1. **Overview:** The applicant has requested approval of a Rezone from Neighborhood Commercial (NC) to General Commercial (GC) for 2.74 acres. Approval would result in no change in the allowable 9 dwelling units an acre for a total of 24 residential dwelling units.

2. **Projected Students for 24 duplex/townhomes:** 5 elementary, 2 middle, 1 high school for a total of 8 projected students.

3. **Preliminary School Concurrency Analysis:** School capacity is available or will be available within SSA 4 or the contiguous SSA.
   a. This Preliminary School Concurrency Analysis (SCA) does not reserve school capacity.
   b. If there is a residential development application submitted for this property, a School Report ($650) and a School Concurrency Analysis (SCA) ($800) may be required.

5. **School Attendance Zones:** Seabreeze Elementary, Sugg Middle and Bayshore High School

6. **Sidewalks and Bicycle Paths:** The development is located within the two-mile walking radius of Seabreeze Elementary School. Generally, the School District suggests sidewalks along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.