary plat, or functional equivalent for new residential development may be approved by the County or Cities, unless the residential development is exempt from these requirements as provided in Section 13.1 (c) of this Agreement, or until a School Capacity Availability Determination Letter (SCADL) has been issued by the School Board to the local government indicating that adequate school facilities exist.
- (b) A local government may condition the approval of the residential development to ensure that the necessary school capacity is in place to meet the adopted LOS at the time of residential impacts, in order to validate or render effective the approval. This shall not limit the authority of a local government to deny a development permit or its functional equivalent, pursuant to its home rule regulatory powers.
- (c) The following residential uses shall be considered exempt from the requirements of school concurrency:
  - 1. All single family lots of record at the time the School Concurrency implementing ordinance becomes effective.
  - 2. Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
  - 3. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (single-family to multi-family, etc.).
  - 4. Any age restricted community with no permanent residents under the age of eighteen (18). Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.
  - 5. The replacement of an existing residential dwelling unit, including those partially or entirely damaged, destroyed or demolished, with a new unit of the same type and use provided that the existing unit has been occupied at some time during the five-year period immediately preceding the construction of the new unit.
- (d) Upon request by a developer submitting a land development application with a residential component, the local government or the School District may issue a determination as to whether or not a development, lot or unit is exempt from the requirements of school concurrency.

### **13.2 School Concurrency Application Review**

- (a) Any developer submitting a development permit application (such as a rezoning, site plan or preliminary plat) with a residential component that is not exempt under Section

13.1(c) of this Agreement is subject to school concurrency and must prepare and submit a School Impact Analysis (SIA) to the local government, for review by the School District in order to determine the availability of school capacity within the adopted LOS standard.

- (b) The SIA must indicate the location of the development, number of dwelling units and unit types (single-family, multi-family, apartments, etc.), a phasing schedule (if applicable), and age restrictions for occupancy (if any). The local government shall initiate the review by determining that the application is sufficient for processing. Upon determination of application sufficiency, the local government shall transmit the SIA to the School District representative for review. A flow chart outlining the school concurrency review process is included as Appendix "C". The process is as follows:
1. An application for residential development is submitted to the local government initiating a sufficiency review. Once deemed sufficient, the local government transmits the SIA to the School District for review. The School Board may charge the applicant a non-refundable application fee payable to the School Board to meet the cost of review.
  2. The School District representative shall review the applicant's SIA for a residential development which has been submitted and deemed sufficient for processing by the applicable local government.
  3. The School District representative shall review each SIA in the order in which it is received and verify whether sufficient student stations for each type of school are available or not available in the proposed development's CSA to support the development.
    - a. To determine a proposed development's projected students, the proposed development's projected number and type of residential units shall be converted into projected students for all schools of each type within the specific CSA using the School District Student Generation Multiplier (SGM), as established by the method described in Appendix "B," which shall be reviewed annually and amended as necessary to reflect the current district wide student generation rates.
    - b. New school capacity within a CSA which is in place or under actual construction in the first three years of the School District's Capital Facilities Work Program will be added to the capacity shown in the CSA, and is counted as available capacity for the residential development under review.
- (c) If the projected student growth from a residential development causes the adopted LOS to be exceeded in the CSA, an adjacent CSA will be reviewed for available capacity.
1. In conducting the adjacency review, the School District shall first use the adjacent CSA with the most available capacity to evaluate projected enrollment and, if necessary, shall continue to the CSA with the next most available capacity until all adjacent CSAs have been evaluated or the available capacity has been identified to allow a SCADL approving school concurrency to be issued.
  2. If a proposed new development causes the LOS in the CSA in which it is located to exceed the adopted LOS standard and there is available capacity in an

adjacent CSA, actual development impacts shall be shifted to the contiguous CSA having available capacity. This shift shall be accomplished through boundary changes or by assigning future students from the development to an adjacent CSA. Sub-section 12.2(e) of this Agreement shall be observed when considering adjacent capacity.

- (d) In the event that there is not adequate capacity available in the CSA in which the proposed development is located or in an adjacent CSA to support the development, the School District representative will issue a SCADL within ten (10) working days detailing why the development is not in compliance, and offer the applicant the opportunity to enter into a negotiation period to allow time for the mitigation process described below in Section 13.5 of this Agreement. If the proposed mitigation is accepted, the School Board shall enter into an enforceable and binding agreement with the affected local government and the developer pursuant to Section 13.5 of this Agreement.
- (e) When capacity has been determined to be available, the School District representative shall issue a SCADL verifying available capacity to the applicant and the affected local government within ten (10) working days of receipt of the application.
- (f) The local government shall be responsible for notifying the School District representative when a residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent, when the development order for the residential development expires or is revoked, and when its school impact fees have been paid.

**13.3 School Concurrency Approval.** Issuance of a SCADL by the School District identifying that adequate capacity exists indicates only that school facilities are currently available, and capacity will not be reserved until the local government issues a Concurrency Evaluation Finding of Nondeficiency, or the functional equivalent.

- (a) A local government shall not issue a Concurrency Evaluation Finding of Nondeficiency or functional equivalent for a residential development until receiving confirmation of available school capacity in the form of a SCADL from the School District. Once the local government has issued a Concurrency Evaluation Finding of Nondeficiency or functional equivalent, school concurrency for the residential development shall be valid for the life of the Concurrency Evaluation Finding of Nondeficiency or functional equivalent. Expiration, extension or modification of a Concurrency Evaluation Finding of Nondeficiency or functional equivalent for a residential development shall require a new review for adequate school capacity to be performed by the School Board.
- (b) Local governments shall notify the School District within ten (10) working days of any official change in the validity (status) of a Concurrency Evaluation Finding of Nondeficiency or functional equivalent for a residential development.
- (c) The Local Government shall not issue a building permit or its functional equivalent for a non-exempt residential development until receiving confirmation of available school capacity from the School District in the form of a SCADL. Once the local government has issued a Concurrency Evaluation Finding of Nondeficiency or functional equivalent, school concurrency for the residential development shall be valid for the life of the Concurrency Evaluation Finding of Nondeficiency or functional equivalent.

**13.4 Development Review Table.** The School District shall create and maintain a Development Review Table (DRT) for each CSA, and will use the DRT to compare the projected students from proposed residential developments to the CSAs available capacity programmed within the first three years of the current five-year capital planning period.

- (a) Student enrollment projections shall be based on the most recently adopted School District Capital Facilities Work Program, and the DRT shall be updated to reflect these projections. Available capacity shall be derived using the following formula:

$$\text{Available Capacity} = \text{School Capacity}^1 - (\text{Enrollment}^2 + \text{Vested}^3)$$

Where

<sup>1</sup> School Capacity = FISH Capacity (As programmed in the first three (3) years of the School District's Capital Facilities Work Program)

<sup>2</sup> Enrollment = Student enrollment as counted at the Fall FTE.

<sup>3</sup> Vested = Students generated from residential developments approved and receiving a SCADL after the implementation of school concurrency

- (b) Using the Fall FTE, the vested number of students on the DRT will be reduced by the number of students represented by the residential units that received certificates of occupancy within the previous twelve (12) month period.

**13.5 Proportionate Share Mitigation.** In the event there is not sufficient school capacity available to support the students generated from the proposed residential development under review, based on the student generation multiplier (SGM) calculation of students as described in Section 13.2(b)3.a, the School District shall entertain proportionate share mitigation options and, if accepted, shall enter into an enforceable and binding agreement with the local government and developer to mitigate the impact from the development through the creation of additional school capacity.

- (a) When the student impacts from a proposed development cause the adopted LOS to fail, the developer's proportionate share will be based on the number of additional student stations necessary to meet the established LOS. The amount to be paid will be calculated by the cost per student station for elementary, middle, and high school as determined and published by the State of Florida, plus a share of the land acquisition and infrastructure expenditures for school sites as determined and published annually in the School District's Five-Year Capital Facilities Work Program.
- (b) The methodology used to calculate a developer's proportionate share mitigation shall be as follows:

$$\text{Proportionate Share} = (\text{Development students} - \text{Available Capacity}) \times \text{Total Cost}^a \text{ per student station}$$

Where

<sup>1</sup>Development students = Students generated by residential development that are assigned to that school

<sup>a</sup>Total Cost = the cost per student station as determined and published by the State of Florida, plus a share of the land acquisition and infrastructure expenditures for school

sites as determined and published annually in the School District's Five-Year Capital Facilities Work Program.

- (c) The applicant shall be allowed to enter a negotiation period with the School District in an effort to mitigate the impact from the development through the creation of additional capacity. Upon identification and acceptance of a mitigation option deemed financially feasible by the School Board, the developer shall enter into a binding and enforceable agreement with the School Board and the local government with jurisdiction over the approval of the development order.
1. A mitigation contribution provided by a developer to offset the impact of a residential development must be directed by the School Board toward a school capacity project identified in the School District's Five-Year Capital Facilities Work Program. Capacity projects identified within the first three (3) years of the Five-Year Capital Facilities Work Program shall be considered as committed in accordance with Section 10.5 of this Agreement.
  2. If capacity projects are planned in years four (4) or five (5) of the School District's Five-Year Capital Facilities Work Program within the same CSA as the proposed residential development, the developer may pay his proportionate share to mitigate the proposed development in accordance with the formula provided in Section 13.5 (b) of this Agreement. This may not change the timing of the School District's Five-Year Capital Facilities Work Program.
  3. If a capacity project does not exist in the Capital Facilities Work Program, the School Board may add a capacity project to satisfy the impacts from a proposed residential development, if it is funded through the developer's proportionate share mitigation contributions in the next update of the Program. Mitigation options may include, but are not limited to:
    - a. Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
    - b. Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or
    - c. Provision of additional student stations through the donation of buildings for use as a primary or alternative learning facility; or
    - d. Provision of additional student stations through the renovation of existing buildings for use as learning facilities; or
    - e. Construction or expansion of permanent student stations or core capacity; or
    - f. Construction of a public school facility in advance of the time set forth in the School District's Five-Year Capital Facilities Work Program.
    - g. Construction of a charter school designed in accordance with School District standards, providing sufficient permanent capacity to the District's inventory of student stations. Use of a charter school for mitigation must include provisions for its continued existence, including but not limited to the transfer

of ownership of the charter school property and/or operation of the school to the School Board.

- (d) For mitigation measures (a) thru (g) above, the estimated cost to construct the mitigating capacity will reflect the estimated future construction costs at the time of the anticipated construction. Improvements contributed by the developer shall receive school impact fee credit.
- (e) Developer shall receive an impact fee credit for that portion of the developer's educational impact used to fund the improvements on which the proportionate share mitigation is calculated.
- (f) If the proportionate share mitigation required is greater than the impact fees generated by the development, the difference between the developer's proportionate share and the impact fee credit shall be the responsibility of the developer.
- (g) Any proportionate share mitigation must directed by the School Board toward a school capacity improvement identified in the School District's Five-Year Capital Facilities Work Program.
- (h) Upon conclusion of the negotiation period, a second Determination Letter shall be issued. If mitigation is agreed to, the School District shall issue a new Determination Letter approving the development subject to those mitigation measures agreed to by the local government, developer and the School Board. Prior to preliminary plat, site plan approval or the functional equivalent, the mitigation measures shall be memorialized in an enforceable and binding agreement with the local government, the School District and the Developer that specifically details mitigation provisions to be paid for by the developer and the relevant terms and conditions. In accordance with 163.3180(13)(e) F.S., having executed a legally binding commitment, school concurrency is satisfied and the development may proceed.

If mitigation is not agreed to, the Determination Letter shall detail why any mitigation proposals were rejected and why the development is not in compliance with school concurrency requirements. A School Capacity Determination Letter indicating either that adequate capacity is available, or that there is no available capacity following the ninety (90) day negotiation period as described in Section 13.5 of this Agreement, constitutes final agency action by the School District for purposes of Chapter 120, F.S.

**13.6 Appeal Process.** A person may appeal a determination made as a part of the School Concurrency Process.

- (a) A person substantially affected by a School District's adequate capacity determination made as a part of the School Concurrency Process may appeal such determination through the process provided in Chapter 120, F.S.
- (b) A person substantially affected by a local government decision made as a part of the School Concurrency Process may appeal such decision using the process identified in the local government's regulations for appeal of development orders. This shall not apply to any decision subject to section (a) above.

## **SECTION 14. OVERSIGHT**

**14.1 Oversight.** The COC will serve as the required oversight committee for school concurrency to monitor and annually evaluate the school concurrency program and the PSFE. The committee shall appoint a chairperson, meet semi-annually in mid-September and mid-March in accordance with the laws of Florida governing public meetings, and report to participating local governments, the School Board and the general public on the effectiveness with which this Agreement is being implemented. A designee of the School Board shall be responsible for coordinating the semi-annual meeting.

- (a) The monitoring and evaluation of the school concurrency process is required pursuant to Section 163.3180(13)(g)(6)(c), F.S., and Section 2 of this Agreement. The COC shall be responsible for preparing an annual assessment report on the effectiveness of the School Concurrency System. The report will be made available to the public and presented at the COC March meeting.
- (b) The COC members shall be invited to attend all meetings referenced in Section 2 and shall receive copies of all reports and documents produced pursuant to this Agreement. The COC shall evaluate the effectiveness of the CSAs for measuring the LOS and consider making recommendations to amend the CSA Map.
- (c) By August 1st of each year, the COC shall receive the proposed School District's Tentative District Educational Facilities Plan that includes the Five-Year Capital Facilities Work Program. The COC will report to the School District, the County, and the Cities on whether or not the proposed Five-Year Capital Facilities Work Program maintains the adopted Level of Service in each CSA by adding enough projects to increase the capacity. The COC will examine the need to eliminate any permanent student station shortfalls by including required modernization of existing facilities, and by providing permanent student stations for the projected growth in enrollment over each of the five (5) years covered by the program.

## **SECTION 15. SPECIAL PROVISIONS**

**15.1 School District Requirements.** The Parties acknowledge and agree that the School District is or may be subject to the requirements of the Florida and United States Constitutions and other state or federal statutes regarding the operation of the public school system. Accordingly, the County, the Cities and the School Board agree that this Agreement is not intended, and will not be construed, to interfere with, hinder, or obstruct in any manner, the School District's constitutional and statutory obligation to provide a uniform system of free public schools on a Countywide basis or to require the School District to confer with, or obtain the consent of, the County or the Cities, as to whether that obligation has been satisfied. Further, the County, the Cities and the School Board agree that this Agreement is not intended and will not be construed to impose any duty or obligation on the County or City for the School District's constitutional or statutory obligation. The County and the Cities also acknowledge that the School District's obligations under this Agreement may be superseded by state or federal court orders or other state or federal legal mandates.

**15.2 Land Use Authority.** The Parties specifically acknowledge that each Local Government is responsible for approving or denying comprehensive plan amendments and development orders within its own jurisdiction. Nothing herein represents or authorizes a transfer of this authority to any other party.

## **SECTION 16. AMENDMENT PROCESS, NOTICE, AND TERM OF AGREEMENT**

- 16.1 Amendment of the Agreement.** This Agreement may be amended by written consent of all parties to this Agreement after a COC review. The Agreement will remain in effect until amended in accordance with Florida Statutes.
- 16.2 Notice Requirements.** County, City or Town Clerk, School Board Superintendent, or as designated by the individual.
- 16.3 Repeal of the Agreement.** If the Florida Statute as it pertains to school planning coordination and school concurrency is repealed, the Agreement is terminated. Parties desiring to continue the Agreement may do so by written consent.
- 16.4 Termination of the Agreement.** No party to this Agreement may terminate its participation in the agreement except through the exemption process in which a municipality may not be required to participate in school concurrency when demonstrating that all the requirements are no longer having a significant impact on school attendance, per Section 163.3177(12)(b), F.S., at the time of a local government Evaluation and Appraisal Report, by providing a sixty (60) day written notice to at other Parties to this Agreement and to the Florida Department of Community Affairs.
- 16.5 Withdrawal.** Withdrawal from the Agreement by any party shall not alter the terms of the Agreement with respect to the remaining signatories.

## **SECTION 17. RESOLUTION OF DISPUTES**

- 17.1 Dispute Resolution.** If the parties to this Agreement are unable to resolve any issue in which they may be in disagreement covered in this Agreement, such dispute will be resolved in accordance with governmental conflict resolution procedures specified in Chapter 164, F.S.

## **SECTION 18. EXECUTION IN COUNTERPARTS**

- 18.1 Agreement Execution.** This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be original, but all such counterparts shall, together, constitute but one in the same instrument.

**IN WITNESS WHEREOF**, this Interlocal Agreement has been executed by and on behalf of Brevard County Board of County Commissioners, the Cities and Towns of Cape Canaveral, Cocoa, Cocoa Beach, Indialantic, Indian Harbour Beach, Malabar, Melbourne, Melbourne Beach, Palm Bay, Palm Shores, Rockledge, Satellite Beach, Titusville, West Melbourne and the School Board of Brevard County on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

**BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA**

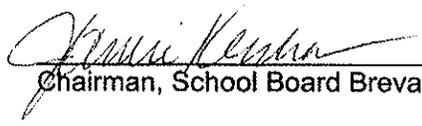
\_\_\_\_\_  
Chairperson, Brevard County  
Board of County Commissioners

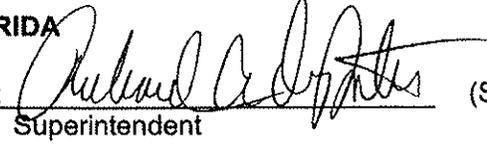
Attest \_\_\_\_\_ (Seal)  
Clerk

DULY PASSED AND ADOPTED BY THE SCHOOL BOARD OF BREVARD COUNTY,

THIS 15<sup>TH</sup> Day of JULY, 2008.

**SCHOOL BOARD OF BREVARD COUNTY, FLORIDA**

  
Chairman, School Board Brevard County

Attest  (Seal)  
Superintendent

Det  


DULY PASSED AND ADOPTED BY THE TOWN COUNCIL OF MALABAR, FLORIDA, THIS

7<sup>th</sup> Day of July, 2008.

**TOWN OF MALABAR, FLORIDA**

*Thomas M. Schubert*  
By:

Attest *Delyk Froude* (Seal)  
Clerk

*Clerk's Ofc*

# EXHIBIT "A"

Interlocal Agreement for Public School Facility Planning and School  
Concurrency June 2008

Signature pages for municipalities are on pages 29-33 and 35-42

**APPENDIX "A"**

**Tiered Level of Service Table - Amended**

<b>TIERED LEVEL OF SERVICE - SCHOOL YEARS 2007-08 to 2011-12</b>					
<b>Facility Type</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
Elementary Schools	127%	130%	115%	105%	<b>100%</b>
Middle Schools	122%	120%	<b>100%</b>	<b>100%</b>	<b>100%</b>
Junior / Senior High Schools	133%	135%	110%	105%	<b>100%</b>
High Schools	139%	130%	115%	<b>100%</b>	<b>100%</b>

## APPENDIX "B"

### School District Student Generation Multiplier

Determining the number of students generated from new residential development is necessary to identify the new development's impact on public schools. In order to calculate the number of students associated with new residential development, a student generation multiplier was created. Because the number of students living in a housing unit varies depending on the type of residential housing, the student generation rate per residential unit is based on four housing types as identified in Table 1. These housing types are: single family; multi-family; condominium/Co-Op; and mobile home.

In accordance with this Agreement, the SGM shall be reviewed annually using this methodology and amended as necessary to reflect the current district wide student generation rates.

**Table 1:** Brevard County School Concurrency Student Generation Multipliers (SGM)

	<b>Single Family</b>	<b>Condo/Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Elementary</b>	0.20	0.03	0.07	0.19
<b>Middle</b>	0.06	0.01	0.02	0.05
<b>High</b>	0.12	0.02	0.03	0.07
<b>Total</b>	0.38	0.06	0.12	0.31

Condos and Co-Ops were not aggregated with the multi-family housing type for two reasons. The real estate market for Condos/Co-Ops differs from that of multi-family housing units, such as apartments and duplexes. The difference in housing types and their associated markets generate unique student multipliers. Typically, Condos / Co-ops do not generate as many students as multi-family housing units. Secondly, the specificity of the parcel data allowed for the calculation of unique generation rates for Condo/Co-ops and multi-family housing units.

Two datasets were used to calculate the student generation rates. These datasets were the geographic information systems (GIS) property parcel file from the Brevard County Property Appraiser's office and October 2005 student enrollment data. The 2005 student enrollment data were obtained from the School District and contained student addresses and grade level data. The student address data were geocoded to property parcel data and street centerline data to create a GIS point file with the spatial location of each student based on their address.

71,805 of the 75,646 student records (95%) were matched to a property parcel. The remaining 3,841 students were then geocoded to the street centerline file. Of these 3,841 students, 547, or 0.7 percent, were unmatched due to address errors such as post office boxes or unidentifiable address data.

A spatial join was applied to the parcel data and geocoded student data. A spatial join is a type of spatial analysis in which the attributes of features in two datasets are joined together based on the relative location of each feature. In this case, the spatial join linked the point location of each student to a specific property parcel. The result of this operation is one GIS file that contains student data as well as housing type data from the property appraiser.

This study was conducted using over 99 percent of the total student population, not a sample

set, and the volume of data used was large enough to offset occasional housing type assignment errors. The total student population used in the multiplier analysis was 72,165. The student population used in the multiplier analysis is smaller than the total student population contained in the October 2005 enrollment data for several reasons. Students with address errors or post office box addresses were not matched to an address by geocoding. Additionally, 1,387 students who attend non-traditional schools, such as the Space Coast Marine Institute and Crosswinds, were removed from the dataset. Pre-K students were also not included in the multiplier analysis. Charter school students were included in the student population for this analysis.

Table 2 displays the number of students by housing type and school type in Brevard County as of October 29, 2005. In addition to the students summarized in Table 2, 1,096 students were not assigned to a residential land use due to errors in the parcel data and GIS analysis. These students were proportionately distributed to the four housing types based on the housing type distribution for the total student population.

**Table 2: Students by Residential Housing Type and School Type**

	<b>Single Family</b>	<b>Condo/Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Elementary (K-6)</b>	30,678	829	1,490	4,388
<b>Middle (7-8)</b>	9,671	283	413	1,041
<b>High (9-12)</b>	19,626	446	585	1,619
<b>All Students</b>	59,975	1,558	2,488	7,048

Table 3 details the 2005 housing type counts for Brevard County. These data were obtained from several sources. The single family and Condo/Co-Op numbers are from the August 2006 property parcel GIS data. The total number of units, not the total number or parcels, was used to calculate the number of multi-family and mobile home housing units. The mobile home totals are from 2002 and published by the Florida Housing Data Clearinghouse, which is maintained by the University of Florida and these numbers are published on the county's website. The total multi-family units are from 2005 and published by the University of Florida's Bureau of Economic and Business Research (BEBR).

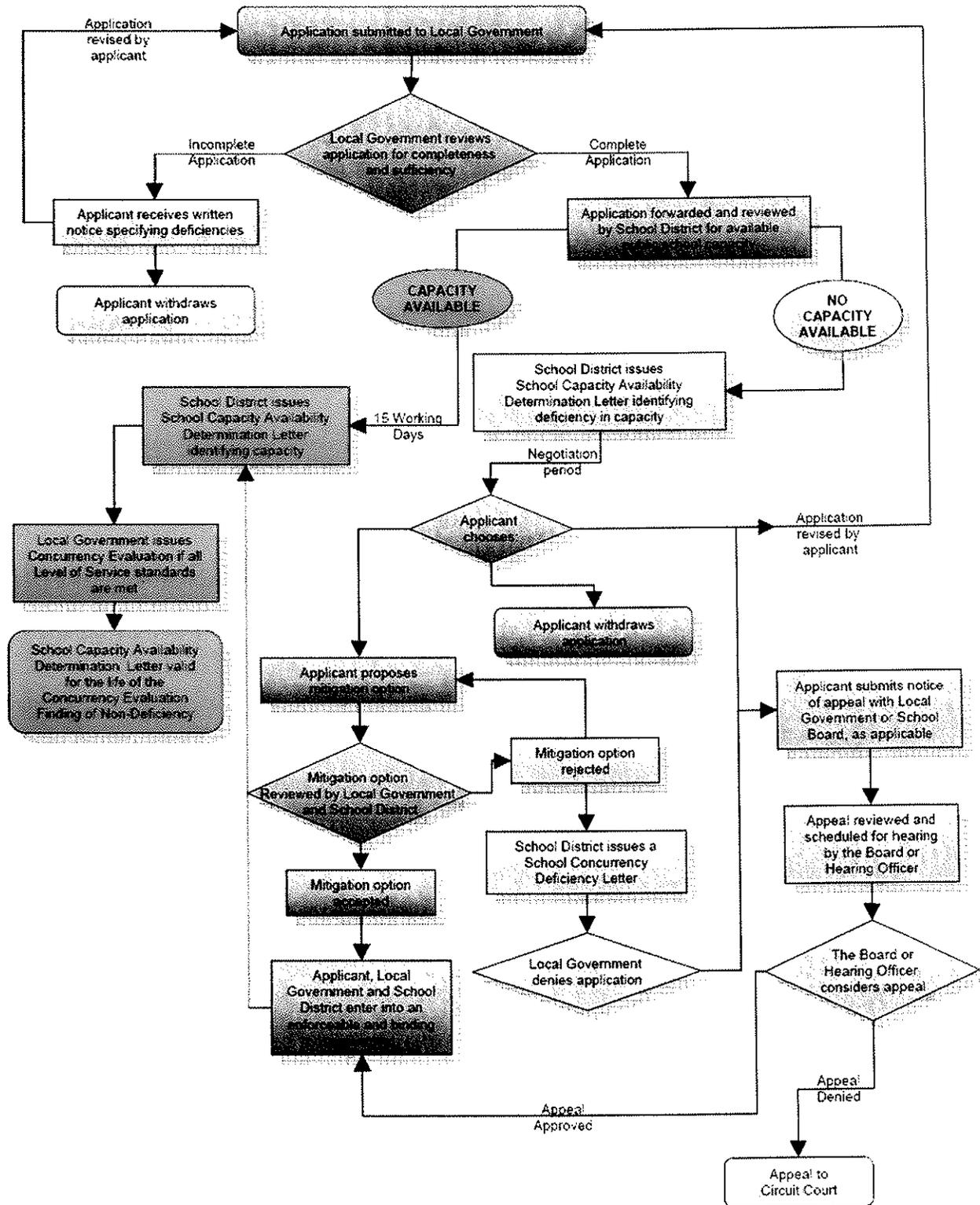
**Table 3: Dwelling Units by Type**

	<b>Single Family</b>	<b>Condo/Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Occupied Dwelling Units</b>	157,455	26,286	20,784	22,881

To determine the student impact of a proposed residential development for school concurrency purposes, a proposed development's projected number and type of unit are converted into the number of projected students within the specific Concurrency Service Area Boundary. Based on the generation rates in Table 1, for every 100 new single-family housing units constructed in Brevard County, 20 elementary school students will be generated for the Brevard County Public School System.

