

**INDIAN RIVER COUNTY
PUBLIC SCHOOL PLANNING STAFF WORKING GROUP**

There was a meeting of the Indian River County Public School Planning Staff Working Group (SWG) on Thursday, February 7, 2014, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27th Street, Vero Beach, Florida.

Those present were: **Stan Boling**, Director, IRC Community Development Department; **Jason Nunemaker**, City Manager, City of Fellsmere; **Scott Sanders**, School District Director of Facilities Planning & Construction; **Robert Stabe**, Town Manager, Town of Indian River Shores; **Dorri Bosworth**, City of Sebastian, Zoning Technician; and **Gayle Lafferty**, City of Vero Beach

Absent was: **Carter Morrison**, Indian River County School District and **Carol Johnson**, Indian River County School Board

Staff present: **Phil Matson**, MPO Staff Director and Recording Secretary **Laura E. Vasquez**, Commissioner Assistant, District 2.

Call to Order

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:00 a.m.

Approval of Minutes of March 22, 2013

ON MOTION by Mr. Nunemaker, SECONDED by Mr. Sanders, the members voted unanimously (6-0) to approve the minutes of March 22, 2013 as presented.

Review of 2012/2013 School Concurrency Assessment Report and Excerpts from 2013/2014 Work Plan

Mr. Boling referred to the Indian River County Annual School Concurrency Assessment Report for 2012/2013 included in the agenda packet and on file in the Commission office. He said the report was available on the County website under Community Development. He said over the next five years into 2017, student enrollment was generally expected to be "flat".

Mr. Scott Sanders, IRC School District; Director of Facilities Planning & Construction updated the committee on the following school projects:

- Fellsmere Elementary – would be completed in June, 2014; no summer classes are scheduled because of the construction. School would be ready for the students at the beginning of the school year in August, 2014.
- Treasure Coast Elementary – capacity producing projects would be completed by April, 2014 with a projected move-in date in August, 2015. Mr. Sanders told the committee eight concreteables were refurbished and were enclosed facing each other. He said they looked like a planned building. There would be a common area that would be used as a group teaching area.

Mr. Boling introduced Phil Matson, Staff Director; Metropolitan Planning Organization to discuss population projections by traffic analysis zones that examined specific sub-geographic areas of the County that looked at each area's share of population growth within the next five years.

Mr. Matson reviewed a map of the County highlighting the "hot spots" of expected residential growth. He said the map contained information on the percentage of each zone's share of the total County growth. He said it showed where people were moving from 2014 through 2018.

Mr. Boling inquired of developments in the other municipalities; the following updates were provided:

Ms. Dorri Bosworth, City of Sebastian told the committee no new sub-divisions were planned but said the House and Senate Bills for extensions were expired for their projects and some of the town home projects were expected to start back up. She said the Avery Way Apartments were qualified housing for seniors. She said there would be approximately 150 apartments and was deed restricted to age 55+ residents.

A conversation ensued regarding the number of permits being issued regarding new residential units.

Robert Stabe, City Manager, Indian River Shores told the committee their Building Department was "swamped" since the former IRC Building Official, Jose Gaunch joined their staff. He said the permits issued were mostly for re-models or re-builds. Mr. Stabe mentioned there was a large tract of land in the process for presentation for the overall development plan. He did not have the exact numbers available. He said it had been a very interesting eight month transition into his new position and was learning many new things.

Mr. Jason Nunemaker, City Manager, City of Fellsmere told the committee single family home permitting seemed to be increasing slightly. He informed the committee members the Sonrise Villa Apartments complex saw an increase in occupancy.

Ms. Gayle Lafferty, City of Vero Beach told the committee there were more single-family homes being submitted for reviews. She told the committee there was a multi-family project called Victoria Village on 17th Street projected to be “revived”.

Discussion on Maintaining Adopted School Level of Service (LOS)

Mr. Scott Sanders said the School Board was not looking to re-zone attendance zones in the short-term and discussed increasing student capacity at Citrus Elementary and recent changes at Treasure Coast Elementary.

Mr. Nunemaker said Fellsmere may see some development of the restricted properties for 55+ residents. He said there may be a submittal for an Assisted Living Facility (ALF) on Broadway, and was trying to get more interest in that type of development and said it would not have an impact on school capacity.

Mr. Boling informed the committee members there was a pre-application for a development called Harmony Reserve for 55+ residents on the west side of Kings Highway between 37th and 33rd Streets that would consist of over 400 units. He informed the committee the development was considering applying for a covenant deed restriction for a 55+ age restriction that would allow them not to have to pay school impact fees.

Update on Non Capacity-Producing Projects

Mr. Sanders told the committee the School District’s five year plan consisted of Beachland Elementary getting a new cafeteria. He said it would change the footprint of the cafeteria but would not increase the capacity of the school.

Mr. Sanders said within the next two or three years, the School Board was looking at improving security with fencing, limiting access to campus, automatic door locks and single-point of entries and better methods of monitoring campus activity. He told the committee playgrounds projects were also included in the plan.

Mr. Sanders stated the School Board was expected to vote on the construction of a new administration building that would be located next to Storm Grove Middle School. He said construction would begin in the summer of 2014 and would be completed by the summer of 2015, and the Board would vote on the matter at their next scheduled meeting of Tuesday, March 11, 2014.

Mr. Sanders told the committee members Citrus Elementary cafeteria would be expanded which would increase their capacity and would involve equipment upgrades.

A question was raised about new gas lines and the affect it would have on expansions. Mr. Sanders replied they had been in contact with City Gas and they had a rebate program. He said all schools that were expanding would benefit from the program, the schools that would benefit from the rebate program would include: Gifford

Middle, Fellsmere Elementary, Citrus Elementary, Sebastian River Middle, Sebastian River High, and Oslo Middle School.

Mr. Sanders explained City Gas offered an incentive plan to change-out the existing propane generator at Fellsmere Elementary. He said City Gas would purchase the new equipment and perform the installation. He told the committee Fellsmere Elementary was pre-piped for gas and said the original budget paid for all electrical kitchen equipment, he said the new equipment that was purchased for Fellsmere Elementary would be kept and possibly taken to Citrus Elementary for their upgrade.

Other Items

A discussion ensued regarding charter schools.

Next Meeting

The next meeting of the public School Planning Staff Working Group (PSPSWG) will be on Friday, March 21, 2014 at 10:00 a.m.

Adjournment

There being no further business, the meeting adjourned at 10:45 a.m.