## APPENDIX "C"

### School Concurrency Process Flow Chart



# EXHIBIT "B"

Brevard County Public School Concurrency Data and Analysis Report  
Updated July 2008

## **Introduction**

Public schools are critical components to the well-being and future of a community. Residential development occurring within the community is the primary factor associated with student population growth within a public school system. Because of the relationship between residential development and the provision of public schools, coordination among Brevard School District, Brevard County and the Municipalities of Brevard County is critical to ensure that public school capacity needs for future student growth can be met within the public school system.

Recognizing the importance of public schools, the 2005 Florida Legislature enacted legislation amending Sections 163.3180 and 163.3177, Florida Statutes (F.S.), mandating the implementation of public school concurrency supported by data and analysis. This Data and Analysis Report has been prepared in accordance with the requirements of 163.3177(12) (c), F.S. and 9J-5.025(2), Florida Administrative Code (F.A.C.), to detail the methods and analyze the results of the study that have been employed to support the Public School Facilities Element (PSFE) for the School Concurrency Program.

The School District of Brevard County along with Brevard County, and the Local Governments participating in school concurrency including, the City of Cape Canaveral, the City of Cocoa, the City of Cocoa Beach, the City of Indian Harbour Beach, the Town of Indialantic, the Town of Malabar, the City of Melbourne, the Town of Melbourne Beach, the City of Palm Bay, the Town of Palm Shores, the City of Rockledge, the City of Satellite Beach, the City of Titusville, and the City of West Melbourne. The Towns of Melbourne Village and Grant-Valkaria are exempt from school concurrency based on the criteria contained in 163.3177(12) (b), F.S. At the time of their comprehensive plan's evaluation and appraisal report, the Towns of Melbourne Village and Grant-Valkaria must determine if they continue to meet the criteria as an exempt municipality.

### ***Purpose of Report***

The purpose of the Data and Analysis Report is to present and explain all applicable data that are incorporated in the decision making process upon which the Public School Facilities Element is based. It verifies that a financially feasible school concurrency program which achieves and maintains an adopted level of service for schools in Brevard County is established. The Data and Analysis Report includes inventories, estimates, projections, data analyses, maps, and recommendations for the public school concurrency program. The Report identifies any assumptions made and methodologies

employed. This data and related analysis will be used to plan, anticipate growth and identify revenue requirements and sources.

### ***Response to the (DCA) Objections, Recommendations and Comments Report***

This Report addresses the Department of Community Affairs (DCA) Objections, Recommendations and Comments (ORC) Reports to Brevard Local Governments in 2008, and provides the participating Local Governments within the Brevard County School District with the statutorily required updated data and analysis necessary to adopt amendments to the Capital Improvements Element (CIE), and a Public School Facilities Element (PSFE), consistent with the Interlocal Agreement for Public School Facility Planning and School Concurrency (Attachment A) as amended, Subsection 9J-5.025(2), F.A.C. and Chapter 163, F.S., including:

- Demographic profile
- Land development patterns
- School utilization and enrollment adjustments
- Financial feasibility
- Levels of service standards (and Tiered LOS)
- Public infrastructure
- Co-location of facilities

The data and analysis has been updated to reflect changes in the data and provide for the Comprehensive Plan Amendments' consistency to ensure coordination between the School District, Local Governments, and County in planning and permitting residential development and in adding school capacity in order that capacity at the adopted level of service standard is available at the time of the impacts of residential development.

# Brevard County Information (Population / Trends)

## Overall Population

Population data were collected for the Municipalities and the unincorporated areas of the County. Local governments were queried to determine their methods for developing population projections. Generally, the County and Municipalities do not produce their own population projections, instead relying on projections from the University of Florida's Bureau of Economic and Business Research (BEBR) or the Shimberg Center for Affordable Housing.

Table 1 below details 1990 and 2000 U.S. Census estimates; the 2007 data are BEBR population estimates, and projections for 2010-2030 are from University of Florida's Shimberg Center for Affordable Housing for Brevard County and the Municipalities. Figure 1 depicts the County map showing the total percentage increase in population by municipality through 2015.

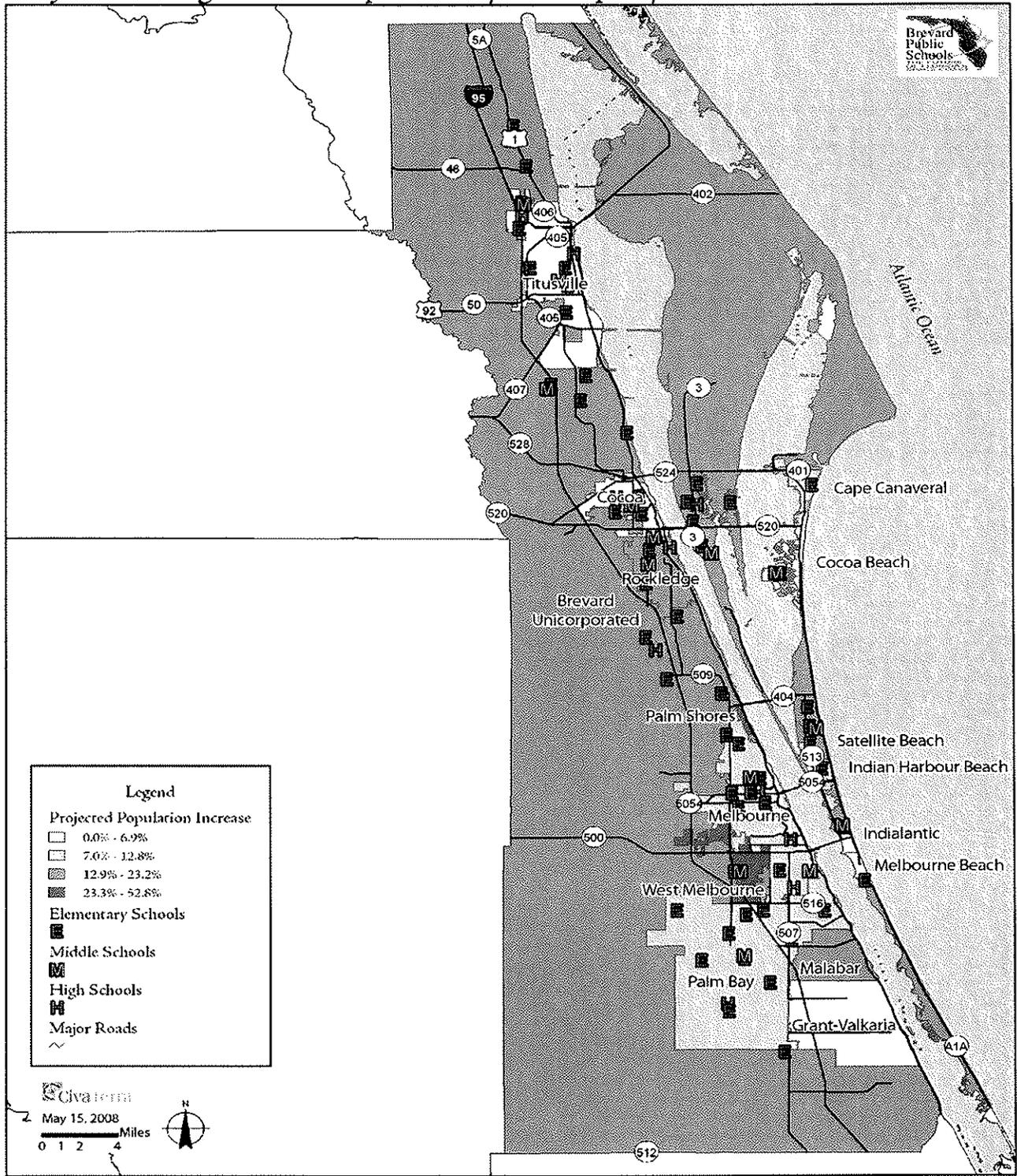
Table 1: Brevard County / Municipal Population 1990-2030

	1990	2000	2007	2010	2015	2020	2025	2030
<b>Brevard County</b>	398,978	476,230	552,109	582,271	630,577	675,689	715,780	753,090
<b>Cape Canaveral</b>	8,014	8,829	10,526	10,891	11,666	12,393	13,054	13,680
<b>Cocoa</b>	17,722	16,412	17,164	17,851	18,018	18,124	18,151	18,138
<b>Cocoa Beach</b>	12,123	12,482	12,805	13,174	13,414	13,612	13,747	13,860
<b>Grant-Valkaria</b>			3,907					
<b>Indialantic</b>	2,844	2,944	3,009	3,142	3,215	3,274	3,320	3,358
<b>Indian Harbour Beach</b>	6,933	8,152	8,715	9,275	9,811	10,287	10,684	11,031
<b>Malabar</b>	1,977	2,622	2,814	3,142	3,426	3,687	3,925	4,145
<b>Melbourne</b>	59,646	71,382	78,386	80,180	84,739	88,767	92,120	95,065
<b>Melbourne Beach</b>	3,021	3,335	3,369	3,516	3,600	3,671	3,725	3,777
<b>Melbourne Village</b>	591	706	724	756	789	816	836	853
<b>Palm Bay</b>	62,632	79,413	101,793	103,772	114,851	125,162	134,303	142,751
<b>Palm Shores</b>	210	794	947	1,195	1,447	1,698	1,934	2,169
<b>Rockledge</b>	16,023	20,151	25,911	28,264	31,878	35,436	38,536	41,390
<b>Satellite Beach</b>	9,889	9,577	10,769	11,941	12,604	13,205	13,715	14,178
<b>Titusville</b>	39,352	40,605	44,526	45,573	47,236	48,709	49,925	51,009
<b>West Melbourne</b>	8,399	9,824	15,777	18,455	21,860	25,302	28,703	32,228
<b>Brevard-Unincorporated</b>	148,464	188,918	210,967	231,144	252,023	271,546	289,102	305,458

Sources: The 1990 and 2000 data are Census, 2007 is BEBR, and 2010-2030 from UF's Shimberg Center for Affordable Housing.

Figure 1

Projected Change in Total Population by Municipality - 2007 to 2015



## ***Brevard County Student Populations and Projections***

A major objective of school concurrency is the development of a process by which each local government and the school district agree to project student enrollment. In Brevard County, the 2007 Capital Outlay Full Time Equivalency Projection (COFTE) forecast, developed by the State Estimating Conferences, was utilized to develop "***Update No. 1 to the 2007-08 Five-Year Facilities Work Program.***" Going forward, the relevant COFTE forecast will be utilized to develop this document each year. Note that this forecast is adjusted to accommodate local government development projections, and the methodology is described in the "Projected Public School Facility Conditions" section. Using the described student projection methodology, Figure 2 compares these forecasts, termed the "Growth Management" forecasts, with the COFTE forecasts for the planning period, as well as the actual student membership for 2006-07 and 2007-08. This information was updated in response to the DCA's ORC Report.

For the school year 2007-08, the actual student count exceeds the State's COFTE count for Brevard by more than 4000 students. While the COFTE uses a cohort survival method based on an average of the two attendance counts in the fall and early spring, COFTE does not account for the local governments' development patterns as required by 163.31777(2)(a), F.S. and 1013.33(3)(a), F.S. for the geographic distribution of jurisdiction-wide growth forecasts. In order to obtain up-to-date student enrollment projections, these growth management estimates are recalculated each year by the local governments and the School District to adjust for growth and economic trends.

Figure 2  
COFTE/ Growth Management Comparison

School Year	COFTE forecast (Summer 2007)	Growth Management Projections	Delta (Growth Mgt - COFTE)
2006-07	67,132	70,717(actual)	3,585
2007-08	66,453	70,479(actual)	4,026
2008-09	66,450	70,075	3,625
2009-10	66,796	69,618	2,822
2010-11	67,206	68,854	1,648
2011-12	67,825	69,052	1227

Sources: Brevard Public Schools 2008; Department of Education COFTE 2007

### Student Growth Summary

Table 2 shows summary data provided by the Florida Department of Education (DOE), 2007, reflecting average student enrollments for the County from SY 2002 through SY 2006. According to the figures, student population showed a decline between years 2004 and 2006. According to the DOE, between 2002 and 2004, the student population increased by 1.5 percent, but declined by 4.2 percent from 2004 to 2006.

Table 2: Capital Outlay FTE Enrollment Comparison

School Year	DOE COFTE	Year's Increase (Decrease)
2002	69,056	--
2003	69,572	516
2004	70,103	531
2005	68,636	(1,467)
2006	67,132	(1,504)

Source: Department of Education, 2007

As noted in the previous Section, the actual student membership counts and Capital Outlay Full Time Equivalent (COFTE) enrollment counts do not agree because of the COFTE measures the average

number of students counted two times per year school year, and projections are based on a cohort of those averages.

The School District's Actual and Projected Student membership is reported in Table 3 below which depicts the enrollment membership and growth management projection data for student enrollment for Brevard owned public schools. This Table does not include charter schools, or special schools and centers.

Table 3 Student Growth Actual and Projections: Not Including Charter Schools and Special Centers

	<b>ACTUAL and PROJECTED ENROLLMENT</b>									
<b>SCHOOL YEAR</b>	<b>2002-03</b>	<b>2003-04</b>	<b>2004-05</b>	<b>2005-06</b>	<b>2006-07</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
<b>DISTRICT TOTAL</b>	<b>70,047</b>	<b>70,946</b>	<b>71,750</b>	<b>71,692</b>	<b>70,717</b>	<b>70,479</b>	<b>70,075</b>	<b>69,618</b>	<b>68,854</b>	<b>69,052</b>

Source: Brevard Public Schools 2008

The decline in student population in Brevard is consistent with what other Florida school districts are experiencing. Table 4 is the DOE's 2007 Capital Outlay Full-Time Equivalent Projection Forecast (COFTE) Table, showing actual and projected enrollments. The student projections by COFTE are made by grade level and not by individual schools. Note that Growth Management projections are utilized to apportion the COFTE projections in the District's Five-Year Facilities Program by school.

Table 4: Brevard District 2007 Capital Outlay FTE Forecast  
**2007 Capital Outlay FTE Forecast**

Grade	Actual 2004-2005	Actual 2005-06	Actual 2006-07	Projected 2007-2008	Projected 2008-2009	Projected 2009-2010	Projected 2010-2011	Projected 2011-2012	Projected 2012-2013	Projected 2013-2014
Birth Data for K	4,761	4,990	4,823	4,817	4,894	5,203	5,241	5,436	5,548	5,664
PreK	583	544	511	619	640	654	673	687	701	715
Grade K	5,183	5,289	5,012	4,867	5,021	5,316	5,392	5,576	5,700	5,821
Grade 1	4,980	4,938	5,007	4,728	4,684	4,816	5,089	5,177	5,347	5,471
Grade 2	4,932	4,807	4,861	4,953	4,812	4,762	4,885	5,154	5,253	5,422
Grade 3	4,900	4,927	4,727	4,881	5,066	4,901	4,825	4,933	5,195	5,291
Grade 4	5,156	4,662	4,605	4,806	4,947	5,171	5,036	4,965	5,073	5,347
Grade 5	5,416	5,099	4,729	4,731	4,877	5,021	5,246	5,117	5,044	5,150
Grade 6	5,325	5,236	5,134	4,843	4,789	4,935	5,080	5,308	5,182	5,106
Grade 7	5,801	5,462	5,563	5,413	5,067	4,994	5,137	5,287	5,520	5,407
Grade 8	5,651	5,662	5,389	5,523	5,325	4,991	4,909	5,042	5,190	5,415
Grade 9	6,582	6,206	6,289	6,150	6,410	6,238	5,875	5,747	5,867	6,034
Grade 10	5,755	5,932	5,537	5,400	5,406	5,608	5,497	5,202	5,069	5,147
Grade 11	5,297	5,433	5,286	5,063	5,039	5,043	5,212	5,135	4,879	4,742
Grade 12	4,542	4,439	4,481	4,476	4,367	4,346	4,350	4,495	4,430	4,209
	<b>70,103</b>	<b>68,636</b>	<b>67,132</b>	<b>66,453</b>	<b>66,450</b>	<b>66,796</b>	<b>67,206</b>	<b>67,825</b>	<b>68,450</b>	<b>69,277</b>
Grade Level Summary										
PreK-5	31,150	30,266	29,452	29,585	30,047	30,641	31,146	31,609	32,313	33,217
6-8	16,777	16,360	16,086	15,779	15,181	14,920	15,126	15,637	15,892	15,928
9-12	22,176	22,010	21,594	21,089	21,222	21,235	20,934	20,579	20,245	20,132
<b>PreK-12</b>	<b>70,103</b>	<b>68,636</b>	<b>67,132</b>	<b>66,453</b>	<b>66,450</b>	<b>66,796</b>	<b>67,206</b>	<b>67,825</b>	<b>68,450</b>	<b>69,277</b>
Growth Summary *										
PreK-5				0	0	594	505	463	704	904
6-8				0	0	0	0	456	255	36
9-12				0	0	0	0	0	0	0
<b>PreK-12</b>				<b>0</b>	<b>0</b>	<b>594</b>	<b>505</b>	<b>919</b>	<b>959</b>	<b>940</b>

## Existing Public School Facility Conditions

The planning for Brevard public school students is complicated by the fact that many students attend choice schools or other school district facilities. For a variety of reasons, nearly one quarter of Brevard's students attend schools outside their home school or "residence" boundaries. These students may attend other public schools offering special programs, or may be in charter schools or special program facilities not used to measure capacity for school concurrency. This reality makes it necessary to adjust forecasts to accurately project student enrollment within each school attendance area for the next five years. Manual adjustments are made to compensate for anomalous and non-recurring growth patterns. The result of this "from- to" analysis has been provided in Appendix A.

Table 5 summarizes the student numbers discussed above for the school year 2007-08.

Table 5 - Brevard County Student Attendance Location Relative to Residence

<b>Student Attendance Summary</b>	<b>Number of Public School Students</b>	<b>Attendance Percentage</b>
Students attending schools within designated areas	58,786	78%
Students attending schools in other than designated areas	16,628	22%
<b>Brevard public school students in 2007-08</b>	<b>75,414</b>	<b>100%</b>

*Source: Brevard public schools 2008*

*Total number of Brevard Public School students 2007-08*

The special programs referred to include magnet programs, International Baccalaureate Programs, and special vocational programs. These schools include the District's five schools of choice, namely Robert Louis Stevenson, Freedom 7, West Melbourne, Edgewood Junior/Senior High, and West Shore Junior/Senior High. Centers that offer programs include the Abeyance Centers, the Halfway House, and the Center for Drug Free Living and Outward Bound, among others. With nearly a quarter of Brevard County Public students attending schools outside the school of their residence, the freedom to choose their schools is an important feature of Brevard's public schools that is highly valued by parents and students alike.

Due to this shifting of students for the opportunity to select programs of their choice, special challenges are presented to the School District to maintain the integrity of its enrollment projections. To address the mandates of school concurrency and ensure the adopted level of service (LOS) is not exceeded in any year, it is important that the annual updating of the student projections incorporate any new growth patterns and movement of students by choice for each year.

***School Enrollment, Facility Capacity, and Existing Utilization  
(Current Surpluses and Deficiencies)***

In addition to taking into account the shifting of students caused by the choice programs, an analysis of existing enrollment, capacity and utilization of the existing public schools in Brevard County is performed to identify existing surpluses and deficiencies in capacity (student stations) by school and by school type. This analysis establishes a base which helps develop the level of service standard for schools. With areas deficient in capacity identified, a determination of the financial cost to add additional capacity to correct the deficiency and/or student boundary adjustments according to school board policy can be made to areas with surplus capacity.

For the school year 2007-08, twenty-two (22) schools in Brevard County have a utilization that exceeds a LOS of 100 percent. Of the 22 schools, 12 are elementary, 2 are middle schools, 2 are Jr/Sr high schools, and 6 are high schools. Table 6 below shows the result of the analysis.

The items highlighted in blue indicate a utilization rate greater than 100 percent. The school capacity figures are based on the Florida Inventory of School Houses (FISH) Manual's capacity analysis, as accepted by the DOE, excluding capacity provided in "portable" classrooms.

**Table 6: Existing Concurrency Service Area Utilization 2007-2008**

School Name	SY 2007-08 Utilization	School Name	SY 2007-08 Utilization	School Name	SY 2007-08 Utilization
<b>Elementary Schools</b>			<b>Middle Schools</b>		
Allen	121%	McAuliffe	119%	Central	66%
Andersen	80%	Meadowlane Int.	57%	Clearlake	59%
		Meadowlane			
Apollo	79%	Prim.	82%	Delaura	75%
Atlantis	107%	Mila	45%	Hoover	72%
Audubon	84%	Mims	75%	Jackson	101%
Cambridge	80%	Oak Park	82%	Jefferson	85%
Cape View	64%	Ocean Breeze	105%	Johnson	90%
Carroll	111%	Palm Bay	82%	Kennedy	95%
Challenger 7	85%	Pinewood	83%	Madison	89%
Columbia	78%	Port Malabar	94%	McNair	95%
Coquina	74%	Quest	94%	Southwest	122%
Creel	71%	Riverview	85%	Stone	66%
Croton	73%	Riviera	80%	<b>Junior / Senior High Schools</b>	
Discovery	122%	Roosevelt	74%	Cocoa Beach	133%
Endeavour	61%	Sabal	80%	Space Coast	126%
Enterprise	127%	Saturn	87%	<b>High Schools</b>	
Fairglen	94%	Sea Park	63%	Astronaut	96%
Gardendale	69%	Sherwood	105%	Bayside	139%
Gemini	85%	South Lake	85%	Cocoa	71%
Golfview	90%	Sunrise	81%	Eau Gallie	103%
Harbor City	100%	Suntree	113%	Melbourne	112%
Holland	67%	Surfside	85%	Merritt Island	114%
Imperial Estates	94%	Tropical	84%	Palm Bay	103%
Indialantic	104%	Turner	97%	Rockledge	89%
Jupiter	105%	University Park	79%	Satellite	109%
Lockmar	78%	Westside	99%	Titusville	78%
Longleaf	90%	Williams	127%	Viera	66%
Manatee	94%				

XXX% Indicates a utilization rate greater than 100%

Source: Brevard Public Schools 2008

### ***Existing School Facilities***

Maps displaying the locations of existing and proposed elementary, middle, jr/sr high and high school facilities are displayed as Figures 3a, 3b, and 3c. The existing / under-construction schools are built / being built on DOE recommended land areas, in accordance with the State Requirements for Educational Facilities (SREF).

Placing all the existing Brevard County Public School District facilities on one map, Figure 4a is provided showing all existing schools and ancillary plants county-wide.

Based on the updated School District student projections and capital budget availability, the anticipated ancillary plants are proposed in accordance with the following updated information:

- New Satellite Beach Bus Compound - Existing SBBC property, 5 acres. New facility to be constructed on same site 2011-12.
- SR 520 Warehouse Addition - Existing SBBC property, 16 acres. Addition to be constructed on same site 2011-12.

These proposed ancillary plants for the School District are displayed in Figure 4b.

Figure 3a: Existing and Proposed Elementary Schools

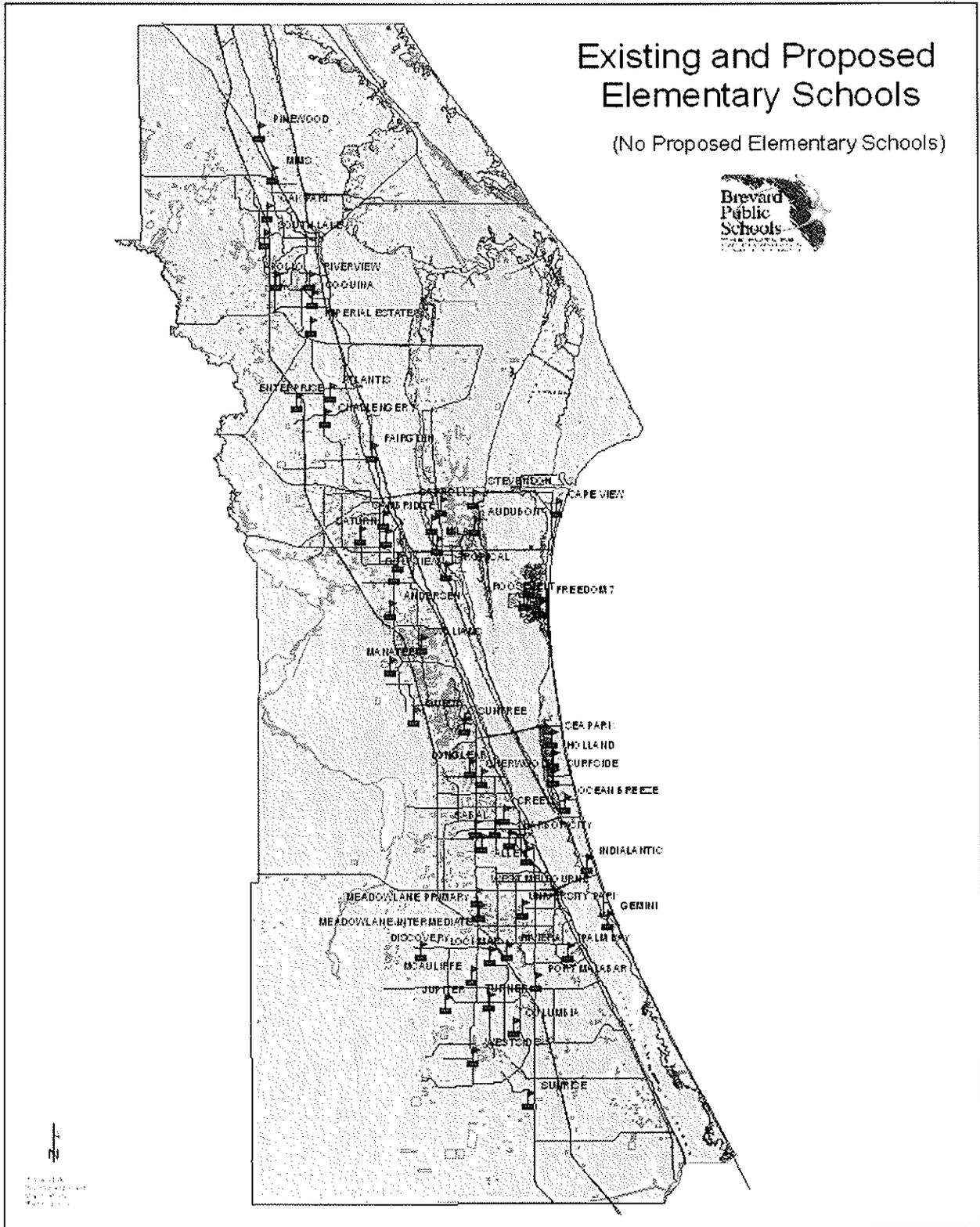


Figure 3b: Existing and Proposed Middle and Jr/Sr High Schools

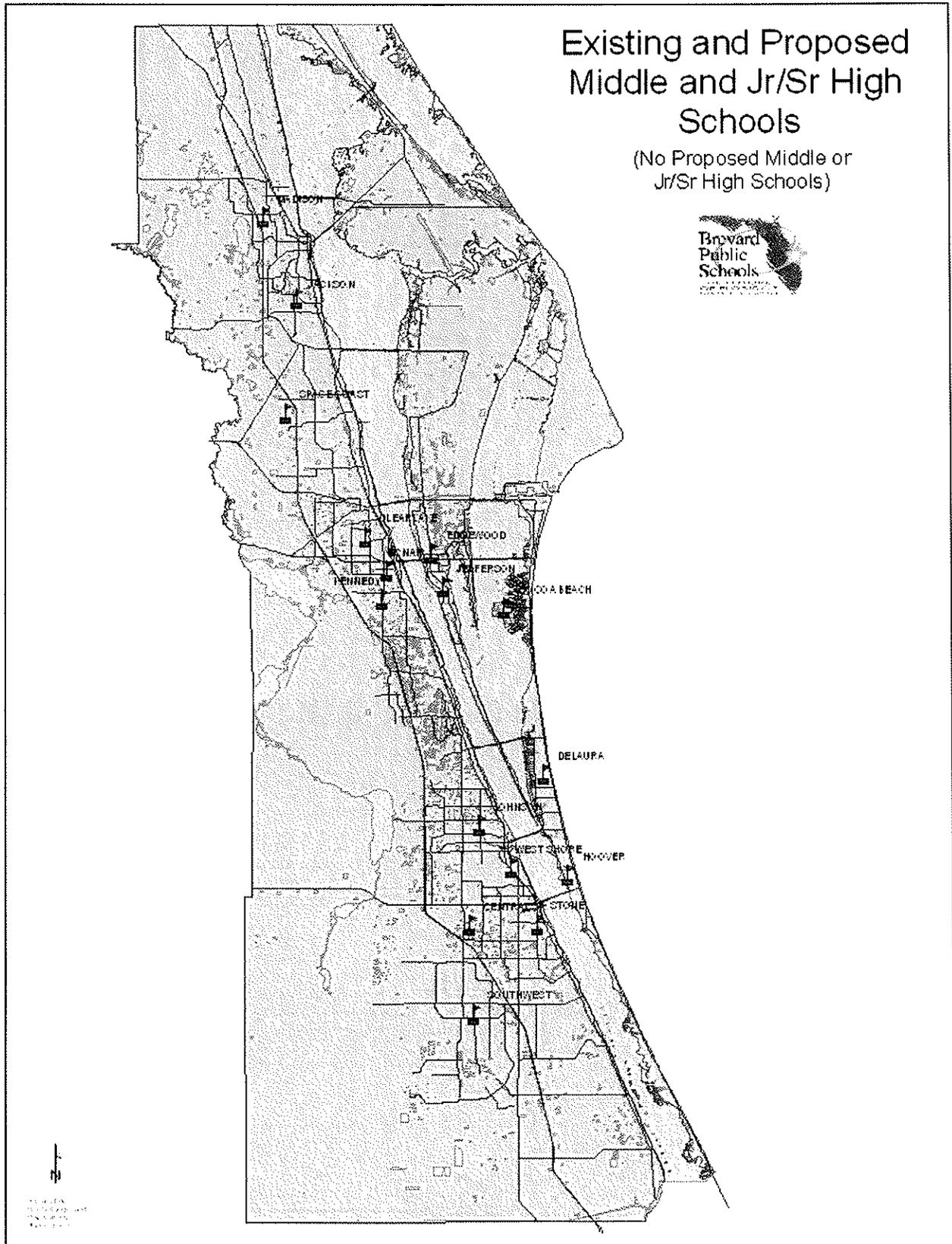


Figure 3c: Existing and Proposed Senior High and Jr/Sr High Schools

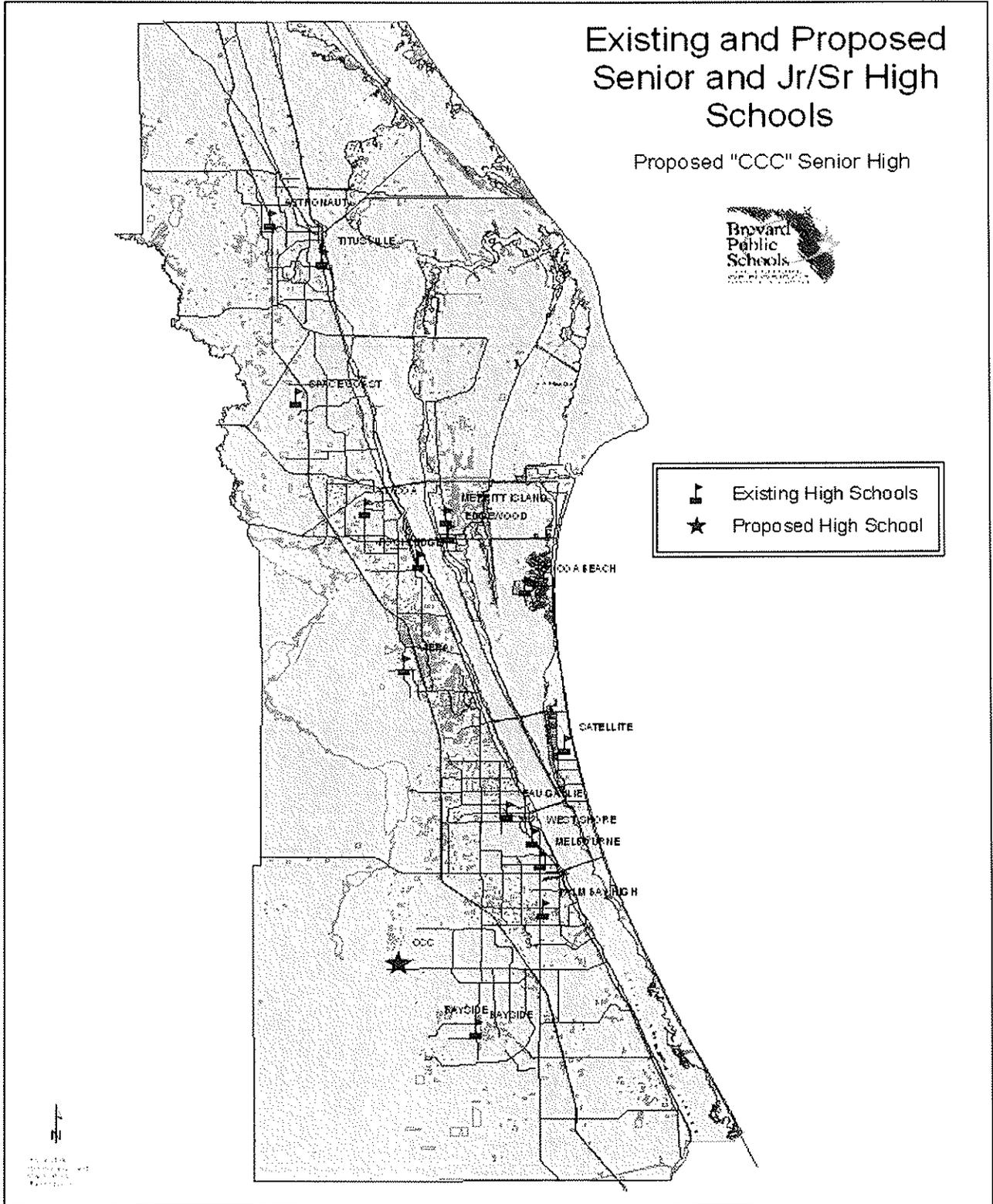
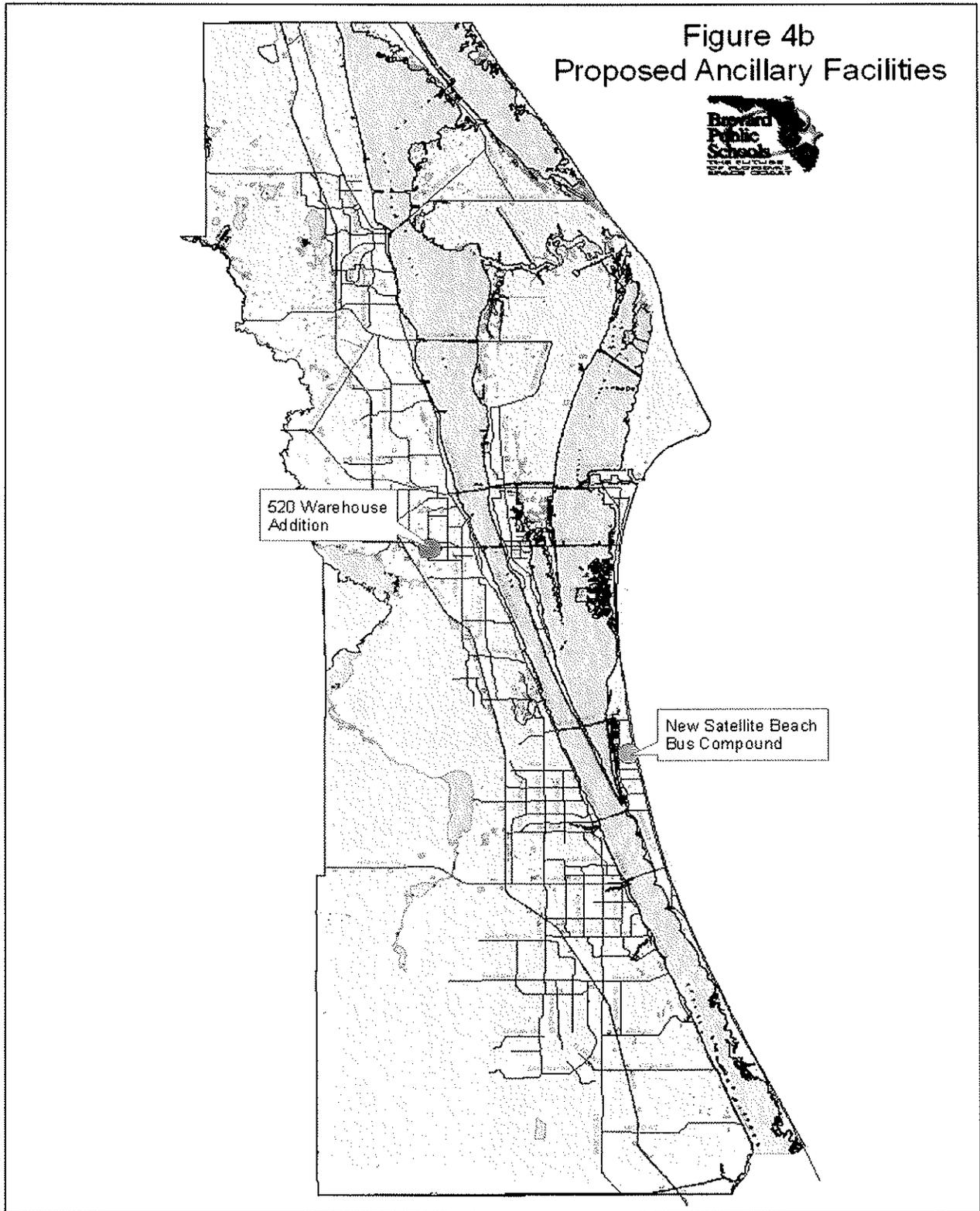




Figure 4b.



## **Student Generation Rates**

Determining the number of students generated from new residential development is necessary to identify the student impact on public school capacity. In order to calculate the number of students associated with new residential development, a student generation multiplier was created based on the actual students residing in the various housing types. Because the number of students living in a housing unit varies depending on the type of residential housing, the student generation rate (SGR) per residential unit is based on four housing types. These housing types are: single family; multi-family; condominium/ cooperatives; and mobile home.

Condominiums (condos) and cooperatives (co-ops) were not aggregated with the multi-family housing type for two reasons. The real estate market for condos and co-ops differs from that of multi-family housing units, such as apartments and duplexes. The difference in housing types and their associated markets generate unique student multipliers. Historically, condos and co-ops do not generate as many students as multi-family housing units. Secondly, the specificity of the parcel data allowed for the calculation of unique generation rates for condo and co-ops and multi-family housing units.

Two datasets were used to calculate the student generation rates. These datasets were the geographic information systems (GIS) property parcel file from the Brevard County Property Appraiser's office and October 2005 student enrollment data. The 2005 student enrollment data were obtained from the School District and contained student addresses and grade level data. The student address data were geocoded to property parcel data and street centerline data to create a GIS point file with the spatial location of each student based on their address.

Of the 75,646 student records, 71,805 (95 percent) were matched to a property parcel. The remaining 3,841 students were then geocoded to the street centerline file. Of these 3,841 students, 547, or 0.7 percent, were unmatched due to address errors such as post office boxes or unidentifiable address data.

A spatial join was applied to the parcel data and geocoded student data. A spatial join is a type of spatial analysis in which the attributes of features in two datasets are joined together based on the relative location of each feature. In this case, the spatial join linked the point location of each student to a specific property parcel. The result of this operation is one GIS file that contains student data as well as housing type data from the property appraiser.

This study was conducted using over 99 percent of the total student population, not a sample set, and the volume of data used was large enough to offset occasional housing type assignment errors. The total student population used in the multiplier analysis was 72,165. The student population used in the multiplier analysis is smaller than the total student population contained in the October 2005 enrollment data for several reasons. Students with address errors or post office box addresses were not matched to an address by geocoding. Additionally, 1,387 students who attend non-traditional schools, such as the Space Coast Marine Institute and Crosswinds, were removed from the dataset. Pre-K students were also not included in the multiplier analysis. Charter school students were included in the student population for this analysis.

The numbers of actual students in Brevard County as of October 29, 2005 are displayed in Table 7 by housing type and school type. In addition to the students summarized in Table 7, 1,096 students were not assigned to a residential land use due to errors in the parcel data and GIS analysis. These students were proportionately distributed to the four housing types based on the housing type distribution for the total student population.

Table 7. Students by Residential Housing Type and School Type

	<b>Single Family</b>	<b>Condo/ Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Elementary (K-6)</b>	30,678	829	1,490	4,388
<b>Middle (7-8)</b>	9,671	283	413	1,041
<b>High (9-12)</b>	19,626	446	585	1,619
<b>All Students</b>	<b>59,975</b>	<b>1,558</b>	<b>2,488</b>	<b>7,048</b>

Source: Civaterra, Inc.; 2006 (includes Jr/Sr High students)

Table 8 details the 2005 housing type counts for Brevard County. These data were obtained from several sources. The single family and condo/co-op numbers were calculated from the August 2006 property parcel GIS data and were calculated by CivaTerra, Inc. The total number of units, not the total number or parcels, was used to calculate the number of multi-family and mobile home housing units. The mobile home totals are from 2002 and published by the Florida Housing Data Clearinghouse, which is maintained by the University of Florida, and these numbers are published on the county's website. The multi-family unit totals are from 2005 and published by the University of Florida's Bureau of Economic and Business Research (BEBR).

Table 8: Dwelling Units by Type

	<b>Single Family</b>	<b>Condo/ Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Occupied Dwelling Units</b>	157,455	26,286	20,784	22,881

Source: Civaterra, Inc.; 2006

Table 9 below shows the resulting student generation rates by unit type and school type.

Table 9: Brevard County School Concurrency Student Generation Rates

	<b>Single Family</b>	<b>Condo/ Co-Op</b>	<b>Mobile Home</b>	<b>Multi Family</b>
<b>Elementary</b>	0.20	0.03	0.07	0.19
<b>Middle</b>	0.06	0.01	0.02	0.05
<b>High</b>	0.12	0.02	0.03	0.07
<b>Total</b>	0.38	0.06	0.12	0.31

Source: Civaterra, Inc.; 2006 (includes Jr/Sr High students)

To determine the student impact of a proposed residential development for school concurrency purposes, a proposed development's projected number and type of unit are converted into the number of projected students by school level within the specific Concurrency Service Area Boundary. Based on the student generation rates in Table 9 above, 100 new single-family housing units constructed in Brevard County, will generate 20 elementary school students, 6 middle school students, and 12 high school students for the Brevard County Public School System.

Because the projection of the number of students that will be generated from new residential development is critical to the school concurrency process, a student generation multiplier was created using the full student population. Consequently, the number of students associated with a development can be calculated by applying the multiplier by school level to the development's proposed number and type of residential housing units.

# **Projected Public School Facility Conditions**

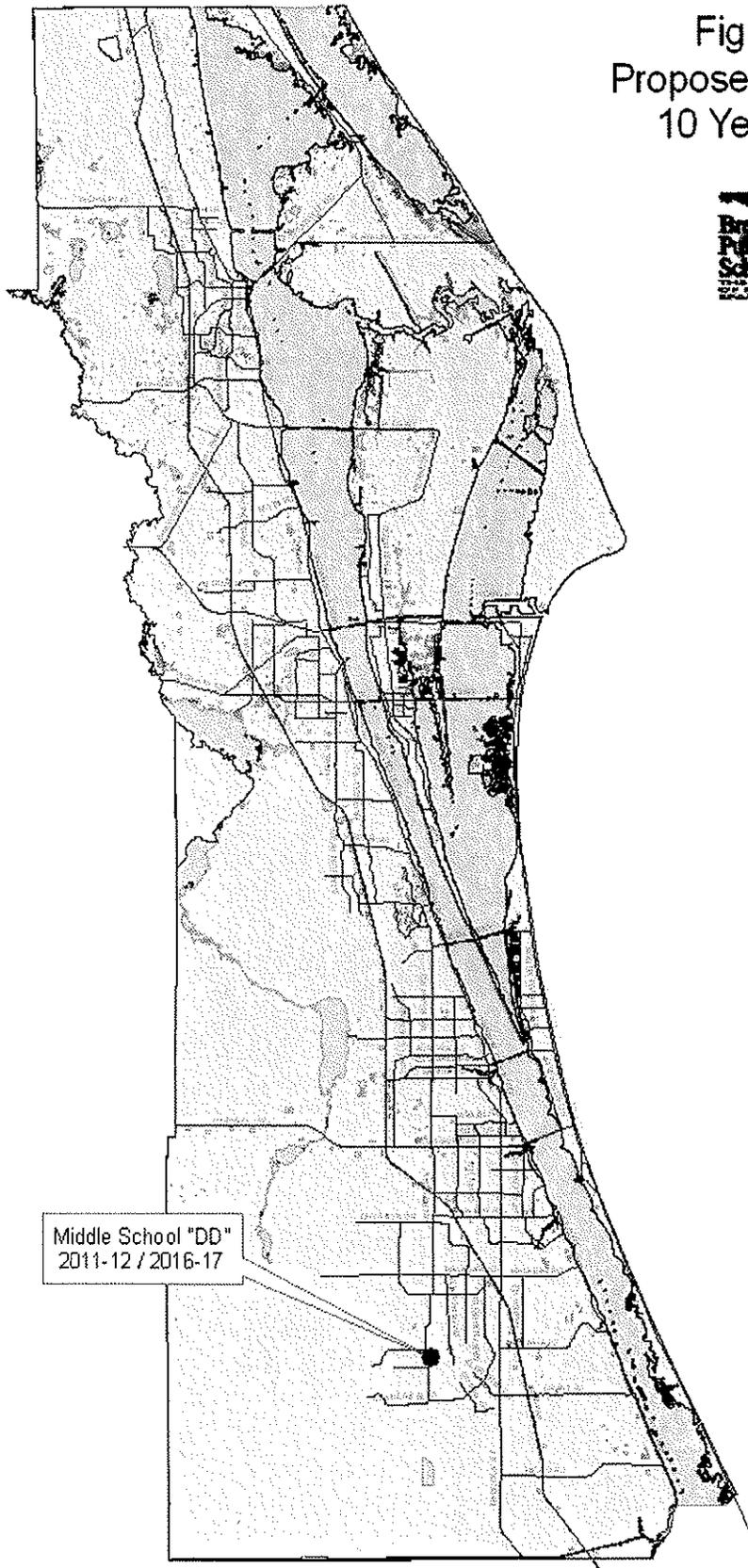
## ***Planning for Student Growth***

One of the main documents used to plan for new educational facilities is the Educational Plant Survey. The Educational Plant Survey (Attachment B) is prepared once every five years (and updated as necessary within the five year time frame with “spot” surveys), and is a comprehensive and systematic study of present educational and ancillary facilities used for determining future capital needs. This Educational Plant Survey is used as a reference when formulating the District’s Tentative Facility Work Program, which includes the Five-Year Capital Facilities Work Program (Attachment C). In accordance with statutes, the Five-Year Facility Program is updated annually. Based on the recommendations of the DCA and DOE, the District in 2008 performed a Spot Survey to update the Educational Plant Survey utilizing COFTE projections. This document is attached in Attachment B. Likewise, the School District has updated the Five-Year Capital Facilities Work Program with COFTE student projections, and this is attached as the revised Attachment C.

With each annual update to the Work Program, the District reviews the existing and projected student growth as determined by COFTE and distributed by school based on local data to prepare for the additional capacity necessary to support the growth.

The School District also prepares a long range ten and twenty-year plan as a part of the Five-Year Facilities Work Program. Based on the slowing of growth and the DOE required revised projections of students, the School District has reduced the number of projected new schools, ancillary facilities, and additions it currently identifies as necessary within the 10 and 20 year planning horizons. Figure 5 below identifies the location of property owned by the School District and the location of future schools by school type for the “long range” planning period (10 yrs).

Figure 5  
Proposed Schools  
10 Year Plan



### **Projected Enrollment**

According to state law, the School District is required to accurately project future student enrollment and school capacity annually. The State's DOE Capital Outlay Full Time Equivalent (COFTE) student count is the measure the DOE has required for student projections.

Summary data, shown in Table 10 provided by the Florida Department of Education (DOE), reflects student projections for the County to school year 2013-14. According to the projections by the DOE, student population is expected to decrease from 2006 through 2009, at which point it will start to increase once again. The COFTE student population is projected to jump from 66,450 in 2008-09 to 69,277 students in 2013-14. While this represents a five-year increase of nearly 3000 students, these numbers reflect considerably lower student growth rate than previously anticipated by the DOE. Each year the DOE adjusts its COFTE projections. Therefore, by the School District's careful monitoring of actual student membership, the School District will be able to adjust and plan as needed for future student enrollment.

Table 10 Capital Outlay FTE Growth Summary

<b>School Year</b>	<b>DOE COFTE</b>	<b>Annual Increase (Decrease)</b>
2006/07	67,132	--
2007/08	66,453	(679)
2008/09	66,450	(3)
2009/10	66,796	346
2010/11	67,206	410
2013-14	69,277	2071

Source: Department of Education, July 2007.

### **Projection Method for Brevard Students**

As required by the Florida DOE, the School District must rely upon the COFTE projections as the basis of its annual capital planning for the financially feasible Five-Year Capital Facilities Work Program. During the summer of each year, the Florida Department of Education (DOE) publishes grade by grade COFTE enrollment projections for each Florida school district for the next 10 years. The DOE uses an average of the student counts and a standard 'cohort survival' method using five year enrollment trends.

While the DOE methodology used is generally accepted and is considered fairly reliable for long term projections, using the DOE COFTE projections *alone* for annual school concurrency planning presents the School District with several issues. To address the differences in the data, the School District prepares projections school by school, grade by grade modifying information where boundary changes have occurred, development trends have affected population distribution, and where unique information of housing trends has been provided by local government data.

In preparation for the School District's **2008-09** Capital Facilities Work Program and Five Year Capital Plan, the School Board retained a consulting firm, CivaTerra, to obtain future residential development activity data from the local governments, and to produce student population projections that incorporate the residential growth data. CivaTerra produced student population projections using Davis Demographics software. Davis Demographics is a GIS-based program that uses a cohort survival method, and incorporates future residential growth to produce student population projections. Next the "From-To" analysis discussed in the Section above entitled "*Existing Public School Facility Conditions*" adjusts future enrollments by accounting for students attending schools outside of their residence boundary. Finally, established redistricting schedules, governed by Board policy, are applied to further refine these projections to develop school utilization projections for the end of the planning period of 2011-12. This data provides the basis for the updated student projections and apportionment of COFTE projections to develop the *Update No. 1 to the 2007-08 Five-Year Facilities Work Program*. The CivaTerra model and the student adjustments data are provided in **Appendix "A"**.

The student membership projections developed with the Davis Demographics "School-Site" software are based on birth rates; student mobility rates; and residential development data. When the software calculations have been generated, the sum of all the changes (from-to, established re-districting) is added or subtracted from each school projection generated. The results become the final projections for school concurrency, aka the "Growth Management" projections. These student membership projections will be recalculated each year using the software. Subsequent adjustments to reflect the patterns of student attendance across the county will also be recalculated every year.

In response to the ORC Report, the School District compared the input factors and model results to the School Board's annual enrollment forecast, total population figures, and the COFTE projections to provide consistency with the State's data and determine the financial feasibility of its adopted 2007-08 Capital Plan. The resulting Update No. 1 (Included in Attachment C) demonstrates sufficient capacity for the School District to reach its adopted LOS standard at the end of the planning period. See Appendix C for the full Capital Plan.

### ***Level of Service Standard***

The Level of Service (LOS) standard for schools, as proposed and discussed in this Report, is described as the optimum utilization of schools based on a ratio of permanent capacity to school enrollment in each Concurrency Service Area (CSA) according to a financially feasible plan for the District. The school utilization must not exceed the adopted LOS by students generated from new developments. The School District's LOS standard is calculated based on permanent student stations, as defined by the Florida Inventory of School Houses (FISH) and is applied to each school of the four types of schools: elementary, middle, jr/sr high and high schools. The Level of Service (LOS) standards, which are adopted in the amended Interlocal Agreement (ILA) and applied in each CSA, are used to establish the maximum permissible school utilization rate relative to capacity. The LOS standard for Brevard Schools, which apply at the school level, is 100% of permanent FISH capacity for all schools of each type by the year 2011-2012.

The LOS standard is based on permanent capacity within a CSA as defined by FISH for two reasons. First, FISH permanent capacity is the measurement that the Board has utilized over the years to indicate the available capacity at area schools. Each year after the fall student count, a utilization report is produced which indicates the school enrollment at each school, FISH capacity and the percentage each school is over or under the FISH capacity. This is the basis for the School Board's adopted five year capital plans and any new capacity projects which may need to be funded if other means of balancing utilization of schools are not available. Upon the adoption and implementation of school concurrency, the School District's school utilization report will be used to provide recommendations for the evaluation of residential development proposals pursuant to the Interlocal Agreement amended for School Concurrency (ILA).

Second, FISH capacity is generated by the Florida Department of Education (DOE) and is the accepted capacity calculation based on design, though not always reflective of how schools are used based on the programs offered at a school. The FISH measurement provides a basis for capacity that is generally recognized by the local governments and development communities at this time.

School concurrency requires a review of proposed residential developments to confirm that student stations will be available to serve the students generated by the development at the time the student impact will occur. This review first considers capacity in the Concurrency Service Area (CSA) of the proposed residential development, and it includes a review of adjacent CSA's for capacity if none exists in the directly affected CSA. The use of adjacency requires the School District to maximize utilization of

schools to the greatest extent possible to ensure that the utilization of two adjacent schools is not disparate. School Districts can maximize utilization through school attendance zone adjustments, changes in school programs, building new schools, or providing additional capacity at existing schools.

School concurrency management then requires that residential development projects not be approved if sufficient capacity at the designated level of service is not available to serve the project. If a proposed development fails the school concurrency test due to lack of sufficient capacity, and there is no adjacent capacity, the development may seek options to provide for the necessary school capacity through mitigation.

Levels of service standards for public school facilities serve several purposes:

- To guide long range projections of school facility needs;
- To assist with the determination of school facility needs over the five year capital improvement element time frame; and,
- To establish a basis for the review of petitions for final subdivisions and site plans for residential development.

The Florida Legislature recognized that the premise of concurrency is that public facilities will be provided to achieve and maintain the adopted standards [*Section 163.3180(13)(d), F.S.*]. Therefore, when considering the school concurrency LOS standard to be set, future student enrollments and capacity measurement, and the School Board's financial capability for capital projects must be taken into consideration. In addition, Section 163.3180(13)(b) 3., F.S. provides authorization for tiered level of service standards; this recognizes that in some rapidly growing counties there is a severe backlog of public school capacity and that meeting those needs may take time to achieve while maintaining an adequate and desirable level of service over the planning period.

The school concurrency legislation, *Section 163.3180(13)(b), Florida Statutes*, contains three provisions regarding level of service standards for the purposes of school concurrency:

- Level-of-service standards must be established jointly in the interlocal agreement by the School Board and local governments within the County, they must be adequate, and they must be based on data and analysis.
- Public school level-of-service standards are to be adopted by the local governments into the Public School Facilities and Capital Improvements Elements of the comprehensive plan and are

to be applied district-wide to all schools of the same type. Types of schools may include elementary, middle, and high schools as well as special purpose facilities such as magnet schools. Levels of service may differ between types of schools.

- As an option, the law permits local governments to utilize tiered level-of-service standards to allow time to achieve an adequate and desirable level of service on a system-wide basis or utilize a long-term concurrency management system for specifically defined districts where significant backlogs exist.

### ***An Analysis of Existing and Projected Student Enrollment***

An analysis of existing and projected enrollment, capacity and utilization of the existing and future public schools in Brevard County has been performed to identify surpluses and deficiencies in capacity (student stations) by school and by school type. This analysis established a base that helped develop the level of service standard for schools. With areas deficient in capacity identified, a determination of the financial cost to add additional capacity to correct the deficiency and/or student boundary adjustments to areas with surpluses can be made.

Table 11: *Brevard County Public Schools Utilization 2007-08 to 2011-12* below shows the result of this analysis. As of 2007-08, there are twenty-two (22) schools in Brevard County with an LOS greater than 100 percent. The majority of these schools (12) are elementary schools. The Utilization Table shows that the School District will meet its adopted LOS at the end of the planning period using a Tiered Level of Service discussed in the following section.

Note that new capacity is in place at several existing high schools in years 2008-09 and 2009-10, and high school "CCC" will open for school year 2009-10. This additional capacity will resolve LOS issues at the high school level. However, the ability to conduct student attendance area adjustments will allow the District to achieve and maintain an adopted Level of Service at the elementary, middle and Jr./Sr. high schools. The School Board, recognizing the need to define criteria for the implementation of strategies to meet the Level of Service requirements established by the Board and contained in the Interlocal Agreement for Public School Facility Planning and School Concurrency (part of the 2005 Growth Management Legislation), established a School Board Policy (Appendix D) to permit adjustments to ensure maximum utilization.

Table 11

# Brevard County Public Schools Utilization 2007-08 to 2011-12

Financially Feasible Plan Incorporating Growth Projections, New Schools, New Additions and Redistricting / Busing

Maximum Utilization Elementary Schools:	127%	129%	111%	103%	99%
Maximum Utilization Middle Schools:	122%	119%	94%	97%	97%
Maximum Utilization Jr / Sr High Schools:	133%	131%	105%	102%	98%
Maximum Utilization High Schools:	139%	128%	111%	98%	92%

School	School Year 2007-08			School Year 2008-09			School Year 2009-10			School Year 2010-11			School Year 2011-12		
	Perm. FISH Capacity	10/15/07 Membership	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization
	<b>Elementary School Concurrency Service Areas</b>														
Allen	634	768	121%	634	737	116%	634	653	103%	634	637	100%	634	630	99%
Andersen	800	640	80%	800	667	83%	800	726	91%	800	749	94%	800	778	97%
Apollo	910	722	79%	910	731	80%	910	749	82%	910	841	92%	910	838	92%
Atlantis	714	765	107%	714	751	105%	714	685	96%	714	616	86%	714	620	87%
Audubon	754	635	84%	754	602	80%	754	569	75%	754	544	72%	754	541	72%
Cambridge	627	502	80%	627	517	82%	627	542	86%	627	562	90%	627	595	95%
Cape View	591	376	64%	591	374	63%	591	375	63%	591	382	65%	591	393	66%
Carroll	762	845	111%	762	816	107%	762	747	98%	762	705	93%	762	708	93%
Challenger 7	578	494	85%	578	508	88%	578	550	95%	578	554	96%	578	554	96%
Columbia	707	553	78%	707	547	77%	707	677	96%	707	671	95%	707	672	95%
Coquina	593	439	74%	593	457	77%	593	473	80%	593	533	90%	593	543	92%
Creel	1,148	819	71%	1,148	827	72%	1,148	826	72%	1,148	879	77%	1,148	901	78%
Croton	732	537	73%	732	548	75%	732	619	85%	732	631	86%	732	654	89%
Discovery	848	1,031	122%	848	1,000	118%	848	910	107%	848	876	103%	848	837	99%
Endeavour	898	551	61%	898	568	63%	898	716	80%	898	723	81%	898	742	83%
Enterprise	714	904	127%	714	861	121%	714	794	111%	714	736	103%	714	706	99%
Fairglen	764	716	94%	764	707	93%	764	709	93%	764	728	95%	764	740	97%
Gardendale	703	487	69%	703	494	70%	703	497	71%	703	503	72%	703	523	74%
Gemini	689	588	85%	689	566	82%	689	540	78%	689	536	78%	689	512	74%
Golfview	707	635	90%	707	651	92%	707	654	93%	707	665	94%	707	687	97%
Harbor City	465	465	100%	465	472	102%	465	428	92%	465	428	92%	465	447	96%
Holland	624	418	67%	624	406	65%	624	418	67%	624	414	66%	624	426	68%
Imperial Estates	729	682	94%	729	693	95%	729	681	93%	729	689	95%	729	699	96%
Indialantic	732	764	104%	732	738	101%	732	717	98%	732	706	96%	732	695	95%
Jupiter	810	851	105%	810	864	107%	810	757	93%	810	765	94%	810	791	98%
Lockmar	910	713	78%	910	729	80%	910	834	92%	910	866	95%	910	886	97%
Longleaf	772	696	90%	772	674	87%	772	673	87%	772	664	86%	772	662	86%
Manatee	880	827	94%	880	811	92%	880	821	93%	880	789	90%	880	806	92%
McAuliffe	772	920	119%	772	936	121%	772	753	98%	772	742	96%	772	761	99%
Meadowlane Int.	908	519	57%	908	515	57%	908	693	76%	908	683	75%	908	709	78%
Meadowlane Prim.	842	694	82%	842	727	86%	842	747	89%	842	763	91%	842	790	94%

Table 11

# Brevard County Public Schools Utilization 2007-08 to 2011-12

Financially Feasible Plan Incorporating Growth Projections, New Schools, New Additions and Redistricting / Busing

Maximum Utilization Elementary Schools:	127%	111%	103%	99%
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Maximum Utilization Jr / Sr High Schools:	133%	105%	102%	98%
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School	School Year 2007-08			School Year 2008-09			School Year 2009-10			School Year 2010-11			School Year 2011-12		
	Perm. FISH Capacity	10/15/07 Membership	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization
Milla	817	365	45%	817	402	49%	817	458	56%	817	492	60%	817	536	66%
Mims	707	531	75%	707	528	75%	707	522	74%	707	535	76%	707	542	77%
Oak Park	910	750	82%	910	757	83%	910	747	82%	910	739	81%	910	743	82%
Ocean Breeze	533	561	105%	533	563	106%	533	554	104%	533	545	102%	533	528	99%
Palm Bay	870	716	82%	870	726	83%	870	719	83%	870	718	83%	870	729	84%
Pinewood	505	421	83%	505	415	82%	505	392	78%	505	371	73%	505	365	72%
Port Malabar	790	742	94%	790	744	94%	790	763	99%	790	762	96%	790	779	99%
Quest	910	858	94%	910	834	92%	910	858	94%	910	851	94%	910	834	92%
Riverview	552	470	85%	552	507	92%	552	559	101%	552	470	85%	552	497	90%
Riviera	707	564	80%	707	597	84%	707	575	81%	707	620	88%	707	652	92%
Roosevelt	624	462	74%	624	465	75%	624	479	77%	624	492	79%	624	507	81%
Sabal	719	573	80%	719	592	82%	719	672	93%	719	672	93%	719	681	95%
Saturn	848	740	87%	848	756	89%	848	783	92%	848	789	93%	848	812	96%
Sea Park	475	301	63%	475	291	61%	475	276	58%	475	253	53%	475	260	55%
Sherwood	609	638	105%	609	635	104%	609	638	105%	609	597	98%	609	592	97%
South Lake	533	454	85%	533	460	86%	533	441	83%	533	445	83%	533	451	85%
Sunrise	895	726	81%	895	735	82%	895	737	82%	895	741	83%	895	813	91%
Suntree	714	806	113%	714	763	107%	714	725	102%	714	695	97%	714	690	97%
Surfside	475	403	85%	475	380	80%	475	388	82%	475	389	82%	475	415	87%
Tropical	910	760	84%	910	737	81%	910	707	78%	910	698	77%	910	694	76%
Turner	790	765	97%	790	775	98%	790	759	96%	790	756	96%	790	777	98%
University Park	697	553	79%	697	555	80%	697	578	83%	697	595	85%	697	629	90%
Westside	835	825	99%	835	821	98%	835	825	99%	835	843	101%	835	804	96%
Williams	639	812	127%	639	822	129%	639	608	95%	639	610	95%	639	630	99%
<b>Elementary Totals</b>	<b>40,381</b>	<b>35,352</b>		<b>40,381</b>	<b>35,354</b>		<b>40,381</b>	<b>35,316</b>		<b>40,381</b>	<b>35,258</b>		<b>40,381</b>	<b>35,806</b>	

Table 11

# Brevard County Public Schools Utilization 2007-08 to 2011-12

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School	School Year 2007-08			School Year 2008-09			School Year 2009-10			School Year 2010-11			School Year 2011-12		
	Perm. FISH Capacity	10/15/07 Membership	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization
<b>Middle School Concurrency Service Areas</b>															
Central	1,524	1,003	66%	1,524	1,004	66%	1,524	1,302	85%	1,524	1,309	86%	1,524	1,353	89%
Clearlake	703	418	59%	703	441	63%	703	422	60%	703	394	56%	703	410	58%
Delaura	922	689	75%	922	661	72%	922	659	71%	922	594	64%	922	588	64%
Hoover	653	467	72%	653	439	67%	653	432	66%	653	402	62%	653	393	60%
Jackson	651	656	101%	651	601	92%	651	597	92%	651	598	92%	651	632	97%
Jefferson	820	699	85%	820	654	80%	820	658	80%	820	633	77%	820	531	65%
Johnson	1,065	962	90%	1,065	937	88%	1,065	915	86%	1,065	902	85%	1,065	904	85%
Kennedy	673	636	95%	673	621	92%	673	630	94%	673	651	97%	673	653	97%
Madison	742	660	89%	742	578	78%	742	692	93%	742	699	94%	742	666	90%
McNair	600	572	95%	600	565	94%	600	563	94%	600	561	94%	600	564	94%
Southwest	1,168	1,428	122%	1,168	1,390	119%	1,168	1,045	89%	1,168	1,018	87%	1,168	1,035	89%
Stone	1,013	665	66%	1,013	640	63%	1,013	676	67%	1,013	718	71%	1,013	700	69%
<b>Middle Totals</b>	<b>10,534</b>	<b>8,855</b>		<b>10,533</b>	<b>8,531</b>		<b>10,534</b>	<b>8,591</b>		<b>10,534</b>	<b>8,479</b>		<b>10,534</b>	<b>8,429</b>	
<b>Junior / Senior High School Concurrency Service Areas</b>															
Cocoa Beach	1,151	1,528	133%	1,151	1,507	131%	1,151	1,210	105%	1,151	1,160	101%	1,151	1,118	97%
Space Coast	1,715	2,161	126%	1,715	2,091	122%	1,715	1,772	103%	1,715	1,752	102%	1,715	1,682	98%
<b>Jr / Sr High Totals</b>	<b>2,866</b>	<b>3,689</b>		<b>2,867</b>	<b>3,598</b>		<b>2,866</b>	<b>2,982</b>		<b>2,866</b>	<b>2,912</b>		<b>2,866</b>	<b>2,800</b>	

Table 11

# Brevard County Public Schools Utilization 2007-08 to 2011-12

Financially Feasible Plan Incorporating Growth Projections, New Schools, New Additions and Redistricting / Busing

Maximum Utilization Elementary Schools:	127%	129%	111%	103%	99%
Maximum Utilization Middle Schools:	122%	119%	94%	97%	97%
Maximum Utilization Jr / Sr High Schools:	133%	131%	105%	102%	98%
Maximum Utilization High Schools:	139%	128%	111%	98%	92%

School	School Year 2007-08			School Year 2008-09			School Year 2009-10			School Year 2010-11			School Year 2011-12		
	Perm. FISH Capacity	10/15/07 Membership	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization	Perm. FISH Capacity	Adjusted Student Projection	Perm. Capacity Utilization
<b>High Totals</b>	<b>19,850</b>	<b>19,429</b>		<b>20,756</b>	<b>19,438</b>		<b>23,256</b>	<b>19,575</b>		<b>23,256</b>	<b>19,051</b>		<b>23,256</b>	<b>18,863</b>	
Astronaut	1,441	1,382	96%	1,441	1,397	97%	1,441	1,387	96%	1,441	1,317	91%	1,441	1,283	89%
Bayside	1,976	2,752	139%	2,214	2,826	128%	2,261	2,512	111%	2,261	2,214	98%	2,261	2,043	90%
Cocoa	1,675	1,193	71%	1,675	1,238	74%	1,675	1,247	74%	1,675	1,283	77%	1,675	1,225	73%
Eau Gallie	1,897	1,953	103%	1,897	1,759	93%	1,897	1,726	91%	1,897	1,685	89%	1,897	1,618	85%
Melbourne	2,036	2,274	112%	2,179	2,238	103%	2,417	2,009	83%	2,417	1,882	78%	2,417	1,738	72%
Merritt Island	1,382	1,569	114%	1,803	1,572	87%	1,803	1,547	86%	1,803	1,465	81%	1,803	1,499	83%
Palm Bay	2,466	2,529	103%	2,442	2,538	104%	2,442	2,232	91%	2,442	2,016	83%	2,442	1,922	79%
Rockledge	1,592	1,421	89%	1,592	1,197	75%	1,592	1,144	72%	1,592	1,137	71%	1,592	1,082	68%
Satellite	1,327	1,450	109%	1,454	1,193	82%	1,454	1,276	88%	1,454	1,169	80%	1,454	1,082	74%
Titusville	1,912	1,482	78%	1,912	1,491	78%	1,912	1,649	86%	1,912	1,607	84%	1,912	1,597	84%
Viera	2,146	1,424	66%	2,146	1,989	93%	2,146	1,946	91%	2,146	1,926	90%	2,146	1,974	92%
High "CCC"							2,216	900	41%	2,216	1,350	61%	2,216	1,800	81%

## Senior High School Concurrency Service Areas

## Schools of Choice That Do Not Have Boundaries

Freedom 7	453	412	91%	453	412	91%	453	412	91%	453	412	91%	453	412	91%
Stevenson	573	427	75%	573	427	75%	573	427	75%	573	427	75%	573	427	75%
West Melbourne	551	414	75%	551	414	75%	551	414	75%	551	414	75%	551	414	75%
Edgewood	951	946	99%	951	946	99%	951	946	99%	951	946	99%	951	946	99%
West Shore	1,033	955	92%	1,033	955	92%	1,033	955	92%	1,033	955	92%	1,033	955	92%
<b>Schools of Choice</b>	<b>3,561</b>	<b>3,154</b>		<b>3,562</b>	<b>3,154</b>		<b>3,561</b>	<b>3,154</b>		<b>3,561</b>	<b>3,154</b>		<b>3,561</b>	<b>3,154</b>	
<b>Brevard Totals</b>	<b>77,192</b>	<b>70,479</b>		<b>78,097</b>	<b>70,075</b>		<b>80,598</b>	<b>69,618</b>		<b>80,598</b>	<b>68,854</b>		<b>80,598</b>	<b>69,052</b>	

## ***Tiered LOS***

Through the introduction of a tiered level of service, the deficiencies in capacity can be addressed over the planning period to allow the School District adequate time to build additional capacity and make necessary boundary or program adjustments. Based on establishing the LOS standard of 100% per CSA for each school type and the projected enrollment by school through school year 2011-12, all of the schools in Brevard County will be able to meet the 100 percent LOS by 2011-12.

The Level of Service (LOS) standards, which are adopted in the amended Interlocal Agreement (ILA), are used to establish the maximum permissible school utilization rate relative to capacity. An essential component of determining the LOS for schools is the School District's ability to adopt a financially feasible capital program that can achieve and maintain the adopted LOS for public schools. Boundary changes, program shifts, and new or expanded school facilities must be built in time to handle the additional students that will come from new residential developments as those developments come on line. If sufficient school capacity does not exist in the CSA of a proposed residential development or its adjacent CSA then that new development may be required to mitigate its impacts or not build.

The Florida Statutes require that school concurrency must provide how the LOS standards will be achieved and maintained. The ability to achieve and maintain the LOS must be based on a financially feasible Five-Year Capital Plan, adopted annually by the School Board as prescribed in Chapter 163.3180(13)(d)(1), F.S. The LOS standards for schools will be adopted into the Capital Improvement Element (CIE) of the local governments' comprehensive plans and must apply district-wide for all schools of the same type.

Currently schools are operating at an average level of service of 91 percent with twenty-two schools operating above the 100 percent level of service. This includes twelve elementary schools, two middle schools, two Junior/Senior high schools and six high schools. With boundary adjustments, program changes, and/or the additional capacity projects identified in the proposed five-year capital plan, the number of schools utilized over 100 percent will be reduced to 100% by 2011-12.

Based on the information provided above, it is recommended that Brevard County Schools adopt, achieve and maintain a level of service standard of 100 percent of permanent FISH capacity. To achieve 100 percent LOS and remain financially feasible, the use of a tiered LOS will be required

initially for a period of time in order for the twenty-two schools to have their utilization maximized with other schools with lower levels of service.

Upon achieving the LOS of 100 percent of permanent FISH capacity in 2011-12, the tiered LOS will be terminated. The Tiered Level of Service shall be as shown in Table 12.

Table 12: Tiered Level of Service

<b>TIERED LEVEL OF SERVICE - SCHOOL YEARS 2007-08 to 2011-12</b>					
<b>Facility Type</b>	<b>2007-08</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>
Elementary Schools	127%	130%	115%	105%	<b>100%</b>
Middle Schools	122%	120%	<b>100%</b>	<b>100%</b>	<b>100%</b>
Junior / Senior High Schools	133%	135%	110%	105%	<b>100%</b>
High Schools	139%	130%	115%	<b>100%</b>	<b>100%</b>

***Board Policy 7120 - Criteria for Balancing School Membership to Capacity***

The School District also recognized that in order to implement some of the strategies necessary to meet the Level of Service requirements established herein, and included in the Interlocal Agreement, the School Board of Brevard County must address the balancing of enrollments through attendance redistricting. The School Board instituted Policy 7120 “Criteria for Balancing School Membership to Capacity” which provides criteria for balancing enrollments. The entire policy is included in Appendix D.

***School Concurrency Service Areas***

The School Concurrency Service Areas (CSA) are geographic areas in which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. A fundamental requirement of school concurrency is the establishment of these areas. These CSAs are used to determine whether adequate capacity is available to accommodate new students generated from residential development.

Brevard County School District currently operates eighty-five (85) schools. Using capacity as established by the Florida Inventory of School Houses (FISH), the majority of Brevard District schools operate at or below 100 percent of capacity. Schools that are operating above 100 percent of permanent FISH capacity have some form of relief planned within the current five year planning period.

Brevard School District and Brevard County local governments have agreed to apply school concurrency on a less than district-wide basis and use school attendance areas (boundaries) as the CSAs. Utilization of this method will create separate concurrency service area boundary maps for elementary, middle, Jr./Sr. and high schools. Each school will be its own CSA. Existing school attendance zones will remain the CSA for measuring level of service for each school.

As the CSA allows the impact of new residential development to be analyzed against the directly impacted schools, the review for available capacity will occur at the schools most likely to be impacted by the new residential development. If available capacity is not present, the adjacent school will be analyzed for capacity, lessening the burden on the School District to make significant boundary changes or program adjustments to accommodate the additional students.

Figures 6, 7, and 8 below, detail the school concurrency service area boundaries for the elementary, middle, Jr./Sr. high and high school grade levels, respectively.



Figure 7:

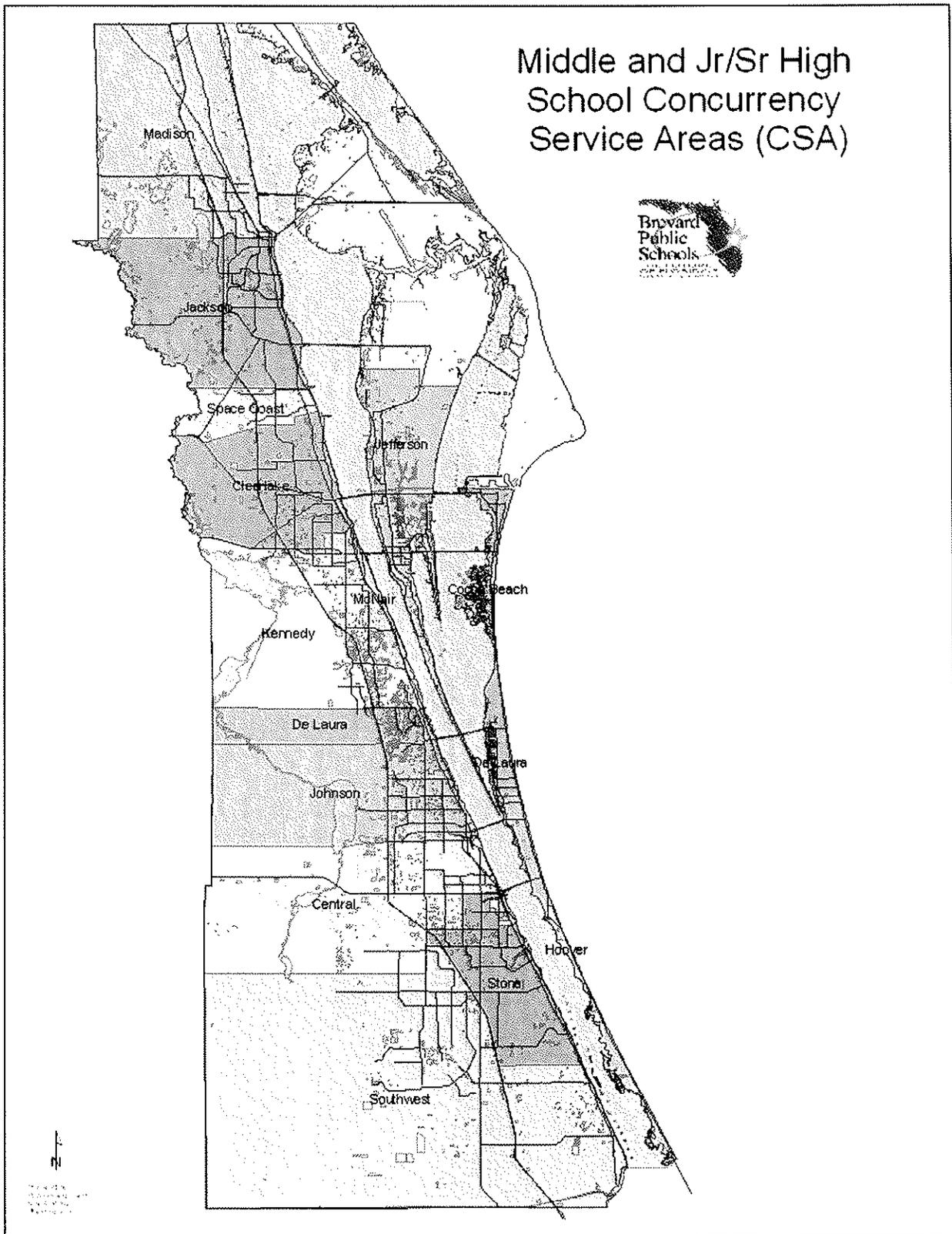
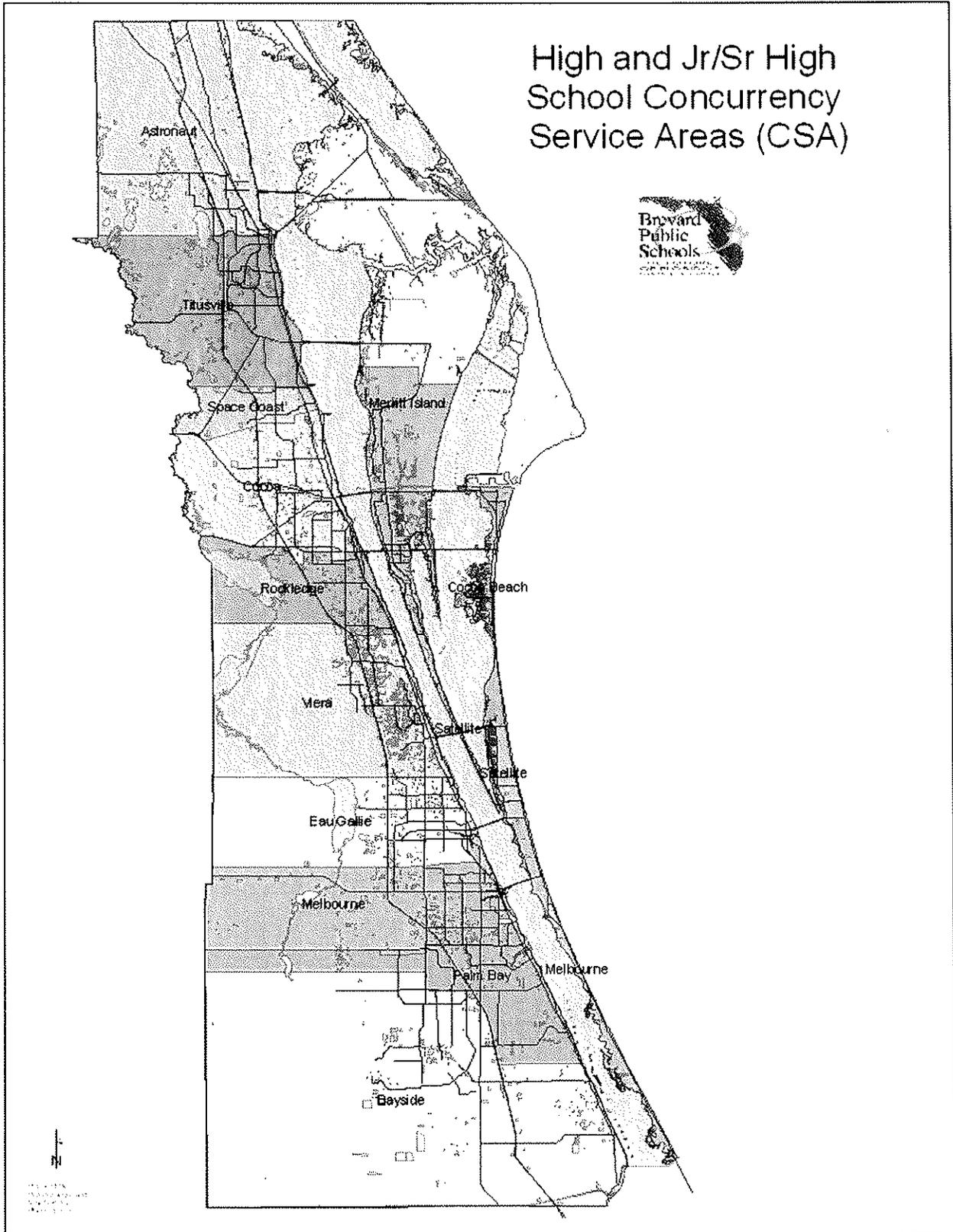


Figure 8:



# **School District Capital Improvements and Revenue Sources**

## ***School District Financial Feasibility***

School concurrency requires the School Board to adopt a financially feasible five-year capital facilities plan (Attachment C) and annually update it to provide enough capacity meet the adopted LOS standard for each CSA. The Five-Year Capital Facilities Plan, which is annually updated to add an additional year and adopted, details the capital improvements needed and funding revenues available to maintain the adopted level of service.

The School District assesses its projected growth in students and determines its student capacity project needs in consideration of its responsibility to adopt a financially feasible capital plan for the five year planning period. As previously demonstrated, the School District will continue to experience student growth at a slower rate. The review of current costs per student station and current and future revenue streams is critical for a financially feasible plan. At the same time the District must pay close attention to the cost per student station limits imposed by the Department of Education.

The following section "Student Station Costs" is representative of the analysis that is performed in determining the cost factor student station at a given point in time. This information, directly from the 2004 Impact Fee Study Report prepared by Tindale–Oliver & Associates, demonstrates the analysis to assess and forecast costs per student station.

## ***Student Station Costs***

The 2004 Impact Fee Report prepared by Tindale-Oliver and Associates, Inc. (Attachment D) shows the total costs by school type are based on both capital building and land costs, where available, and were provided to reflect typical capital costs for the land and construction costs for new schools in Brevard County. Data in Table 13 are based on the actual total costs for prototype elementary, middle, and high schools built and opened from 1995-2003, in Brevard County. The cost factors for new schools are updated every year as construction costs and land prices rise.

Table 13: School Facility Costs

<b>Cost Factors</b>	<b>Manatee Elementary</b>	<b>Longleaf Elementary</b>	<b>Central Middle</b>	<b>Bayside High</b>
Facility Built	August 2003	August 1996	August 1995	August 1997
Actual Construction Cost	\$11,327,615	\$8,822,856	\$20,294,627	\$36,735,785
Inflation Rate (construction) <sup>1</sup>	1.0060	1.1805	1.2145	1.1549
Inflated Construction Cost	\$11,395,581	\$10,415,382	\$24,647,824	\$42,426,158
Actual Land Cost	N/A	\$620,548	N/A	\$613,054
Inflation Rate (land) <sup>2</sup>	N/A	1.4070	N/A	1.384
Inflated Land Cost	N/A	\$873,111	N/A	\$848,467
Total Inflated Cost	\$11,395,581	\$11,288,493	\$24,647,824	\$43,274,625
Total Cost by School Type	<b>\$22,684,074</b>		<b>\$24,647,824</b>	<b>\$43,274,625</b>

\*Figures may not add due to rounding.

(1) Inflation rate for construction of school facility is based on Florida Student Station Cost Factors.

(2) The inflation rate for land is based on percentage change in property values from the Brevard County 2001-02 Budget Summary.

Based on the Table above costs per student station were calculated and shown in Table 14 below. This Table demonstrates that the costs per student station for the three school types used in this report are conservative for Brevard County, and only represent the costs as they were in the year of construction.

Table 14: Cost per Student Station by School Type

<b>Cost Component</b>	<b>Elementary</b>	<b>Middle(2)</b>	<b>High</b>	<b>Total</b>
School Building(1)	\$21,810,963	\$24,647,824	\$42,426,158	<b>\$88,884,945</b>
Land	\$873,111	\$0	\$848,241	<b>\$1,721,352</b>
Total	\$22,684,074	\$24,647,824	\$43,274,625	<b>\$90,606,297</b>
Student Stations	1,885	1,899	2,484	<b>6,268</b>
Cost per Student Station	\$12,033.99	\$12,979.37	\$17,421.35	<b>\$14,455.38</b>

Source: Dane G. Theodore, AIA, Brevard School District architect, October 24, 2003.

(1) Construction costs inflated according to the CPI from the month and year facility was opened until December 2003.

(2) Land was not required for construction of middle school.

The Impact Fee Report provides that the five-year annual average of total enrolled students from the 2003-03 to 2006-07 school years is used to weight the average cost per student by school type.

Included in capital costs are the costs associated with school buses and school bus compound needs. These are considered separate costs above and beyond school facility costs. The five-year annual average of total enrolled students is used to calculate the school bus cost per student, is added to the impact cost per student. It should be noted that only the school bus cost used to accommodate *new* students is used in the calculation of the school bus cost per student. School bus costs towards

replacing existing buses are not used in the impact fee calculation, but must come from other capital sources.

The cost of debt for school buildings is also added to the impact cost. This is based on the present value interest of the current debt, including Certificates of Participation, per student. Present value of interest is based on 5.0 percent debt over a 20-year time period. The result is the impact cost per student considering construction costs per new student station. The present value interest of the debt cost is added to the cost per student to calculate the total impact cost per student. The items discussed in this section, as well as the resulting total impact cost per student, are included in Table 15.

Table 15: Total Impact Cost per Student

<b>Impact Cost Per Student Station</b>				
<b>Calculation Step</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>
Cost Per Student Station	\$12,033.99	\$12,979.37	\$17,421.35	\$14,455.38
Utilization Rate	0.85	0.85	1.02	
Students five-year average <sup>1</sup>	35,442	9,286	23,792	68,520
Student Distribution <sup>1</sup>	51.7%	13.6%	34.7%	
Weighted Cost Per Student Station	\$14,157.64	\$15,269.85	\$17,079.75	\$15,323.00
Total Bus Cost				\$2,756,670
Bus Impact Cost Per Student				\$40.23
Impact Cost Per Student				\$15,363.23
Debt Cost Per Student				
Total Debt, from Work Plan				\$51,111,955
Amount Financed Per Student				\$745.94
Bond Yield Rate				5.0%
Interest				\$37.30
Capitalization Period, Years				20
Present Value Interest				\$464.80
<b>Total Impact Cost Per Student</b>				<b>\$15,828.03</b>

Source: Prepared for the 2004 Impact Fee Study for School District of Brevard County, October 24, 2003 and January 26, 2004.

(1) Total student enrollment for the 2002-03 to 2006-07 school years is used to calculate the five-year average of total enrolled students.

(2) School Bus Cost is based on \$61,765 per bus for 380 buses and \$1,024,000 per bus compound for 4 bus compounds. 10 percent of total estimated school bus costs were used to estimate bus costs for new students.

### ***School District Revenue/Funding Sources for Capital Improvement***

As structured, the public school system consists of students, personnel, schools, and administrative facilities. Residential development impacts the students and school facilities because increases in new student enrollment can place demands on school capacity and cause overcrowding of facilities. Therefore, an accurate inventory of both current and projected school capacity and student enrollment is crucial for school capital planning.

### ***School District Revenue Sources***

The school concurrency program requires identification/assessment of state and local revenue sources and funding mechanisms available for school capital improvement financing for the five (5) year planning period for financial feasibility and long range planning period including:

- Projection of property tax base
- Assessment ratio and millage rate (two mills levy)
- Additional revenue sources (impact fees, recurring state revenues, etc.)
- Projection of debt capacity
- Projections of debt service obligations for currently outstanding bond issues

### ***Recurring State Revenues***

The Florida State Constitution authorizes two sources of revenue for school districts to be used for State specified needs: Public Education Capital Outlay (PECO) and Capital Outlay and Debt Service (CO & DS). The PECO funds are generated through a 2.5 percent tax imposed on the gross receipts of sellers of electricity, natural or manufactured gas, and telecommunication services in the State. The CO & DS revenues are generated from the licensing of motor vehicles and motor homes and are also used for capital renovation and expansion projects for public education facilities. In Brevard County, the majority of the PECO and CO & DS funds are used for renovation and remodeling of existing public school facilities. Since these funds are not used to provide new student stations, they are not included in the State credit calculations. Based on historical trends for the 5 year period from 1999 to 2003, the total projected PECO and CO & DS revenues utilized for new construction were \$1,413,265 (*Source: Impact Fee Report*).

Further, the PECO and CO & DS funding for new student stations in the School Board's 5 Year CIP Plan from 2003 to 2007 is zero. In order to provide a conservative state credit calculation, the historical trend for the last five years, as discussed above, is used in the credit calculation. Thus, the 5-year

annual PECO and CO & DS funds of \$1,413,265 are divided by the 5,931 student stations expected to be constructed according to the School Board's Five-Year Capital Plan 2003 to 2007. Table 16 presents the results of the projected state revenue per student. The 5,931 student stations reflect the number of stations projected to be needed in order to maintain the average current utilization rates or level of service. (Source: Impact Fee Report)

Table 16: State Revenue Credits (2003-2007)

<b>State Revenue Credits</b>	<b>Revenue (5-Year)</b>
PECO and CO&DS funds	\$1,413,265
Projected Student Stations	5,931
<b>Total State Revenue per Student</b>	<b>\$238.28</b>

- (1) PECO, CO & DS revenues are from the 5 year period 1999 to 2003 (Dane G. Theodore, AIA, Architect for the School District of Brevard County, January 26, 2004).
- (2) 5,931 student stations expected to be constructed according to the School Board Five-Year Work Plan, 2003 to 2007.

Another revenue source is the credit for local revenues which include taxes on the sale of property. This revenue may be used for capital facility expansion purposes. Table 17 below shows how much per student is estimated based on the projected growth of 5,931 students, according to the School Board's Five-Year Work Plan 2003 to 2007.

Table 17: Local Revenue Credits per Student

<b>Local Revenue Credits</b>	<b>Per Student</b>
Property Sales, Food Service Transfer	\$1,000,000
Projected Student Stations	5,931
<b>Total Property Sale Proceeds per Student</b>	<b>\$168.61</b>

- (1) Property sales and food service transfer revenues are estimated in the School Board Five-Year Work Plan 2003 to 2007.

### **Recurring Local Revenues**

The 2-mill ad valorem tax levied by the School Board generates revenues used for both capital renovation and capital expansion. Revenue projections used in this five-year School Board Work Plan for the 2-mill ad valorem tax were based on an annual increase of 2.5 percent per year. However, recent revenue trends indicate that 6.0 percent annual increase revenue is more appropriate. Given this assumption, the amount of revenue available for capital based on the 35.4 percent ratio calculated above was adjusted to \$74.7 million.

A review of historic trends from 1999 to 2003 indicates that debt service paid on Certificates of Participation (paid by the 2-mill tax) total \$57.2 million. Since the adjusted five-year total revenue for 2003 to 2007 for new construction (\$74.7 million) is greater than the five-year period from 1999 to 2003 (\$57.2 million), it will be used to develop the 2-mill ad valorem tax credit. This will provide a conservative estimate of the credit amount from the 2-mill ad valorem tax. This calculation is made by dividing the average annual amount of the 2-mill ad valorem tax used for new construction or to pay debt service by the average number of students expected to utilize public school facilities during the 2003 to 2007 time period. This results in average 2-mill revenue per student. The present value of this annual revenue per student is based on a bond yield rate of 5.0 percent over a 20-year time period. See Table 18 below.

Table 18: 2-mill Debt Service Revenue Credit

<b>2-mill Debt Service Factors</b>	<b>Revenue</b>
Adjusted average annual five-year projected 2-mill Revenues, based on a 6 percent annual increase.	\$42,157,554
Percent of five-year 2-mill revenue used for capital expansion <sup>1</sup> .	35.4%
Five-year 2-mill revenue used for capital expansion	\$14,936,964
Number of Students, 5-Year Avg.	68,438
2-mill Annual Revenue Per Student	\$218.26
Bond Yield rate	5.0%
Capitalization Period, Years	20
<b>Present Value Annual 2-mill Revenue per Student</b>	<b>\$2,720.00</b>

(1) Based on the School Board's Five-Year Work Plan , 2003 to 2007, approximately 35.4 percent of the five-year average of 2-mill revenues is used for the expansion of student stations (Dane G. Theodore, AIA, Architect for the School District of Brevard County, January 26, 2004).

A summary of all revenue credits and the resulting net impact cost per student is provided in Table 19.

Table 19: Summary of Revenue Credits and Net Impact Cost

<b>Total Cost per Student *</b>	<b>\$15,828.03</b>
State Revenue Credit	\$238.28
Local Revenue Credit	\$168.61
2-mill Debt Service Revenue Credit	\$2,720.00
<i>Total Revenue Credit</i>	<b>\$3,126.89</b>
<b>Net Cost per Student (less above credits)</b>	<b>\$12,701.14</b>

Source: 2004 Impact Fee Study, Tindale-Oliver and Assoc., Inc  
 \*Based on the School Board's Five-Year Work Plan, 2003 to 2007

While the above analysis, excerpted directly from the 2004 Impact Fee Study, provides the methodology to calculate cost per student station, the DOE provides and updates costs per station that limit the expenditures by the District. It is often these values that are utilized in computations for additional capacities.

### ***The School District's Five-Year Capital Facilities Plan***

The Capital Plan is developed to provide funding to build new capacity as needed to meet the projected student growth. It must address updating schools on a systematic schedule to meet educational needs, and provide funding for maintenance and system renovation to ensure that facilities function safely. As structured, the *School District's Five-Year Capital Facilities Plan* identifies the School District's capital needs based on current costs per student station and projected growth to meet the capacity needs to address facility improvements and long-range capacity requirements. The School District's Capital Plan is developed with an annual 5-year adoption to develop a long-range financially feasible plan.

An assessment of the ability to finance capital improvements is based upon the projected enrollment and state and local revenues during the five-year planning period; the forecasting of expenditures for five years; the projections of other revenue sources such as impact and user fees; and projection of facilities cost considerations. The District's Five-Year Facilities Work Program (Attachment C) provides information regarding the ability to fund capital projects to meet the anticipated capacity needs through the 2011/12 school year. Tables 22 and 23 are replaced with updated figures in Attachment C.

The School Concurrency mandate requires that the School District annually update and adopt a Plan that contains sufficient capacity to meet the anticipated demand for student stations, ensuring that no schools exceed their adopted level of service for the five year period.

While the five-year capital plan must be adopted into the Capital Improvements Element of the local governments' Comprehensive Plans, the school district's capital improvements program does not require county or city funding.

The School District has provided an assessment of the ability to finance capital improvements based upon the revised projected enrollment and revenues during the five-year planning period. These are summarized as follows:

- Forecast of revenues and expenditures for five years. This information is provided in Attachment C. Revenues are summarized on page 9 of 24, while capacity projects are listed on pages 10 and 11 of 24.
- Projection of debt service obligations for currently outstanding bond issues - located in Attachment C – Page 5 of 24.
- Projection of facilities operating costs – located in new Appendix B
- Projection of debt capacity - located in Appendix C
- Projection of other tax bases and other revenue sources, such as, impact and user fees – located in Attachment C – Page 8 of 24.

### **Financial Feasibility and Adopted Level of Service Summary**

As required by the state for school concurrency, the School District must implement a financially feasible Five-Year Capital Facilities Plan that provides for school capacity improvements to accommodate projected student growth. Achieving and maintaining the adopted level of service standard identified for the five-year planning period, and for the end of the long range planning period (ten to twenty years) is based on the identification and assessment of the estimated costs to meet future needs. The School District uses COFTE projections for the State-funded portion of the Five-Year Plan and will use locally-generated funds (School Impact Fees) to meet the projected capital needs to achieve and maintain the financially feasible adopted LOS for students projected above the COFTE forecasts, if any.

Those improvements, which are budgeted and programmed for construction within the first three years of the Plan, are considered committed projects for concurrency purposes. Based upon revised student COFTE projections and relying upon school boundary adjustments to achieve and maintain the adopted level of service within the School District's proposed Five-Year Capital Facilities Plan, the capacity-providing capital improvements have been revised and schools have been rescheduled for the long range planning period. Table 20 below indicates the revised capital projects timing for capacity projected for construction in the ten and twenty year planning period. With coordinated population and student projection planning, boundary adjustments and some capacity added, the school district will achieve and maintain an adopted LOS.

Table 20 Revised Facilities Work Program Schedule

<b>Project</b>	<b>Area</b>	<b>Planned construction date</b>
New Middle "DD"	I	2011-12/ 2016-2017
Elementary "U"	III	2018-19/2026-27 (Long range)
Elementary "W"	I	2018-19/2026-27 (Long range)
Elementary "V"	I	2018-19/2026-27 (Long range)
Elementary "X"	IV	2018-19/2026-27 (Long range)
Elementary "Y"	I	2018-19/2026-27 (Long range)
Elementary "Z"	II	2018-19/2026-27 (Long range)
New Middle "EE"	IV	2018-19/2026-27 (Long range)
New Middle "FF"	III	2018-19/2026-27 (Long range)
Elementary "A1"		Removed from plan
Elementary "B1"		Removed from plan
High Schools DDD and EEE		Removed from plan

Source: Brevard Schools Facilities Department 2008 – revised to reflect COFTE student projections

## ***Class Size Reduction Issues***

In addition to meeting school concurrency mandates to achieve and maintain an adopted level of service, the need to meet the constitutional requirements of Classroom Size Reduction by 2010 has placed additional financial burdens on the School District. The school district performed an exercise to determine an approximation of the additional classrooms required in 2008 due to the change in CSR requirement from classroom average to classroom size maximums (without mitigating strategies). The results show at elementary school level a deficit of 172 classrooms or 2,967 seats; at middle schools 60 classrooms or 1320 seats may be needed; and at the high school level 198 classrooms or 4356 seats may be needed. The School District made some assumptions to obtain these numbers based on the CSR implementation rules.

*Assumptions:* Different schools will be overcrowded but new space will have been built, but the fundamental problems and quantities will be similar. A rough estimate of the number of classrooms required by the CSR change to classroom maximums can be done based on 2004-05 student populations, school capacities, core class definitions and course schedules even though all those will change by 2008. Attempting to forecast student population growth, class schedules, and even capacity changes to the year 2008 may introduce more error than it would preclude. Secondary schools are assumed to all be currently fully utilized so that any additional class sections required to meet the final CSR class maximum requirement will require additional classrooms.

*Methodology:* At the elementary school level, a school with portables is considered to be at its effective full capacity regardless of the percentage so additional capacity will have to be added to accommodate the maximum class size rule. A school without portables and sufficiently below full capacity that adding 69 students would not put it above the 100 percent average capacity does not need new classrooms. Elementary schools that need new capacity will need 3.5 additional classrooms each, rounded to 4. Half of the grades will have between 1 and 10 students too many, the other half of the classrooms will have between 1 and 10 students too few. The savings from the grades that are short 1-10 students will not help make room for the grades with 1-10 students too many. Therefore for 7 grades, on the average 3.5 classrooms will be needed, rounded to 4. Class schedules for all the secondary schools were examined. Core courses were identified. For every core class that had more than 22 students at the middle school level and 25 students at the high school level, another classroom period was required. The number of required classroom periods was divided by 4 for the schools on

block schedule and by 6 for the schools with one hour class periods to determine the number of classrooms needed per day to accommodate the classroom maximum constraints.

*Caveats:* This exercise was intended as a quick worst-case scenario, not as a formal estimate. A number of mitigating strategies have been assumed, there are several that would reduce the number of classrooms needed which include: putting schools on a split schedule - 6-12 and 12-6 - two schools in one building; a genuine year-round school with 4 school sections and sliding window vacation schedule; mandating that some secondary courses, especially non-core electives, be taken online with Florida High School; reducing the number of secondary non-core elective courses and allowing their class sizes to rise; encouraging more dual enrollment courses; at the elementary level, cap and bus at the grade level as soon as class size maximums have been reached. The State DOE has suggested these strategies as ways to mitigate the capacity impacts. If these strategies were employed, it may be possible to eliminate the need for any additional classrooms to meet the CSR maximum, but the recommendation would not be popular and possibly not even feasible.

**Financial Summary**

With the revision of the student projections triggering an update to the capital plan and the removal of additional capital improvements, the school district will rely on projects already in progress, along with the attendance boundary changes permitted by school board policies to address existing deficiencies and enrollment imbalances and achieve the adopted level of service within the five year period. Table 21 below describes the projected capital costs and the projected revenue for the School District from years 2007-08 through 2011-12.

Table 21: Projected Capital Costs and Projected Revenue

	2007/08	2008/09	2009/10	2010/11	2011/12
<b>Capital Cost</b>	\$76,365,977	\$12,440,620	\$12,000,000	\$37,313,775	\$13,400,000
<b>Projected Revenue</b>	\$76,365,977	\$12,440,620	\$12,000,000	\$37,313,775	\$13,400,000

## ***School Planning and Shared Costs***

By coordinating the planning of future schools with affected local governments, the school district can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School Board to coordinate school planning with the Capital Outlay Committee (COC) for review. The COC consists of representatives from various government agencies. Prior to the COC review, the affected jurisdiction may coordinate with School District staff to perform its own technical review of the site. This analysis permits the School Board and affected local governments to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.

Because Brevard County is undergoing significant infrastructure development, analyzing the infrastructure needs of planned school sites is necessary. With this process, shared funding for capital improvements for school sites can be determined according to the responsibility of each party for each specific school site. Necessary infrastructure coordination may include: potable water lines, sewer lines, drainage systems, roadways including turn lanes, traffic signalization and signage, site lighting, bus stops, and sidewalks. These improvements are assessed at the time of site plan preparation. Approval conditions can cover the timing and responsibility for construction, as well as the operation and maintenance of required on-site and off-site improvements. Any such improvements should be in keeping with the financially feasible capital plan adopted by the School Board.

Other cost-effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes, the County and the cities can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not be limited to, donation and preparation of site(s), acceptance of stormwater run-off from future school facilities into development project stormwater management systems, reservation or sale of school sites at pre-development prices, construction of new school facilities or renovation of existing school facilities, and provision of transportation alternatives.

The unknown costs of associated with maintaining a school concurrency program which does not exceed its adopted LOS, including on-site and off-site infrastructure, will be met and shared by all affected parties, consistent with the requirement for a financially feasible capital improvements program as provided in Attachment A, the adopted Interlocal Agreement Section 6, Joint Consideration of On-site and Off-site Improvements.

## Co-location / Joint-Use Analysis

Co-location and Joint-Use of facilities is required as a portion of the data and analysis requirement of Rule 9J-5.025, F.A.C, as well as a policy for the Public School Facility Element. Brevard County's Interlocal Agreement for Public School Facility Planning and School Concurrency (ILA) also addresses the consideration of co-location and shared use in Section 8 of the ILA. The following co-location maps, Figures 9-12, have been provided as a reference.

*Budget Considerations:* Co-location and shared use of facilities are important tools in budgeting and community building for the School Board, County and local governments. According to the ILA when preparing its Educational Plant Survey, the School Board will look for opportunities to co-locate and share use of school and civic facilities. Likewise, co-location and shared use opportunities shall be considered by the local governments when updating their comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

*Public Opportunity:* As the population continues to mature, leisure and cultural activities become desirable in a community. Middle and high schools are particularly well equipped to serve as community centers because of the capacity, parking and multi-purpose classrooms. Community associations and private organizations serving a range of needs could utilize schools located away from downtown areas. Middle and high schools should provide opportunities for community use. Elementary schools located in less urban areas may offer opportunities for use of their large rooms, such as the cafeteria or libraries.

*School Opportunity:* The School District would benefit from joint use of parks adjacent to or in the vicinity of public schools. The County's public golf courses could provide the high schools with more competitive scholastic opportunities through joint use.

*Development Opportunity:* Co-location is intended to provide efficient use of existing infrastructure and discourage sprawl. Identification early in a budget cycle and coordination among agencies will promote successful and effectively utilized public facilities. Cost effective co-location or joint use of district, county or city owned property could provide substantial savings for public facilities for existing and future facilities. Through school concurrency, proportionate share options for school district, local governments and developers to consider may include parks, and libraries near a planned public school.

As residential development proceeds, opportunities for co-location and joint use should be incorporated in public facilities.

*Mutual Use Agreements:* For each instance of co-location and shared use, the School Board and Local Government shall enter into a separate mutual use agreement addressing legal liability, operating and maintenance costs, scheduling of use, facility supervision and any other issues that may arise from co-location and joint use.

*Coordination:* The Florida Statutes require the School District and the local governments to consider co-locating public schools and public facilities. The co-location and shared-use of facilities provide important economic advantages to the County, School District and local governments. During the preparation of its Educational Plant Survey, the School District can identify co-location and shared-used opportunities for new schools and public facilities. Likewise, co-location and shared use opportunities should be considered by the local governments when updating their comprehensive plan, schedule of capital improvements and when planning and designing new or renovating existing libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Co-location and shared use of school and governmental facilities for health care and social services should also be considered.



Figure 10:

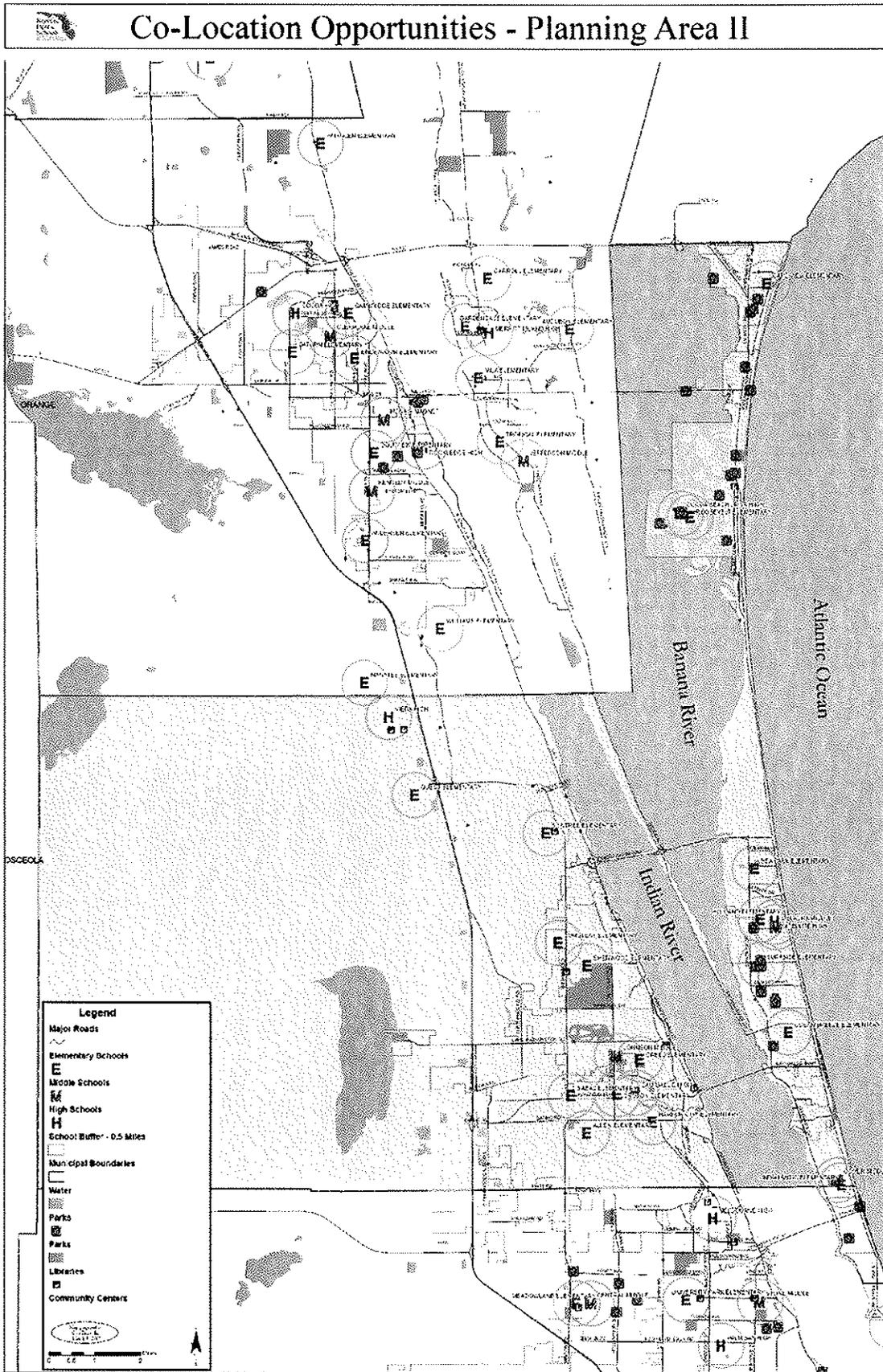


Figure 11:

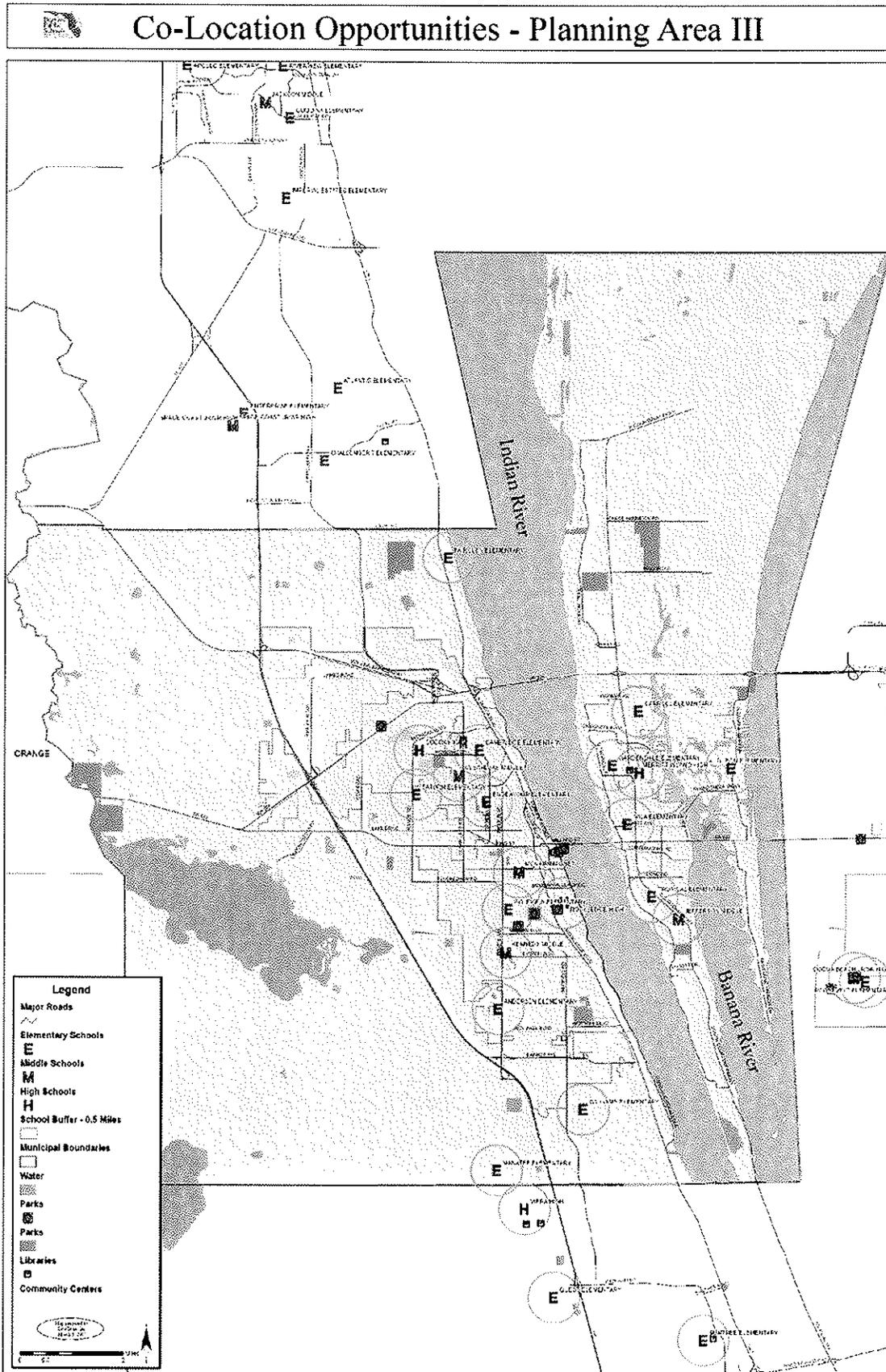
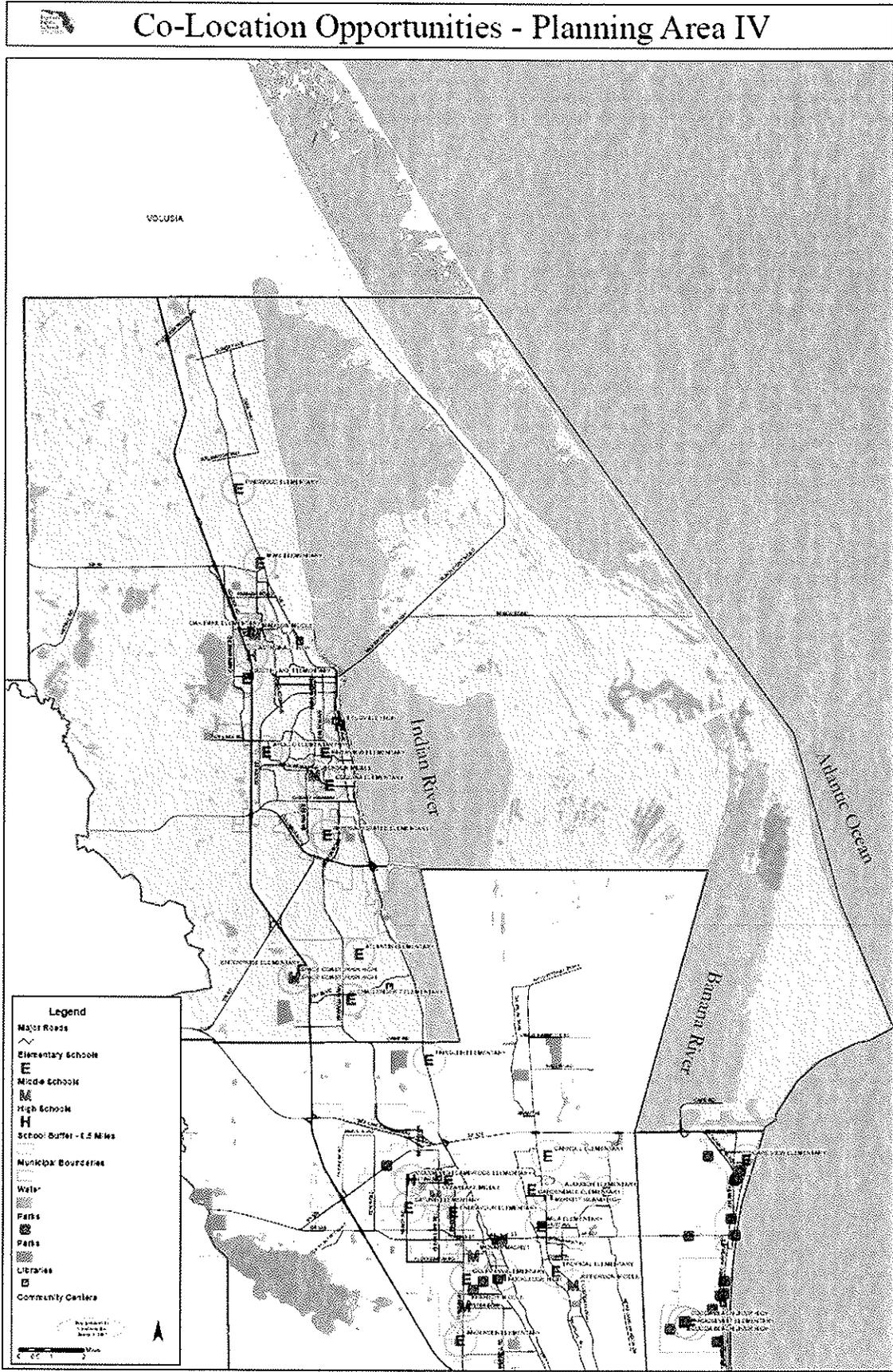


Figure 12:



## Summary

Florida law requires that the public school facilities element of a local government comprehensive plan address how the level of service standards will be achieved and maintained for school concurrency. The ability to achieve and maintain the adopted level of service must be based on a school district's financially feasible Five-Year Capital Facilities Plan. Furthermore, the law requires that the public school level of service (LOS) standards be adopted into local government capital improvement element, and must apply within each concurrency service area (CSA) to all schools of the same type (elementary, middle, Jr/Sr high and high).

Brevard County uses the school attendance boundaries as the CSA, therefore the LOS standard applies for each school. Initial shortfalls in Brevard County School District's capacity over the five-year period following adoption are addressed by adopting a tiered level of service standard and if needed a longer term for capacity catch-up with a concurrency management system.

The Brevard School District's Five-Year Capital Facilities Plan is required to be financially feasible and to address existing deficiencies to attain the adopted level of service, and maximize school utilization. Capacity is added in accordance with the annually adopted financially feasible Five-Year Capital Plan. Once the adopted level of service for each type of school has been achieved in 2011-12, the level of service will apply to all schools of the same type (elementary, middle, jr/sr high and high). Brevard County's adopted level of service of 100 percent can be met by school year 2011-12 through coordinated planning, enrollment adjustments and a financially feasible capital plan.

# EXHIBIT "C"

Brevard County School Board Five-Year Work Program

2008-09 through 2012-13

**INTRODUCTION**

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.  
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.  
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

**Summary of revenue/expenditures available for new construction and remodeling projects only.**

	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Five Year Total
Total Revenues	\$10,062,420	\$7,140,217	\$9,579,014	\$9,517,626	\$19,497,914	\$55,797,191
Total Project Costs	\$5,141,879	\$4,500,000	\$5,500,000	\$5,500,000	\$15,500,000	\$36,141,879
Difference (Remaining Funds)	\$4,920,541	\$2,640,217	\$4,079,014	\$4,017,626	\$3,997,914	\$19,655,312

District BREVARD COUNTY SCHOOL DISTRICT  
 Fiscal Year Range

**CERTIFICATION**

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent and Chief Financial Officer have approved the information contained in this 5-year district facilities work program, and they have approved this submission and certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

DISTRICT SUPERINTENDENT Dr. Richard A. DiPatri  
 CHIEF FINANCIAL OFFICER Judy Preston  
 DISTRICT POINT-OF-CONTACT PERSON Jay Stannard  
 JOB TITLE Facilities Planner  
 PHONE NUMBER 321-633-1000 Ext 463  
 E-MAIL ADDRESS StannarJ@Brevard.K12.FL.US

# Expenditures

## Expenditure for Maintenance, Repair and Renovation from 2-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
HVAC	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Flooring	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Safety to Life	\$413,674	\$496,790	\$664,883	\$628,936	\$626,740	\$2,831,023
Locations:	520 COMPOUND, ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, AREA II SUPT OFFICE, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, COQUINA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, DRAA FIELD STADIUM, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, EDUCATIONAL SERVICES FACILITY, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GIBSON PARK, GOLFVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE BUS COMPOUND, MANATEE ELEMENTARY, MCLARTY STADIUM, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE BUS COMPOUND, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MID-SOUTH AREA SUPPORT SERVICES, MILA ELEMENTARY, MIMS ELEMENTARY, NORMANDY CENTER, NORTH AREA TRANSPORTATION SERVICES, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, OLD CREEL BUS COMPOUND, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINEWOOD ELEMENTARY, PLANT OPERATIONS AND MAINT, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE BUS COMPOUND, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTH PINE GROVE SCHOOL, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST MELBOURNE MAINT COMPOUND, WEST SHORE JR/SR HIGH, WESTSIDE BUS COMPOUND, WESTSIDE ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$1,620,000	\$0	\$0	\$0	\$0	\$1,620,000
Locations:	AUDUBON ELEMENTARY, DISCOVERY ELEMENTARY, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, GOLFVIEW ELEMENTARY MAGNET, LEWIS CARROLL ELEMENTARY, SPACE COAST JR/ SR HIGH, TROPICAL ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					

Telephone/Intercom System	\$550,000	\$0	\$0	\$0	\$0	\$550,000
Locations:	MILA ELEMENTARY, PALM BAY ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, SATURN ELEMENTARY, SOUTH PINE GROVE SCHOOL, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$882,667	\$0	\$4,500,000	\$5,500,000	\$5,000,000	\$15,882,667
Locations:	520 COMPOUND, ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, AREA II SUPT OFFICE, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, COQUINA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, DRAA FIELD STADIUM, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, EDUCATIONAL SERVICES FACILITY, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GIBSON PARK, GOLFVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE BUS COMPOUND, MANATEE ELEMENTARY, MCLARTY STADIUM, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE BUS COMPOUND, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MID-SOUTH AREA SUPPORT SERVICES, MILA ELEMENTARY, MIMS ELEMENTARY, NORMANDY CENTER, NORTH AREA TRANSPORTATION SERVICES, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, OLD CREEL BUS COMPOUND, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINWOOD ELEMENTARY, PLANT OPERATIONS AND MAINT, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE BUS COMPOUND, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTH PINE GROVE SCHOOL, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST MELBOURNE MAINT COMPOUND, WEST SHORE JR/SR HIGH, WESTSIDE BUS COMPOUND, WESTSIDE ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
<b>Sub Total:</b>	<b>\$3,466,341</b>	<b>\$496,790</b>	<b>\$5,164,883</b>	<b>\$6,128,936</b>	<b>\$5,626,740</b>	<b>\$20,883,690</b>

PECO Maintenance Expenditures	\$4,136,741	\$4,967,903	\$6,648,826	\$6,289,356	\$6,267,404	\$28,310,230
<b>Two Mill Sub Total:</b>	<b>\$5,429,600</b>	<b>\$11,670,327</b>	<b>\$12,250,497</b>	<b>\$13,574,020</b>	<b>\$13,093,776</b>	<b>\$56,018,220</b>

Other Items	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Educational Technology Equipment Replacement	\$0	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$14,000,000

Locations	ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, COQUINA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GOLFPVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE ELEMENTARY, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MILA ELEMENTARY, MIMS ELEMENTARY, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINWOOD ELEMENTARY, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST SHORE JR/SR HIGH, WESTSIDE ELEMENTARY					
Educational Technology Sunrise Standard	\$1,350,000	\$3,407,000	\$1,000,000	\$1,000,000	\$1,000,000	\$7,757,000
Locations	ATLANTIS ELEMENTARY, BAYSIDE SENIOR HIGH, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, ENTERPRISE ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GOLFPVIEW ELEMENTARY MAGNET, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, JOHN F TURNER SR ELEMENTARY, LEWIS CARROLL ELEMENTARY, LONGLEAF ELEMENTARY, MANATEE ELEMENTARY, MEADOWLANE ELEMENTARY, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, OCEAN BREEZE ELEMENTARY, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE SENIOR HIGH, SHERWOOD ELEMENTARY, SOUTHWEST MIDDLE, STONE MIDDLE, THOMAS JEFFERSON MIDDLE, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WESTSIDE ELEMENTARY					
Other Projects	\$500,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$8,500,000
Locations	520 COMPOUND, ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, AREA II SUPT OFFICE, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, DRAA FIELD STADIUM, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, EDUCATIONAL SERVICES FACILITY, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GIBSON PARK, GOLFPVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE BUS COMPOUND, MANATEE ELEMENTARY, MCLARTY STADIUM, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE BUS COMPOUND, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MID-SOUTH AREA SUPPORT SERVICES, MILA ELEMENTARY, MIMS ELEMENTARY, NORMANDY CENTER, NORTH AREA TRANSPORTATION SERVICES, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, OLD CREEL BUS COMPOUND, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINWOOD ELEMENTARY, PLANT OPERATIONS AND MAINT, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE BUS COMPOUND, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTH PINE GROVE SCHOOL, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST MELBOURNE MAINT COMPOUND, WEST SHORE JR/SR HIGH, WESTSIDE BUS COMPOUND, WESTSIDE ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
Secondary Schools of National Prominence	\$0	\$2,984,440	\$2,984,440	\$2,984,440	\$2,984,440	\$11,937,760
Locations	ASTRONAUT SENIOR HIGH, BAYSIDE SENIOR HIGH, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, PALM BAY SENIOR HIGH, ROCKLEDGE SENIOR HIGH, SATELLITE SENIOR HIGH, SPACE COAST JR/ SR HIGH, TITUSVILLE HIGH, VIERA HIGH SCHOOL, WEST SHORE JR/SR HIGH					

ADA Projects	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Locations	520 COMPOUND, ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, AREA II SUPT OFFICE, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, COQUINA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, DRAA FIELD STADIUM, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, EDUCATIONAL SERVICES FACILITY, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GIBSON PARK, GOLFVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE BUS COMPOUND, MANATEE ELEMENTARY, MCLARTY STADIUM, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE BUS COMPOUND, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MID-SOUTH AREA SUPPORT SERVICES, MILA ELEMENTARY, MIMS ELEMENTARY, NORMANDY CENTER, NORTH AREA TRANSPORTATION SERVICES, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, OLD CREEL BUS COMPOUND, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINWOOD ELEMENTARY, PLANT OPERATIONS AND MAINT, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE BUS COMPOUND, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTH PINE GROVE SCHOOL, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST MELBOURNE MAINT COMPOUND, WEST SHORE JR/SR HIGH, WESTSIDE BUS COMPOUND, WESTSIDE ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
System Replacement at Failure	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000
Locations	520 COMPOUND, ANDREW JACKSON MIDDLE, APOLLO ELEMENTARY, AREA II SUPT OFFICE, ASTRONAUT SENIOR HIGH, ATLANTIS ELEMENTARY, AUDUBON ELEMENTARY, BAYSIDE SENIOR HIGH, CAMBRIDGE ELEMENTARY, CAPE VIEW ELEMENTARY, CENTRAL MIDDLE, CHALLENGER 7 ELEMENTARY, CHRISTA MCAULIFFE ELEMENTARY, CLEARLAKE MIDDLE, COCOA BEACH JR/SR HIGH, COCOA SENIOR HIGH, COLUMBIA ELEMENTARY, COQUINA ELEMENTARY, CROTON ELEMENTARY, DELAURA MIDDLE, DISCOVERY ELEMENTARY, DR W J CREEL ELEMENTARY, DRAA FIELD STADIUM, EAU GALLIE SENIOR HIGH, EDGEWOOD JR/ SR HIGH, EDUCATIONAL SERVICES FACILITY, ENDEAVOUR ELEMENTARY MAGNET, ENTERPRISE ELEMENTARY, FAIRGLEN ELEMENTARY, FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES, GARDENDALE ELEMENTARY MAGNET, GEMINI ELEMENTARY, GIBSON PARK, GOLFVIEW ELEMENTARY MAGNET, HANS CHRISTIAN ANDERSEN ELEMENTARY, HARBOR CITY ELEMENTARY, HERBERT C HOOVER MIDDLE, IMPERIAL ESTATES ELEMENTARY, INDIALANTIC ELEMENTARY, JAMES MADISON MIDDLE, JOHN F KENNEDY MIDDLE, JOHN F TURNER SR ELEMENTARY, JUPITER ELEMENTARY, LEWIS CARROLL ELEMENTARY, LOCKMAR ELEMENTARY, LONGLEAF ELEMENTARY, LYNDON B JOHNSON MIDDLE, MANATEE BUS COMPOUND, MANATEE ELEMENTARY, MCLARTY STADIUM, MEADOWLANE ELEMENTARY, MEADOWLANE INTERMEDIATE ELEMENTARY, MELBOURNE BUS COMPOUND, MELBOURNE SENIOR HIGH, MERRITT ISLAND SENIOR HIGH, MID-SOUTH AREA SUPPORT SERVICES, MILA ELEMENTARY, MIMS ELEMENTARY, NORMANDY CENTER, NORTH AREA TRANSPORTATION SERVICES, OAK PARK ELEMENTARY, OCEAN BREEZE ELEMENTARY, OLD CREEL BUS COMPOUND, PALM BAY ELEMENTARY, PALM BAY SENIOR HIGH, PINWOOD ELEMENTARY, PLANT OPERATIONS AND MAINT, PORT MALABAR ELEMENTARY, QUEST ELEMENTARY, RALPH M WILLIAMS JR ELEMENTARY, RIVERVIEW ELEMENTARY MAGNET, RIVIERA ELEMENTARY, ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS, ROCKLEDGE SENIOR HIGH, RONALD MCNAIR MIDDLE MAGNET, ROY ALLEN ELEMENTARY, SABAL ELEMENTARY, SATELLITE BUS COMPOUND, SATELLITE SENIOR HIGH, SATURN ELEMENTARY, SEA PARK ELEMENTARY, SHERWOOD ELEMENTARY, SOUTH LAKE ELEMENTARY, SOUTH PINE GROVE SCHOOL, SOUTHWEST MIDDLE, SPACE COAST JR/ SR HIGH, SPESSARD L HOLLAND ELEMENTARY, STONE MIDDLE, SUNRISE ELEMENTARY, SUNTREE ELEMENTARY, SURFSIDE ELEMENTARY, THEODORE ROOSEVELT ELEMENTARY, THOMAS JEFFERSON MIDDLE, TITUSVILLE HIGH, TROPICAL ELEMENTARY, UNIVERSITY PARK ELEMENTARY MAGNET, VIERA HIGH SCHOOL, WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE, WEST MELBOURNE MAINT COMPOUND, WEST SHORE JR/SR HIGH, WESTSIDE BUS COMPOUND, WESTSIDE ELEMENTARY, WHISPERING HILLS ADULT/COMMUNITY EDUCATION CENTER					
<b>Total:</b>	<b>\$9,566,341</b>	<b>\$16,638,230</b>	<b>\$18,899,323</b>	<b>\$19,863,376</b>	<b>\$19,361,180</b>	<b>\$84,328,450</b>

**Local Two Mill Expenditure For Maintenance, Repair and Renovation**

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Remaining Maint and Repair from 2 Mills	\$5,429,600	\$11,670,327	\$12,250,497	\$13,574,020	\$13,093,776	\$56,018,220

Maintenance/Repair Salaries	\$6,825,053	\$6,368,000	\$6,368,000	\$6,368,000	\$6,368,000	\$32,297,053
School Bus Purchases	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$2,750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$5,750,000
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$38,689,559	\$38,930,723	\$38,371,694	\$38,690,011	\$38,689,444	\$193,371,431
Rent/Lease Relocatables	\$900,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,900,000
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$12,500,000	\$11,200,000	\$11,100,000	\$10,260,000	\$10,100,000	\$55,160,000
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
<b>Local Expenditure Totals:</b>	<b>\$71,094,212</b>	<b>\$73,419,050</b>	<b>\$73,340,191</b>	<b>\$74,142,031</b>	<b>\$73,501,220</b>	<b>\$365,496,704</b>

## Revenue

### 2 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 2-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
(1) Non-exempt property assessed valuation		\$41,506,222,556	\$41,506,222,556	\$41,506,222,556	\$41,506,222,556	\$41,506,222,556	\$207,531,112,780
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.75	1.75	1.75	1.75	1.75	
(3) Full value of the 2-Mill discretionary capital outlay per s.1011.71		\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$345,020,475
(4) Value of the portion of the 2-Mills ACTUALLY levied	370	\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$345,020,475
(5) Difference of lines (3) and (4)		\$0	\$0	\$0	\$0	\$0	\$0

### PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
PECO New Construction	340	\$1,597,365	\$0	\$359,938	\$1,100,390	\$439,867	\$3,497,560
PECO Maintenance Expenditures		\$4,136,741	\$4,967,903	\$6,648,826	\$6,289,356	\$6,267,404	\$28,310,230
		\$5,734,106	\$4,967,903	\$7,008,764	\$7,389,746	\$6,707,271	\$31,807,790

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$292,959	\$292,959	\$292,959	\$292,959	\$292,959	\$1,464,795
CO & DS Interest on Undistributed CO	360	\$62,213	\$62,213	\$62,213	\$62,213	\$62,213	\$311,065
		\$355,172	\$355,172	\$355,172	\$355,172	\$355,172	\$1,775,860

**Fair Share Revenue Source**

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

**Sales Surtax Referendum**

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2007 - 2008? No

**Additional Revenue Source**

Any additional revenue sources

Item	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$10,000,000	\$10,000,000
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0

Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$7,000,000	\$7,000,000	\$9,000,000	\$9,000,000	\$9,000,000	\$41,000,000
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$19,000,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Obligated Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Property Sales	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Fuel Tax Rebate and State Grants	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
<b>Subtotal</b>	<b>\$10,200,000</b>	<b>\$11,200,000</b>	<b>\$13,200,000</b>	<b>\$13,200,000</b>	<b>\$23,200,000</b>	<b>\$71,000,000</b>

**Total Revenue Summary**

Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$69,004,095	\$345,020,475
PECO and 2 Mill Maint and Other 2 Mill Expenditures	(\$71,094,212)	(\$73,419,050)	(\$73,340,191)	(\$74,142,031)	(\$73,501,220)	(\$365,496,704)
PECO Maintenance Revenue	\$4,136,741	\$4,967,903	\$6,648,826	\$6,289,356	\$6,267,404	\$28,310,230
<b>Available 2 Mill for New Construction</b>	<b>(\$2,090,117)</b>	<b>(\$4,414,955)</b>	<b>(\$4,336,096)</b>	<b>(\$5,137,936)</b>	<b>(\$4,497,125)</b>	<b>(\$20,476,229)</b>

Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
CO & DS Revenue	\$355,172	\$355,172	\$355,172	\$355,172	\$355,172	\$1,775,860
PECO New Construction Revenue	\$1,597,365	\$0	\$359,938	\$1,100,390	\$439,867	\$3,497,560
Other/Additional Revenue	\$10,200,000	\$11,200,000	\$13,200,000	\$13,200,000	\$23,200,000	\$71,000,000
<b>Total Additional Revenue</b>	<b>\$12,152,537</b>	<b>\$11,555,172</b>	<b>\$13,915,110</b>	<b>\$14,655,562</b>	<b>\$23,995,039</b>	<b>\$76,273,420</b>
<b>Total Available Revenue</b>	<b>\$10,062,420</b>	<b>\$7,140,217</b>	<b>\$9,579,014</b>	<b>\$9,517,626</b>	<b>\$19,497,914</b>	<b>\$55,797,191</b>

## Project Schedules

### Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Total	Funded
Area 1: New High School "CCC"	Location not specified	Planned Cost:	\$3,500,000	\$0	\$0	\$0	\$0	\$3,500,000	Yes
		Student Stations:	0	2,333	0	0	0	2,333	
		Total Classrooms:	0	97	0	0	0	97	
		Gross Sq Ft:	0	342,195	0	0	0	342,195	
Music, Band and Orchestra	EAU GALLIE SENIOR HIGH	Planned Cost:	\$641,879	\$0	\$0	\$0	\$0	\$641,879	Yes
		Student Stations:	75	0	0	0	0	75	
		Total Classrooms:	3	0	0	0	0	3	
		Gross Sq Ft:	7,345	0	0	0	0	7,345	
Area III New Elementary School "U"	Location not specified	Planned Cost:	\$1,000,000	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$6,500,000	Yes
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	1	1	

Planned Cost:	\$5,141,879	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$10,641,879
Student Stations:	75	2,333	0	0	0	2,408
Total Classrooms:	3	97	0	0	0	100
Gross Sq Ft:	7,345	342,195	0	0	1	349,541

### Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total	Funded
Auditorium and Stage	COCOA SENIOR HIGH	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000	Yes
		\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000	

**Additional Project Schedules**

Any projects that are not identified in the last approved educational plant survey.

Project Description	Location	Num Classrooms	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total	Funded
Area I: Elementary School "V" (Not included in educational plant survey)	Location not specified	47	\$0	\$3,500,000	\$4,000,000	\$4,000,000	\$12,500,000	\$24,000,000	Yes
Undistributed Impact Fees	Location not specified	0	\$1,858,121	\$2,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$14,858,121	No
		47	\$1,858,121	\$6,000,000	\$7,500,000	\$7,500,000	\$16,000,000	\$38,858,121	

**Non Funded Growth Management Project Schedules**

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

# Tracking

## Capacity Tracking

Location	2008 - 2009 Satis. Stu. Sta.	Actual 2008 - 2009 FISH Capacity	Actual 2007 - 2008 COFTE	# Class Rooms	Actual Average 2008 - 2009 Class Size	Actual 2008 - 2009 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2012 - 2013 COFTE	Projected 2012 - 2013 Utilization	Projected 2012 - 2013 Class Size
TITUSVILLE HIGH	2,013	1,912	1,420	88	16	74.00 %	0	0	1,405	73.00 %	16
OAK PARK ELEMENTARY	910	910	702	48	15	77.00 %	0	0	687	75.00 %	14
JAMES MADISON MIDDLE	824	742	652	39	17	88.00 %	0	0	559	75.00 %	14
APOLLO ELEMENTARY	910	910	720	48	15	79.00 %	0	0	820	90.00 %	17
RIVERVIEW ELEMENTARY MAGNET	574	574	354	28	13	62.00 %	0	0	490	85.00 %	18
COQUINA ELEMENTARY	593	593	383	31	12	65.00 %	0	0	457	77.00 %	15
MIMS ELEMENTARY	707	707	519	37	14	73.00 %	0	0	494	70.00 %	13
NORMANDY CENTER	92	0	0	11	0	0.00 %	0	0	0	0.00 %	0
SOUTH LAKE ELEMENTARY	595	595	358	31	12	60.00 %	-62	-3	419	79.00 %	15
ANDREW JACKSON MIDDLE	723	651	640	32	20	98.00 %	0	0	590	91.00 %	18
IMPERIAL ESTATES ELEMENTARY	729	729	635	38	17	87.00 %	0	0	659	90.00 %	17
ASTRONAUT SENIOR HIGH	1,552	1,474	1,314	70	19	89.00 %	-33	-2	1,106	77.00 %	16
PINEWOOD ELEMENTARY	505	505	399	26	15	79.00 %	0	0	331	66.00 %	13
CHALLENGER 7 ELEMENTARY	578	578	431	30	14	74.00 %	0	0	525	91.00 %	18
ATLANTIS ELEMENTARY	820	820	646	43	15	79.00 %	-106	-5	521	73.00 %	14
ROCKLEDGE SENIOR HIGH	1,751	1,663	1,351	77	18	81.00 %	-71	-3	969	61.00 %	13
CLEARLAKE MIDDLE	781	703	418	37	11	59.00 %	0	0	416	59.00 %	11
CAMBRIDGE ELEMENTARY	743	743	446	39	11	60.00 %	-116	-6	535	85.00 %	16
ENDEAVOUR ELEMENTARY MAGNET	920	920	513	48	11	56.00 %	-22	-1	569	63.00 %	12
GOLFVIEW ELEMENTARY MAGNET	747	747	586	39	15	78.00 %	-40	-2	626	89.00 %	17
RONALD MCNAIR MIDDLE MAGNET	667	600	569	30	19	95.00 %	0	0	530	88.00 %	18
FAIRGLEN ELEMENTARY	786	786	690	42	16	88.00 %	0	0	692	88.00 %	16
JOHN F KENNEDY MIDDLE	880	792	623	41	15	79.00 %	-119	-6	579	86.00 %	17

COCOA SENIOR HIGH	1,763	1,675	1,127	82	14	67.00 %	0	0	1,109	66.00 %	14
SATURN ELEMENTARY	950	950	686	50	14	72.00 %	-106	-5	752	89.00 %	17
HANS CHRISTIAN ANDERSEN ELEMENTARY	800	800	600	31	19	75.00 %	0	0	730	91.00 %	24
MELBOURNE SENIOR HIGH	2,410	2,290	2,186	104	21	95.00 %	119	-5	1,557	65.00 %	16
PALM BAY SENIOR HIGH	3,466	3,293	2,046	150	14	62.00 %	-675	-29	1,748	67.00 %	14
WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE	551	551	412	29	14	75.00 %	0	0	378	69.00 %	13
UNIVERSITY PARK ELEMENTARY MAGNET	729	729	538	38	14	74.00 %	-32	-2	630	90.00 %	18
PORT MALABAR ELEMENTARY	874	874	739	46	16	85.00 %	-84	-4	667	84.00 %	16
STONE MIDDLE	1,125	1,013	659	52	13	65.00 %	0	0	649	64.00 %	12
PALM BAY ELEMENTARY	946	946	663	50	13	70.00 %	-76	-4	683	79.00 %	15
LOCKMAR ELEMENTARY	910	910	676	48	14	74.00 %	0	0	808	89.00 %	17
JOHN F TURNER SR ELEMENTARY	830	830	683	44	16	82.00 %	-40	-2	716	91.00 %	17
SOUTHWEST MIDDLE	1,386	1,247	1,422	61	23	114.00 %	-79	-4	1,041	89.00 %	18
COLUMBIA ELEMENTARY	707	707	555	37	15	78.00 %	0	0	595	84.00 %	16
DISCOVERY ELEMENTARY	1,038	1,038	981	54	18	95.00 %	-190	-9	742	88.00 %	16
CHRISTA MCAULIFFE ELEMENTARY	944	944	828	49	17	88.00 %	-172	-8	672	87.00 %	16
RIVIERA ELEMENTARY	747	747	472	39	12	63.00 %	-40	-2	641	91.00 %	17
JUPITER ELEMENTARY	904	904	755	47	16	83.00 %	-94	-5	728	90.00 %	17
EAU GALLIE SENIOR HIGH	2,322	2,206	1,757	104	17	80.00 %	-309	-13	1,447	76.00 %	16
WEST SHORE JR/SR HIGH	1,345	1,211	939	55	17	78.00 %	-177	-8	872	84.00 %	19
LYNDON B JOHNSON MIDDLE	1,293	1,164	954	58	16	82.00 %	-99	-5	822	77.00 %	16
SHERWOOD ELEMENTARY	631	631	617	33	19	98.00 %	0	0	551	87.00 %	17
MID-SOUTH AREA SUPPORT SERVICES	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
HARBOR CITY ELEMENTARY	593	593	449	30	15	76.00 %	-128	-6	419	90.00 %	17
SABAL ELEMENTARY	747	747	550	39	14	74.00 %	-28	-2	618	86.00 %	17
SOUTH PINE GROVE SCHOOL	92	0	0	10	0	0.00 %	0	0	0	0.00 %	0
CROTON ELEMENTARY	776	776	509	40	13	66.00 %	-22	-1	560	74.00 %	14
ROY ALLEN ELEMENTARY	780	780	688	41	17	88.00 %	-110	-5	562	84.00 %	16
SUNTREE ELEMENTARY	882	882	800	46	17	91.00 %	-168	-8	584	82.00 %	15
MERRITT ISLAND SENIO	2,575	2,446	1,527	110	14	62.00 %	-570	-24	1,300	69.00 %	15

EDGEWOOD JR/ SR HIGH	1,198	1,078	921	50	18	85.00 %	-127	-6	863	91.00 %	20
MILA ELEMENTARY	817	817	318	43	7	39.00 %	0	0	525	64.00 %	12
TROPICAL ELEMENTARY	910	910	760	48	16	83.00 %	0	0	641	70.00 %	13
AUDUBON ELEMENTARY	754	754	590	40	15	78.00 %	0	0	478	63.00 %	12
GARDENDALE ELEMENTARY MAGNET	703	703	458	35	13	65.00 %	0	0	490	70.00 %	14
THOMAS JEFFERSON MIDDLE	911	820	694	42	17	85.00 %	0	0	444	54.00 %	11
LEWIS CARROLL ELEMENTARY	890	890	843	45	19	95.00 %	-128	-6	629	83.00 %	16
COCOA BEACH JR/SR HIGH	1,951	1,756	1,440	83	17	82.00 %	-428	-19	988	74.00 %	15
THEODORE ROOSEVELT ELEMENTARY	624	624	444	32	14	71.00 %	0	0	465	75.00 %	15
FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES	453	453	411	24	17	91.00 %	-22	-1	376	87.00 %	16
CAPE VIEW ELEMENTARY	591	591	346	31	11	58.00 %	0	0	356	60.00 %	11
SATELLITE SENIOR HIGH	2,280	2,166	1,272	96	13	59.00 %	-594	-25	941	60.00 %	13
DELAURA MIDDLE	1,024	922	684	46	15	74.00 %	0	0	552	60.00 %	12
SPESSARD L HOLLAND ELEMENTARY	624	624	423	33	13	68.00 %	0	0	392	63.00 %	12
SEA PARK ELEMENTARY	475	475	292	25	12	61.00 %	0	0	214	45.00 %	9
SURFSIDE ELEMENTARY	559	559	403	29	14	72.00 %	-84	-4	390	82.00 %	16
OCEAN BREEZE ELEMENTARY	683	683	557	35	16	82.00 %	-172	-8	479	94.00 %	18
INDIALANTIC ELEMENTARY	772	772	702	41	17	91.00 %	-40	-2	626	86.00 %	16
HERBERT C HOOVER MIDDLE	726	653	466	33	14	71.00 %	0	0	381	58.00 %	12
GEMINI ELEMENTARY	751	751	570	39	15	76.00 %	-62	-3	444	64.00 %	12
DR W J CREEL ELEMENTARY	1,188	1,188	782	26	30	66.00 %	-40	-2	833	73.00 %	35
DRAA FIELD STADIUM	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS	573	573	194	28	7	34.00 %	0	0	390	68.00 %	14
ENTERPRISE ELEMENTARY	908	908	850	47	18	94.00 %	-194	-9	611	86.00 %	16
MEADOWLANE ELEMENTARY	842	842	661	48	14	79.00 %	0	0	724	86.00 %	15
SPACE COAST JR/ SR HIGH	2,810	2,529	2,080	118	18	82.00 %	-679	-31	1,493	81.00 %	17
LONGLEAF ELEMENTARY	772	772	553	41	13	72.00 %	0	0	599	78.00 %	15

BAYSIDE SENIOR HIGH	2,980	2,831	2,222	125	18	78.00 %	-570	-26	1,844	82.00 %	19
WESTSIDE ELEMENTARY	857	857	816	44	19	95.00 %	-22	-1	749	90.00 %	17
CENTRAL MIDDLE	1,693	1,524	988	72	14	65.00 %	0	0	1,276	84.00 %	18
RALPH M WILLIAMS JR ELEMENTARY	779	779	810	41	20	104.00 %	-140	-8	568	89.00 %	17
MANATEE ELEMENTARY	961	961	820	50	16	85.00 %	-81	-4	802	91.00 %	17
QUEST ELEMENTARY	976	976	865	51	17	89.00 %	-66	-3	818	90.00 %	17
VIERA HIGH SCHOOL	2,259	2,146	1,408	94	15	66.00 %	0	0	1,783	83.00 %	19
SUNRISE ELEMENTARY	895	895	716	47	15	80.00 %	0	0	745	83.00 %	16
MEADOWLANE INTERMEDIATE ELEMENTARY	908	0	0	43	0	0.00 %	0	0	662	0.00 %	15
	<b>89,613</b>	<b>85,320</b>	<b>65,544</b>	<b>4,255</b>	<b>15</b>	<b>76.82 %</b>	<b>-7,098</b>	<b>-337</b>	<b>61,131</b>	<b>78.15 %</b>	<b>16</b>

The COFTE Projected Total (61,131) for 2012 - 2013 must match the Official Forecasted COFTE Total (62,776 ) for 2012 - 2013 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2012 - 2013	
Elementary (PK-3)	22,161
Middle (4-8)	23,056
High (9-12)	17,559
	<b>62,776</b>

Grade Level Type	Balanced Projected COFTE for 2012 - 2013
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	1,645
	<b>62,776</b>

**Relocatable Replacement**

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Year 5 Total
MELBOURNE SENIOR HIGH	0	5	0	0	0	5
EAU GALLIE SENIOR HIGH	0	1	0	0	0	1
WEST SHORE JR/SR HIGH	0	4	0	0	0	4
MERRITT ISLAND SENIOR HIGH	0	18	0	0	0	18
SATELLITE SENIOR HIGH	0	25	0	0	0	25
BAYSIDE SENIOR HIGH	0	10	0	0	0	10
<b>Total Relocatable Replacements:</b>	<b>0</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63</b>

**Charter Schools Tracking**

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2012 - 2013
Campus Charter	16	PRIVATE	2000	200	156	10	180
Educational Horizons	3	PRIVATE	1998	75	67	5	80
Odyssey - PK - 8	28	PRIVATE	1999	528	514	10	489
Palm Bay Academy K-8	37	PRIVATE	1998	680	553	10	576
Palm Bay Community Charter - Patriot Campus	60	PRIVATE	2006	1,600	930	15	907
River's Edge Charter Academy	18	PRIVATE	1998	730	274	5	314
Royal Palm PK-3	14	PRIVATE	2000	200	178	10	122
Sculptor Elementary PK-8	27	PRIVATE	1999	423	416	10	464
	<b>203</b>			<b>4,436</b>	<b>3,088</b>		<b>3,132</b>

**Special Purpose Classrooms Tracking**

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
IMPERIAL ESTATES ELEMENTARY	Educational	0	0	0	3	0	3
APOLLO ELEMENTARY	Educational	4	2	0	1	0	7
LYNDON B JOHNSON MIDDLE	Educational	0	1	0	0	0	1
MILA ELEMENTARY	Educational	0	0	1	0	0	1
VIERA HIGH SCHOOL	Educational	0	0	12	0	0	12
SUNRISE ELEMENTARY	Educational	6	1	0	0	0	7
RONALD MCNAIR MIDDLE MAGNET	Educational	0	1	0	0	0	1
FAIRGLEN ELEMENTARY	Educational	1	0	0	0	0	1
COCOA SENIOR HIGH	Educational	0	0	3	0	0	3
STONE MIDDLE	Educational	0	1	0	0	0	1
<b>Total Educational Classrooms:</b>		<b>11</b>	<b>6</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>37</b>

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
<b>Total Co-Teaching Classrooms:</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Infrastructure Tracking**

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

School "CCC" will require \$1,300,000 of offsite infrastructure improvements.

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

High School "CCC" is located in the south area of the County in the City of Palm Bay.

Consistent with Comp Plan? Yes

**Net New Classrooms**

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2007 - 2008 fiscal year.					List the net new classrooms to be added in the 2008 - 2009 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2008 - 2009 should match totals in Section 15A.			
Location	2007 - 2008 # Permanent	2007 - 2008 # Modular	2007 - 2008 # Relocatable	2007 - 2008 Total	2008 - 2009 # Permanent	2008 - 2009 # Modular	2008 - 2009 # Relocatable	2008 - 2009 Total
Elementary (PK-3)	0	0	4	4	0	0	0	0
Middle (4-8)	39	0	0	39	0	0	0	0
High (9-12)	20	0	10	30	3	0	0	3
	59	0	14	73	3	0	0	3

**Relocatable Student Stations**

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	5 Year Average
SOUTH LAKE ELEMENTARY	62	47	31	16	0	31
ANDREW JACKSON MIDDLE	0	0	0	0	0	0
IMPERIAL ESTATES ELEMENTARY	0	0	0	0	0	0
ASTRONAUT SENIOR HIGH	35	0	0	0	0	7
PINEWOOD ELEMENTARY	0	0	0	0	0	0
CHALLENGER 7 ELEMENTARY	0	0	0	0	0	0
CAPE VIEW ELEMENTARY	0	0	0	0	0	0
GARDENDALE ELEMENTARY MAGNET	0	0	0	0	0	0
THOMAS JEFFERSON MIDDLE	0	0	0	0	0	0
LEWIS CARROLL ELEMENTARY	128	96	64	32	0	64
COCOA BEACH JR/SR HIGH	672	0	0	0	0	134

THEODORE ROOSEVELT ELEMENTARY	0	0	0	0	0	0
FREEDOM 7 ELEMENTARY SCHOOL OF INTERNATIONAL STUDIES	0	0	0	0	0	0
PALM BAY SENIOR HIGH	895	645	425	200	0	433
WEST MELBOURNE ELEMENTARY SCHOOL FOR SCIENCE	0	0	0	0	0	0
UNIVERSITY PARK ELEMENTARY MAGNET	32	24	16	8	0	16
PORT MALABAR ELEMENTARY	84	63	42	21	0	42
STONE MIDDLE	0	0	0	0	0	0
AUDUBON ELEMENTARY	0	0	0	0	0	0
FAIRGLEN ELEMENTARY	22	17	11	6	0	11
JOHN F KENNEDY MIDDLE	132	99	66	33	0	66
COCOA SENIOR HIGH	0	0	0	0	0	0
SATURN ELEMENTARY	102	77	51	26	0	51
HANS CHRISTIAN ANDERSEN ELEMENTARY	0	0	0	0	0	0
MELBOURNE SENIOR HIGH	125	0	0	0	0	25
ROCKLEDGE SENIOR HIGH	75	56	38	19	0	38
CLEARLAKE MIDDLE	0	0	0	0	0	0
CAMBRIDGE ELEMENTARY	116	87	58	29	0	58
ENDEAVOUR ELEMENTARY MAGNET	22	17	11	6	0	11
GOLFVIEW ELEMENTARY MAGNET	40	30	20	10	0	20
RONALD MCNAIR MIDDLE MAGNET	0	0	0	0	0	0
SUNRISE ELEMENTARY	0	0	0	0	0	0
MANATEE ELEMENTARY	81	61	41	20	0	41
WESTSIDE ELEMENTARY	22	17	11	6	0	11
CENTRAL MIDDLE	0	0	0	0	0	0
RALPH M WILLIAMS JR ELEMENTARY	140	105	70	35	0	70
VIERA HIGH SCHOOL	0	0	0	0	0	0
MEADOWLANE INTERMEDIATE ELEMENTARY	0	0	0	0	0	0
ENTERPRISE ELEMENTARY	194	146	97	49	0	97
MEADOWLANE ELEMENTARY	0	0	0	0	0	0
SPACE COAST JR/ SR HIGH	904	678	452	226	0	452
LONGLEAF ELEMENTARY	0	0	0	0	0	0
BAYSIDE SENIOR HIGH	650	325	0	0	0	195
EDGEWOOD JR/ SR HIGH	141	0	0	0	0	28
MILA ELEMENTARY	0	0	0	0	0	0
TROPICAL ELEMENTARY	0	0	0	0	0	0

ROBERT LOUIS STEVENSON ELEMENTARY SCHOOL OF THE ARTS	0	0	0	0	0	0
SABAL ELEMENTARY	28	21	14	7	0	14
SOUTH PINE GROVE SCHOOL	0	0	0	0	0	0
CROTON ELEMENTARY	44	33	22	11	0	22
ROY ALLEN ELEMENTARY	146	110	73	37	0	73
SUNTREE ELEMENTARY	168	126	84	42	0	84
MERRITT ISLAND SENIOR HIGH	650	0	0	0	0	130
EAU GALLIE SENIOR HIGH	325	244	163	81	0	163
WEST SHORE JR/SR HIGH	197	148	99	49	0	99
LYNDON B JOHNSON MIDDLE	110	83	55	28	0	55
SHERWOOD ELEMENTARY	22	17	11	6	0	11
MID-SOUTH AREA SUPPORT SERVICES	0	0	0	0	0	0
HARBOR CITY ELEMENTARY	128	96	64	32	0	64
SOUTHWEST MIDDLE	88	66	44	22	0	44
COLUMBIA ELEMENTARY	0	0	0	0	0	0
DISCOVERY ELEMENTARY	190	143	95	48	0	95
CHRISTA MCAULIFFE ELEMENTARY	172	129	86	43	0	86
RIVIERA ELEMENTARY	40	30	20	10	0	20
JUPITER ELEMENTARY	94	71	47	24	0	47
COQUINA ELEMENTARY	0	0	0	0	0	0
MIMS ELEMENTARY	0	0	0	0	0	0
NORMANDY CENTER	0	0	0	0	0	0
PALM BAY ELEMENTARY	76	57	38	19	0	38
LOCKMAR ELEMENTARY	0	0	0	0	0	0
JOHN F TURNER SR ELEMENTARY	40	30	20	10	0	20
QUEST ELEMENTARY	66	50	33	17	0	33
TITUSVILLE HIGH	0	0	0	0	0	0
OAK PARK ELEMENTARY	0	0	0	0	0	0
JAMES MADISON MIDDLE	0	0	0	0	0	0
APOLLO ELEMENTARY	0	0	0	0	0	0
RIVERVIEW ELEMENTARY MAGNET	22	17	12	6	0	11
DRAA FIELD STADIUM	0	0	0	0	0	0
OCEAN BREEZE ELEMENTARY	150	113	75	38	0	75
INDIALANTIC ELEMENTARY	40	30	20	10	0	20
HERBERT C HOOVER MIDDLE	0	0	0	0	0	0

GEMINI ELEMENTARY	62	47	31	16	0	31
DR W J CREEL ELEMENTARY	40	30	20	10	0	20
ATLANTIS ELEMENTARY	106	80	53	27	0	53
SATELLITE SENIOR HIGH	750	375	0	0	0	225
DELAURA MIDDLE	0	0	0	0	0	0
SPESSARD L HOLLAND ELEMENTARY	0	0	0	0	0	0
SEA PARK ELEMENTARY	0	0	0	0	0	0
SURFSIDE ELEMENTARY	84	63	42	21	0	42

<b>Totals for BREVARD COUNTY SCHOOL DISTRICT</b>						
Total students in relocatables by year.	8,512	4,799	2,725	1,356	0	3,478
Total number of COFTE students projected by year.	64,321	63,400	62,718	62,561	62,776	63,155
Percent in relocatables by year.	13 %	8 %	4 %	2 %	0 %	6 %

**Leased Facilities Tracking**

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Nothing reported for this section.

**Failed Standard Relocatable Tracking**

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

**Planning**

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### **Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Charter schools as listed.

Four middle schools, Cocoa Beach, Space Coast, West Shore and Edgewood have been converted to 7-12 schools; and the latter two were each made into a school of choice.

Six magnet schools have been created, elementary schools: Endeavour, Gardendale, Golfview, Riverview, University Park and McNair Middle School.

Block scheduling has been implemented at two middle schools, Jackson and Madison, two high schools, Astronaut and Titusville and one Jr/Sr high school, Space Coast.

Enrollment at one elementary school has been capped with students bused to other elementary schools that have available capacity.

A program of "soft" redistricting which allows existing students to remain at their current schools but moves new students to an undercapacity school has been initiated. Schools with over 110% capacity utilization were addressed with this initiative. A total of 17 elementary schools were affected by this program either losing or gaining boundary area or having rules regarding out of area assignments changed. Schools with lower levels of over capacity utilization will be included next year

### **School Closure Planning**

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

There are no plans to close any schools.

# Long Range Planning

## Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Project	2012 - 2013 / 2017 - 2018 Projected Cost
Safety to Life	\$3,000,000
Maintenance/Repair	\$60,000,000
Other Projects	\$10,000,000
ADA Projects	\$1,250,000
System Replacement at Failure	\$20,000,000
	<b>\$94,250,000</b>

## Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Project	Location, Community, Quadrant or other general location	2012 - 2013 / 2017 - 2018 Projected Cost
New Elem "U"	Area III	\$19,725,000
		<b>\$19,725,000</b>

## Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2017 - 2018 new Student Capacity to be added/removed	Projected 2017 - 2018 COFTE	Projected 2017 - 2018 Utilization
Elementary - District Totals	43,934	43,934	33,764.68	76.85 %	253	41,144	93.11 %
Middle - District Totals	12,033	10,831	8,769.77	80.97 %	-1,917	7,671	86.06 %
High - District Totals	33,521	31,483	23,009.06	73.08 %	-1,142	20,129	66.34 %
Other - ESE, etc	1,624	0	0.00	0.00 %	0	0	0.00 %
	<b>91,112</b>	<b>86,248</b>	<b>65,543.51</b>	<b>75.99 %</b>	<b>-2,806</b>	<b>68,944</b>	<b>82.63 %</b>

## Ten-Year Infrastructure Planning

**Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).**

No school-related infrastructure needs are knowable for the 6-10 year time frame.

**Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).**

There are no plans to close any schools 6 to 10 years from now. This could change.

**Twenty-Year Maintenance**

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Project	2017 - 2018 / 2027 - 2028 Projected Cost
Safety to Life	\$6,000,000
Maintenance/Repair	\$120,000,000
ADA Projects	\$2,500,000
System Replacement at Failure	\$40,000,000
Other Projects	\$20,000,000
	<b>\$188,500,000</b>

**Twenty-Year Capacity**

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

**Twenty-Year Planned Utilization**

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2027 - 2028 new Student Capacity to be added/removed	Projected 2027 - 2028 COFTE	Projected 2027 - 2028 Utilization
Elementary - District Totals	43,934	43,934	33,764.68	76.85 %	253	41,144	93.11 %
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Other - ESE, etc	1,624	0	0.00	0.00 %	0	0	0.00 %
	<b>91,112</b>	<b>86,248</b>	<b>65,543.51</b>	<b>75.99 %</b>	<b>-2,806</b>	<b>68,944</b>	<b>82.63 %</b>

**Twenty-Year Infrastructure Planning**

**Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).**

No school-related infrastructure needs are knowable for the 11-20 year time frame.

**Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).**

There are no plans to close any schools 11 to 20 years from now. This could change.

# TOWN OF MALABAR

## AGENDA ITEM REPORT

AGENDA ITEM NO: 3

Meeting Date: November 19, 2008

Prepared By: Debby Franklin, Town Clerk

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**SUBJECT: EAR Amendments (Ord. No. 2008-18)**

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**BACKGROUND/HISTORY:**

Calvin-Giordano and Associates, Inc. was awarded the contract to produce the amendments required in the EAR. They have completed the amendments and sent them to us. I reviewed them for historical and factual corrections and they made changes as needed and have provided the completed documents.

They cover nine (9) Elements. Special Joint Meetings were held on October 22 and October 29, 2008 - Elements Future Land Use, Transportation, Housing and Intergovernmental Coordination on the 22<sup>nd</sup> And Elements Public Facilities, Conservation, Coastal Management, Recreation & Open Space and Capital Improvements on October 29<sup>th</sup>. Recommendations for changes to these amendments were put in a memo format and are included with this package.

Changing the text of the Comprehensive Plan is a legislative item, not quasi-judicial.

The PZ Board sits as the Land Planning Agency per Article XII of the Land Development Code and is charged with making a recommendation to Council

Council will hold a Public Hearing for Transmittal of the EAR amendments on December 1, 2008.

**FINANCIAL IMPACT:**

N/A

**ATTACHMENTS:**

Ord. No. 2008-18

CD with the EAR Amendments from Calvin-Giordano and Associates, Inc. previously distributed.

Memo listing changes to the amendments

**ACTION OPTIONS:**

Staff requests action in the form of a motion to approve Ord. No. 2008-18, Evaluation and Appraisal Report Amendments, with all, some, or none of the changes noted in the memo dated November 12, 2008.

**ORDINANCE NO. 2008-18**

AN ORDINANCE OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA AMENDING THE TOWN'S COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; AND PROVIDING FOR SEVERABILITY, CONFLICT AND AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3191, Florida Statutes, directs local governments to periodically assess the success or failure of the adopted comprehensive plan in adequately addressing changing conditions, state policies, and rules; and

**WHEREAS**, Section 163.3191(1), Florida Statutes, directs local governments to adopt an Evaluation and Appraisal Report (the "EAR") assessing the progress in implementing the local government's comprehensive plan; and

**WHEREAS**, the Department of Community of Affairs has reviewed the Town's EAR and has determined it to be sufficient; and

**WHEREAS**, the Town has prepared the EAR-Based Comprehensive Plan amendments necessary to update the Comprehensive Plan and to address the issues and opportunities identified in the adopted EAR; and

**WHEREAS**, pursuant to Article XII of the Town Land Development Code, the Planning and Zoning Board also sits as the Local Planning Agency for the Town; and

**WHEREAS**, the Town Planning and Zoning Board, in its capacity as the Local Planning Agency, has reviewed the proposed ordinance and recommends approval; and

**WHEREAS**, the Town Council finds that this Ordinance is in the best interest and welfare of the residents of the Town.

**NOW, THEREFORE**, BE IT ORDAINED by the Town Council of the Town of Malabar, Florida:

**Section 1.** The foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

**Section 2. Recommendation of Approval by the Local Planning Agency.**

The Town Council acknowledges that the Planning and Zoning Board, acting in its capacity as the Local Planning Agency, has reviewed the proposed amendments to the Town's Comprehensive Plan and has recommended approval of the proposed amendments to the Town's Comprehensive Plan.

**Section 3. Adoption of the EAR-Based Comprehensive Plan Amendments.**

The Town Council hereby adopts the EAR-Based Amendments into its Comprehensive Plan, which are attached as Exhibit "A" to this Ordinance.

**Section 4. Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 5. Conflict.**

That all Sections or parts of Sections of the Code of Ordinances, all Ordinances or parts of Ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

**Section 6. Effective Date.**

This Ordinance shall be effective immediately upon passage by the Town Council on second reading, except that the effective date of the Plan Amendment approved by this Ordinance shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the Plan Amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. The Department of Community Affairs notice of intent to find the Plan Amendment in compliance shall be deemed to be a final order if no timely petition challenging the Plan Amendment is filed.

The foregoing Ordinance was moved for adoption by Council Member \_\_\_\_\_. The motion was seconded by Council Member \_\_\_\_\_ and, upon being put to a vote, the vote was as follows:

- Council Member Nancy Borton \_\_\_\_\_
- Council Member Brian Vail \_\_\_\_\_
- Council Member Steve Rivet \_\_\_\_\_
- Council Member Jeffrey (Jeff) McKnight \_\_\_\_\_
- Council Member Patricia (Pat) Dezman \_\_\_\_\_

PASSED ON FIRST READING \_\_\_\_\_, 2008 for TRANSMITTAL.

PASSED AND ADOPTED ON SECOND READING \_\_\_\_\_ 2008.

BY: TOWN OF MALABAR

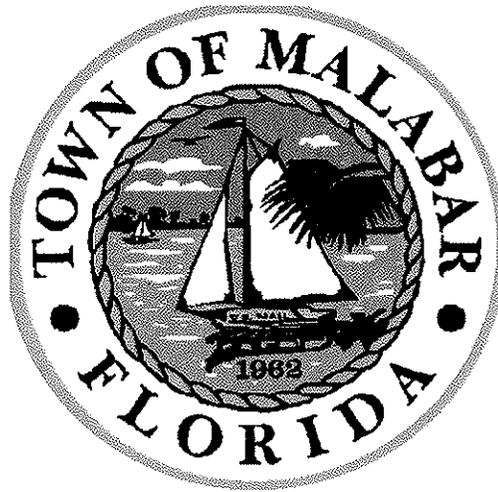
\_\_\_\_\_  
Mayor Thomas M. Eschenberg

ATTEST:

\_\_\_\_\_  
Debby K. Franklin  
Town Clerk/Treasurer

Approved as to form and  
legal sufficiency by:

\_\_\_\_\_  
Karl W. Bohne, Jr., Town Attorney



# Town of Malabar EAR-Based Amendments

October 2008

Submitted by:



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS

# Town of Malabar EAR-Based Amendments

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9	Capital Improvements .....	9-1

## Maps

- FLU-1 Existing Land Use
- FLU-2 Historic Sites
- FLU-3 Soils
- FLU-4 FEMA Flood Zones
- FLU-5 Topography
- FLU-6 Water Bodies
- FLU-7 Habitats and Landcover
- FLU-8 Parks and Conservation Areas
- FLU-9 Future Land Use Map: 2010 Land Use Policy Designations
  
- CST-1 Coastal Planning Area Existing Land Use
- CST-2 Coastal High Hazard Area
- CST-3 Evacuation Routes with Storm Surge Zones
- CST-4 Brevard County Hurricane Shelters
  
- INF-1 Water and Sewer Service Area
- INF-2 Public Utility Suppliers
  
- TRN-1 Existing Roadway System
- TRN-2 Existing Number of Lanes
- TRN-3 Existing and Future Functional Classification
- TRN-4 Existing Roadway Level of Service
- TRN-5 Existing and Future Evacuation Routes
- TRN-6 Future Number of Lanes
- TRN-7 Future Roadway Level of Service



**TO: Debby Franklin, Town Clerk  
Bonilyn Wilbanks-Free, Town Administrator**

**FROM: Lorraine Tappen**

**DATE: November 12, 2008**

**RE: EAR-based Amendments Workshop Comments**

The Town Council and Planning and Zoning Advisory Board held two workshops on the EAR-based Amendments on October 22 and October 29, 2008. Comments were recorded and categorized based upon the related element of the Comprehensive Plan.

The following comments should be incorporated into the EAR-based Amendments for transmittal to the Florida Department of Community Affairs.

**Future Land Use Element**

- Use 1.5 or one and one half consistently in description of Rural Residential future land use designation.
- Map FLU-1 Existing Land Uses:
  - Change designation of the Harris Corporation to industrial, correct use of Brevard Hardwoods to commercial
  - Northernmost lot on Rocky Point Road should be single-family residential
  - Farm at end of Atz Road should be marked as agriculture
- Map FLU-5 Topography:
  - Revise to show elevation ranges (ie, 0-10, 10-20 feet above sea level)
- Map FLU-9 Future Land Use:
  - Add note regarding Coastal Preservation Zone to Future Land Use map.
- Add location of historic cemetery according to Town's historic sites map

**Transportation Element**

- P. 2-6: Correct information on sidewalks to state there are sidewalks in Brook Hollow and Weber Woods.
- P. 2-7: Add Sandhill Trailhead to description of greenway facilities
- P. 2-14: Change "sidewalks" to "pedestrian"
- Add Policy 2-1.4.8 as follows:
  - Explore options for equestrian crossing of Malabar Road within greenway plans.*
- Map TRN-2 Existing Number of Lanes:
  - Correct to show no lanes on Marie Street south of Jordan, show two lanes north of Hall Road

Engineering  
Construction Engineering  
& Inspection  
Municipal Engineering  
Transportation Planning  
& Traffic Engineering  
Surveying & Mapping  
Planning  
Landscape Architecture  
& Environmental Services  
Construction Services  
Indoor Air Quality  
Data Technologies  
& Development

1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316  
Phone: 954.921.7781  
Fax: 954.921.8807  
www.calvin-giordano.com

### **Housing Element**

- Restate Policy 3-1.1.2 as follows:  
*Coordinate with the Florida Housing Coalition and other appropriate organization to review alternatives for affordable and workforce housing.*

### **Recreation and Open Space Element**

- Table on P.7-3:
  - Remove Sand Hill Trailhead from park inventory since it is considered a transportation facility, not a park
  - Remove Valkaria Community Park from inventory
  - Correct facilities description for Cameron Preserve (The description should be the same as the Malabar Scrub Sanctuary.)

### **Coastal Management Element**

- P.5-4: Clarify that the mailboat dock was originally at Orange Avenue and that the original post office was north of Malabar Road.
- Add the following policies:  
*Policy 5-1.2.4: Coordinate with blueway programs in waterfront access programs to the fullest extent possible.*

*Policy 5-1.2.5: The Town shall consider partnerships with homeowners' associations and non-profit organizations that have water access facilities to increase waterfront access by 2011.*

### **Public Facilities Element**

- P. 4-5: Include Goat Creek in description of water bodies
- P. 4-7: Add date of contract for potable water with the Palm Bay Utilities Department
- Objective 4-2.1: Change language under item (c) as follows:  
*The Town shall work with appropriate County and State public agencies in order to initiate a periodic County or State monitoring program of ~~private wells~~ groundwater. This program is desirable since the Town relies on private wells withdrawing ~~draining~~ from the shallow surficial aquifer, on septic tanks for sewage treatment and has areas or poorly drained soils. The monitoring program will check possible contamination from septic tank leakage.*

### **Conservation Element**

- Policy 6-1.2.3: Replace item a. as follows:  
*Local government entities shall require customers with private septic tanks to connect to public gravity sanitary sewer collection systems within 365 days of written notice that the service is available, as required by F.S. 381.00655.*
- Policy 6-1.2.7: Strike "Strictly"

### **Intergovernmental Coordination Element**

- P. 8-4: Change Trails & Greenway committee to "appropriate committee"

### **Capital Improvements Element**

- Policy 9-1.5.1: Revise portions of this policy as follows:  
*Potable Water:*  
*Residential – 75-100 gallons per capita per day;*

Commercial/Industrial – 7,500 gallons per day per gross acre.

*Transportation Linkages:*

*U.S. 1: LOS Standard D (~~FL-DOT~~FDOT facility)*

*Malabar Road (SR 514): LOS Standard D (~~FL-DOT~~FDOT facility)*

*Babcock Road (SR 507): LOS Standard E (~~FDOT~~FL-DOT facility)*

*Collector Roadways: LOS Standard C*

*Paved Local Roadways: LOS Standard C*

*Unpaved Local Roadways: LOS Standard C*

*Recreation Standards for Facilities:*

*Tennis Courts: ~~1 Court per 2,000 pop.~~*

*Racquetball Courts: ~~1 Court per 10,000 pop.~~*

*Basketball Courts: ~~1 Court per 5,000 pop.~~*

*Softball/Youth Diamond: ~~1 Diamond per 3,000 pop.~~*

*Swimming Pool: 1 Pool per 8,700 pop.*

*Golf Course: ~~1 9-hole per 25,000 pop.~~*

*Boat Ramps: ~~1 Ramp per 2,700 pop.~~*

*Picnicking: ~~1 Table per 1,500 pop.~~*

*Camping: ~~1 Campsite ground per 7,000 pop.~~*

*Recreation Standards for Sites: ~~See Table 1 of Recreation Element~~*

*Parks:*

*5 acres per 1,000 population*

- 9-2.1 Policy: Revise as follows:  
*Five year schedule of improvements. Table 9-2.1 "~~Five-Year Schedule of Improvements: 1990-1995~~, contained herein, established the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.*
- Table 9-1 will be moved to the Goals, Objectives and Policies section to ensure it is considered part of the adopted section of the Plan.

The following changes are recommended to accommodate the *Public School Facilities Element*:

**Intergovernmental Coordination Element**

- Add the following objective and policies:  
*Objective 8-1.5: Beginning with an effective date of 2008, the Town and the Brevard County School Board will establish a formal process for more effective coordination, sharing information on plans, projects, and developments which affect public school facilities or public school sites.*  
  
*Policy 8-1.5.1: The Town agrees to be a party to the Interlocal Agreement for Public School Facility Planning and School Concurrency with the Brevard County School Board and shall work with the School Board to implement the terms of the agreement.*  
  
*Policy 8-1.5.2: The Town shall notify the School Board of all proposed residential development projects as a part of the review process for school concurrency.*  
  
*Policy 8-1.5.3: The Town shall work with the School Board to maintain the Interlocal Agreement for Public School Facility Planning and School Concurrency.*

**Capital Improvement Element**

- Remove Policy 9-1.1.7 and replace with the following:  
*Objective 9-1.4: The Town shall work with the School Board to ensure that capital improvements are provided, when needed, to maintain the adopted Level of Service standards for public schools, to meet the future public school facility needs of the Town.*  
  
*Policy 9-1.4.1: By December 1 of each year, the Town shall adopt as part of its Capital Improvement Element the School Board of Brevard County's Five-Year Work Program. The Town hereby adopts by reference the School Board of Brevard County's Five-Year Work Program for the planning period 2007-08 through 2011-12, the School District Program approved on May 13, 2008 as part of the School District budget, including planned facilities and funding sources to ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.*

The following are additional comments noted for the record. They are currently not recommended for inclusion in the EAR-based Amendments at this time, but may be considered in future planning efforts.

**Overall:**

- Make all policy deadlines at end of five year period (FY13)

**Future Land Use Element**

- Consider reducing all densities to existing developed density.
- Concern that Future Land Use does not match existing land use (ie, Harris Corporation, mitigation areas)
- Concern that Data Management's Future Land Use does not fit its current use and it should be changed.
- Need to review Grant Valkaria Comprehensive Plan to ensure compatibility of their Future Land Uses

**Transportation Element**

- Consider special horse crossing signals for horses/riders crossing Malabar Road as they have at Wickham and Post in Melbourne
- Complete Malabar Corridor Plan as soon as possible
- Piping ditches along Malabar Road possible in widening
- Prepare for Segway trails and golf carts uses in multi-use trail system
- Keep trails as natural as possible
- Consider using "suitable surfacing" rather than sidewalks or pavement in language to accommodate various users
- Verify widening of Malabar road by 2025 and level of service [Confirmed.]

**Public Facilities Element**

- Add master drainage map.

**Recreation and Open Space Element**

- Concern about no level of service analysis for park facilities

**Coastal Management Element**

- Consider need to inform homeowners in Coastal High Hazard Area
- There are three practical locations for public access to the waterfront: a) mailboat dock site, b) south of Rocky Point Road, and c) north of Rocky Point Road
- EELs considering purchasing land north of Rocky Point Road. Consider coordinating with EELs program to ensure public access to the waterfront.

**Capital Improvements Element**

- Consider including drainage projects at Huggins Park and Marie Street be included in Schedule of Capital Improvements